

**MINUTES  
RED BANK PLANNING BOARD  
September 17, 2018**

The Red Bank Planning Board held its regularly scheduled meeting on Monday September 17, 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 (arrived 7:03pm), Guy Maratta, Lou DiMento, 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 Art Murphy, seconded by Hazim Yassin to approve the minutes of the August 20, 2018 meeting. Ayes: Thomas Welsh, Dan Mancuso, Lou DiMento, Art Murphy, Hazim Yassin and Dave Cassidy. Nays: none.

A motion was made by Art Murphy, seconded by Thomas Welsh to approve the Resolution for BFG Broad Street, LLC. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Lou DiMento Art Murphy, Hazim Yassin and Dave Cassidy. Nays: none.

**Public Hearings:**

**Estate of Elizabeth Herbert, 61 William Street, Block 52, Lot 23 & 23.01, P12914**

The applicant was represented by Dave Shaheen, Esq.

Art Murphy recused himself, as he owns property within 200 feet of this property.

Dave Shaheen described the application to subdivide the two lots. The subdivision is required as a result of the Loechner case, where a common owner has two adjacent non-conforming properties that are considered merged.

Exhibit A-1; Tax Map showing the existing properties: A-2; List of Neighboring Lots and A-3; Survey showing the proposed lots with lot 23 being 31 feet wide.

Glenn Carter suggested the applicant relocate the lot line to a width of 28 feet for lot 23. This would eliminate certain variances required. Dan Mancuso confirmed the existing slope of the property is moderate and any proposed house plans would have to be approved by the Borough Engineer for grading/drainage. The applicant was ok with the recommendations provided in Glenn Carter's review letter.

Allen Hill, 64 McLaren Street, was sworn. His property is located on the corner of McLaren and Williams Streets. He stated his concern for the existing trees located at the top of the hill and inquired if any of these were specimen trees. Glenn Carter explained there are no ordinances for a property owner regarding the removal of trees on their property. We only regulate those trees on Borough property. Dan Mancuso reviewed the photos showing trees on the premises, but he

was unsure of which property they were on. After some discussion, it was determined a requirement of approving this application would include the request for the applicant to preserve as many trees as possible, that will not interfere with the home construction. Mr. Hill also noted the existing sidewalk and if it will be continued. Glenn Carter stated they can continue it about 6 feet. This was acceptable to all.

Dave Cassidy stated his concern for parking. Glenn Carter explained there are two spaces required and the tandem parking that is proposed does not count towards that requirement. It was recommended the driveway be brought to the rear of the property to provide additional parking, as front yard parking is discouraged.

Art Murphy, 162 Bridge Avenue, was sworn. It was noted he is a member of the Planning Board. He stated that other applicants that appeared before the Board were required to extend their driveways to the rear. It was noted, there was no site plan submitted with the application. He also noted to extend the curb and sidewalk should be done. The public portion was closed.

A motion was made by Thomas Welsh, seconded by Dan Mancuso to approve the application. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Guy Maratta, Lou DiMento, Hazim Yassin and David Cassidy. Nays: none

Glenn Carter discussed the Ordinance referral to the Council regarding Tattoo Parlors. They fall under the category of personal services and are permitted in the HB Zone, but are not permitted elsewhere. Years ago there was a certain connotation regarding these establishments, but this has changed in recent years. By changing the Ordinance, this would permit them to be located in zones where other personal services are permitted, such as the Commercial District and the BR-1 and BR-2 Zones.

Councilman Ballard discussed the Council's review of this Ordinance was the result of the idea that we are in a new era and having a tattoo is very common. It is not viewed as it was in the past.

There was discussion from the members regarding this topic, including the following:

Dan Mancuso questioned if they should be located in the BR-1/BR-2 Zones. He also noted after discussing the topic with his children, he does not find tattoo parlors to be as offensive as originally thought. He doesn't love the idea, but agrees it will fill some vacant spaces.

Art Murphy stated teenagers hang out on Broad Street and he would not want any encouragement for them to get a tattoo.

Guy Maratta questioned if there is a minimum age requirement. It was noted, under age 17 would require parental consent and the Health Department has jurisdiction regarding this.

Thomas Welsh noted anyone opening an establishment on Broad Street would be paying a high rent, and feels it would be done to keep in the character of the downtown area. He also described the establishments built in Keyport, which started a renaissance in the area. Some places are like an art gallery.

Lou DiMento is ok with them, indicating they are not hurting anyone.

Hazim Yassin, stated they are more common and doesn't view them as an influence. People either like them or dislike them.

Mike Leckstein stated the Board can refer the Ordinance with added comments. They are recommending based on the Master Plan.

It was also noted high end stores such as Tiffany's are located in the area.

Councilman Ballard noted the feedback from RiverCenter included statements that restaurants can't keep opening and closing within 6 months. They need other establishments.

He also stated the Best Practices Initiative was discussed to diversify the town in keeping it vibrant. We are currently a restaurant town.

Guy Maratta stated in the past they placed a limit on the number of banks that were able to open in a zone.

A motion was made by Councilman Ballard, seconded by Lou DiMento to approve the referral of the Ordinance Amending and Supplementing Chapter 490 relating to Tattoo Establishments to the Council, as it is within the purview of the Master Plan. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Lou DiMento and Hazim Yassin. Nays: Guy Maratta, Art Murphy and Dave Cassidy.

There was some discussion regarding the Ordinance referral to the Council regarding Alternative Treatment Facilities. Dave Cassidy stated he is not opposed to them, as he read the state guidelines and they have a strong authority on the topic.

Guy Maratta confirmed any signage would have to go through Zoning review.

Thomas Welsh stated he will be attending a symposium on the topic with Councilman Mark Taylor next month and suggested someone from the Planning Board might consider attending.

A motion was made by Councilman Ballard, seconded by Art Murphy to approve the referral of the Ordinance Amending and Supplementing Chapter 490 relating to Alternative Treatment Centers to the Council, as it is within the purview of the Master Plan. Ayes: Thomas Welsh, Councilman Ballard, Dan Mancuso, Guy Maratta, Lou DiMento, Art Murphy, Hazim Yassin and Dave Cassidy. Nays: none.

On a motion made by Councilman Ballard, seconded by Art Murphy, the meeting was adjourned at 7:45pm.

Respectfully Submitted,  
Dina Anastasio  
Secretary, Red Bank Planning Board