

MINUTES
RED BANK PLANNING BOARD
June 4, 2018

The Red Bank Planning Board held its regularly scheduled meeting on Monday June 4, 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, Councilman Ballard, Guy Maratta, Lou DiMento, Barbara Boas, Art Murphy, Juanita Lewis (arrived 7:45pm), Hazim Yassin, Mike Lettieri and David Cassidy. Also present were Mike Leckstein, Esq., Board Attorney, Glenn Carter, PP, Director of Planning & Zoning, Greg Gitto, PE, T & M Associates and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Art Murphy, seconded by Barbara Boas to approve the minutes of the May 21, 2018 meeting. Ayes: Mayor Menna, Juanita Lewis and Hazim Yassin.
Nays: none.

Public Hearings:

BML Realty Corp., 160 Shrewsbury Avenue, Block 67, Lot 19 P12575

The applicant was represented by Carlton Kromer, Esq.

The proposed mixed use application was explained, which will include a first floor office and two (2) bedroom apartments on the second and third floors for a total of four.

Mike Monroe was sworn and accepted as an expert witness. He referred to sheet A-1 explaining the project is basically conforming. The property is located on the corner of Shrewsbury Avenue and Earl Street. They are requesting a parking variance, along with several design waivers. The new building will be placed closer to the street, keeping in line with neighboring properties. The trash enclosure will be totally enclosed, similar to a garage. The basement will be used for mechanicals and storage for the building tenants.

There are signs proposed for 3 locations on the building, including 2 on the tower. These will measure 2X12 and will be conforming. Application for these will be submitted at a later date. There are historic details proposed for the buildings, such as a mansard roof. The apartment sizes are over 1,000 sq. ft. There is a loading zone proposed, although, not required. 9 parking spaces are included. The Board requested reconfiguring the

parking lot to eliminate the loading zone, thus provide an additional 1 -2 parking spaces. This issue was later addressed with Jacqueline Floor, the engineer. Mayor Menna stated that parking is more of a premium than a loading zone and delivery companies can utilize Shrewsbury Avenue for the deliveries. He complimented the project design.

The Board requested a deed restriction prohibiting food use for the first floor tenant. The applicant was receptive to this and this will be included in the Resolution. David Cassidy wanted clarification if the proposed curbing will eliminate parking. This was deferred to the engineer. Guy Maratta confirmed laundry facilities will be placed in each apartment.

Lee Ardine, Earl Street resident was sworn. He is concerned with parking on Earl Street and the ability of trucks to maneuver the area. The topic of traffic and trip generation was deferred to the engineer.

Jacqueline Floor, PE, 12 Broad Street, was sworn and accepted as an expert witness. She addressed the request to redesign the parking lot and eliminate the loading zone. This can be done and comfortably add 1 space or 2 stacked parking. Greg Gitto clarified the standard parking space size is 9X18 per Borough standards, thus a design waiver may be required. The Board is ok with that.

ADA requirements permit for a van access in the rear of the property. There are bulk "c" variances required on Earl Street. A 6 foot-high fence is proposed. The property is located on a county road, requiring their approval. The benefits outweigh the detriments of this application. They will provide a tree on the property, as recommended by the Shade Tree Committee. There is no irrigation proposed, but they will keep the landscaping watered the first 2 years, so the trees don't die. The applicant agrees to all aspects of the engineer's review letter.

Trip generation calculates as 3 additional morning trips, 9 additional evening trips and 11 additional Saturday trips. Dan Mancuso confirmed with Mr. Ardine that he understood the trip generation calculation. Mr. Ardine was also concerned with flooding, due to the loss of permeable surface. Jacqueline Floor stated a drywell is proposed to address this issue. She will work with T & M Associates on this issue. The public portion was closed.

Mayor Menna confirmed with Glenn Carter that the project is located in the Affordable Housing area requiring 20% for those properties with 5 or more residential units. Since

this application provides for only 4 dwelling units, the applicant will pay a small monetary fee.

A motion was made by Art Murphy, seconded by Dan Mancuso to approve the application. Ayes: Mayor Menna, Councilman Ballard, Guy Maratta, Lou DiMento, Barbara Boas, Hazim Yassin and Michael Lettieri. Nays: none.

