

MINUTES
RED BANK PLANNING BOARD
May 21, 2018

The Red Bank Planning Board held its regularly scheduled meeting on Monday May 21, 2018 in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Acting Chairman Art Murphy 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: Mayor Menna, Thomas Welsh, Barbara Boas, Juanita Lewis, Hazim Yassin and David 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 Barbara Boas, seconded by Mayor Menna to approve the minutes of the May 7, 2018 meeting. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis and Hazim Yassin. Nays: none.

A motion was made by Mayor Menna, seconded by Barbara Boas to approve the Resolution for Ocean First Bank. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis and Hazim Yassin. Nays; none.

A motion was made by Barbara Boas, seconded by Thomas Welsh to approve the Resolution for Bank of America. Ayes: Mayor Menna, Art Murphy, Juanita Lewis and Hazim Yassin. Nays: none.

A motion was made by Mayor Menna, seconded by Barbara Boas to approve the Resolution DMC, LLC., Coffee Corral. Ayes: Thomas Welsh, Art Murphy, Juanita Lewis and Hazim Yassin. Nays; none.

There was discussion regarding the referral of the Historic Preservation Commission Ordinance to the Council. Art Murphy suggested obtaining more information on the subject, before making a recommendation. RiverCenter has also requested more time to review the information.

Mayor Menna described the procedure. The idea was introduced at the last Council meeting. An Ordinance was drafted, with some minor adjustments input from the Historic Commission. The first two sections are administrative and the third section describes the properties included in the district, including the downtown business organizations, as well as the residential portion.

Mike Leckstein confirmed if the procedure is postponed, that we are still within the 35-day timeline to legally make the referral.

Art Murphy emphasized for the town to be business friendly and not deter potential business owners from opening businesses here. Also, to have them incur additional fees (\$100 proposed application fee) is not welcoming and the procedure could create additional hurdles. He feels the building department is doing a good job.

Barbara Boas doesn't know why a third layer of evaluation should be added to the review process. The current job of the commission is to advise and consent. This is usually with homeowners.

There was some confusion as to the procedure and what jurisdiction the commission would have.

Glenn Carter clarified the current procedure of when an application is submitted, not requiring a Board approval, the information is provided to the commission for their recommendation. They do not have the authority to approve or disapprove an application. This is known as a "weak" commission. If the Ordinance is passed, it would create a "strong" commission, giving them authority to approve or disapprove.

Barbara Boas expressed her concern that if this passes and gives the commission absolute right of approval, this might hinder a couple interested in purchasing a home in the district, if perhaps they wanted to put siding on their home, but can't, because it is not within the guidelines of the Historic area.

Cindy Burnham, 71 Wallace St. was sworn. She explained the Commission was formed as a result of the desire to preserve architectural elements in the area. She stated the problems are usually due to absent landlords, not families purchasing homes in the area. They also talked about not using railroad ties or gravel in the front. The gravel will sometimes enable the homeowners to park in the front, which is not accepted. Art Murphy added into the discussion about some recent applications, which they had the applicant revise plans to put parking in the rear of the property.

A motion was made by Thomas Welsh, seconded by Hazim Yassin to defer the discussion until June 4, 2018. A voice vote from all members confirmed the motion.

Public Hearings:

There were no public hearings.

On a motion made by Mayor Menna, seconded by Juanita Lewis, the meeting was adjourned at 7:33pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board