

**MINUTES**  
**RED BANK PLANNING BOARD**  
**February 7, 2022 - Reorganization Meeting**

The Red Bank Planning Board held a Planning Board meeting on Monday, February 7, 2022, at 7:00 PM, via Zoom video conferencing call.

Chair Dan Mancuso called the meeting to order at 7:07 PM. A roll call showed the following attendance:

Mayor Pasquale Menna	Present	Barbara Boas	Present
Thomas Welsh	Absent	Art Murphy	Present
Councilman Michael Ballard	Present	Juanita Lewis	Present
Dan Mancuso	Present	David Cassidy	Present
Kristina Bonatakis	Present	Fred Stone	Present
Lou DiMento	Present	Linda Cohen	Absent

Also present were Michael Leckstein Esq.; Ed Herman, P.E, P.P; Shawna Ebanks, P.P., AICP, Director of Community Development; and Chris Ann DeGenaro.

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, the Borough website, and posted outside the Red Bank Meeting room on the front door of Borough Hall.

**Oaths to Office:**

Chair Mancuso read the Oath of Office and swore in the following new and existing members to the Planning Board:

<u>Member</u>	<u>Term Ends</u>
Michael Ballard, Class III	2022
Juanita Lewis, Class IV	2025
Barbara Boas, Class IV	2025
Fred Stone, Alternate #2	2023

**Reorganization of the Board:**

Nominations were entertained and appointed by members of the Board for the following positions:

**1) Chairperson:**

Motion: Nomination for Dan Mancuso as Chairperson

Moved By: Mayor Menna

Seconded By: Arthur Murphy  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**2) Vice-Chair:**

Motion: Nomination for Arthur V. Murphy as Vice-Chairperson  
Moved By: Dan Mancuso  
Seconded By: Mayor Menna  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**3) Board Secretary:**

Motion: Nomination for Chris Ann DeGenaro as Board Secretary  
Moved By: Dan Mancuso  
Seconded By: Mayor Menna  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard.  
Nays: N/A  
Abstain: N/A

**4) Board Attorney:**

Motion: Nomination for Michael Leckstein, Esq. as Board Attorney  
Moved By: Mayor Menna  
Seconded By: Dan Mancuso  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard.  
Nays: N/A  
Abstain: N/A

**5) Board Engineer:**

Motion: Nomination for Edward Herman, P.E. (T &M Associates) as Board Engineer  
Moved By: Dan Mancuso  
Seconded By: Mayor Menna  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard.  
Nays: N/A  
Abstain: N/A

**6) Official Newspapers:**

Motion: Nomination for Asbury Park Press, Two River Times & Star Ledge as the Board's official newspapers.  
Moved By: Dan Mancuso  
Seconded By: Mayor Menna  
Ayes: ALL IN FAVOR  
Nays: N/A  
Abstain: N/A

**7) Special Council:**

Motion: Nomination for Kevin Kennedy as Special Council/Conflict Attorney  
Moved By: Mayor Menna  
Seconded By: Dan Mancuso  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard  
Nays: N/A  
Abstain: N/A

**8) Conflict Engineer:**

Motion: Nomination for CME Associates as Conflict Engineer  
Moved By: Dan Mancuso  
Seconded By: Mayor Menna  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard  
Nays: N/A  
Abstain: N/A

**9) Meeting Dates 2022:**

Motion: Approve the 2022 meeting dates as presented.  
Moved By: Mayor Menna  
Seconded By: Dan Mancuso  
Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard  
Nays: N/A  
Abstain: N/A

**10) Meeting Minutes: November 15, 2021**

Motion: Approve the meeting minutes for November 15, 2021  
Moved By: Art Murphy  
Seconded By: David Cassidy  
Ayes: Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone

Nays: N/A  
Abstain: Mayor Menna, Dan Mancuso, Fred Stone, Michael Ballard

### **Administrative Matters**

#### **Master Plan Update**

Shawna Ebanks provided an update on the progress of the master plan process. In addition, the Borough website was updated to include a summary of the master planning process and timeline.

#### **Public Non-Agenda Items**

Sue Viscomi, 25 Cedar Street, recommended that the Planning Board meeting recordings be placed on the Borough's website.

Chair Mancuso made a motion to close the public portion of the meeting:

Moved By: Arthur Murphy

Seconded By: Barbara Boas

Ayes: ALL IN FAVOR

Nays: N/A

Abstain: N/A

### **P14329: 14 Clifford Place; Block: 85 Lots: 6 & 7**

Kevin Asadi, Esq. represented the applicant, Aja Ashton.

The applicant proposed to subdivide an existing lot into two residential lots. One would retain the existing residential structure, and the other would be to construct a residential structure.

The subject property is located in the RB zone, and the structure is a permitted use in the zone. Lot 6 includes a two-story framed dwelling. The former Lot 7 is vacant. The proposed Lot 6.01 will have a front yard setback of 18.2-feet where the zone requires a minimum front yard setback of 30-feet; additionally, the proposed side yard setback will be 9.1-feet where the zone requires a minimum side yard setback of 10-feet. The applicant also proposed a lot frontage of 47.5-feet for Lots 6.01 and 7.01, where the minimum frontage is 50-feet. The applicant provided testimony that the existing trees will remain.

