

MINUTES
RED BANK PLANNING BOARD
March 21, 2022

The Red Bank Planning Board held a Planning Board meeting on March 21, 2022, at 7:00 PM, via Zoom video conferencing call.

Chair Dan Mancuso called the meeting to order at 7:04 PM. A roll call showed the following attendance:

Mayor Pasquale Menna	Absent	Barbara Boas	Present
Thomas Welsh	Absent	Art Murphy	Absent
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 Kevin Kennedy, conflict Planning Board Attorney; Greg Gitto, P.E.; Shawna Ebanks, P.P., AICP, Director of Community Development; and Chris Ann DeGenaro, Board Secretary.

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, Two River Times, Star-Ledger, the Borough Clerk's Office, the Borough website, and on the front door of Borough Hall.

Master Plan Update:

Shawna Ebanks provided an update on the progress of drafting the master plan and the master plan committee meeting.

P14500: 267 Broad Street, Block: 105, Lot: 4

Bennet Susser, Esq. represented the applicant, 267 Broad Street.

The applicant is seeking minor site plan approval to renovate the existing mixed-use building to include front and back porch additions and additions to the first story, second story, and attic.

Jeremiah J. Regan, R.A, was sworn in and accepted as an expert witness. He provided testimony to the proposed alterations and additions to the existing mixed-use structure.

Greg Gitto asked the applicant if they agreed to comply with the recommendations outlined in the Board Engineer's review memo dated March 28, 2022. Mr. Susser agreed to comply with all the items stated in the review memo.

Chair Mancuso opened the meeting for public comments, and there were none.

Kevin Kennedy reiterated the conditions of the application. David Cassidy made a motion to accept the application with the conditions presented and seconded by Juanita Lewis.

Moved By: David Cassidy

Seconded By: Juanita Lewis

Ayes: Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Barbara Boas, David Cassidy, and Fred Stone.

Nays: None

Abstain: None

The meeting was adjourned at 7:35 PM.

Respectfully submitted,
Chris Ann DeGenaro
Board Secretary