

MINUTES
RED BANK PLANNING BOARD
March 5, 2018

The Red Bank Planning Board held its regularly scheduled meeting on Monday March 5, 2018 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chairman Dan Mancuso called the meeting to order at 7:04pm 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, Thomas Welsh, Councilman Mike Ballard, Guy Maratta (arrived at 7:07pm), Lou DiMento, Barbara Boas, Art Murphy, Mike Lettieri and Dave Cassidy. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, PP, Director of Planning & Zoning and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Art Murphy, seconded by Barbara Boas to approve the minutes of the January 17, 2018 meeting. Ayes: Dan Mancuso, Thomas Welsh, Lou DiMento and Michael Letteiri. Nays: none.

A motion was made by Mayor Menna, seconded by Dan Mancuso to approve the Resolution for the appointment of the Board Attorney. Ayes: Thomas Welsh, Councilman Ballard, Lou DiMento, Barbara Boas, Art Murphy and Michael Lettieri. Nays: none.

A motion was made by Mayor Menna, seconded by Barbara Boas to approve the Resolution for the appointment of the Board Engineer. Ayes: Dan Mancuso, Thomas Welsh, Councilman Ballard, Lou DiMento, Art Murphy and Michael Lettieri. Nays: none.

Public Hearings:

Nelson & Nelson, 126-130 Shrewsbury Avenue, Block 66, Lot 15.01 & 17 - P12654

The applicant was represented by Brad Batcho, Esq.
Nelson & Nelson Ltd. is owned by Tricia and Keith Nelson. They were sworn in.
Matt Cronin, Architect, was sworn and accepted as an expert witness.

The following Exhibits were entered: A-1; Project Narrative prepared by Tricia & Keith Nelson: A-2; (4) Photos taken by Matt Cronin dated 3/5/18: A-3; Site Plan including

Open Space/Alternate Parking prepared by Matt Cronin dated 3/5/18: and A-4;
Landscape Plan prepared by Matt Cronin.

Tricia Nelson read the project narrative explaining the history of their business and the plans for the future of the location to transform the area into an attractive property for the neighborhood.

Matt Cronin reviewed and addressed the items in the review letter issued from Glenn Carter. He explained the parking variance; 10 required, 3 provided. The Nelson's reside on the 2nd floor of the building and there are no additional employees; therefore, they do not require additional employee parking.

The existing 8-foot driveway will be revised to 12-feet, creating a viable ingress/egress to the property. This will create 16 feet from the property line to the building. The existing driveway appears to be a shared drive, but it is not.

Glenn Carter advised not to invite patrons to park in the rear of the property, as it can create issues for cars entering/exiting. Mr. Batcho does not anticipate additional traffic to the premises.

Lou DiMento clarified the driveway is for the residents.

Mike Lettieri clarified if a change in business ownership occurs in the future and there are employees that would require parking spaces, the applicant can return and request stacked parking, as there is room for that.

The set-backs are all pre-existing, non-conforming. The gravel parking area is a requested design standard.

The bamboo on the property will continue to be maintained.

The public portion was closed.

Mayor Menna stated the plans proposed for this application are exactly what the Shrewsbury Avenue Committee envisions. It creates ambiance, a streetscape where residents and businesses interact and is visibly enhancing.

He made a motion to approve the application, with the condition it is subject to approval for items 2, 3 and 4 in Glenn Carter's review letter. Art Murphy seconded. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Guy Maratta, Lou DiMento, Barbara Boas and Michael Lettieri. Nays: none.

On a motion made by Art Murphy, seconded by Mayor Menna, the meeting was adjourned at 7:30pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board