

MINUTES
RED BANK PLANNING BOARD
April 18, 2022

The Red Bank Planning Board held a Planning Board meeting on Monday, April 18, 2022, at 7:00 PM, in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Art Murphy called the meeting to order at 7:00 PM. A roll call showed the following attendance:

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

Also present were Michael Leckstein Esq., Planning Board Attorney; Ed Herrman, P.E.; Board Engineer; and Shawna Ebanks, P.P., AICP, Director of Community Development.

Chair Murphy 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 and Two River Times, Star Ledger, the Borough Clerk's Office, the Borough website, and on the front door of Borough Hall.

Public Hearing:

P14552: 31 N. Bridge Avenue, Block: 4 Lot: 10

Dennis Galvin, Esq. represented the applicant Solari Ventures, LLC.

Mr. Galvin described the application and the variances sought, consisting of the minor site plan approval with bulk variance and design waiver relief. The applicant proposed converting the existing single-family dwelling into an office use as a creative design business and eliminating the concrete driveway to create an asphalt parking lot with six (6) spaces.

The following expert witnesses were sworn in for the presentation:

Christine Ryan - the owner of Solari Ventures, LLC

Kevin E. Shelly, P.E. - Shore Point Engineering

Exhibit A-1: Site Plan by Shore Point Engineering, dated 12/14/2021, was marked and presented.

Ms. Ryan provided a history and description of her creative design business. She provided testimony on the number of employees that would work in the building during business hours. She stated that the company currently has seven (7) employees; however, only 3-4 employees will be on-site during hours of operation. Clients will visit the site through appointments, and the site will receive office supply deliveries. The office will be closed on the weekends.

Art Murphy asked whether the second floor would be used as a dwelling unit, and Ms. Ryan replied that it would be used only for office space.

David Cassidy asked whether the operation of the business would affect the adjacent residential properties. Ms. Ryan responded that there would be no issues with the surrounding properties. The neighbors welcomed the improvements to the structure.

Ed Herrman inquired about the hours of operation. Ms. Ryan stated that they were 9:00 AM to 5:00 PM Monday through Friday.

Mr. Shelly presented Exhibit A-1 and provided engineering testimony on the applicant's behalf. He went into detail on the proposed improvements to the subject site, including creating six parking spaces in the rear of the property, new signage, and fencing. Additionally, a dry well system will be installed in the parking area to offset stormwater runoff. Six (6) evergreen shrubs will be planted along the fence. The lighting for the site will be a motion sensor light in the rear of the structure.

Ed Herrman asked Mr. Shelly questions regarding his review memo, specifically, whether the property needs an ADA parking space. Mr. Shelly testified that he spoke with Mr. Herrman regarding the N.J. code for ADA compliance. Since the lot was under 10,000-square feet, it was exempt from the requirement.

David Cassidy questioned the absence of a wheelchair-accessible path and ramp. Mr. Shelly provided testimony about the limited areas in which the path and ramp can be placed.

Kristina Bonatakis asked Mr. Shelly to provide details on the walkways and entrances into the structure. Mr. Shelly indicated the different paths and access to the building. Ed Herrman commented that he had no objections to the site plan as long as the applicant installs a walking path to both entrances to the building.

David Cassidy asked about any existing and proposed shade trees for the site. Mr. Shelly replied that the existing tree would be removed.

Michael Leckstein stated that the ADA wheelchair access requirement would be waived.

Chair Murphy motioned to accept the application as presented and second by David Cassidy.

Moved By: Arthur Murphy

Seconded By: David Cassidy

Ayes: Louis DiMento, Kristina Bonatakis, Arthur Murphy, Barbara Boas, David Cassidy,
and Fred Stone.

Nays: None

Abstain: None

The meeting was adjourned at 7:27 PM.

Respectfully submitted,
Chris Ann DeGenaro
Board Secretary