

MINUTES
RED BANK PLANNING BOARD
December 10, 2025

The Red Bank Planning Board held a public meeting on December 10, 2025, at 7PM at 90 Monmouth Street, Red Bank, NJ.

Vice Chair Barbara Boas called the meeting to order at 7:16 PM. A roll call showed the following members were in attendance:

Mayor Portman	Absent	Megan Massey	Absent
Shawna Ebanks (Mayor Designee)	Present	Louis DiMento	Absent
Dan Mancuso	Absent	Kristina Bonatakis	Present
		Barbara Boas	Present
Frederick Stone	Absent	Wilson Beebe	Present
Itzel Hernandez	Absent	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, and outside the council chambers.

Regular Meeting Minutes: November 12, 2025

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Barbara Boas
Ayes: Kristina Bonatakis, Barbara Boas, Brian Parnagain
Nays: None
Abstained: Wilson Beebe

P16237: 170 Broad Street; Block 104, Lot 14 & 15

The application is carried to January 28, 2026, without further notice.

P15852: 1 Riverview Plaza; Block 9, Lot 33.01

Victoria Cascio, Esq. represented the applicant, Bernhard, LLC.

The following witnesses were sworn in for the presentation:

Donald Ferrell – Hackensack Meridian Health
Todd Gittings, P.E – Dewberry Engineers
Brandon Cole – Infra Solutions

Exhibits A-1 to A-6 and B-1 were marked and presented.

A-1: Aerial Photograph of Property and Surrounding Area

A-2: Site Plan

A-3: Rendering of Solar Canopy Over the Existing Parking Garage

A-4: Equipment of Detail Plan

A-5: Environmental Impact Report

A-6: Architectural Plans

B-1: T&M Engineering Review Letter date November 25th, 2025

Ms. Cascio explained that the applicant is requesting preliminary and final site plan approval to construct and use a roof-mounted solar array for facilities over the existing roof area at Riverview Medical Center. The installation of the solar facilities are a part of the hospital's boarder sustainability and resiliency initiative in partnership with the nation's largest and privately owned solar infrastructure firms. The purpose of this installation is to generate renewable electric power for on-site consumption by the medical center, thereby reducing operational costs and contributing to environmental stewardship. The improvements are located entirely on the already developed portion of the property and involve no expansion of the building footprint, no new impervious coverage, no changes to site circulation, parking layout, or site operations. The structure consists solely of solar canopy mounts on top of the existing parking deck, and no modifications are proposed to the medical center.

Donald Ferrell testified that the Riverview Hospital was chosen for the installation of solar panels because of its location. The rooftop solar will not interfere with the hospital services during construction and provide sustainable energy as part of the larger hospital's initiative.

Todd Gittings provided professional engineering testimony. The solar panels will be installed upon a steel structure on top of the parking garage. The array system will comprise of 470 individual panels. The panels are approximately 45 inches by 90 inches each. The system size is about 258kW PC. No parking spaces will be impacted by the project. Ingress and egress location would be maintained with no impact to those during construction work for this project. Minimum clearance head under structure is 8.6 inches and changes depends are where you are in the garage where the maximum clearance would be 19 feet.

Variance requests were eliminated based comments from the previous submission. The structure type was reevaluated to prevent any variances. There will be no structure extending beyond the wall so no non-conforming conditions will be created.

The corner of the garage is under the maximum 45 feet height requirement. The average ends of the garage are about 43.96 feet. No overall nonconforming conditions will be made worse and no new nonconforming conditions will be created.

Jacqueline Dirmann agreed to Mr. Gittings' testimony that no variances are required.

Mr. Gitting testified that the electrical equipment will be contained on the two lots of the project. The conduit will run along the rooftop to the ground and will connect to the electrical room inside the hospital. There will be one switch mounted to the outside of the of one the walls.

The lighting for the garage will be modified to remove eight lightbulbs from the garage top. Once the canopy is installed there will be downlighting installed to replace that lighting. The applicant will supply a light plan once the light is complete to the Board Engineer. The light will meet all requirements.

There will be no adverse impact to the drainage onsite. The panels have a half inch gap between each other which will allow for runoff. No changes will be made to the existing stormwater system.

Bandon Cole provided testimony about the applicant and the services they provide. Infra Solutions is an energy service provider that supports healthcare clients to upgrade and maintain their critical infrastructure as well as optimize their energy solutions and operations through creative scopes that provide both financial benefits to the client through energy saving incentives and improve patient experience through additional funds for client's hospital operations and comfort.

Hackensack Meridian Hospital partner with Infra to install solar arrays across its network of hospitals as a commitment to its long-term sustainability goals and contribute to the State's GHG emissions target.

The solar panels will not cause any glare or have any visual impacts. The panels that are being installed is a lead solar brand that is type monocrystalline and have anti-reflectant coating such as silicon nitride that would counteract the reflectivity of the sun.

The panels are rated for snow and wind load. There were structural feasibility test preformed before the applicant designed the canopy on the garage.

Brian Parnagain asked about the percentage of the total electrical load requirements that is being covered by the solar panels.

Mr. Cole replied that the size array is 240 kW AC and it is going as estimated to produce 516,000 kilowatt hours.

Wilson Beebe motioned to approve the application, and Shawna Ebanks seconded.

Ayes: Shawna Ebanks, Kristina Bonatakis, Barbara Boas, Wilson Beebe, and Brian Parnagain

Nays: None
Abstained: None

Shawna Ebanks made a motion to adjourn the meeting and Wilson Beebe seconded.

The meeting adjourned at 7:3 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary

The meeting adjourned at 7:58 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary