

MINUTES
RED BANK PLANNING BOARD
May 16, 2022

The Red Bank Planning Board held a public meeting on Monday, May 16, 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 7:00 PM. A roll call showed the following attendance:

Mayor Pasquale Menna	Absent	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, 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 with time, place, and matter was posted in the Asbury Press and Two River Times, Star-Ledger, the Borough Clerk's Office, the Borough website, and on the front door of Borough Hall.

The Board went into executive session to discuss matters related to the application for 26 Wallace Street. Juanita Lewis motioned to move into executive session, seconded by David Cassidy.

Ayes: All in Favor
Nays: None
Abstain: None

The Board returned from the executive session at 7:07 PM. A roll call was taken, and all members of the Board were presented.

Public Hearing

P14328: 26 Wallace Street, Block 48, Lots 5, 37 & 38

Michael Leckstein provided background on the timeline of the application and informed the Board that the applicant requested to withdraw the application. The Board decided to deny the withdrawal request and proceed with the application since the applicant concluded their testimony at the February 7, 2022 meeting. Accordingly, Chair Mancuso made a motion to deny the application and seconded by David Cassidy.

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

Administrative Matters

Meeting Minutes: April 4, 2022 Meeting

Motion: Approved as presented
Moved By: David Cassidy
Seconded By: Juanita Lewis
Ayes: All in Favor
Nays: None
Abstain: None

Resolution of Extension – 126-139 Shrewsbury Avenue; Block: 66, Lots 15.01 & 17

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

Resolution of Approval – 176 Riverside Avenue; Block: 3 Lots: 2.01, 4.01, 6, 7.01, 9.01

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

Resolution of Denial - 26 Wallace Street, Block 48, Lots 5, 37 & 38

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

Non-Agenda Items

The Board discussed the lack of off-street parking spaces at 26 Mechanic Street for the affordable housing tenants. Chair Mancuso requested Michael Leckstein draft a letter to the property owner addressing the parking deficiencies; David Cassidy seconded the motion. He also asked that all future applicants address providing the same amenities for market rate and affordable units.

Ayes: All in Favor

Nays: None

Abstain: None

The meeting adjourned at 7:23 PM.

Respectfully submitted,
Chris Ann DeGenaro
Board Secretary