

MINUTES
RED BANK PLANNING BOARD
August 20, 2018

The Red Bank Planning Board held its regularly scheduled meeting on Monday August 20, 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, Lou DiMento (arrived 7:04pm), Barbara Boas, Art Murphy, Hazim Yassin 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 Barbara Boas, seconded by Art Murphy to approve the minutes of the July 16, 2018 meeting. Ayes: Dan Mancuso and Hazim Yassin. Nays: none.

A motion was made by Art Murphy, seconded by Barbara Boas to approve the Resolution for Rivermark @ Maple Cove. Ayes: Dan Mancuso, Barbara Boas, Art Murphy and Hazim Yassin. Nays: none. It was noted the approval will include the COAH requirements in effect at the time of building permits being issued, as there are changes pending with these requirements.

Public Hearings:

BFG Broad Street, LLC., 67-71 Monmouth Street, Block 44, Lot 4, P12683

The applicant was represented by Mike Convery, Esq. He explained his client, Joseph Biondolillo is the contract purchaser for the property, which is contingent on the approval of this application.

The following Exhibits were entered: A-1; Revised Site Plan dated 8/15/18; A-2; Colored Elevation Rendering.

Mike Monroe, Architect, was sworn and accepted as an expert witness. He explained the property changed ownership about 10 years ago and there have been no changes to the building in that time. The application was reviewed and approval recommended by the Historic Preservation Commission.

The proposal includes renovating the existing 2 apartments located on the 2nd floor, which are between 800 – 900 square feet each. They will be reconfigured to be two (1) bedroom apartments each. An exterior staircase, new windows and siding are proposed. The A/C condensers will be relocated to the roof. A 6 foot - high white vinyl fence will enclose the trash area. The three current 1st floor tenants will remain.

Mike Monroe explained that when he tried to rearrange the existing parking arrangement, he could not come up with a safer or better plan, so the existing will remain. This includes 10 spaces (5 sets of tandem spaces). It was noted that patrons to the retail stores use the front entrance, so this should not be an issue. This will provide 2 spaces for each tenant. They will work with the building department regarding the ADA compliancy.

Glenn Carter confirmed the Resolution should include the number of parking spaces to be between 6 -10 spaces, depending on the requirement.

The rear of the property will be cleaned up. The trash will be picked up by a private hauler. The public portion was closed.

A motion was made by Dan Mancuso, seconded by Art Murphy to approve the application.

Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Lou DiMento, Barbara Boas, Art Murphy, Hazim Yassin and David Cassidy. Nays: none

An administrative approval was granted for the application of Survive, LLC. (Avicenna Plastic Surgery), 76 East Front Street. The applicant previously received Board approval. They have since applied for two generators to be installed. The proposal is compliant with all the setbacks. A motion was made by Dan Mancuso, seconded by Barbara Boas to approve the application, as it is compliant. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Lou DiMento, Barbara Boas, Art Murphy, Hazim Yassin and David Cassidy. Nays: none.

On a motion made by Councilman Ballard, seconded by Art Murphy, the meeting was adjourned at 7:21pm.

Respectfully Submitted,
Dina Anastasio
Secretary, Red Bank Planning Board