

MINUTES
RED BANK PLANNING BOARD
June 25, 2025

The Red Bank Planning Board held a public meeting on July 9, 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 7:07 PM. A roll call showed the following members were in attendance:

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

Marc Leckstein, Esq., Board Attorney; Jacqueline Dirmann, P.E; Board Engineer; 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 25, 2025

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Barbara Boas
Ayes: Kristina Bonatakis and Barbara Boas
Nays: None
Abstained: Dan Mancuso, Itzel Hernandez, and Brian Parnagain

P15920: 1 Riverview Plaza, Block 9, Lot 33.01

John Giunco, Esq., represented the applicant, Riverview Medical Center.

Jacqueline Dirmann, P.E., was sworn in.

The following witness was sworn in for the presentation:
Mario Ianelli, P.E - Dewberry Engineers, Inc.

Exhibits A-1 to A-12 were marked and presented.

A-1: Preliminary and Final Major Site Plan prepared by Mario Iannelli, P.E., of Dewberry Engineers, Inc., dated February 21, 2025, last revised April 1, 2025, consisting of twelve (12) sheets.

A-2: Boundary and Partial Topographic Survey, prepared by William J. Haggerty II, P.L.S., dated October 21, 2024, last revised March 6, 2025, consisting of five (5) sheets.

A-3: Canopy Plans prepared by Brian Track, R.A., of bkt Architects, dated January 31, 2025, consisting of five (5) sheets.

A-4: Flood Hazard Area Verification Engineering Report, prepared by Mario Iannelli, P.E., of Dewberry Engineers, Inc., dated February 21, 2025.

A-5: Stormwater Management Report, prepared by Mario Iannelli, P.E., of Dewberry Engineers, Inc., dated February 21, 2025, last revised April 1, 2025.

A-6: NJDEP CAFRA Environmental Impact Statement and Compliance, prepared by Dewberry Engineers, Inc., dated March 2025.

A-7: Geotechnical Report, prepared by Dewberry Engineers, Inc., dated January 2025.

A-8: Riverview Medical Center Emergency Services Drop off dated May 19, 2023.

A-9: Generator Specifications Letter, prepared by Thomas Millard, P.E., of Highland Associates, dated March 12, 2025.

A-10: Overall Boundary/Aerial Exhibit dated July 7, 2025

B-1: T&M Engineering Review Memorandum dated July 3, 2025

There was a question on the jurisdiction of the waiver request for the access easement. It was ruled that the Planning Board, not the Borough Council, would have jurisdiction to grant or deny the easement.

Mario Iannelli provided professional engineering testimony. Applicant seeks amended preliminary and final major site plan approval, along with bulk variance to permit renovations to the emergency care center, improve vehicular and pedestrian circulation, re-stripping of the parking lot, and upgrade the critical backup power system with the addition of a backup generator. The generator will be located in the rear of the building. A new canopy will also be constructed at the entrance to the Emergency Department. There are now three parking spaces which will be converted into a 20-foot-wide drop-off area with a 12-foot travel lane. At the Union Street right-of-way, improvements will be made to the crosswalk, handicap ramps, stop bars/signs, and landscaping. The improvements will also result in a decrease of the impervious coverage on the site.

The ambulance access area will remain the same. The patient drop-off area will be improved.

Eight trees will be removed and six trees will qualify for replacement. There will be 10 ornamental trees and 78 shrubs. Applicant will work with the Shade Tree Committee on the species type.

There will be two 2000 kilowatt generators to replace the six existing generators. It will be in a weather-proof enclosure. Two diesel gas tanks will support them. The tanks have spill detection. The dimensions of the generator will be 47 feet by 26 feet. The generators will be used for backup

energy supply for critical services such as the Emergency Department expansion and patient room red plugs. It enables the Hospital to continue providing care during power outages. The current six generators can not support the new Emergency Department.

