

MINUTES
RED BANK PLANNING BOARD
March 7, 2022

The Red Bank Planning Board held a Planning Board meeting on March 7, 2022, at 7:00 PM, via Zoom video conferencing call.

Chair Dan Mancuso called the meeting to order at 7:01 PM. A roll call showed the following attendance:

Mayor Pasquale Menna	Present	Barbara Boas	Present
Thomas Welsh	Absent	Art Murphy	Present
Councilman Michael Ballard	Absent	Juanita Lewis	Present
Dan Mancuso	Present	David Cassidy	Present
Kristina Bonatakis	Present	Fred Stone	Present
Lou DiMento	Present	Linda Cohen	Absent

Also present were Michael Leckstein Esq.; Greg Gitto, P.E; Shawna Ebanks, P.P., AICP, Director of Community Development; and Chris Ann DeGenaro, Board Secretary.

Chair Mancuso read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice with time, place, and matter was posted in the Asbury Press, Two River Times, Star-Ledge, Borough Clerk's Office, the Borough website, and posted outside the Red Bank Meeting room on the front door of Borough Hall.

Resolutions:

Resolution of Approval – Application #P14329-14 Clifford Place

Motion: Approved as presented

Moved By: Juanita Lewis

Seconded By: Barbara Boas

Ayes: Mayor Pasquale Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, and Fred Stone.

Nays: N/A

Abstain: N/A

Administrative Matters:

Master Plan Update

Shawna Ebanks provided an update on the progress of drafting the master plan and the master plan committee meeting.

Revised Meeting Dates:

Motion: Approve removal of the October 17, 2022, public meeting from the calendar.

Moved By: Dan Mancuso

Seconded By: Barbara Boas
Ayes: All in Favor
Nays: N/A
Abstain: N/A

PI4379: 99 Herbert Street, Block: 67 Lot: 7

Ed McKenna, Esq. represented the applicant, Christian Giamanco.

The applicant seeks a minor subdivision approval to subdivide Lot 7 into two (2) new lots. The property is identified as 99 Herbert Street and is an undersized, narrow lot. The nonconforming lot frontage is pre-existing. Additionally, the lot contains a two-family dwelling structure, and no new construction is proposed.

Michael Simpson, R.A., P.P., was sworn in and accepted as an expert witness. He provided testimony on the proposed bulk standards for the subdivision. He also stated that this application is similar to a Zoning Board of Adjustment approval for subdivision for the adjacent lot, 95 Herbert Street, in 2003. However, the 95 Herbert Street application was more intensive since the lot contained a three-family residence on Herbert Street compared to the subject property for the presented application has a two-family dwelling.

Mr. Simpson provided exhibits depicting the narrowness of the subject lot and the narrowness of the surrounding lots within the RB-2 Zone. Although the subject property's width is narrow, the length of the property benefits the lot for the subdivision.

The proposed new lot fronting on Earl Street will have two off-street parking. The two parking spaces would not disturb any of the existing trees on the lot. The property fronting Earl Street side serves as the parking for the structure fronting Herbert Street. Also, the current tenants at 99 Herbert Street do not own vehicles, so the parking is unused. The Borough's ordinance parking requirements for multi-family and RSIS require 1.5 parking spaces for 2-bedroom units. Therefore, the applicant would need to provide three (3) parking spaces for the existing house fronting Herbert Street. Although the applicant cannot provide the required amount of off-street parking, Mr. Simpson testified that there were 8 to 10 on-street parking spaces between Leighton Avenue and Shrewsbury Avenue.

Mr. McKenna asked Mr. Simpson how the proposed subdivision relates to the goals of the master plan, and he replied that the 1995 Master Plan recommends the need for more housing opportunities in zonings like the R-B2. Therefore, subdividing the lot will allow the construction of a single-family house that will be in scale with the surrounding neighborhood but works towards the positive criteria of the master plan.

Arthur Murphy asked about the proposed square footage of the lot and the required lot area for the zoning. Mr. Simpson replied 3,300- square feet. Greg Gitto replied that the R-B2

requires a lot size of 3,500- square feet for a single-family and 7,000-square feet for a two-family.

Chair Mancuso asked whether the property contains an existing single or two-family structure. Mr. McKenna replied that it is a two-family. Therefore, the applicant corrected the error on the public notice since the application states that the existing structure is a single family.

Juanita Lewis asked whether there was a shortage of on-street parking on Herbert Street. Mr. Simpson replied that parking only becomes limited when service and construction vehicles park on the street.

He continued to say additional parking is located around Pilgrim Baptist Church.

Chair Mancuso asked about parking on Earl Street, and Mr. Simpson confirmed there was none.

David Cassidy asked, since the new lot area is under the requirement of 3,500-square feet will a new house need a side yard variance. Mr. McKenna replied that there are no proposed plans at the moment. However, if the board approves the subdivision, any future proposal for a new structure will have to conform to the setback presented in this application.

David Cassidy also commented on the lack of on-street parking on Earl Street.

Mayor Menna asked if there would be two single-family houses on both lots, and Mr. McKenna replied that the existing two-family would remain and the new lot would contain a single-family.

The meeting was opened to the public for questions relating to the application.

Anne Kelterborn, 108 Herbert Street, asked whether a parking study was completed. Chair Mancuso replied that a parking study was not required for the scale of this project.

Paul Goodhue Kittredge, 77 South Street, commented in favor of the application and the proposed layout of the lots.

David Cassidy asked if two out of the four parking off-street parking on Earl Street could be used for Herbert Street lot parking. Mr. McKenna replied it was up to the owner to make that arrangement.

There were no public comments.

Art Murphy motioned to accept the application presented and second by Lou Dimento.

Motion: Approve application as presented

Moved By: Art Murphy

Seconded By: Lou DiMento

Ayes: Mayor Pasquale Menna, Dan Mancuso, Juanita Lewis, Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy, and Fred Stone.

Nays: N/A
Abstain: N/A

The meeting was adjourned at 7:53 PM.

Respectfully submitted,
Chris Ann DeGenaro
Board Secretary