

MINUTES
RED BANK PLANNING BOARD
July 24, 2024

The Red Bank Planning Board held a public meeting on July 24, 2024, at 7 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 7:04 PM. A roll call showed the following members were in attendance:

Mayor Portman	Absent	Megan Massey	Present
Greg Fitzgerald	Present	Louis DiMento	Present
Dan Mancuso	Present	Kristina Bonatakis	Present
Thomas Welsh	Absent	Barbara Boas	Present
Frederick Stone	Absent	Wilson Beebe	Present
Itzel Hernandez	Present	Brian Parnagain	Present

Also present were Aline Mactrao, Broad Secretary; Marc Leckstein, Esq., Board Attorney; and Jacqueline Dirmann, P.E, P.P., Board Engineer.

Chair Mancuso read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice of time, place, and matter was posted in two newspapers, the Borough Clerk's Office, the Borough's website, outside the council chambers, and on the front door of Borough Hall.

P15585: 72 Bridge Avenue: Block 40, Lots 12, 13, 13.0, 15, & 16

The applicant, American Opportunity Zone Fund, LLC, was represented by Edward McKenna, Esq.

The following witness was sworn in for the presentation:

Michael Monroe, R.A - Michael James Monroe Architect

Jaclyn J. Flor, P.E., P.P., C.M.E - Engenuity Infrastructure

Christine A. Nazzaro-Cofone, AICP, PP. - Cofone Consulting Group, LLC

Exhibits A-1 to A-10 and B-1 to B-2 were marked and presented.

A-1: Preliminary & Final Site Plan, prepared by Jaclyn J. Flor, P.E., P.P., C.M.E., of Engenuity Infrastructure, dated February 10, 2023, last revised October 9, 2023, consisting of eleven (11) sheets

A-2: Architectural Plans prepared by Michael James Monroe dated January 4, 2023, last revised April 22, 2024, consisting of eight (8) sheets.

A-3: Boundary & topographic Survey prepared by James J. Heiser, P.L.S., of Engenuity Infrastructure, dated December 11 December 11, 2019.

A-4: Traffic Impact Study prepared by Lee D. Klein, P.E., PTOE, of Klein Traffic Consulting, LLC, dated March 11, 2024.

A-5: Stormwater Management Report prepared by Jaclyn J. Flor, P.E., P.P., C.M.E., of Engenuity Infrastructure, dated March 4, 2024.

A-6: Photo rendering packet.

A-7: Colorized site plan prepared by Engenuity Infrastructure, dated February 10, 2023.

A-8: Unoccupied space exhibit prepared by Engenuity Infrastructure, dated February 10, 2023.

A-9: Sight triangle exhibit prepared by Engenuity Infrastructure, dated February 10, 2023.

A-10: Turning template exhibit prepared by Engenuity Infrastructure, dated February 10, 2023.

B-1: T&M review letter dated July 3, 2024.

B-2: Red Bank Green Development Checklist.

Mr. McKenna presented that the applicant is seeking approval to construct a four-story mixed-use development that includes 22-bedroom units, a 1295-square-foot coffee shop, and 1000 square feet of commercial and retail space. No parking variance is required, as well as no density variance.

Michael Monroe provided testimony as a professional architect. He testified about the design and architectural concept for the proposed development. The applicant proposes to construct a 20-unit residential building consisting of two-bedroom units with additional facilities, including, but not limited to, a 1,295 SF coffee shop, a 1,000 SF retail space, an open plaza area, an entrance lobby, a mail/package room, a mechanical room, a second-floor courtyard, and a green roof. The parking level has forty (40) spaces inside and six (6) outside.

The applicant kept the proposed development aligned with the existing streetscape, which created a setback variance.

Dan Mancuso asked how many affordable units are being proposed. Mr. Monroe replied two (2).

Mr. Monroe testified that all the equipment and the parking lot with landscaping around the building will be screened. The parking lot will be used by tenants and employees only. The applicant also proposes six (6) parking spaces outside the building.

Marc Leckstein asked if guests could access the parking lot underneath the building. Mr. Monroe replied that the indoor parking lot is for tenants only.

Mr. Leckstein asked if the units were going to be rented or for sale. Mr. Monroe replied that they were for sale. He also asked if the parking spaces were going to be assigned. Mr. McKenna replied that they would be assigned with the option to pay for additional parking.

Mr. Monroe added that the refuse area will include recycling and regular trash. Two (2) four-yard dumpers will be located there. A trash chute with a small trash compactor will be down below, and the maintenance team will maintain it.

Wilson Beebe expressed concern about the screening equipment's durability. Mr. Monroe replied that they could provide better options.

Megan Massey asked if the parking spaces could be reduced since the development is across from the train station. Mr. Monroe said that some outside spaces can be eliminated and replaced with green spaces.

Ms. Massey asked about bicycle parking. Mr. Monroe replied that they could add a bicycle rack to the project.

Anthony Setaro, 135-137 Oakland St., commented that the new development would impact the visibility of his house's windows. Mr. Monroe explained that the proposed development will have an 8-foot setback.

Mr. Setaro asked how much existing street parking would be removed to construct the proposed building. Mr. Monroe replied that they would remove one space.

Mr. Setaro was concerned about the standards under the overlay and underlying zones. Wilson Beebe explained that if this project gets approved, it will be under standards for the present under either zone.

Mr. Setaro had additional concerns about existing public trash cans. Mr. McKenna replied that they would work with DPU for trash collection options.

Mr. Setaro asked if the streets would be ripped to install new utilities. Mr. Monroe replied that if that's the case, the applicant will be responsible for repairing any damages.

Jaclyn J. Flor provided professional engineering testimony. She explained that the existing setback from the public right of way is .22 feet on Bridge Avenue and 19.7 feet on Oakland Street. They are proposing one (1) foot on Bridge Avenue and 23.3 feet on Oakland Street.

Ms. Flor testified that the applicant is exceeding the state requirement for unoccupied open space, which includes landscape areas and the plaza area underneath.

She explained that the applicant is increasing the number of parking spaces on Bridge Avenue, but on Oakland Street, they are removing three (3) spaces. She further explained that one (1) outside parking space would be removed to provide an ADA space, making it six (6). There will be eight (8) indoor EV spaces.

Ms. Flor testified that providing the safety island outside the garage would leave the site with only two (2) outside parking spaces.

The Board asked for outside public parking to be removed from the site, and a landscaped area should be in its place.

Mr. Beebe asked if the existing tree at the proposed site would remain. Ms. Flor replied that the existing tree is where the driveway will be constructed.

Ms. Flor said that the existing loading zone is 13x27, and she proposes it to be 12x27 because the applicant wants to make the sidewalk 5 feet wide. The proposed loading measurements are adequate.

The applicant is proposing to pay the fee for removing the two trees due to lack of space to replant.

Ms. Flor said an irrigation system is being proposed, light fixtures will be reinstalled, and a new fire hydrant will be installed.

Kristina Bonatakis asked what the width of the sidewalk was. Ms. Flor replied that it is 4 to 5 feet.

Wendy Gigure, 211 Monmouth Street, expressed concern about the area's lack of parking. Dan Mancuso replied he had never experienced parking in that area.

John Yurish, 38 Washington Street, also had concerns over the lack of parking.

Christine Cofone provided professional planning testimony. She testified that the applicant only requires one variance and design waivers, which substantially conforms to this application. Ms. Cofone's professional opinion is that this proposed development is an excellent example of good civic design. She adds that the applicant conformed with the Train Station Overlay zone standards and the 2023 Master Plan recommendation to increase density within the area.

Mr. Beebe asked about the distance from the portico piers to the building. Mr. Monroe replied 8 feet.

Brian Parnagain asked about the width of the portico piers. Mr. Monroe replied that they are about 5 feet wide and extend the edge.

Louis DiMento motioned to approve the application, and Wilson Beebe seconded.

Ayes: All in favor

Nays: None

Abstained: None

Dan Mancuso motioned to adjourn the meeting, and Wilson Beebe seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:45 PM.

Respectfully submitted,

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Board Secretary

