

**MINUTES  
RED BANK PLANNING BOARD  
March 4, 2019**

The Red Bank Planning Board held its regularly scheduled meeting on Monday March 4, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairman Dan Mancuso called the meeting to order at 7:00pm He announced that notice of the meeting was mailed to the Asbury Park Press, Two River Times, and the Star Ledger; was filed with the Borough Clerk; and posted on the Municipal Bulletin board. A roll call showed the following members in attendance: Thomas Welsh, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, P.P., Director of Planning & Zoning and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Art Murphy, seconded by Juanita Lewis to approve the minutes of the February 4, 2019 meeting. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

A motion was made by Art Murphy, seconded by Thomas Welsh to approve the Resolution for Hackensack Meridian Health. Ayes: Thomas Welsh, Art Murphy and Fred Stone. Nays: none.

A motion was made by Art Murphy, seconded by Fred Stone to approve the Resolution for Dave Blake, LLC. Ayes: Thomas Welsh, Art Murphy and Fred Stone. Nays: none.

**Public Hearings:**

**Denholtz Associates, 101-107 Oakland Street/116-118 Chestnut Street, Block 63, Lots 1.01, 3, 4, 8,9,10 & 10.01 and Block 75.05, Lot 16.01 P12922 Amended**

The applicant was represented by John Giunco, Esq. Lance Blake, Architect, was sworn. Exhibit A-1; Colored Rendering of the Office Building with the Proposed Sign was entered. Mr. Blake referred to the drawing on sheet A-8 from the original application. The plan is to have the residential and the office building co-exist by blending with similar materials. Mike Leckstein confirmed there are no changes in the variances originally approved. This amended plan is strictly for aesthetic reasons. There is no increase in the height; there is actually a decrease in one area, as the pitch roof originally planned will be removed.

The proposed sign will be individual pin mounted letters, halo lit. The letters themselves will not be lit, just a soft glow will be illuminated. The applicant is requesting for placement 30 feet from the ground. The sign itself is de minimis, won't disrupt the zoning plan and has no adverse impact on the community. The public portion was closed.

A motion was made by Art Murphy, seconded by Dave Cassidy to approve the application. Ayes: Thomas Welsh, Dan Mancuso, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

**River Walk Commons, LLC., 30-32 West Front Street, Block 8, Lot 16, P13126**

The applicant was represented by Ed McKenna, Esq. He explained that Mr. Busch, received site plan approval from the Planning Board about 25 years ago, when he purchased the property to construct a 2-bedroom apartment on the second floor and an office on the third floor. During the application process to the building department, there was some confusion as to what was originally approved and what was built. The Planning Board retains jurisdiction, as they granted the original approval.

At this time, the applicant is requesting the Board to clarify the following: (1) the office located on the second floor, behind unit E will remain: (2) the existing office space known as unit G will be converted to a one-bedroom apartment when the current lease is expired and (3) the third floor office space of 614 sf will remain on the left side and the right side will be reconfigured to a 384 sf studio apartment.

Glenn Carter confirmed that 2 additional parking spaces would be required, as a result of the reconfiguration. Thomas Welsh confirmed the existing kitchenette located on the third floor will remain. He explained this is what alerted his department to the discrepancy, when the inspection was done.

A motion was made by Thomas Welsh, seconded by Juanita Lewis to approve the application. Ayes: Thomas Welsh, Dan Mancuso, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

**Master Plan Re-Examination**

Glenn Carter explained the importance of this process and that it assists an applicant when applying for a use variance and how the application relates to the positive and negative criteria without disturbing the Master Plan. Some of the changes made since the last re-exam in 2009 included permitting tattoo parlors in certain zones; changing the Historic Preservation Commission from a weak to strong; changing height limits on sheds from 16 feet to 10 feet; clarifying the language for apartments located above retail establishments and changing required minimum square footage from 900 to 600; removing the distinction of business vs. professional office and the ability to have an apartment above; subdivision applications can have the proposed setback in line with the neighboring properties for uniformity and acknowledging of the redevelopment done and the rehabilitation areas with tax abatements.

Dan Mancuso acknowledged the importance of this document and made a motion to approve the report, seconded by Thomas Welsh. Ayes: Thomas Welsh, Dan Mancuso, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

On a motion made by Thomas Welsh, seconded by Art Murphy, the meeting was adjourned at 7:40pm.

Respectfully Submitted,  
Dina Anastasio  
Secretary, Red Bank Planning Board