

**MINUTES**  
**RED BANK PLANNING BOARD**  
**August 14, 2024**

The Red Bank Planning Board held a public meeting on August 14, 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 7:00 PM. A roll call showed the following members were in attendance:

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

Also present were Marc Leckstein, Esq., Board Attorney; Greg Gitto, P.E, P.P., Board Engineer; and Shawna Ebanks, P.P, A.I.C.P., Director of Community Development.

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.

**Regular Meeting Minutes: July 10, 2024**

Motion:       Approved as presented  
Moved by:     Dan Mancuso  
Seconded by: Kristina Bonatakis  
Ayes:         All in favor  
Nays:         None  
Abstained:    None

**Regular Meeting Minutes: July 24, 2024**

Motion:       Approved as presented  
Moved by:     Dan Mancuso  
Seconded by: Kristina Bonatakis  
Ayes:         All in favor  
Nays:         None  
Abstained:    Frederick Stone

**Resolution of Approval – #P15585: 72 Bridge Avenue: Block 40, Lots 12, 13, 13.0, 15, & 16**

Motion:       Approved as presented  
Moved by:     Dan Mancuso

Seconded by: Wilson Beebe

Ayes: Kristina Bonatakis, Dan Mancuso, Louis DiMento, Wilson Beebe, Itzel Hernandez

Nays: None

Abstained: Frederick Stone

**P15624: 26 West Front Street, Block 8, Lot 15**

The applicant, 26 West Front Street LLC, was represented by Rick Brodsky, Esq.

The following witness was sworn in for the presentation:

Michael Mahns R.A. - Unger + Mahns, Architects

Mikaela Lucia – Operations Manager

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

Exhibits A-1 to A-3 were marked and presented.

A-1: Plans entitled 'Proposed Renovation for 26 West Front Street LLC, prepared by Michael Under, RA of Unger + Mahns Architects, dated March 12, 2024, last revised May 28, 2024, consisting of four (4) sheets.

A-2: Revision to the lower-level plan prepared by Michael Mahns, RA, Unger + Mahns Architects.

A-3: Photographs taken by Michael Mahns.

Exhibit B-1 was marked and presented.

B-1: T&M's review letter dated July 10, 2024.

Rick Brodsky presented that the applicant seeks to add a 30-seat Speakeasy dining area to the existing restaurant's operation. The applicant anticipates using this space primarily for private events. There is no parking on-site, and none is being proposed.

Marc Leckstein asked how many parking spaces are required, and Greg Gitto responded that 105 spaces are required.

Michael Mahn provided professional architecture testimony. He testified that the applicant is converting unused storage into an event space. The existing bathroom will be transformed into an accessible bathroom, and the space will be reconfigured to provide a bar. No addition to the footprint is being proposed.

Mikaela Lucia testified that no additional trash will be generated with the the addition of the proposed event room. A private hauler picks up the existing garbage.

Mr. Leckstein asked whether the new space would be used as a speakeasy or a special event space. Ms. Lucia mainly responded for private events.

Shawna Ebanks asked how often they would advertise/use the proposed room. Ms. Lucia responded that it is difficult to predict.

Chair Mancuso questioned how customers access the space from outside. Ms. Lucia responded using an existing outside door and a newly installed one inside.

Ms. Ebanks clarified that the new space will be classified as a restaurant/events space. It is anticipated that they will mostly use it for private events. However, it is a normal part of the restaurant and will be available seven days a week.

Gregg Gitto expressed concern about the access to the proposed space. As a result, Chair Mancuso requested that the applicant submit revised plans with a solution for getting into the building.

Wilson Beebe pointed out the damage to the rear corner of the building. Mr. Mahn explained that it was caused by a garbage truck but would be repaired to match the remainder of the building.

Christine Cofone provided professional planning testimony. She testified that no exterior work is being proposed, and the applicant is simply trying to repurpose the existing underutilized space. This change creates a parking demand. However, there is no parking on-site, and none is being proposed. She believes that the board can grant a C (1) variance because this property is a lawful preexisting structure, almost impervious and completely developed. She added that the use is permitted in the zone and is an excellent addition to the Borough of Red Bank.

Charles Janjigian, 165 Spring St, expressed that he favors this improvement as this is a great opportunity for residents and visitors.

Chair Mancuso recommended that the trash cans be kept indoors.

Ms. Ebanks asked if additional signage is being proposed. Mr. Brodsky replied no.

Wilson Beebe motioned to approve the application, and Itzel Hernandez seconded.

Ayes: Kristina Bonatakis, Dan Mancuso, Louis DiMento, Wilson Beebe, Itzel Hernandez  
and Frederick Stone

Nays: None

Abstained: None

Frederick Stone motioned to adjourn the meeting, and Dan Mancuso seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:37 PM.

Respectfully submitted,  
Aline Macatrao- Board Secretary