The Rivermark at Maple Cove, 96-98 West Front Street, Block 8, Lots 2, 3 & 3.01 P12661

The applicant was represented by Ken Pape, Esq.

Mike Monroe, Architect; James Kennedy, Engineer and John Rea, Traffic Engineer from McDonough and Rea were all sworn and accepted as expert witnesses.

Mike Monroe described the application. The property is a gateway into Red Bank, which currently consists of unattractive buildings. The proposed mixed use building will have a double level parking garage, which will be concealed from the street. A standard entrance will be visible. There will be one entrance via Maple Avenue. Drivers will enter and the tenants and employees will turn left to proceed to the lower level.

Visitors/patrons will go right.

The first floor of the building will have about 6,500 sq. feet of retail space, the second floor will have three (2) bedroom apartments and the third and fourth floor will each have two (3) bedroom apartments. Balconies facing the water are proposed for each of the residential units. The exterior will include brick face, similar to Urban Outfitter's building and similar architectural details as seen at the building located at 2-8-10 Broad Street. There is no historic value of the existing building.

There will be a public terrace, with seating located on the river side.

Dan Mancuso stated since there are multiple waivers being requested, can the building be made smaller. Mike Monroe agreed the plans can be reviewed and possibly make the building 4-6 feet narrower. This would provide more view of the river.

Mayor Menna suggested having the application reviewed by our Borough Architect, Gabriel Massa. He can work together with Mike Monroe with suggestions.

Renee Ives, 68 West Front Street, was sworn. She confirmed the proposed roof color with Mike Monroe to be a gun-metal color. She also clarified how the building will be set on the property, which will be oriented towards Maple Avenue. There will be no change in grading.

Steven Hecht, 135 Branch Avenue, was sworn. Mr. Kennedy later addressed his question regarding placement of the building in relation to the library. He also was concerned with people using the library parking lot. There could be a requirement placed in the Resolution to provide directional signage to the parking area.

Michael Humphries, 12 West Lake Drive, was sworn. He confirmed there will be no disturbance of the area protected by CAFRA and the existing walkway will remain. He also was concerned with parking construction vehicles at the location.

Dan Mancuso understands the concerns, confirming there will be temporary construction inconveniences, such as delivery trucks.

Cindy Burnham, 71 Wallace Street, was sworn. She wanted to make sure Maple Cove is not used as a staging area for the trucks. She also later stated her dislike for the Metropolitan located on Wallace Street, as she would like this property to have more landscaping.

There was a break from 8:25 – 8:35pm. Upon return, a roll call showed the same members, except for Michael Lettieri, in attendance.

Ken Pape stated some concerns discussed with neighbors during the break included the request for a non-food use stipulation to be placed on the non-residential building uses. The applicant has no trouble with this requirement.

Michaela Ferrigine, 202 River Road, was sworn. She represents the Historic Commission. She wanted to clarify the existing building does have historic significance, as it is the remaining building to the lumber company, which was one of the largest employers in the town in the 1800-1900's. She does agree the building has become run-down.

Barbara Boas recommended possibly placing a plaque or photo in the new building recognizing the previous building in the location.

James Kennedy briefly discussed the engineering aspects of the project. He explained approvals/certifications for DEP, CAFRA, Freehold Soil and Monmouth County have all been received. They will also be requesting approval from the Council to clean-up and repair the area located to the rear of the property, where there is currently debris/rocks... There are street trees proposed.

There are 43 parking spaces provided, 48 required. As per their discussion with representatives from the library, the applicant has agreed to plant 16 Arborvitae Trees measuring 6-7 feet high, placed 6 feet apart and a 6 foot-high unclimbable fence. He also clarified the below grade portion of the proposed building must remain as is, or they would lose 10 parking spaces.

The project is not considered a major development for storm-water purposes. They are proposing a catch drain to be installed at Maple Avenue. This will intercept the water flowing down towards Maple Cove. He does not normally like to pump the water, but this seems to be the best option for this location. The water run-off will only increase 2/10 CFS, which is the equivalent of 2 garden hoses. This will not have a major impact. Greg Gitto agreed this was the best option and they will work together regarding this item.

