

MINUTES
RED BANK PLANNING BOARD
July 15, 2019

The Red Bank Planning Board held its regularly scheduled meeting on Monday July 15, 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 7:00pm 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, Guy Maratta (arrived 7:13pm), Barbara Boas, Art Murphy, Juanita Lewis (arrived 7:33pm), Dave Cassidy and Erik Perry. Also present were Mike Leckstein, Esq., Board Attorney, Ed Herrman, PE, T & M Associates and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Art Murphy, seconded by Barbara Boas to approve the minutes of the June 17, 2019 meeting. Ayes: Barbara Boas, Art Murphy and Dave Cassidy. Nays: none.

Public Hearings:

176 Riverside Avenue, LLC., 176 Riverside Avenue, Block 3, Lots 2.01, 4.01, 6 & 9.01, P13263

The applicant was represented by Chad Warnken, Esq. The prior VNA site is included in the redevelopment area adopted by the Council on December 12, 2018. The proposed application includes 210 residential units and 2,350 square feet of retail food space and is consistent with the Redevelopment Plan. There will be several design waivers requested. The plan permits for 7 units per acre with the addition of a possible 20 units available as bonus credits for items such as solar designation, rain garden and bike racks. The applicant can generally comply with the conditions of the Engineer's review letter.

Robert Freud, P.E. and P.P., from Dynamic Engineering, was sworn and accepted as an expert witness by Mayor Menna, seconded by Guy Maratta.

Exhibit A-1; Aerial Map of Subject Property dated 7/15/19 and A-2; Colorized Version of Site Plan Rendering dated 7/15/19 were entered.

The total area of the property is 2.44 acres. Referring to Exhibit A-1, Mr. Freud pointed out a missing area, which represents about 10,000 square feet of space used by the Colony House for parking. The existing building will be demolished and the current 3 driveways will be replaced with 2 driveways. The second egress will require waiver relief. The current 20 - foot wide access easement leading to the pump station utilized by the Borough will remain. The ingress will be only via Bodman Place. The egress driveway will be used for a right turn onto Riverside Avenue.

A loading zone and 2 parking spaces are included on the north side of the property. These spaces are available for ride share services and quick deliveries. The deliveries will take place with box trucks for initial tenant move-ins, Fed-Ex and food deliveries. The retail hours of the

food facility will be consistent with the Borough Ordinances, about 7am – 11pm. No tenant has been secured yet. There will also be a co-work area, just over 9,000 square feet on two floors.

The parking requirement based on the Redevelopment Plan is 316 spaces and the applicant is providing 326 total (323 within the building and 3 outside). RSIS guidelines have a slightly different calculation and therefore, they will require a de-minimis approval. There are 3 front yards on this property and front yard parking is proposed. Trash will be within the building in the north and south end and will be brought to a loading area for pick up. Pickup should be prior to 10am by a private hauler.

The management company will schedule all tenant deliveries. There will also be a shuttle service provided for the residents to the train station. The building is various heights with a 20-foot setback and the flood elevation is 12 feet. No variance is required. The street lights proposed are primarily consistent with the Ordinance. They will request a waiver for the light spillage over the property line, since relocating this light would take away from its' purpose. Security lights will operate from dusk till dawn.

Ed Herrman was sworn. He summarized his review letter, stating the applicant has agreed to comply with most of the recommendations. Several of the 2-bedroom units and balconies will be changed in size to comply. The retail square footage requirement for the Redevelopment Plan is met. DOT approval will be obtained. The force main sanitary pipe used at the pump station utilized by the Borough must be adequately protected during construction. 2" mill and pavement should be completed on Bodman Place from Riverside Avenue to the end of the street. CAFRA approval will also be required. The applicant is providing 31 COAH units. The proposed ride share is intended for the building residents, but will generally be available to the public. They are anticipating a gate to access into the property.

Bruce Gavioli, 130 Bodman Place, unit 8, was sworn. He questioned if a waiver was not granted for the waste removal, how will trash be removed? Mr. Freud explained the staging area planned for the trash pick-up is what requires the variance. If this isn't granted, then the loading dock for the trash will be inside and the trash will be brought out for pick-up. They are not sure what time, but Mayor Menna stated this can be a condition of approval.