No trees will be removed to install the generators. Only impervious coverage will be removed to accommodate the landscaping required by DEP. A total of eight parking spaces will be lost.

A retaining wall will also be constructed because the proposed generator location is on a slope, and therefore, it will need to be cut into. The retaining wall will be located along the southern side of the generator, approximately 26 feet high. The retaining wall will also serve as a fire separation wall to separate the oxygen tank from the generator, a requirement of the NFPA. The line of sight must be interrupted from the oxygen tank and the generator. The wall warps around the structure. The wall will also serve as a sound barrier.

The generator is outside the flood plan and will sit on a 16-foot slab.

There are currently 1,076 parking spaces, and 1,296 are required. The staff parks in a parking garage off-site, and most of the parking onsite is valet. Some spaces in the front will be restriped to be hairpin at 8 ½ foot stalls. This allows the applicant to add parking spaces. This method will add nine spaces, increasing the lot from 197 to 206 spaces.

Loading for the Hospital happens under the bridge behind the building.

Traffic flow will not change. The building footprint will not increase.

Chair Mancuso asked if the Hospital considered any of their other properties for placing the generator, and Mr. Ianelli responded that the location was selected because the generator needs to be nearby due to the mechanical and wiring requirements. The generator should be positioned as close to the building as possible.

The generator will be installed when the retaining wall is built.

The entrance canopy will be constructed when the 20-foot bypass lane is laid out first, allowing for uninterrupted traffic. The intersection improvements will be constructed, followed by the construction of the drop-off lane at the new canopy.

Chair Mancuso asked What is currently at the location where the proposed generator will be located? Mr. Ianelli responded that parking spaces are there.

Marc Leckstein followed up on how many parking spaces would be lost in that area, and Mr. Ianelli responded that two would be lost for the generator.

Kristina Bonatakis inquired whether the slabs for the oxygen tank and generator would be at the same level, and Mr. Ianelli replied that the tank would be slightly lower.

The applicant is requesting variances for parking and lot coverage. The parking variance was granted for a prior application.

The applicant also requests waivers from the access easement. The Board and Mr. Ianelli discuss the boundaries/ownership of the subject property and the adjacent properties. It was found that the easement would only apply to the parking lot area (Lot 1.01) and not to the location where the building abuts the river, which is owned by the Irwin Marina. The Board decided that they were not willing to grant the waiver from the special requirement. Only Council can decide whether or not they want to accept the easement.

Mr. Giunco had concerns about whether the easement would impact the existing parking. Mr. Leckstein responded that the Borough would not prevent them from using the existing parking. This should be stated in the easement agreement.

There was also discussion about whether the special requirement for the easement should be considered a waiver or a variance. After reviewing another application that the Zoning Board of Adjustment approved, the special requirement was treated as a waiver.

Mr. Leckstein also stated that the Planning Board is considered a municipal agency in the Borough's ordinance.

The easement agreement would need to state that if a portion of the building is within the easement, a portion of the building would not be demolished for access unless the entire structure is demolished.

Mr. Giunco justified that the waiver should be granted because it would have a significant impact on the existing structure if the property were to be developed for a riverwalk. The Borough should negotiate the terms and conditions with the Hospital so that they do not impact hospital activities. The applicant will prepare the easement documents for acceptance by the Council and have them recorded.

The Borough is willing to grant a variance for an additional six spaces to avoid the easement impacting the existing building. This would allow for 25-foot easement.

Motion: Approved as presented without the granting of the waiver for the 25-foot easement.

Moved by: Dan Mancuso

Seconded by: Barbara Boas

Ayes: Kristina Bonatakis, Dan Mancuso, Barbara Boas, Wilson Beebe, Itzel Hernandez, and Brian Parnagain

Nays: None

Abstained: None

Dan Mancuso motioned to adjourn the meeting, and Itzel Hernandez seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:13 PM.

Respectfully submitted,

Shawna Ebanks

Acting Board Secretary