

**MINUTES  
RED BANK PLANNING BOARD  
May 6, 2019**

The Red Bank Planning Board held its regularly scheduled meeting on Monday May 6, 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 7:02pm 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 7:06pm), Thomas Welsh (arrived 7:05pm) Lou DiMento, Barbara Boas, Art Murphy, Juanita Lewis, Fred Stone and Erik Perry. Also present were Marc Leckstein, Esq., Board Attorney, Glenn Carter P.P., Director of Planning & Zoning and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Juanita Lewis, seconded by Barbara Boas to approve the minutes of the April 15, 2019 meeting. Ayes: Mayor Menna, Dan Mancuso, Lou DiMento, Barbara Boas, Juanita Lewis and Fred Stone. Nays: none.

**Public Hearings:**

**Red Bank Primary School, 222 River Street, Block 71, Lot 5, Capital Improvement Application**

The applicant was represented by Barbara Malewicz, Architect. Fred Stone and Erik Perry recused themselves, as they are school board members. Ms. Malewicz explained the proposed renovations to include replacement of a small section of the sidewalk and new vestibule. Internal renovations to include an ADA accessible bathroom and washer/dryer area. There were no public questions or comments.

A motion was made by Art Murphy, seconded by Juanita Lewis to approve the application. Ayes: Thomas Welsh, Dan Mancuso, Lou DiMento, Barbara Boas, Art Murphy and Juanita Lewis. Nays: none.

**Briarwood Investments, LLC., 35 Broad Street, Block 29, Lot 34, P13243**

The applicant was represented by Mark Russell, Esq. Mayor Menna recused himself from this application, as he has previously represented the applicant. Fred Stone and Erik Perry returned. The following Exhibits were entered: A-1; Application Package: A-2; 1999 Resolution: A-3; Photos of the Existing Conditions.

Michael Zapcic, the Assistant Store Manager, was sworn. The application is for approval of existing custom vinyl window wrapping, which includes 50% perforated holes and 50% window tint. This cost \$3,500.00 and was done about 4 years ago. There is a necessity to keep out the sunlight, as it can damage the stock. They have never had any problems and actually it is a draw for tourists. The store is a destination location and Kevin Smith encourages fans to come to Red Bank.

Mr. Zapcic is there 5-6 days weekly. He explained this past weekend there was an event, in which 300 people attended. There were no issues.

Dan Mancuso does not like 100% window covering; however, he understands the necessity to protect the valuable stock and feels this outweighs the window coverage issue.

He made a motion to approve the application, seconded by Thomas Welsh.

Ayes: Thomas Welsh, Dan Mancuso, Lou DiMento, Barbara Boas, Art Murphy, Juanita Lewis, Fred Stone and Erik Perry. Nays: none.

**BHE Corp., dba Red Rock Tap and Grill, 14 Wharf Avenue, Block 10, Lots 4 & 5, P13235**

**Amended Site Plan.**

The applicant was represented by Ed McKenna, Esq. Mayor Menna returned and Erik Stone stepped down. Mike Monroe, Architect, was sworn and accepted as an expert witness.

The following Exhibits were entered: A-1; Application Package: A-2; Site Plans prepared by Mike Monroe dated 4/26/19 (2 sheets): B-1; Glenn Carter's Review Letter dated 4/30/19.

Mr. McKenna explained this is a simple application, which will improve site circulation. They will be eliminating the 4 employee parking spaces, which are rarely used. Most employees either walk, bike or Uber to get to work.

Mike Monroe explained the applicant originally appeared before the Board in 2015 for site plan approval. Although, the business is operating successfully, there is a money losing situation in the winter, as there are not enough seats. They are proposing to add about 270 square feet of building footprint area, relocate an internal stair and add a vestibule. He referred to sheet T-1 showing the Wharf Avenue side of the building. Currently there is a seasonal enclosure. They are proposing to add a secondary stairway, vestibule and close this area, utilizing the same materials as currently exist on the building for cohesiveness. They will also seasonally enclose the existing space of 406 square feet located on the second floor. Telescoping doors will be utilized. This will add 24 seats year round. The exterior appearance will be almost identical to what currently exists. There are no noise issues, but the ability to close these doors further enable the redirection of noise, if the need arises.

The plan promotes bringing people to Red Bank all year round.

There was some discussion regarding the employee parking lot. Currently, there are unsafe conditions, as sometimes drivers will reverse out of the lot onto Wharf Avenue. This proposal will include the installation of light colored pavers with 9 moveable planters. These will provide 2% green space coverage. There is no change in the trash enclosure. Deliveries will continue as is.

Mayor Menna stated the possible requirement for an ADA accessible parking space to be located close to the building. Dan Mancuso also confirmed he would not be comfortable removing this space. The applicant agreed to keep the 1 ADA space for customers.

Paul Marcotte, Business Owner, was sworn. He described the existing delivery plan, which involves the driver coming into the lot at the bottom of Wharf Avenue. This will remain as is.

Barbara Boas explained that she recently had an ADA parking pass and they had opened the gate to permit her to park in the employee parking area. As there will now be planters placed in this area, a gate will not be required.

Thomas Welsh confirmed there will be more than one exit on the first floor. The vestibule will have two entrances. The door currently located under the tower will be removed. This will improve the congestion and current bottle-neck conditions that exist.

Mayor Menna complimented the applicant, also stating this plan is an even better improvement than what was originally approved. Mr. Marcotte is attentive to the neighbors and there have not been any noise complaints.

He made a motion to approve the application, seconded by Barbara Boas. Ayes: Mayor Menna, Thomas Welsh, Dan Mancuso, Lou DiMento, Barbara Boas, Art Murphy, Juanita Lewis and Fred Stone. Nays: none.

On a motion made by Art Murphy, seconded by Barbara Boas, the meeting was adjourned at 7:33pm.

Respectfully Submitted,  
Dina Anastasio  
Secretary, Red Bank Planning Board