

MINUTES
RED BANK PLANNING BOARD
May 7, 2018

The Red Bank Planning Board held its regularly scheduled meeting on Monday May 7, 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 7:00pm 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 Mike Ballard, Guy Maratta, Art Murphy, Barbara Boas, Juanita Lewis, Hazim Yassin and Mike Lettieri and David Cassidy. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, PP, Director of Planning & Zoning, Greg Gitto, P.E., T & M Associates and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Michael Ballard, seconded by Juanita Lewis to approve the minutes of the April 16, 2018 meeting. Ayes: Dan Mancuso, Hazim Yassin and Mike Lettieri. Nays: none.

Public Hearings:

The application for BML was not heard. It will be heard at a later date TBD. The applicant will notice.

Ocean First Bank, 110 West Front Street, Block 7, Lot 17.02, P12753

The applicant was represented by Ed McKenna, Esq. He explained the application. Joseph Iantosca, Executive VP of Ocean First Bank, was sworn. He explained the history of the company, which started in 1902 in Pt. Pleasant as a building and loan facility. They relocated to Brick, then Toms River and still maintain a vibrant presence in these locations. Their investments have increased from \$2.5 million to \$7.0 million. Their philosophy is to invest in their employees and after researching towns throughout NJ, it was determined to relocate the corporate headquarters to Red Bank, as this represents the financial hub of the state.

There are currently 110 employees at this location. They are highly skilled executives, with positions in risk management, accounting and legal. Their salaries average \$100,000 annually. This building has the capacity to employ about 250 people and they anticipate 140-150 by the year end.

The company has a large involvement in the community and has donated millions into charitable funds, including the education and arts. Their 1996 effort to go public was delayed about 9 months, as they asked for proceeds to be set aside for contribution.

Their application consists of multiple signs, which include illumination with LED lights. These will be dimmed in later hours. Most signs will be positioned to benefit the public of the bank's presence.

They are proposing a rotunda sign, similar to a ticker tape, which will provide financial news, current events, safety and amber alerts. The sign dims automatically, due to settings installed by the manufacturer.

The public portion was closed.

John DeRichie, Architect, was sworn and accepted as an expert witness. He explained the plans to strike a complimentary balance between the existing building and the proposal from Ocean First.

They are proposing an exit to a seating area for employees only and door replacement for existing cafeteria doors.

The walk – up ATM will be placed in a high visibility, secure area to benefit patrons, which was clarified by Michael Ballard.

The HVAC system will be placed in an inconspicuous area, not requiring any variances and include a screened in enclosure.

Guy Maratta clarified there would be no signs lighting the Riverview Towers side.

It was the decision of the board that it was not necessary for the representative from the sign company to provide any additional information.

Mayor Menna stated the bank has an iconic presence in the town and the signs will have the proper lighting. He made a motion to approve the application, subject to the usual requirements, seconded by Guy Maratta. Ayes: Dan Mancuso, Thomas Welsh, Michael Ballard, Barbara Boas, Art Murphy Juanita Lewis and Hazim Yassin. Nays: none.

Bank of America, 170 Broad Street, Block 104, Lot 14, P12572

The applicant was represented by Scott Collins, Esq.

Scott Kinosian, Engineer, was sworn and accepted as an expert witness. He explained the application to re-purpose the lighting design, as a result of the state rules/regulations set forth. The plan is to remove and or replace the existing halogen bulbs with LED. There are currently 9 lights on the premises. The plan requires only 4 lights in the drive thru area and 2 new wall units. The lighting at the ATM will have a downward shield. There are currently 2 trees placed in the ROW, which the applicant would like to trim, with the approval/guidance from the Shade Tree Commission.

The proposed lighting will include the required foot candles and any spillage will dissipate by the property line, as clarified by Thomas Welsh. Guy Maratta confirmed the lights must remain on from dusk to dawn. Mr. Kinosian explained the LED light provides a better distribution of lighting with small light sources, as opposed to the halogen light.

A motion was made by Mayor Menna to approve the application, seconded by Dan Mancuso. Ayes: Thomas Welsh, Michael Ballard, Guy Maratta, Barbara Boas, Art Murphy, Juanita Lewis and Hazim Yassin. Nays: none.

DMC, LLC., dba Coffee Coral, 177 Drs. James Parker Blvd. Block 90, Lots 13-15, P12648

The applicant was represented by Mark Aikens, Esq.

Courtlin Crosson, business owner, was sworn. The family has owned the property for 30 years and they are proposing to expand the business to include a jazz style deli.

