

**MINUTES
RED BANK PLANNING BOARD
July 16, 2018**

The Red Bank Planning Board held its regularly scheduled meeting on Monday July 16, 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, Barbara Boas, Art Murphy, Juanita Lewis, Hazim Yassin and Mike Lettieri. Also present were Mike Leckstein, Esq., Board Attorney, Greg Gitto, PE, T & M Associates and Dina Anastasio, Board Secretary.

Administrative Matters:

A motion was made by Barbara Boas, seconded by Mike Lettieri to approve the minutes of the June 4, 2018 meeting. Ayes: a voice vote confirmed all in favor. Nays: none.

There was discussion regarding the Resolution for BMI Realty Corp and the topic of the affordable housing calculation; as it was noted that it is calculated by the Engineer. Glenn Carter, PP, confirmed that this application involved less than 5 units and thus the Borough can accept a monetary contribution instead of providing an on-site unit. It was also noted, the Engineer does not have to calculate the amount. This portion will be removed from the Resolution.

A motion was made by Mayor Menna, seconded by Barbara Boas to approve the Resolution. Ayes: Dan Mancuso, Art Murphy, Hazim Yassin and Mike Lettieri. Nays: none.

Mayor Menna explained the Ordinance to amend and supplement Chapter 490, relating to commercial parking facilities. This would permit commercial property owners to lease spaces on a provisional basis, at certain evening times. A license would be required. Enforcement would be an issue. They will have to make staff changes to allow proper enforcement.

Dan Mancuso stated the logistics of this Ordinance is better than what was done in the past; when property owners would lease spaces multiple times. Barbara Boas confirmed that if a space is ADA compliant, it will continue as such.

A motion was made by Barbara Boas, seconded by Juanita Lewis to favorably recommend the Ordinance to the Council, as it is consistent with the Master Plan. Ayes: Mayor Menna, Dan Mancuso, Art Murphy, Hazim Yassin and Mike Lettieri. Nays: none.

Public Hearings:

**The Rivermark at Maple Cove, 96-98 West Front Street, Block 8, Lots 2, 3 & 3.01 P12661
(cont'd from June 4, 2018)**

The applicant was represented by Ken Pape, Esq. He described the applicant addressing the Board's concerns regarding the building size and have redesigned the plan to reduce the size by

6 feet. Mike Monroe worked with the Borough Architect, Gabe Massa, to revise the plans. Gabe provided his letter of endorsement for the revisions.

The parking requirement was reduced by 2 spaces, thus reducing to requested variance.

The rear portion of the property is used by some to access the river. The applicant has agreed to convey ownership of this portion to the Borough.

There was some discussion regarding COAH contribution. Mr. Pape stated his understanding that this topic is currently being discussed in the courts and in the event, the rules change the current requirements, they will abide by what is in effect at the time of approval. He noted the option to provide a cash contribution, an off or on-site unit, and would like to keep the option open. As the application involves 8 units, the current 20% calculation requires a 1.6 units to be provided.

Mr. Leckstein indicated he did not want to have a lengthy discussion on this topic and recommends setting aside (1) unit and a monetary calculation for the .6 unit. If the applicant chooses, they can return to the Board for an amendment. Juanita Lewis agreed with this. Mayor Menna recommended a Developers Agreement can include this requirement.

Mike Monroe, previously sworn, described the revision, which included the removal of 6 feet from the middle section of the building. This enabled them to maintain the architecture of the building. No parking spaces were eliminated. They agreed to the comments provided by Gabe Massa. These include the usage of earth tones, clear glass on the interior and historic railing design.

Dan Mancuso thanked Mr. Monroe for the revisions. He also noted they can defer the issue to the Council regarding the ownership deed for the rear portion of the property.

Cindy Burnham, 71 Wallace Street, was sworn. She stated the rear portion of the property being discussed is not used that much. Japanese Knotweed, an invasive plant, grows at the location. The area would have to be maintained by the Borough. Mayor Menna will take this into consideration with the Council.

Mayor Menna stated this application is site appropriate, as the project utilizes the constraints of the property.

A motion was made by Dan Mancuso, seconded by Barbara Boas to approve the application. Ayes: Mayor Menna, Art Murphy, Juanita Lewis, Hazim Yassin and Mike Iettieri. Nays: none

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

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board