

MINUTES
RED BANK BOARD OF ADJUSTMENT
June 3, 2021

The Red Bank Zoning Board held a Zoning Board of Adjustment meeting on Thursday June 3, 2021 at 6:30 pm, via Zoom in the Municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Lauren Nicosia called the meeting to order at 6:30 pm. The Board saluted the flag. A roll call showed the following members were in attendance: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy, Anne Torre, Sharon Lee, Bruce Maida, Kevin Kennedy, Esq., Board Attorney, Ed Herrman, PE, Shawna Ebanks, Director of Community Development and Maria Graziano, Board Secretary.

Kevin Kennedy 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. Mr. Kennedy also announced the login information was advertised as well. Mr. Kennedy announced that if the public needed to contact us they could raise their electronic hand, call Maria Graziano or send her email at mgraziano@redbanknj.org.

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

A motion was made by Sean Murphy, seconded by Eileen Hogan to approve the Resolution for 57 Peter Place, LLC. Ayes: Ray Mass, Eileen Hogan, Richard Angowski, Sean Murphy and Sharon Lee. Nays: none.

Applications:

PRC/ Red Bank Corporate Plaza; 141 West Front Street; Block-34, Lots: 3.01, 25 & 26 Z14087

Ed Herrman, PE, was sworn.

Peter Wersinger, Esq. represented the applicant. This application was continued from a prior meeting. The applicant did re-notice, even though it was not required.

The following Exhibits were entered: A-32; Revised Site Plan dated 5/13/21 prepared by Jerome Lang: A-33; Traffic Study dated 5/13/21: A-34; Architectural Plans dated 5/19/21, 15 sheets: A-35; T&M Review Letter dated May 2021.

The hearing process was re-opened, due to the submission of the revision of the revised plans.

Mr. Wersinger explained they have made substantial changes, addressing the Boards' concerns. They reduced the number of units by 34% (99 from the original 150 proposed); height was reduced by 25-26%; density was reduced by 34% (56.7 originally proposed, now 37.56) units per acre; 2 full stories have been removed; eliminated a level of parking in the main structure and no residential units above the office units. A new element has been added – a roof-top restaurant. This is proposed above the office units.

William Feinberg, Architect, was previously sworn. He referenced Sheet A-10; the elevation along West Front Street. They reduced the 5th floor of parking, keeping the 4 original floors. The new façade will cover up the garage. The highest point of the building is 92 feet.

There will be 4 stories of parking above grade, 1 below grade. The office building portion is 64 feet high. A separate elevator is proposed to bring guests from the parking garage directly to the roof-top restaurant.

He described the different street views and the floors.

Christine Nazzaro Cafone, PP, was sworn. She explained that it is typical practice for the COAH units to be smaller than the market rate units. The goal is to create opportunities for those that are income challenged.

There was some discussion regarding this topic and the equality of the units versus the market priced units. There will be 5 COAH units provided off-site.

Robert Marchese, Esq., represented several property owners.

He confirmed the density is 2.3 times what is permitted. That is based on the revised plans.

Since the COAH units will require variances, does that help the Borough meet their requirements?

Kevin Kennedy explained one of the conditions of approval would be addressing the COAH units. Also, Christine Cafone clarified the units would provide the Borough with meeting their COAH requirements.

Jeromy Lange, PE, recognized he was still under oath.

He described the roof-top restaurant, the green plan and the loading and delivery zone. He described the West Street access, which helps the site triangle. The building has been brought back about 8 feet from the street.

The following Exhibits were entered: A-36; Site Triangle Exhibit revised 5/13/21: A-37; Site Plan Rendering dated 5/13/21: A-38; Aerial View of the Existing Conditions dated 1/14/20: A-39; Building Height/Density Study revised 5/13/21.

Mr. Lange summarized the variances required, which include a d(1) variance for density and minimum unit size: d(4) variance for FAR: d(5); for density: and a d variance for height. He reviewed the neighboring buildings and their density.

There are also variances required for front and side yard set-backs.

He discussed the Stormwater Management Report, explaining that the water drains towards the Navesink.

Mr. Herrman questioned Mr. Lange if there was an Ordinance requiring an electric car charging station. Mr. Lange explained the Ordinance does not require any; however, they are proposing 2. The applicant will work with the Borough on this topic. He addressed all of the comments in the review letter.

Mr. Wersinger stated it is 2 per level. This will be addressed during the site plan phase.

There is a 25% green roof requirement; however, they are proposing less. It will be in two areas.

Mr. Lange clarified the calculation for the FAR for Anne Torre.

The mechanicals will be located on the roof; not visible from the street.

Maurice Rashad, Traffic Engineer, was still under oath. He reviewed the restaurant and residential trip generations, explaining there would be a significant reduction from the original plan. He reviewed prior

traffic study plans done recently and another one done in 2011. They are exceeding the demand of the proposed parking spaces being offered and that which is required.

Sean Murphy clarified that the study was done during Covid-19. Mr. Rashad explained that with a shared parking study, if you are not at work, you are at home and your car is parked at your residence, so it is accounted for in the study.

He discussed the reservation of parking approach, in which the Borough Ordinance and RSIS do allow for shared parking calculations. The overnight parking is abundant; therefore, the residential units can enjoy the spaces. They do not feel it is necessary to reserve spaces.

Eileen Hogan questioned the residents being able to park, when there will be two restaurants. Mr. Rashad explained the restaurants will have 361 spaces at their disposal, even after accounting for the residential parking. Mr. Wersinger confirmed the shared parking and the applicant's willingness to discuss information with Count Basie Theatre.

Peter Wersinger, was sworn at a previous meeting. They wanted to document this fact, since he was providing testimony.

Richard Angowski clarified with Mr. Rashad that there will be no Uber/taxi pick-up off West Front Street. The pick-up area will be located on Wall Street, in the rear of the building.

Robert Marchese questioned if existing traffic conditions were considered with regard to the "T" intersection. Mr. Rashad explained the results of the study did not warrant any consideration. They discussed the Two River Theater driveway previously installed.

Jamie Learn, 91 Manor Drive, was sworn. She questioned if outside of this project, does West Front Street have a lot of traffic. Mr. Rashad explained, scientifically it is not; however, it is based on your perception. He explained, for example, how long you have to wait, would determine how you look at the traffic issue. He explained how much traffic the application would be adding to the mix.

Christine Cafone, PP, was still under oath. She quickly reviewed and stands by her prior testimony. She reviewed the heights of the various buildings, explaining that the revised proposed height is within character of the neighborhood. Richard Angowski requested she explain the criteria that the Board would be able to approve this application, since the proposed height is more than double the permitted height. She explained her reasons.

Kevin Kennedy explained this is a significant application and the Board needs time to absorb the information.

Lauren Nicosia made a motion to carry the application to August 5, 2021, seconded by Ray Mass. Ayes: Lauren Nicosia, Ray Mass, Eileen Hogan, Christine Irwin, Richard Angowski, Sean Murphy and Anne Torre. Nays: none. There will be no further notice required. Mr. Wersinger confirmed his consent to extend the time the Board has to act on the application.

Ray Mass made a motion to adjourn the meeting, seconded by Sean Murphy. The meeting was adjourned at 9:46pm.

Respectfully submitted,
Dina Anastasio