Denise Eli, 122 Riverside Avenue (the Colony House), was sworn. She questioned if there is a traffic light proposed, as it is currently difficult to exit this area to get to route 35. The traffic engineer will address this.

Margaret Marchese, 122 Riverside Avenue, was sworn. She confirmed the one driveway will be ingress and egress and the second drive will be an egress only. She also confirmed there is no plan to enlarge Bodman Place.

Exhibit A-3; Aerial View of Property (zoom in of A-1) was entered. Mr. Freud pointed out the retail portion will be located on the northeast side of the first floor.

Charlotte Langevele, 138 Bodman Place, was sworn. She confirmed the proposal includes 210 units, with 1, 2 and 3 bedrooms and how did the applicant envision parking for 420 cars?

Mr. Freud clarified the following breakdown: (113) one bedroom units requiring 1 space; (91) two bedroom units requiring 1.7 spaces and (6) three bedroom units requiring 2 spaces.

Tom Salmon, 130 Bodman Place, was sworn. He questioned the availability of room for greenery. The Ordinance requirement to provide for greenspace will be met. The existing impervious coverage is 73.3%; 86.2% is proposed and 90% is permitted.

Maureen Mehl, 138 Bodman Place, unit 18, was sworn. She clarified construction to be about 18-20 months long and there would be no change in the existing street parking on Bodman Place. The shuttle to the train will be for the building residents and there will be 3 trips in the morning and 3 in the evening. This is per the Redevelopment Agreement. The plan for snow removal was also discussed.

Raul Vemula, 130 Bodman Place, was sworn. He stated it is unrealistic to think that 326 parking spaces are sufficient. Even those residents with a 1-bedroom unit can have 2 cars. They are already busting at the seams. He also questioned why the shuttle would not be available to all Bodman Place residents as a gesture of good faith. Mr. Warnken stated this is an amenity for the building residents.

Pamela Schwartz, 130 Bodman Place, was sworn. She had a question regarding the loading zone, to which, the architect will respond.

Ron Gasiorowski, Esq. represented Park Ridge Associates, owner of the Colony House. Exhibit A-4; Ulta Property Survey prepared by Maser Consulting, revised to 1/30/18. He clarified an area noted on the survey labeled an area of confusion. Mr. Freud stated this was an area where there is unclear title for a sanitary easement. The easement is on the applicant's property. There were other questions that will be addressed by the traffic engineer. He questioned how they would regulate that all deliveries to be via a box truck and no tractor trailers would be entering the property. Chad Warnken stated it would be made a condition of the lease signed by the tenants.

At this time, it is unsure how many trash containers will be utilized. The retail tenants will handle their trash within their space and the residential area will have a trash shoot to the container. He also clarified that parking in the front yard is requested via a design waiver, as per the Redevelopment Plan and a variance is not required.

Denise Eli, previously sworn, questioned where guests attending functions at the Oyster Point or Molly Pitcher Inn would park, as they currently park at this site. Dan Mancuso stated that would be question for these businesses to respond to. Mayor Menna also added there was an approval granted to the Molly Pitcher Inn about 10 years ago, which was not constructed.

Ron Costa, Bodman Place, was sworn. He clarified this is a rental project and parking would most likely be assigned to the residents. He wanted to clarify what the parking was for this property prior to the Redevelopment Plan. At this time, no one was sure of the number. He questioned what if there were electrical or utility outages during the construction period. Dan Mancuso stated it would be the same as if any other development and the issue would be fixed. He also clarified if someone parked their vehicle in the yellow (no parking) area that the Police Department should be called and parking enforcement will deal with this. Mr. Freud also

confirmed a vehicle circulation plan is proposed, when questioned about how large trucks would turn around when they entered Bodman Place.

Denise Eli, previously sworn, clarified the Colony House will not lose any of its' parking.

Guy Maratta requested the applicant to address emergency vehicles when the traffic engineer presents his information.

A motion was made by Dan Mancuso, seconded by Art Murphy to continue the meeting on August 5th, 2019 at 7:00pm, with no further notice required.

On a motion made by Guy Maratta, seconded by Lou DiMento, the meeting was adjourned at 9:25pm.

Respectfully Submitted

Dina Anastasio, Secretary, Red Bank Planning Board