

MINUTES
RED BANK PLANNING BOARD
April 23, 2025

The Red Bank Planning Board held a public meeting on April 23, 2025, 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 7:01 PM. A roll call showed the following members were in attendance:

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

Marc Leckstein, Esq., Board Attorney, and Shawna Ebanks, Acting Board Secretary, were also present.

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.

Regular Meeting Minutes: April 9, 2025

Motion: Approved as presented
Moved by: Willson Beebe
Seconded by: Itzel Hernandez
Ayes: William Portman, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Wilson Beebe,
 Itzel Hernandez, Fred Stone, Brian Parnagain
Nays: None
Abstained: Barbara Boas

Red Bank Train Station Redevelopment Plan Presentation

Susan Favate, P.P., AICP from BJF Planning, presented the changes to the redevelopment plan based on the public comments from April 9, 2025. Most of the revisions were for District A. One change was to reduce the maximum number of allowable building height along Monmouth Street frontage but keep six stories on the other side of the building. The Monmouth Street frontage would be five stories maximum, 60 feet, up to a depth of 25 feet. Another change would be to increase the setbacks for both Monmouth and West Streets from 5 feet to 10 feet. The final change was made to cap the maximum square footage for the nonresidential component of the development on the north parcel to 30,000 and 17,000 for the south parcel. There were also edits to the design standards that impact the building mass, design, and articulation.

Additionally, a description of vertical breaks in the building was added to clarify the intention of the Board. A change was made to allow balconies/cantilevered structures/extensions above the ground to encroach up to 5 feet into the setback. This further allows the ground floor to be setback and gives a little flexibility on the upper stories. Another change was made regarding keeping the historic plaques and artifacts in the same location. Also, if the historic train station structure is subdivided into a separate parcel, it would not be subject to the requirements. There was some language previously regarding the shared street, which said that a shared street should be provided on the north parcel, which requires the shared street project. However, the language was changed. It gives the shared street as optional, and it would require approval from the Borough Engineer. The final change included a potential off-site improvement along the railyard for a pedestrian pathway connecting Drs. James Parker Boulevard and Chestnut Street. NJ Transit would need to approve the decision to construct the path.

The following members of the public provide commentary in opposition or favor of the redevelopment plan:

- Allen Hill – 64 McLaren Street
- Marjorie Cavalier – 1 Bridge Avenue
- Emily Farchella – 49 Oakland Street
- Dan Riordan – 20 Irving Place
- William Poku – 90 Bank Street
- Susanne Viscome – 25 Cedar Street
- Mary Ellen Mess – 95 Hudson Avenue

Based on the public comments, recommendations were made to revise the plan to say "require" rather than "encouraged" the stoop design on West Street for the individual entrances, change "shall" to "should" for the installation of a shared street and increase the bike parking to 1 per 10 parking spaces.

The Board discussed the public comments, the height of the project, density, and the redevelopment process. The Board decided to form a committee to work with Susan, Denholtz, and NJ Transit to adjust the plan to reduce the number of stories. The committee members are Dan Mancuso, Barbara Boas, Wilson Beebe, and Lou DiMento.

Chair Mancuso motioned to carry the presentation to another date, seconded by Barbara Boas.

The meeting adjourned at 9:05 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary