

**MINUTES**  
**RED BANK PLANNING BOARD**  
**August 19, 2019**

The Red Bank Planning Board held its regularly scheduled meeting on Monday August 19, 2019 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chair Barbara Boas called the meeting to order at 7:00pm. She 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: Thomas Welsh, Juanita Lewis (arrived 7:30pm), Dave Cassidy, Fred Stone and Erik Perry. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, Director of Planning and Zoning and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Dave Cassidy, seconded by Fred Stone to approve the minutes of the August 5, 2019 meeting. Ayes: Dave Cassidy and Fred Stone. Nays: none.

**Public Hearings:**

**Taylor Taco Shop, LLC., 1 Broad Street Block 28, Lot 1, P13407**

The applicant was represented by Rick Brodsky, Esq. Steve Racitti, Architect, was sworn and accepted as an expert witness.

Mr. Brodsky explained the application to operate a primary food use into a vacant building utilizing the existing footprint. There are existing non-conformities that will remain, such as unoccupied open space, lot coverage, setbacks and parking.

The following Exhibits were entered: A-1; Colored Rendering of the Proposed Project dated 7/15/19: A-2; Sheet (A-1) Reflecting the First Floor Plan and North Elevation dated 7/15/19: A-3; Sheet (A-2) Reflecting the Second Floor, Basement Plan and West Elevation dated 7/15/19.

The first floor measures about 1,200 square feet and will consist of the open kitchen area where the patrons will place their order. There are 22 seats proposed in the front area on the Broad Street side. An overhead sectional door is proposed on this side of the building. This will enable them to open the door during nice weather. There are also several operable windows proposed on the East Front Street side.

The basement, also about 1,200 square feet, will be for storage, refrigeration and first floor mechanicals.

The second floor, measuring slightly more than 1,200 square feet, will have an area for private events and have availability for 41 seats.

The exterior is currently being renovated. The lower level windows have been replaced and the windows located on the upper level will be painted to match these.

As there is no area for a trash enclosure on the property, the trash will be kept in the basement and brought out for pick-up to the curb, 4-5 times weekly, or more if needed.

Trash will probably be picked up by 9:00am and deliveries will be twice weekly by 10:00am. The rooftop mechanicals will be placed towards the center of the building. The existing parapet measures about 5 ½ feet high. The new crown being placed on the building will extend this to over 6 feet, which will screen in any mechanicals. They will be applying for outdoor seating approval. There are benches proposed on East Front Street and 6 seats on Broad Street.

Barbara Boas questioned the ability of the applicant to conform to Historic colors for the awning. Mr. Racitti confirmed they have chosen Ansonia Peach and Kittery Point Green from the Benjamin Moore Historic Collection.

Glenn Carter confirmed the proposed sign will be 4 X 3 and be externally illuminated. No interior illumination is proposed. He also clarified the exterior material is a hard-coat stucco system, scored in modular brick with color added. There were no further questions from the public.

A motion was made by Dave Cassidy, seconded by Thomas Welsh to approve the application. Ayes: Thomas Welsh, Barbara Boas, Dave Cassidy, Fred Stone and Erik Perry. Nays: none.

On a motion made by Barbara Boas, seconded by Juanita Lewis, the meeting was adjourned at 7:35pm.

Respectfully Submitted  
Dina Anastasio, Secretary, Red Bank Planning Board