

MINUTES
RED BANK PLANNING BOARD
October 2, 2023

The Red Bank Planning Board held a public meeting on October 2, 2023, at 7 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Daniel Mancuso called the meeting to order at 7:02 PM. A roll call showed the following members were in attendance:

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

Also present were Michael Leckstein Esq. 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.

Meeting Minutes: July 17, 2023

Motion: Approved as presented
Moved By: Dan Mancuso
Seconded By: Kristina Bonatakis
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Wilson Beebe, and Itzel Hernandez
Nays: None
Abstain: Megan Massey

Meeting Minutes: August 21, 2023

Motion: Approved as presented
Moved By: Dan Mancuso
Seconded By: Itzel Hernandez
Ayes: Kristina Bonatakis, Dan Mancuso, Megan Massey, Wilson Beebe, Itzel Hernandez, and Frederick Stone
Nays: None
Abstain: Greg Fitzgerald, Louis DiMento, Barbara Boas, and Brian Parnagain

Resolution of Approval – 27 Locust Ave; Block 66, Lot 8 – Florence & Basheer Hossein

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Wilson Beebe
Ayes: Kristina Bonatakis, Dan Mancuso, Megan Massey, Wilson Beebe, Itzel Hernandez, and Frederick Stone
Nays: None
Abstain: Greg Fitzgerald, Louis DiMento, Barbara Boas, and Brian Parnagain

Ordinance No. NP2023-11: Ordinance Amending and Supplementing Chapter 490, Planning and Development Regulations, Relating to the Height Requirement in the Waterfront Development.

Shawna Ebanks stated that the Board Engineer reviewed the height requirement of the WD zone and found that the regulation should be amended because the language was confusing, and the metric used was outdated. The new maximum height would be 50 feet in the WD zone.

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

Ayes: All in favor
Nays: None
Abstained: None

Ordinance No. NP2023-13: Ordinance Amending and Supplementing Chapter 490, Planning and Development Regulations; Relating to Buffer Areas, Screening, Landscaping, Shade Trees to Increase Developer Shade Tree Fees.

Shawna Ebanks explained the Shade Tree Commission recommended that the amount applicants pay into the Shade Trust fund should increase from \$500 to \$1,000. The increase would deter applicants from paying into the trust fund and instead planting the required number of trees.

Susan Viscome, 25 Cedar Street, questioned whether the public can comment on ordinance reviews of the Planning Board. Chair Mancuso replied that consistency reviews are usually not commented on by the public.

Kristina Bonatakis motioned to accept the two ordinances as being consistent with the Master Plan, and Louis DiMento seconded.

Ayes: All in favor
Nays: None
Abstained: None

Wilson Beebe motioned to adjourn the meeting, and Itzel Hernandez seconded.

Ayes: All in favor
Nays: None
Abstained: None

The meeting adjourned at 7:14 PM.

Respectfully submitted,
Aline Macatrao
Board Secretary