There are three (14 foot-high) lighting fixtures, several wall mounted and 1 pole mounted fixture proposed in the parking lot, generating 3 foot candles, thus meeting the Borough guidelines. The A/C will be placed on the roof and will be screened. All statutory elements regarding circulation to accommodate trash pick-up and ambulance entrance to the property.

There is no separate free-standing sign proposed.

Juanita Lewis clarified the terrace is about 25 feet long.

David Cassidy confirmed the fence and trees proposed in the rear will prohibit people from climbing over.

Lou DiMento clarified the types of the three trees proposed and that it should be something able to survive in salt water. Anything located in the regulated wetlands area cannot be touched.

Boris Kaufman, 28 Riverside Avenue, was sworn. He represents the Shade Tree Committee. He stated DEP will grant approvals if the applicant is using trees native to the area.

It was agreed upon the information of the proposed trees will be submitted to the Shade Tree Committee for approval. There was originally no irrigation proposed, but after some discussion, the applicant will provide it. This will be a condition of approval.

Elizabeth McDermott, Middletown, was sworn. She is the current Director of the library. She clarified the existing split rail fence dividing the library property and the existing building will be removed.

The lower parking level will provide parking for the employees and the 1 assigned space for each resident. The remaining parking will be for tenants/patrons.

John Rea discussed the shared parking concept. The Borough requirement is 48 spaces, RSIS guidelines are 47. The applicant is providing 43.

The general office hours are 9am – 4 or 5pm and residential parking hours are generally 10pm – 6am. They anticipate 30-35 cars parked in the daytime hours and 16 -20 at night, resulting in 10 -15 open spaces at any given time. As the uses are totally opposite, this provides for a classic case of the shared parking. All traffic will enter and exit via the traffic light. Trash removal and truck maneuverability has been properly addressed. Firefighters will stage on Maple Avenue.

Michaela Ferrigine questioned if a traffic study was done. Mr. Rea explained that this application only generates 18 trips per hour, 1 car every 3 minutes. For something this small (less than 100 trips), a full blown traffic study is not necessary.

Cindy Burnham was concerned with the water run-off. As water is tested periodically, she wanted to make sure if there was any elevation in the pollutants, would the applicant remedy the situation. Mr. Kennedy clarified it is clean run-off from the roofs.

Dan Mancuso added there was no way to determine where the water came from and it was testified that the water flow resulting was di minimis.
The public portion was closed.

As the applicant must revise the plans to present to the Board, a motion was made by Dan Mancuso, seconded by Councilman Ballard to continue the application on July 16th with no further notice required. A unanimous voice vote confirmed.

Dan Mancuso clarified with everyone in attendance that they understood the public portion is closed for the engineer and traffic professionals. Only Mike Monroe, Architect, will return.

There was a discussion regarding the referral of the Historic Preservation Commission Ordinance to the Council. Dan Mancuso had concerns regarding the additional cost and time that would be added to the applications. This feeling was reiterated by Art Murphy. Mayor Menna explained the procedure of the Board to refer the Commission to the Council.

Glenn Carter explained the current Commission is known as a “weak” one, which can recommend suggestions. This referral would make them a “strong” one, granting them authority to approve/disapprove an application.

Art Murphy feels the current system and how it has worked for years is fine. He does not want to add restrictions to the residents.

Michaela Ferrigine explained how she has been on the Commission for 11 years and has spent countless hours providing suggestions to residents/businesses. They are trying to maintain Red Bank as a historic destination.

David Cassidy expressed his concern for the possible perception that the Borough is not business friendly, that this change could result in.

Cindy Burnham feels this would assist with the absent landlords, who do not maintain their properties within the Historic guidelines.

Mike Leckstein stated the job of the Board is to decide if the Commission is consistent with the Master Plan. If it is, then they refer it to the Council.

A motion was made by Dan Mancuso to favorably recommend the Ordinance to the Council, as consistent with the Master Plan, with the recommendation to minimize costs and time with the approvals, however possible. Councilman Ballard seconded.

Ayes: Mayor Menna, Guy Maratta, Lou DiMento, Barbara Boas, Juanita Lewis and Hazim Yassin. Nays: Art Murphy.

On a motion made by Art Murphy, seconded by Mayor Menna, the meeting was adjourned at 10:40pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board