

MINUTES
RED BANK PLANNING BOARD
August 21, 2023

The Red Bank Planning Board held a public meeting on August 21, 2023, at 7 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Dan Mancuso called the meeting to order at 7:00 PM. A roll call showed the following members were in attendance:

Mayor Portman	Absent	Megan Massey	Present
Greg Fitzgerald	Absent	Louis DiMento	Absent
Dan Mancuso	Present	Kristina Bonatakis	Present
Thomas Welsh	Absent	Barbara Boas	Absent
Frederick Stone	Present	Wilson Beebe	Present
Itzel Hernandez	Present	Brian Parnagain	Absent

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

Chair Mancuso read the Open Public Meeting Statement Act. In addition, an adequate and electronic notice of time, place, and matter was posted in two newspapers, the Borough Clerk's Office, the Borough's website, outside the council chambers, and on the front door of Borough Hall.

Oaths to Office:

Michael Leckstein read the Oath of Office and swore in the following members to the Planning Board:

<u>Member</u>	<u>Term</u>
Megan Massey	2023

Resolution Appointing Board Attorney

Motion: Adopt the resolution to appoint Michael Leckstein Esq. as Board Attorney.

Moved by: Wilson Beebe

Seconded by: Kristina Bonatakis

Ayes: Dan Mancuso, Frederick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe

Nays: N/A

Abstained: N/A

Resolution Appointing Board Engineer

Motion: Adopt resolution to appoint Edward Herman of T &M as Board Engineer.
Moved by: Frederick Stone
Seconded by: Itzel Hernandez
Ayes: Dan Mancuso, Frederick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe
Nays: N/A
Abstained: N/A

Resolution of Approval – 121 Drs James Parker Blvd; Block 96, Lot 2.03

Motion: Approved as presented
Moved by: Dan Mancuso
Seconded by: Wilson Beebe
Ayes: All in favor
Nays: N/A
Abstained: N/A

P15177: 14 Wharf Avenue; Block 10, Lots 4 & 5

The applicant requested that the application be carried to October 2, 2023. The applicant will re-notice the new date.

P15147: 27 Locust Ave; Block 66, Lot 8

Edward McKenna, Esq. represented the applicant, Florence and Basheer Hoosein.

The following witness was sworn in to testify:
Michael M. Simpson, R.A., S.O.M.E Architects, P.C

Mr. McKenna described the application and the variances sought, consisting of minor subdivision approval to subdivide the parcel containing Lot 8 into two (2) new lots. The existing dwelling will remain, and the newly created lot will be for future development.

Michael Simpson provided professional testimony on the dimensions of the two new lots. He explained that the existing lot is twice the size of a typical property in the neighborhood in all categories. The existing lot's width would be reduced to 41 feet, and the newly created lot would have a width of 34 feet for the narrower lot. The existing structures on the lot do not meet the side and rear yard setback requirements, and the applicant needs to propose changes to their footprint.

Mr. Simpson asked that a condition of the approval be that the applicant revise the plot plans to indicate 10-foot-wide driveways for both lots since the plot plans presented to the Board did not show the driveway dimensions. He noted that the front yard would be slightly compromised if the driveways were 10 feet wide. He also added that the applicant will comply with the curb-cut requirements.

Mr. Simpson said that five trees exist on the lot, and if any are removed in the future, the applicant will replace them.

Michael Leckstein asked about the proposed dimensions for any new structure on the newly created lot; Mr. Simpson replied that it would be approximately 1800 square feet. Ed Herrman clarified that the proposed structure for lot 8.02 would have a total square footage of 1,300 square feet and approximately 633 square feet of ground floor.

Shawna Ebanks asked if they plan to develop the vacant lot or if it will be sold and then developed by the new buyer; Mr. McKenna replied that the applicant is not proposing any construction on the new lot. However, if there are any changes, the applicant agrees to return to the Board if there are adjustments.

Wilson Beebe asked what the number four in the zoning table meant, and both Mr. McKenna and Mr. Simpson said it was the number of off-street parking.

Megan Massey voiced her concern about the proposed impervious coverage; Mr. Simpson replied that the applicant was below the requirement.

Mr. Herrman asked that the applicant provide details on the drainage issues for the site. He asked that a condition to the approval be that the applicant present a grading plan for approval by the Borough Engineer.

Ms. Ebanks asked that if the applicant cannot replace the trees, they will be making a payment to the Shade Tree Trust Fund.

Ben Forest, 16 Forest Avenue, commented that he had no objections; however, his only concern was whether there would be driveways for both lots.

Dan Mancuso motioned to approve the application, and Wilson Beebe seconded.

Ayes: Dan Mancuso, Frederick Stone, Itzel Hernandez, Megan Massey, Kristina Bonatakis, Wilson Beebe

Nays: N/A

Abstained: N/A

The meeting adjourned at 7:24 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary