

MINUTES
RED BANK PLANNING BOARD
January 8, 2024

The Red Bank Planning Board held a public meeting on January 8, 2024, at 7 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Daniel Mancuso called the meeting to order at 7:02 PM. A roll call showed the following members were in attendance:

Mayor Portman	Absent	Megan Massey	Present
Greg Fitzgerald	Present	Louis DiMento	Absent
Dan Mancuso	Present	Kristina Bonatakis	Present
Thomas Welsh	Present	Barbara Boas	Absent
Frederick Stone	Present	Wilson Beebe	Present
Itzel Hernandez	Present	Brian Parnagain	Present

Also present were Michael Leckstein Esq., Board Attorney; Ed Herman, P.E, P.P, Board Engineer; and Shawna Ebanks, P.P, AICP, Director of Community Development.

Chair Mancuso read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice of time, place, and matter was posted in two newspapers, the Borough Clerk's Office, the Borough's website, outside the council chambers, and on the front door of Borough Hall.

Oaths to Office:

Michael Leckstein read the Oath of Office and swore in the following members to the Planning Board:

<u>Member</u>	<u>Term Ends</u>
Greg Fitzgerald	2025
Kristina Bonatakis	2025
Megan Massey	2025
Brian Parnagain	2025

Reorganization of the Board:

Members of the Board announced nominations for the following positions:

1) Chairperson:

Motion: Nomination for Dan Mancuso as Chairperson
Moved By: Wilson Beebe
Seconded By: Itzel Hernandez
Ayes: All in favor

Nays: None
Abstain: None

2) Vice Chair:

Motion: Nomination for Wilson Beebe for Vice-Chair
Moved By: Dan Mancuso
Seconded By: Itzel Hernandez
Ayes: All in favor
Nays: None
Abstain: None

3) Board Secretary:

Motion: Nomination for Aline Macatralo as Board Secretary
Moved By: Dan Mancuso
Seconded By: Kristina Bonatakis
Ayes: Dan Mancuso, Greg Fitzgerald, Thomas Welsh, Fredrick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe, Brian Parnagain
Nays: N/A
Abstain: N/A

4) Board Attorney:

Motion: Nomination for Michael Leckstein, Esq. as Board Attorney
Moved By: Dan Mancuso
Seconded By: Kristina Bonatakis
Nayes: Dan Mancuso, Greg Fitzgerald, Thomas Welsh, Fredrick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe, Brian Parnagain
Nays: None
Abstain: None

5) Board Engineer:

Motion: Nomination for Edward Herrman, P.E. (T &M Associates) as Board Engineer
Moved By: Dan Mancuso
Seconded By: Wilson Beebe
Ayes: Dan Mancuso, Greg Fitzgerald, Thomas Welsh, Fredrick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe, Brian Parnagain
Nays: None
Abstain: None

6) Official Newspapers:

Motion: Nomination for Asbury Park Press, Two River Times, and Star Ledger as

the Board's Board'sl newspapers.

Moved By: Dan Mancuso
Seconded By: Frederick Stone
Ayes: All in favor
Nays: None
Abstain: None

7) Conflict Board Professional

Motion: Nomination for Kevin Kennedy as Conflict Board Attorney.
Moved By: Dan Mancuso
Seconded By: Kristina Bonatakis
Ayes: Dan Mancuso, Greg Fitzgerald, Thomas Welsh, Fredrick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe, Brian Parnagain
Nays: None
Abstain: None

8) 2024 Board Meeting Calendar

Motion: Approve the 2024 meeting dates as presented.
Moved By: Dan Mancuso
Seconded By: Kristina Bonatakis
Ayes: All in favor
Nays: None
Abstain: None

Regular Meeting Minutes: December 18, 2023

Motion: Approved as presented
Moved by: Dan Mancuso
Seconded by: Wilson Beebe
Ayes: All in favor
Nays: None
Abstained: None

Discussion on 156 W Front Street Withdrawal Request

Shawna Ebanks explained that the Planning and Zoning Office received a letter from the applicant requesting to withdraw the application without prejudice on September 12, 2023. On October 5, 2023, the applicant submitted a second letter asking to rescind the withdrawal request because they wanted to revise the plans. Ms. Ebanks attested that everything still needs to be received. Michael Leckstein sent correspondence on October 11, 2023, stating that a Board decision still needed to be made because we were waiting on revised plans to determine if it would be a new

application or a continuance. The Board agreed to have Michael Leckstein send out a letter to the applicant to advise the Board on the application status.

Train Station Redevelopment Area

Chair Mancuso commented that the Borough's planning consultants are working on the area in need of redevelopment study and will present it when a draft is completed.

Dan Mancuso motioned to adjourn the meeting, and Itzel Wilson Beebe seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:25 PM.

Respectfully submitted,

Aline Macatralo

Board Secretary