

MINUTES
RED BANK PLANNING BOARD
April 4, 2022

The Red Bank Planning Board held a Planning Board meeting on April 4, 2022, at 7:00 PM in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Dan Mancuso called the meeting to order at 7:02 PM. A roll call showed the following attendance:

Mayor Pasquale Menna	Present	Barbara Boas	Present
Thomas Welsh	Absent	Art Murphy	Absent
Councilman Michael Ballard	Absent	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., Planning Board Attorney; Ed Herman, P.E., Board Engineer; 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.

Administrative Matters:

Meeting Minutes: Regular Meeting Minutes for the following dates: 2/7/2022, 3/7/2022, and 3/21/2022.

Motion: Approved as presented

Moved By: Barbara Boas

Seconded By: David Cassidy

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

Nays: None

Abstain: None

Resolutions:

Resolution of Approval – Application #P14379: 99 Herbert Street - Block 67, Lot 7

Motion: Approved as presented

Moved By: Louis DiMento

Seconded By: Barbara Boas

Ayes: Mayor Menna Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Barbara Boas, David Cassidy, and Fred Stone.
Nays: None
Abstain: None

Resolution of Approval – Application #P14500: 267 Broad St, Block 105, Lot 4

Motion: Approved as presented
Moved By: David Cassidy
Seconded By: Fred Stone
Ayes: Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Barbara Boas, David Cassidy, and Fred Stone.
Nays: None
Abstain: Mayor Menna

Public Hearing:

P13263: 176 Riverside Avenue, Block: 3 Lots: 2.01, 4.01, 6, 7.01, 9.01

Brian Harvey, Esq. represented the applicant, 176 Avenue, LLC.

Christina Bonatakis recused herself from the application due to her residence being near the proposed project.

Exhibits A-1 through A-10 were marked and presented, including new renderings and site plans:
A-1 - Aerial Map by Dynamic Engineering dated 04/04/2022
A-2 - Site Plan Rendering by Dynamic Engineering dated 04/04/2022
A-3 - Rendering (Old view from Bodman Place) by MVMK
A-4 - Rendering (New view from Bodman Place) by MVMK
A-5 - Rendering (Old view of Colony House Parking Lot) by MVMK
A-6 - Rendering (Additional view from Bodman Place) by MVMK
A-7 - Rendering (Main Lobby View) by MVMK
A-8 - Rendering (Streetscape Plan) by Arterial Street Design Studio
A-9 - Rendering (Previously approved Site Plan) by Arterial Street Design Studio
A-10-Rendering (Amenity Terrace Plan) by Arterial Street Design Studio

Mr. Harvey described the application, and the variances sought, consisting of an amended preliminary and final site plan approval with bulk variance and design waiver relief. The applicant appeared before the Board in 2019. The applicant proposed to increase the number of residential units from 210 units to 212 units with modifications to the bedroom counts of the units, increase the co-working office space from approximately 9,000 square feet to approximately 10,700 square feet; increase the number of parking spaces from 326 parking spaces to 420 parking spaces and make other modifications to design and the layout of the proposed development.

The following expert witnesses were sworn in for the presentation:

Robert Freud, P.E, P.P - Dynamic Engineering

John McCormack, P.E. - Dynamic Traffic, LLC

Adrian Melia, AIA - Minervini Vandermark Melia Kelly (MVMK)

Dave Lustberg, LLA - Arterial Street Design Studio

The Board requested that the applicant limit their presentation to only the revisions to the 2019 plans.

Brian Harvey provided testimony regarding the litigation between the Colony House and the applicant. As a result, the applicant came to a settlement with the Colony House to offer parking spaces for their tenants within the proposed development.

A 5-minute break was given, and the Board returned at 9:00 PM. A roll call was taken, and all members of the Board were present.

Mr. Freud presented Exhibits A-1 and A-2 and provided engineering testimony on the applicant's behalf. Mr. Harvey asked Mr. Freud several questions regarding the plans and testimony. Mayor Menna requested a temporary parking lot be provided during construction as a condition of approval. David Cassidy asked about the proposed project's circulation patterns and lighting plan.

Ed Herman was sworn in. He asked Mr. Freud questions regarding his review memo dated March 30, 2022. The applicant agreed to comply with the Board Engineers' comments and review memo.

John McCormack, P.E., provided testimony on the traffic report. No significant changes have occurred to the traffic patterns since his presentation in 2019.

Adrian Melia, AIA, provided testimony on the revised architectural plans, including the elevation and floor plans depicted in Exhibits A-3, A-4, A-5, A-6, and A-7.

Dave Lustberg, LLA, provided testimony on the revised landscaping plans for the proposed project.

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

Maureen Mehl, 138 Bodman Place, voiced concerns about noise levels, especially on the rooftop and the orientation of the parking lot in relation to her residence. Chair Mancuso reminded Ms.

Mehl that the parking is located inside the proposed development, and the surface parking is removed from the plans.

Ronald Costa, 138 Bodman Place, questioned and commented on the garbage collection times. Mr. Harvey assured Mr. Costa that the applicant would comply with the Borough's regulations on garbage collection hours. Mr. Costa inquired about landscaping buffering and the outdoor café and seating. Mr. Harvey referred back to the testimony of the landscape architect. He stated that the applicant would comply with the Borough's outdoor seating and cafes regulation.

Beth Lucas, 138 Bodman Place, asked whether the off-street parking would be assigned for tenants. Mr. Harvey replied that tenant spaces will not be assigned; however certain levels will be "resident's only."

Kristina Bonatakis, 122 Riverside Avenue, requested that the applicant consults with DOT regarding the safety of bicyclists and pedestrians.

Mayor Menna motioned to accept the application as presented and second by Chair Mancuso.

Moved By: Mayor Pasquale Menna

Seconded By: Dan Mancuso

Ayes: Mayor Pasquale Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Barbara Boas, David Cassidy and Fred Stone.

Nays: None

Abstain: None

Recused: Christina Bonatakis

The meeting was adjourned at 9:26 PM.

Respectfully submitted,
Chris Ann DeGenaro
Board Secretary