

MINUTES
RED BANK PLANNING BOARD
June 25, 2025

The Red Bank Planning Board held a public meeting on June 25, 2025, at 7 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Vice Chair Barbara Boas called the meeting to order at 7:04 PM. A roll call showed the following members were in attendance:

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

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: June 11, 2025

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Fred Stone
Ayes: Kristina Bonatakis, Louis DiMento, Fred Stone, Barbara Boas
Nays: None
Abstained: Megan Massey

Resolution Approving the Train Station Redevelopment Plan

Motion: Approved as presented.
Moved by: Fred Stone
Seconded by: Louis DiMento
Ayes: Kristina Bonatakis, Louis DiMento, Fred Stone, Barbara Boas
Nays: None
Abstained: Megan Massey

Housing Element and Fair Share Plan (HEFSP) Presentation

Chris Dochney, P.P., AICP from CME Associates, presented the Housing Element and Fair Share Plan to the Board. The Plan is an element of the Master Plan, which the Board has jurisdiction to adopt. The Governing Body must endorse the Plan by resolution following its approval. Per the Fair Housing Act, the New Jersey Department of Community Affairs calculated the obligation number for the 4th Round for every municipality in the State. The Borough's obligation is 154 units. In January, the Borough accepted the numbers by adoption of a resolution. Then, in January of this year, it adopted a resolution accepting those numbers. Based on the vacant land adjustment, it was found that the Borough has no qualified vacant land to develop for affordable housing. Therefore, the realistic development potential for the Borough would be one affordable housing unit for the 4th Round. However, if DCA rejects our calculations, then with the projects currently approved and in the pipeline for review, the municipality would fully satisfy its 154-unit obligation. The Borough's Present Need Obligation is 54 units, which is the rehabilitation program. The Borough will continue to operate the program to fulfill its obligations. The Plan will be submitted to DCA for review, and there is a two-month window during which any interested party can challenge the Plan. A judge and a court-appointed adjudicator will also review the Plan to determine whether it is substantial enough to meet the region's needs.

Barbara Boas motioned to approve the amendment of the 2023 Master Plan to include the 2025 Housing Element and Fair Share Plan, and Kristina Bonatakis seconded.

Ayes: Kristina Bonatakis, Louis DiMento, Fred Stone, Barbara Boas, Megan Massey
Nays: None
Abstained: None

Barbara Boas motioned to approve the resolution accepting the 2025 Housing Element and Fair Share Plan, and Kristina Bonatakis seconded.

Ayes: Kristina Bonatakis, Louis DiMento, Fred Stone, Barbara Boas, Megan Massey
Nays: None
Abstained: None

Kristina Bonatakis motioned to adjourn the meeting, and Megan Massey seconded.

Ayes: All in favor
Nays: None
Abstained: None

The meeting adjourned at 7:30 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary