

**MINUTES
RED BANK PLANNING BOARD
March 18, 2019**

The Red Bank Planning Board held its regularly scheduled meeting on Monday March 18, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chair Art Murphy 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: Mayor Menna (arrived 7:12pm), Thomas Welsh, Lou DiMento (arrived 7:02pm), Barbara Boas, Juanita Lewis, Dave Cassidy and Fred Stone. Also present were Marc Leckstein, Esq., Board Attorney, Ed Herrman P.E., from T & M Associates and Dina Anastasio, Board Secretary.

Administrative Matters:

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

A motion was made by Juanita Lewis, seconded by Dave Cassidy to approve the Resolution for Denholtz Associates. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis, Dave Cassidy and Fred Stone. Nays: none.

A motion was made by Thomas Welsh, seconded by Juanita Lewis to approve the Resolution for RiverWalk Commons. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis, Dave Cassidy and Fred Stone. Nays: none.

Public Hearings:

RB River Properties, LLC. 94-98 East Front Street, Block 24, Lots 2, 3 & 4, P13098

The applicant was represented by Chad Warnken, Esq. He reviewed the proposed application also stating a Certificate of Appropriateness was received by the Historic Preservation Commission.

Tim Lurie, PE and PP was sworn and accepted as a professional witness in both capacities.

Exhibit A-1; Colored Rendering of the Site Plan dated 3/18/19 was entered. Mr. Lurie stated the applicant will comply with the requirements stated on the T & M review letter.

The properties are located in the BR-1 zone and they are proposing to demolish the existing buildings and construct a three story, approximately 26,200 square foot medical office building with an underground parking garage. Operation times will be normal business hours and possibly some evenings. Utilities are presently on site and remedial clean-up has begun. This is a permitted use. There are no proposed tenants, at this time.

ADA access and a sidewalk to be added, as per Ed Herrman's review letter. They will have a drywell system in place to catch the roof run-off. The western side of the property will have a 6-

foot high fence and 6-foot high arborvitae. A waiver is requested for the 15-foot buffer required as only 10.4 feet are provided. As this is a corner lot, this guideline cannot be met, but the applicant is meeting the intent to accommodate the Ordinance.

Ed Herrman was sworn. He requested the name of the company providing the site clean-up. Mr. Warnken will provide that information to him at a later time. Ed reviewed the conditions for this application.

Mr. Warnken stated they are currently working with the County for their requirements, and if necessary, they would modify the plans.

As the property is located in the Historic District, the gray color tone must be used for the sidewalk.

The lot area and frontage are both conforming. There is a front setback and parking variance required. The parking garage will be located underground and not visible from the street. A design waiver is required for the access drive, which is to be located 77 feet south of the East Front Street right of way; whereas, 100 feet is required. Ed Herrman is ok with this, as the drivers will be entering slowly.

There will be 3 metered parking spaces removed and the Council may want to address this issue regarding any lost revenue. There will probably be no full size tractor trailers, just standard box-truck deliveries. Trash is to be located inside.

A structural engineer will design the basement with guidelines and input from Ed Herrman. This level will be 22 feet below existing grade.

The applicant will comply with the necessary applications to the State agencies, including applying to NJDEP for a jurisdictional permit and CAFRA.

Thomas Welsh stated this is the first time for a parking garage of this type to be located in town and questioned the maintenance agreements and his concern with a fire hazard.

Rosemarie Costa, 88 East Front Street and 140 River Road, was sworn. She wanted specifics regarding other places that have this type of parking garage, to which the parking Engineer will answer this question. She also questioned why 30 parking spaces are not being worked into the application. She also feels water run-off will be a problem. She also questioned what consideration is given to the surrounding buildings, as there will be a lot of vibration during construction and there can be damage. Mr. Leckstein stated as with any development, the developer is responsible for any damage.

Richard Devlin, 23 Spring Street, was sworn. He stated the water table is high in this area and is concerned with displacement when the new building is constructed.

John Goga, 22 Spring Street, was sworn. He questioned if there was any asbestos found, since remediation has begun. Mr. Warnken stated if any is found, it will be removed following the State guidelines.

Exhibit A-2; 4 Pages of Photos of the Existing Properties (consisting of pages labeled B1, B2, B3 and B5): A-3; Colored Rendering dated 3/18/19 were entered.

Bob VanRemoortel, Architect, was sworn and accepted. He discussed the photos of Exhibit A-2, which show the interiors and exteriors of the buildings.

He discussed the architectural components of the plan. They tried to blend the details used in existing neighboring buildings including brick base, decorative moldings and dormers. They are trying to create the appearance of an "inn" and keep with the residential feel rather than an

office building. The building will be a blue-gray color with white trim, mechanicals will be on the roof behind a screened parapet. The trash area will be about 150 square feet, although, it can be slightly larger. They are not that far into the planning phase yet.

He described the racking parking system in which the driver will drop the car off to the valet, who will take it down the elevator to the parking level below. The process takes 60 seconds to complete and have the elevator returned for the next car. There will be 2 elevators. This is the type of system utilized in New York City and denser urban areas. 9 cars can be parked on the slab itself and the remaining will be in the racking system. There will be a canopy to cover the drop-off area, providing for a formal appearance.

Ed Herrman clarified the 60 second turnover time and that there will be a back-up generator. He also questioned if maintenance will be available 24-7 or to have back-up repair parts. They will look into this.

Rosemarie Costa confirmed there will be 2 elevators.

Richard Devlin again stated his concern for the water table.

John Goga confirmed they will meet all the fire codes.

Thomas Welsh stated his concern when there is an area out of service and there would be a rapid 3- cars waiting in que, what will happen; and also for firefighter access to the facility. He wanted clarification of the requirements for an air exchange for the hydraulic system and noise guidelines. He also confirmed the East and West elevations displayed on the Exhibit were reversed.

Fred Stone questioned how many offices, to which they are not sure, at this time.

Mr. Warnken stated the calculations are based on building square footage.

Justin Taylor, Traffic Engineer, was sworn and accepted as an expert witness.

He looked at the surrounding roadways, trip generation and the national data. A traffic analysis was done for current conditions and it was determined this project would produce an increase of 1 car every minute.

ITE projects the parking demand for a building of this size to be 84 spaces. The applicant is providing 92, so the demand is met.

Mr. Taylor conducted his traffic study during peak drive times during the am rush hour and the result was about 4 cars in cue for the inbound lane. The majority of the day is spread out. If needed, the outbound lane can be used.

There is no ADA compliance requirement for the parking spaces, as the only drivers parking the cars will be the parking attendants. No visitors will have access to that area.

It is his professional opinion this plan can be done with no detriment.

Dave Cassidy is familiar with this type of operating system, as there is one located right next to where he works. It is quiet and there are no issues. He also confirmed the employees will be utilizing the garage also. He did question how an overage would be treated. They don't anticipate an issue, but the property owner can address any concerns. He stated that there can sometimes be up to 5 cars waiting to turn from Spring Street onto Front Street and he suggested possibly making a right turn only during peak times.

Ed Herrman confirmed the peak time are 7:15 – 8:15am and 4:30 – 5:30pm; however, for this project, they feel the times would be a little later. Mr. Taylor did use these stated times, so to calculate for the worse case.

Rosemarie Costa was concerned with the possibility of this operating 7 days a week and possibly starting at 6:30am. After some discussion, Mr. Warnken confirmed with the owner that they will have operating times of 7:00am – 10:00pm, unless an IT employee must be there for extended times.

Richard Devlin questioned if it is customary for the Board to have their own traffic engineer, to which Ed Herrman confirmed they do.

Tim Lurie returned to provide his testimony as a Professional Planner. He reviewed the bulk variances requested, including the canopy setback, which does not cause a detriment. The FAR and height are in compliance; parking requirements are met according to the ITE standards; the entrance distance will not impact Front Street and with this being a corner property, the intent is met to conform to the guidelines.

Rosemarie Costa questioned the anticipated timeline of the project.

Mayor Menna stated the Council is currently discussing the timeline of projects from when the approvals are received and demolition is beginning. As these properties are located in a major artery into the town, he would want for this to begin promptly. Mr. Warnken confirmed this will be on the fast track to submit for demolition permits. Mayor Menna complimented the applicant for listening to the wants of the town and the Historic Preservation Commission. This project encourages subterranean parking and is a clean use of the properties.

A motion was made by Thomas Welsh, seconded by Barbara Boas to approve the application. Ayes: Mayor Menna, Thomas Welsh, Art Murphy, Lou DiMento, Barbara Boas, Juanita Lewis, Dave Cassidy and Fred Stone. Nays: none.

On a motion made by Dave Cassidy, seconded by Barbara, the meeting was adjourned at 8:45pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board