

MINUTES
RED BANK PLANNING BOARD
January 16, 2024

The Red Bank Planning Board held a special meeting on January 16, 2024, at 4 PM via Zoom Video Conferencing.

Chair Daniel Mancuso called the meeting to order at 4:00 PM. A roll call showed the following members were in attendance:

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

Also present were Michael Leckstein Esq., Board Attorney, 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.

Resolution Appointing Board Attorney

Motion: Adopt the resolution to appoint Michael Leckstein Esq. as Board Attorney.
Moved by: Wilson Beebe
Seconded by: Itzel Hernandez
Ayes: All in favor
Nays: None
Abstained: None

Resolution Appointing Board Engineer

Motion: Adopt resolution to appoint Edward Herman of T &M as Board Engineer.
Moved by: Kristina Bonatakis
Seconded by: Wilson Beebe
Ayes: All in favor
Nays: None
Abstained: None

Amendment to the 2023 Master Plan

Susan Favate, PP, AICP, presented the need to amend the 2023 Master Plan, which addressed historic preservation in the 2009 Historic Preservation Element context. Although the Master Plan recommends

an update to the Historic Preservation Element, this recommendation was not meant to disregard the 2009 document. The 2009 document is still in effect until a new element can be prepared and adopted. Therefore, two minor amendments were made to the 2023 Master on pages 7 and 106 that refer to the 2009 document.

Kristina Bonatakis motioned to approve the amendment of the Master Plan to indicate that the 2009 Historic Preservation Element and all recommendations within will remain in effect.

Moved by: Kristina Bonatakis

Seconded by: Wilson Beebe

Ayes: All in favor

Nays: None

Abstained: None

Ordinance Referrals – Master Plan Consistency Review:

Ordinance No. NP2024-03: Ordinance Amending Chapter 9: “Boards, Committees and Commissions” and Chapter 490, “Planning and Development Regulations” to Enhance the Historic Preservation Commission and to Supplement the Borough’s Regulations as to the Historic Districts and Historic Sites.

Mary Beth Glaccum asked that the Board recommend that the council remove the provision for persons seeking demolition of historic structures to provide their income information.

Linda Hill, 64 McLaren Street, asked about the membership of the Historic Preservation Commission. Shawna Ebanks replied that the Municipal Land Use Law determines the membership classification. The State legislation determines the criteria for the Commission members. Ms. Hill followed up by asking which parts of the ordinance are mandatory by the MLUL, and Ms. Ebanks identified the sections.

The meeting adjourned at 4:24 PM.

Respectfully submitted,

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Board Secretary