Currently, the Coffee Coral operates from 6am – 6pm, with the majority of the business conducted between 7 – 10am. After this time, business slows down by 60%. The proposed deli would operate from 10am – 6pm and hopefully increase the business operations for the lunch period of 11am – 2pm. They will have a walk up window, no drive-thru proposed, as confirmed later by Mayor Menna.

50% of the business is from the neighborhood residents and walk in traffic. They are an asset to the community, as they also employ from the area. They will also have jazz music performed by a single/duo on Thursday – Saturday.

Andy Trocchia, Architect, was sworn and accepted as an expert witness. He explained the existing garage, which is used for office and storage space, will be demolished. They will build a 60 X 60 foot building. There will be an entrance from the parking area and another for the staff.

Exhibit A-1; Google Earth Map with the existing building superimposed, was entered. Mr. Trocchia also referred to sheet AF-1, the proposed floor plan for Coffee Coral, which includes the seating. 1,525 square feet provides for 25 seats on the lower level and 9 additional on the mezzanine level for a total of 34. The 2,073 square footage proposed for the deli provides for seating for 40 people. The restrooms will be shared and each business will operate independently.

The new building will replicate the brick and stucco used on the existing building. Outdoor seating is proposed. The deli sign will be illuminated by linear lights and a wall light will be used to illuminate the Coffee Coral sign. They are also proposing a mural, which will be designed by a local artist, but has not been designed yet.

The proposed basement has not been fully planned yet, but will be used to house the mechanicals.

It is the professional opinion of Mr. Trocchia that this building and the service provided is a benefit to the neighborhood.

Michael Ballard clarified only a right turn exit is permitted onto Shrewsbury Avenue. He is concerned with the congestion in the morning hours onto Drs. James Parker Boulevard.

Mr. Aikens clarified a condition of the approval received from the Monmouth County Planning Board included the right turn only.

Barbara Boas confirmed the existing Coffee Coral building is to remain and will be used to roast the coffee beans. It was confusing, as there were no elevations shown, since no changes were planned for this building.

Mayor Menna expanded on this question to clarify that if the existing use for this building were not needed in the future (for example, if they should grow too big and have to expand), they would be concerned with another use being applied for at this location. The applicant was in agreement that a condition of the application to include the building not be used for any other purpose in the future.

Russ Crosson, property owner, was sworn. He explained the use would not be given up, as classes were completed to successfully learn the art of roasting coffee. They have a large wholesale operation providing to restaurants and food stores.

Mark Zelina, Engineer from Maser Consulting, was sworn and accepted as an expert witness. He clarified the restriction the county has placed for the Shrewsbury Avenue exit. Michael Ballard reviewed with him there were no restrictions placed for turning left onto Drs. James Parker Boulevard when existing the property. He again voiced his traffic concern for the narrow street. Mr. Zelina explained, due to the configuration of the lot, they relocated the exit as far west as possible and they are also providing 18 parking spaces.

Juanita Lewis clarified the current existing vacant house, which abuts the property, would have a buffer provided.

Trash is currently picked up by a private hauler 1 time weekly. Dan Mancuso indicated most businesses have trash picked up at least 5 days during the week. The applicant agreed to increase pick-up as needed.

Currently the only deliveries include a Fed-Ex or UPS, as they usually pick up their required supplies themselves.

Art Murphy complimented the layout and for the applicant to provide the 18 spaces. The applicant agrees to comply with all the T&M requests sited in the review letter.

Steve Goodman, 3 Vista Place, was sworn. He is a patron of the business and likes the project. He requested if the existing no parking sign, currently located about 20 feet from the intersection on Drs. James Parker Boulevard and Shrewsbury Avenue could be relocated to 40 feet. This Board does not have jurisdiction to address this issue, but Mayor Menna indicated the Council can possibly address this.

Raymond Liotta, Professional Planner, was sworn and accepted as an expert witness. He explained the use is permitted in the zone and is consistent with the Master Plan. Parking is being provided (18 on the premises, 3 on Shrewsbury Avenue and 3 on Drs. James Parker Boulevard), which sufficiently provides for the operational demand, as most people walk to the establishment. Landscaping and buffering is planned. He is comfortable with this application.

A motion was made by Dan Mancuso, seconded by Art Murphy to approve the application. Ayes: Mayor Menna, Thomas Welsh, Michael Ballard, Guy Maratta, Barbara Boas, Juanita Lewis and Hazim Yassin. Nays: none.

On a motion made by Dan Mancuso, seconded by Art Murphy, the meeting was adjourned at 8:20pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board