The Red Bank Planning Board held a Planning Board meeting on Monday, January 9, 2023, at 7:00 PM, in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Dan Mancuso called the meeting to order at 7:06 PM. A roll call showed the following attendance:

<table>
<thead>
<tr>
<th>Name</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor Portman</td>
<td>Absent</td>
</tr>
<tr>
<td>Thomas Welsh</td>
<td>Present</td>
</tr>
<tr>
<td>Councilman Michael Ballard</td>
<td>Present</td>
</tr>
<tr>
<td>Dan Mancuso</td>
<td>Present</td>
</tr>
<tr>
<td>Kristina Bonatakis</td>
<td>Present</td>
</tr>
<tr>
<td>Lou DiMento</td>
<td>Absent</td>
</tr>
<tr>
<td>Barbara Boas</td>
<td>Present</td>
</tr>
<tr>
<td>Art Murphy</td>
<td>Absent</td>
</tr>
<tr>
<td>Juanita Lewis</td>
<td>Present</td>
</tr>
<tr>
<td>David Cassidy</td>
<td>Present</td>
</tr>
<tr>
<td>Fred Stone</td>
<td>Present</td>
</tr>
<tr>
<td>Michael Ballard</td>
<td>Present</td>
</tr>
<tr>
<td>Alix Schroder</td>
<td>Present</td>
</tr>
</tbody>
</table>

Also present were Michael Leckstein Esq.; Ed Herman, P.E, P.P; 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 with time, place, and matter was posted in the Asbury Press and Two River Times, Star Ledger and with the Borough Clerk's Office, and the Borough website.

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

<table>
<thead>
<tr>
<th>Member</th>
<th>Term Ends</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Cassidy</td>
<td>2025</td>
</tr>
<tr>
<td>Alix Schroder</td>
<td>2027</td>
</tr>
<tr>
<td>Daniel Mancuso</td>
<td>2027</td>
</tr>
</tbody>
</table>

**Reorganization of the Board:**
Nominations were announced by members of the Board for the following positions:

1) **Chairperson:**
   Motion: Nomination for Dan Mancuso as Chairperson
   Moved By: David Cassidy
   Seconded By: Thomas Welsh
   Ayes: Thomas Welsh, Juanita Lewis, Kristina Bonatakis, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schroder
   Nays: N/A
Abstain: N/A

2) Vice Chair:
Motion: Nomination for Arthur Murphy for Vice-Chair
Moved By: Dan Mancuso
Seconded By: Barbara Boas
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakis, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schroder
Nays: N/A
Abstain: N/A

3) Board Secretary:
Motion: Nomination for Chris Ann DeGenaro as Board Secretary
Moved By: Dan Mancuso
Seconded By: Michael Ballard
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakis, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schroder
Nays: N/A
Abstain: N/A

4) Board Attorney:
Motion: Nomination for Michael Leckstein, Esq. as Board Attorney
Moved By: Dan Mancuso
Seconded By: Barbara Boas
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakis, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schroder
Nays: N/A
Abstain: N/A

5) Board Engineer:
Motion: Nomination for Edward Herrman, P.E. (T &M Associates) as Board Engineer
Moved By: Dan Mancuso
Seconded By: Juanita Lewis
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakis, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schroder
Nays: N/A
Abstain: N/A

6) Official Newspapers:
Motion: Nomination for Asbury Park Press, Two River Times & Star Ledger as the Board’s official newspapers.
Moved By: Dan Mancuso
Seconded By: Michael Ballard
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakas, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schrodor
Nays: N/A
Abstain: N/A

7) Special Council:
Motion: Nomination for Kevin Kennedy as Special Council/Conflict Attorney
Moved By: Dan Mancuso
Seconded By: Juanita Lewis
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakas, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schrodor
Nays: N/A
Abstain: N/A

8) Conflict Engineer:
Motion: Nomination for CME Associates as Conflict Engineer
Moved By: Dan Mancuso
Seconded By: Juanita Lewis
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakas, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schrodor
Nays: N/A
Abstain: N/A

Resolutions:

1) Resolution appointing Edward Herrman, P.E. (T &M Associates) as Board Engineer
Moved By: Barbara Boas
Seconded By: Michael Ballard
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakas, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schrodor
Nays: N/A
Abstain: N/A

2) Resolution appointing Michael Leckstein, Esq. as Board Attorney
Moved By: Barbara Boas
Seconded By: Michael Ballard
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakas, Barbara Boas, David Cassidy, Fred Stone, Michael Ballard, and Alix Schrodor
Nays: N/A
Abstain: N/A
**222 River Street, Block 71, Lot 5 – Informal Review**

Dan Mancuso made a motion to endorse the proposed construction of an outdoor garden/learning area.

Moved By: Dan Mancuso  
Seconded By: Kristina Bonatakis  
Ayes: Dan Mancuso, Thomas Welsh, Juanita Lewis, Kristina Bonatakis, David Cassidy, Michael Ballard, and Alix Schroder  
Nays: N/A  
Abstain: Barbara Boas and Fred Stone

**Master Plan**

A discussion was had on the timing of the distribution of the draft master plan and the Planning Board presentation.

The meeting was adjourned at 7:27 PM

Respectfully submitted,  
Chris Ann DeGenaro  
Board Secretary