Andrew Stockton, P.P, P.E, P.L.S, was sworn in and accepted as an expert witness. He provided testimony on the exhibits presented before the Board. The property survey was marked as Exhibit A-1. In addition, Mr. Stockton provided testimony that the proposed subdivision would comply with T&M's engineering review letter.

Michael Leckstein asked whether additional land was available to make the proposed lots conform, and Mr. Stockton responded no.

Barbara Boas asked the expert witness to confirm the correct identification of the parcels, which would be Block 85 and Lots 6.01 & 7.01.

Mayor Menna made a motion to accept the application with the conditions presented and seconded by Chair Mancuso.

Motion: Approved as presented.

Moved by: Mayor Menna

Seconded By: Chair Mancuso

Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard.

Nays: N/A

Abstain: N/A

**P14328: 26 Wallace Street; Block 48, Lots 5, 37 & 38**

Jay Herman, Esq. and Todd Herman, Esq., the applicant and attorney, were sworn in.

The existing site located at Block 48 Lot, Lot 5, contains a single-family dwelling and detached garage. The proposed site is located in the CCD-2 Zone. The total area of Lot 5 is 0.197 acres. The applicant proposed to remove the existing structures and develop a commercial parking lot with improvements to drainage and landscaping. The proposed use is permitted in the zone. Additionally, the proposed site improvements for Lot 5 would result in minor improvements for Lots 37 and 38, which the applicant owns.

The subject site was listed on the Borough's historic resources inventory, and the applicant appeared before the Historic Preservation Commission for a certificate of appropriateness, and the applicant was denied. Barbara Boas commented on the appearance of this application before the Historic Preservation Commission. Mr. J. Herman responded that the Commission's determination was an advisory recommendation.

Michael A. Simpson, R.A, was sworn in and accepted as an expert witness. Mr. Simpson provided testimony on the negative and positive criteria of the application and addressed historic preservation concerns. He testified that the existing house did not meet the Borough's criteria for a historic designation like other structures in Red Bank, and the proposed use would be more suitable for the subject site.

Michael Leckstein advised the Board to review the details of the application as it is presented with no prejudice of other Board's opinions.

Juanita Lewis asked if the Shade Tree Committee reviewed the application, and Chair Mancuso responded yes. The applicant agreed to comply with the Shade Tree's recommendations.

Councilman Michael Ballard commented that Mr. Simpson's testimony was not considerate of the character of the surrounding neighborhood.

Chair Mancuso asked if other parking lots within the Borough abutting residential properties with no setbacks or buffering. Mr. T. Herman and Mr. Simpson replied that there were a few, but they were not similar to what was being presented.

David Cassidy commented on the demolition of the existing structures.

Andrew Comi, P.E, LEED AP, was sworn in and accepted as an expert witness. Mr. Comi provided testimony on the site plan for the proposed parking lot. There was discussion whether the lot size was substantial enough to satisfy the applicant's site plans.

A 10-minute break was given, and the Board returned at 9:05 PM. Roll call was taken, and all members of the Board were present.

Mr. J. Herman testified that if the application were approved, additional buffering such as fencing and landscaping would be installed along the property lines that abut residential properties.

Louis DiMento and Art Murphy questioned the buffering and lighting of the site.

The meeting was opened to the public for questions for the applicant and their professionals.

Mary Ellen O'Conner, 16 Williams Street, asked about the benefits of this project to the Borough's taxpayers. Mr. J. Herman responded that the applicant would pay approximately \$100,000.00 in taxes, which could provide relief to the taxpayers.

Chris Fabricant had a presentation regarding the Historic Preservation Commission's decision; however, the portion of the meeting was only for questions, and Dr. Fabricant could do his presentation during the public comment session.

Nicole Shore, 44 Linden Place, asked about the construction timeframe of the proposed parking lot, and Mr. T. Herman responded fourteen months.

MaryBeth Glaccum, 51 Wallace Street, asked whether the plans included underground parking and whether a traffic study was submitted. In addition, the applicants were asked whether they would acquire 22 Wallace Street. Mr. T and J. Herman responded no to all Ms. Glaccum questions.

Mary Ellen Mess, 91 Clinton Avenue, questioned the number of spaces and the proposed future development on Linden Avenue.

Paul Cagno, 65-67 Wallace Street, asked if the applicant had any communications about potentially building there with the hospital. Mr. T. and J. Herman replied no.

Roseann Dal Pra, 234 River Road, whether Mr. Herman submitted a legal brief regarding the land use board's jurisdiction to the Borough and whether it will be released to the public for review.

A motion was made to carry the application on March 21, 2022, without further notice.

Moved By: Dan Mancuso

Seconded By: Mayor Menna

Ayes: Mayor Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, Fred Stone, and Michael Ballard.

Nays: N/A

The meeting was adjourned at 10:20 PM.

Respectfully submitted,

Chris Ann DeGenaro

Board Secretary