

MINUTES
RED BANK PLANNING BOARD
March 1, 2021

The Red Bank Planning Board held a Planning Board meeting on Monday March 1, 2021 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Vice Chair Art Murphy called the meeting to order at 7:00 pm. A roll call showed the following members were in attendance: Tom Welsh, Kristina Bonatakis, Lou DiMento, Barbara Boas, Art Murphy, Juanita Lewis, Dave Cassidy, Fred Stone and Erik Perry. Also present were Mike Leckstein, Esq., Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Mike Leckstein read the Open Public Meeting Statement Act. An Adequate and electronic notice with the time, place and matter was posted in the two newspapers, with the Borough Clerk's office, the Borough website and posted outside the Red Bank Meeting room and on the front door of Borough Hall.

Art Murphy opened the meeting to the public for non-agenda items of which there were none.

Applications:

Wells Fargo Bank, 303 Broad Street; Block 115, Lot 1.01, 7, 8 & 9 P13655

Michael Arrio, Esq. represented the applicant. He reviewed the application

This application was carried over from the December 7, 2020 meeting. Art Murphy and Tom Welsh certified listening to the tapes for this meeting.

The applicant is seeking site plan approval to make exterior flood control, drainage improvements, lighting and landscape changes. They revised the plans, as per the comments of the Board and residents. They will place 43 Green Giant Arborvitae. They can grow 30 feet high. These will be placed in a double row. This was the type of tree recommended by the Shade Tree Committee.

The lighting plan was changed to turn off certain lights during the hours of 8pm -7am to reduce the illumination for the neighbors.

The original illuminated red light on the ATM will not be illuminated. There are strict state guidelines as to the lighting around the ATM. They do not meet the requirements.

Kyle Kovinsky, Project Manager, was previously sworn and is still under oath. He explained the proposed lighting specs were provided to the Board. The information was not specific, but more generalized.

The trees will be 8-10 feet high at planting and will grow 2-3 feet per year. They will provide a Maintenance Bond to maintain the trees. The applicant can have this as a condition of approval to perpetually maintain the trees.

Art Murphy confirmed they are a good buffer-zone tree.

Lou DiMento stated these are a fast growing trees and would probably take about 2-3 years to reach the 16-foot height. There was discussion regarding the maintenance of the trees. Mike Leckstein confirmed the property owner will be responsible to maintain.

Tom Welsh explained the Borough is responsible to confirm the applicant is in compliance with the conditions of approval.

Barbara Boas confirmed the lights illuminating the bank name will not be lit.

Dave Cassidy confirmed the trees will be 8-10 feet at the time of planting.

Ross Richardson, 192 Hudson Avenue, was sworn. He clarified there were issues of the lighting in the current situation and wants to make sure that they will be addressed. All the prior lighting will be removed and replaced. He reviewed the brochure, which showed the proposed lights and the shielding of the light coming off the property. The lights will be pointing down and he feels the applicant has shown good faith effort in the changes proposed.

John Jackson was sworn. He confirmed the proposed lighting and appreciates the changes made. He also confirmed the conditions of the application run with the land.

Angela Mirandi, 8 West Lake Road, was sworn. She confirmed which lights would be turned off at night and requested if certain lights could be on a timer or sensor. She questioned the necessity of the abundance of lighting provided, as the bank closes at 5:00pm. Mr. Kovinsky confirmed there are state laws that require the lights to be on.

Suzanne Bonney, Wells Fargo Representative, was sworn. She stated that there are meetings held in the upstairs offices at times.

Ms. Mirandi feels you must keep in mind the neighbors are residents, not commercial properties.

Thea (no last name provided), was previously sworn. She resides directly behind the bank. She discussed the trees proposed and requested to have larger trees, because of the pitch of the land. She felt the issue of the applicant not abiding by the state requirement was not mentioned previously. She feels this project will have significant impact on the neighbors. The shielded lights will be about 14-feet high. The proposed trees are not going to be placed the shield her property. She showed photos of the property taken from her house and the current situation and reviewed the trees, which are half dead and don't provide any buffer. She wanted to know if anything can be done in this area. Mr. Kovinsky explained If they had to put new trees, then the old ones would have to be removed. They are not going to remove the existing trees, but will plant additional trees. There was also discussion regarding the type of fence on the property.

She also requested if the planting can be done first.

Angela Mirandi questioned if the half dead trees, previously discussed, were going to be replaced. It was noted, they were not. Mr. Leckstein stated they can have a condition of approval that the dead trees be replaced.

Tom Welsh explained that he went to look at the trees about a year ago and he learned the trees became compromised because of the plantings under the trees.

Barbara Boas clarified the final number count for the lights: there are 16 existing lights and they are proposing 24 free standing lights. 4 of these will be shut off at night, leaving 20 on at night. She feels this is a lot of lighting.

A motion was made by Art Murphy to approve the application; however, no other Board members would second the motion.

There was then a motion from Barbara Boas to deny the application; however, no other Board members would second the motion.

Dave Cassidy feels there are too many lights.

Juanita Lewis stated the Board is not comfortable with the information they and requested for the applicant to make revisions and come back. She likes the idea of motion sensor lights.

Mike Leckstein stated the neighbors would not like motion lights going on and off all the time.

It was clarified that the height of the lights is shorter than what is in a shopping mall.

Tom Welsh explained maybe the Board is not happy with what has been presented. The spillage is what should be concerned. As long as the light is shielded correctly, that will determine how the light hits onto the properties. Mr. Welsh explained that maybe the Board is not comfortable of not being able view a true photo of what the lights would look like. There was further discussion regarding the spillage and lighting issue.

The current plan reflected the lights being dimmed on Bergen Place and the parking lot. They are required to light up the ATM. They would also like the Board Engineer to go at night and view the lighting situation.

Dave Cassidy feels the applicant has gone above and beyond, but he has issue with the number of lights that are going to be lit.

Barbara Boas requested if there was somewhere they can go locally to view these lights. Unfortunately, there is not. She also stated the bank across the street is not lit up as much.

Lou DiMento wants them to go to the site to view the trees that are partially dead to see what needs to be done and also to view the light situation and the amount of lights.

A motion was made by Lou DiMento, seconded by Kristina Bonatakis to approve the application. Ayes: Tom Welsh, Kristina Bonatakis, Lou DiMento, Art Murphy, Fred Stone and Erik Perry. Nays: Barbara Boas, Juanita Lewis and Dave Cassidy. Mike Leckstein stated a condition of approval would be 6 lights must be turned off between the hours of 8:00pm and 7:00am. They will also be addressing the dead trees to confirm if they must be replaced.

Dave Cassidy made a motion to adjourn the meeting, seconded by Art Murphy. The meeting was adjourned at 8:45pm.

Respectfully submitted,
Dina Anastasio