

MINUTES
RED BANK PLANNING BOARD
June 11, 2025

The Red Bank Planning Board held a public meeting on June 11, 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 7:10 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 23, 2025

Motion: Approved as presented

Moved by: Willson Beebe

Seconded by: Kristina Bonatakis

Ayes: William Portman, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Wilson Beebe, Itzel Hernandez, Fred Stone, Brian Parnagain, Barbara Boas

Nays: None

Abstained: None

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 Redevelopment Plan Committee and the public comments from April 23, 2025. The main change was the maximum building height for both the North and South Parcels is proposed at 5 stories/60 feet. In the original March 14 draft, the height for the North Parcel was capped at 6 stories/75 feet, which was later proposed to be reduced to 5 stories/60 feet along the Monmouth Street frontage. The latest proposal would cap the height at 5 stories/60 feet for the entire parcel. Additionally, the minimum required building setbacks on Monmouth and West Streets are proposed to be increased from 5 feet to 10 feet.

The maximum nonresidential building area is proposed to be capped at 30,000 square feet on the North Parcel and 17,000 square feet on the South Parcel.

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

- William Poku
- Jonathan Gilday
- Seraton Talip
- Tyrone Shields
- Jamie Leren
- Robert Frikker
- Peter Bontempo
- Phil Patterson
- Linda Cohen
- John Anderson
- Drew Logan
- Adrian Biall
- Dan Riordan
- Frank Carado
- Steve Hansel
- David Cookson
- Allen Hill
- Mary Ellen Mess

The meeting adjourned at 9:03 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary