

**MINUTES**  
**RED BANK PLANNING BOARD**  
**September 4, 2019**

The Red Bank Planning Board held its regularly scheduled meeting on Wednesday September 4, 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: Thomas Welsh, Councilman Ballard, Lou DiMento, Barbara Boas, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry (arrived 7:10pm). Also present were Mike Leckstein, Esq., Board Attorney, Ed Herrman, P.E., T & M Associates and Dina Anastasio, Board Secretary.

**Administrative Matters:**

A motion was made by Juanita Lewis, seconded by Dave Cassidy to approve the minutes of the August 19, 2019 meeting. Ayes: Thomas Welsh, Barbara Boas, Juanita Lewis, Dave Cassidy and Fred Stone. Nays: none.

A motion was made by Barbara Boas, seconded by Juanita Lewis to approve the Resolution for Taylor Taco Shop. Ayes: Thomas Welsh, Barbara Boas, Dave Cassidy and Fred Stone. Nays: none.

**Public Hearings:**

**176 Riverside, LLC., 176 Riverside Avenue, Block 3, Lots 2.01, 4.01, 6 & 9.01, P13263**  
**(continued from August 5, 2019)**

The applicant was represented by Chad Warnken, Esq.

Mike Leckstein confirmed the notice was reviewed and the Board has jurisdiction.

Dave Lustberg, Landscape Architect and PP from Arterial Streets, was sworn and accepted as an expert witness. Mr. Gasiorowski had no issues with this witness.

Exhibit A-9; Colored Site Plan Rendering dated 7/15/19 and A-10; Prospective Streetscape Rendering dated 7/15/19 were entered.

Mr. Lustberg explained his job involves preparing urban designs and his focus is on the streetscape. This project will include plantings native to the area. A 5-foot linear sidewalk is proposed around the project. The design guideline for the buffer is 4 feet; however, due to the existing conditions, portions of the buffer to be provided will be 1 to 3 feet.

A 1,000 square foot gathering space is required. 2,700 square feet will be provided; 1,000 square feet on public property and 1,700 square feet on the applicant's property. This area will be open to the public. There are 2 rain-gardens proposed for the property. Large riverstones will be placed in the lawn and can be used to sit on along with the benches placed in the park. They will comply with the items listed in Ed Herrman's review letter for this topic.

Two Amenity areas will be provided. One will be located above the parking deck, measure about 18,000 square feet and will include barbeques, a gas fireplace, a small pool and gathering areas. The other area will be a dog run located on the rooftop. This will be green space with a fence enclosure.

Barbara Boas is concerned with the height of the trees and shrubs and would like them to use slow growing species and maintain them to avoid overgrowth. Any that die in the first few years should be replaced.

Dave Cassidy confirmed the trees proposed will be set-back 16 feet to avoid visibility issues.

Lou DiMento questioned if all the trees are to be removed. He requested for the Sycamore, which was later clarified to be a London Plane, located in the northeast corner of the property near the Oyster Point be saved. Mr. Lustberg does not feel this can be saved with the result of the construction on the premises.

Ed Herrman requested for the applicant to provide a site-line exhibit at the next meeting.

Michael Ballard confirmed what is proposed for the area at Bodman Place and Riverside Avenue. He is concerned with the traffic traveling on that corner.

Lou DiMento questioned if irrigation will be provided. Mr. Lustberg stated it will for the first two years, as the plants are being established. After that time, he is not sure if irrigation will continue. The idea is since native plants will be used, they won't require irrigation. There was some discussion regarding this topic and the idea is to use less water. Mr. Warnken does not want to jeopardize the Lead Silver status for this application.

Mike Leckstein questioned if the applicant would have any issues with the engineer's input on this topic.

Ed Herrman stated this is a new issue, but generally the Maintenance Bond would cover this.

Lou DiMento clarified the set-back measurements to the river will be 9 feet on Riverside Avenue and 10.2 feet on Bridge Avenue. These measurements comply with the Redevelopment Plan.

Ron Gasiorowski, Esq. confirmed the location for the proposed park area and that about 12 people can fit comfortably into the area. He questioned why this would be placed in a dangerous location, where mothers and children can be. Mr. Lustberg stated these areas are generally placed in highly visible areas. The lobby will be located near this side of the property. He is not qualified to testify regarding the traffic safety in this location.

Susan Woodward, 138 Bodman Place, was sworn. She clarified the tree is a London Plane tree and has enjoyed viewing it for 39 years. It is over 150 years old and is prepared to contact the Shade Tree Committee and the County regarding the possible removal. The placement of the tree was confirmed to be within the footprint of the proposed building.

She questioned if dogs will be contained in the dog run area or if they will be walked on the street. Also, if pick-up bags will be provided.

Michael Ballard confirmed the material used in the dog run area is known as canine turf and the clean-up occurs with the rain, for whatever isn't picked up. The architect will clarify this at the next meeting.

Ron Costa, previously sworn, stated that anything that constricts the view on the corner of Bodman Place and Riverside Avenue is a concern. He also has concerns with the draining issue from the dog walk area and feels the Health Department should be involved.

Robert Freud, PP, previously sworn, confirmed his prior testimony regarding the design waivers for the unscreened loading areas and parking in the front yard. As the property contains 3 frontages, the design proposed provided for the best placement of the driveways. There are 2 primary driveways and a secondary egress only on Bodman Place to allow for a right turn only. Ed Herrman confirmed there are 4 curb cuts.

Ron Gasiorowski reviewed the redevelopment indicating it states a maximum of two access driveways are permitted. As block 7.01, lot 3 is included in this plan and does have an access drive, item 4 of the plan should be attributed to this area also.

He questioned multiple times the difference between a design waiver and a variance. Mr. Freud explained there is a lower burden of proof required for a design waiver.

Ron also stated this zone is in an optional overlay zone and the developer can choose to develop a property under either zone guidelines, but must pick one.

He confirmed the placement of the park is appropriate.

Peter Schkeeper, previously sworn, clarified the planner's role in this project. Mr. Freud explained the team has been working together and the plan is consistent with the redevelopment plan.

Ron Costa clarified the turn-around limitation for a truck to be 44 feet and questioned if the trees will be problematic for this to occur. This will be addressed at the next meeting.

The Board took a break at 8:30pm and resumed at 8:45pm. A role call showed the same members in attendance.

Ron Gasiorowski again questioned the difference between a design waiver and a variance and the notice provided by the applicant.

After some discussion and review of the notice by Mike Leckstein, he determined the notice is correct, the Board has jurisdiction and an ordinary citizen reading the notice would understand the application.

A motion was made by Dan Mancuso, seconded by Barbara Boas to carry the meeting to September 16, 2019, with no further notice required.

On a motion made by Barbara Boas, seconded by Juanita Lewis, the meeting was adjourned at 8:52pm.

Respectfully Submitted

Dina Anastasio, Secretary, Red Bank Planning Board