

MINUTES
RED BANK PLANNING BOARD
March 4, 2024

The Red Bank Planning Board held a public meeting on March 4, 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	Present
Dan Mancuso	Present	Kristina Bonatakis	Present
Thomas Welsh	Present	Barbara Boas	Present
Frederick Stone	Present	Wilson Beebe	Absent
Itzel Hernandez	Present	Brian Parnagian	Present

Also present were Ben Montenegro, Esq., Board Attorney; Jacqueline Dirmann, 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>
Thomas Welsh	2025

Regular Meeting Minutes: January 8, 2024

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Itzel Hernandez
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Megan Massay, Itzel Hernandez, Fred Stone, Brian Parnagian
Nays: None
Abstained: Louis DiMento, Thomas Welsh and Barbara Boas

Regular Meeting Minutes: January 16, 2024

Motion: Approved as presented
Moved by: Dan Mancuso
Seconded by: Kristina Bonatakis
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Megan Massey, Itzel Hernandez, Fred Stone, Brian Parnagian
Nays: None
Abstained: None

Resolution of Approval – P15253: 199 Riverside Avenue, Block 1, Lot 1

Motion: Approved as presented
Moved by: Barbara Boas
Seconded by: Dan Mancuso
Ayes: Dan Mancuso, Barbara Boas, Megan Massey, Itzel Hernandez, and Brian Parnagian
Nays: None
Abstained: None

P15188: 54 North Bridge Avenue: Block 2, Lot 18

The application is carried to April 15, 2024, without further notice.

Sylvia Constantino, 58 Rector Place, had an issue with the public notice for the application.

Motion: Carry application to April 15, 2024, without further notice.
Moved by: Dan Mancuso
Seconded by: Louis DiMento
Ayes: All in favor
Nays: None
Abstained: None

101 Harding Road: Block 108, Lot 1 – Red Bank Middle School

The following witnesses were sworn in for the presentation:

Olivia Cashman, AIA - Spiezle Architect Group Inc.
Trevor Taylor, P.E. - CME Consulting Engineers

Olivia Cashman explained that Red Bank Middle School proposes to improve its existing fields and open space. Improvements will include an irrigation system for the fields, improved drainage to provide irrigation to these fields, a new path around the fields, and reconfiguring the school bus exiting loop. The old maintenance building will be demolished and replaced with a new brick-faced structure. There will be a prefabricated pavilion, which will have twelve picnic tables. Lastly, there will be a new fenced pickleball court.

Tom Welsh asked about the distance from the proposed building to the school building, and Ms. Cashman replied that it was about 20 feet.

Jacqueline Dirmann asked about the material of the new pathway. Ms. Cashman replied it was asphalt.

Mr. Welsh asked any new lighting being proposed. Ms. Cashman replied that there is existing lighting in the back of the maintenance building, providing some illumination to the fields. However, they are considering some new lighting for the fields.

Ms. Cashman also added that anybody can use the pathway at any time; however, the pickleball courts are not for public use.

Louis DiMento motioned to adjourn the meeting, and Kristina Bonatakis seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:21 PM.

Respectfully submitted,

Aline Macatralo

Board Secretary