

MINUTES
RED BANK PLANNING BOARD
January 28, 2026

The Red Bank Planning Board held a public meeting on January 14, 2026, 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 7:06 PM. A roll call showed the following members were in attendance:

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

Marc Leckstein, Esq., Shawna Ebanks, P.P, AICP, and Director of Community Development were also present.

Vice-Chair Boas 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: January 14, 2026

Motion: Approved as presented
Moved by: Shawna Ebanks
Seconded by: Kristina Bonatakis
Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Frederick Stone, and Brian Parnagain.
Nays: None
Abstained: Wilson Beebe

Resolution Appointing Board Attorney

Motion: Adopt the resolution to appoint Marc Leckstein Esq. as Board Attorney.
Moved by: Shawna Ebanks
Seconded by: Kristina Bonatakis
Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Wilson Beebe, Frederick Stone, and Brian Parnagain.
Nays: None
Abstained: None

Resolution Appointing Board Engineer

Motion: Adopt resolution to appoint Jacqueline Dirmann T &M Associates as Board Engineer.
Moved by: Shawna Ebanks
Seconded by: Kristina Bonatakis
Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Wilson Beebe, Frederick Stone, and Brian Parnagain.
Nays: None
Abstained: None

Resolution Appointing Conflict Engineer

Motion: Adopt resolution to appoint CME as Conflict Board Engineer
Moved by: Shawna Ebanks
Seconded by: Kristina Bonatakis
Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Wilson Beebe, Frederick Stone, and Brian Parnagain.
Nays: None
Abstained: None

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

Thomas Letizia, Esq. represented the applicant, Bank of America.

The following witness was sworn in for the presentation:
Olivia Kononuik, P.E – Stonefield Engineering & Design

Exhibits A-1 to A-2 were marked and presented:

A-1: Engineering Plan entitled “Bank of America Parking Lot Improvements” prepared by James S. Kinosian, P.E., of Stonefield Engineering & Design LLC, dated May 15, 2024, last revised November 20, 2024, consisting of eight (8) sheets.
A-2: Boundary & Topographic Survey prepared by Thomas F. Miller, P.L.S., of Stonefield Engineering & Design LLC, dated May 1, 2024, consisting of one (1) sheet.

B-1: T&M Engineering Review Letter dated November 25, 2025
B-2: Shade Tree Commission Comments dated January 25, 2026
B-3: Red Bank Environmental Commission dated January 20, 2026

Mr. Letizia explained that the subject property is identified as Lots 14 & 15, Block 104, and is developed with an existing one-story Bank of America building with a drive-through. The property is in the Professional Office District and the Central Commercial District-1. Both zones permit the use. Bank of America is seeking approval to reconstruct the existing parking lot with a new configuration and simulation pattern, install drainage improvements, upgrade lighting, and add a new refuge enclosure. This current project is a series of improvements the bank has made to the property, indicating the company's strong commitment to the Red Bank community.

The proposed improvements will further modernize the property while providing improved safety and convenience for bank customers and employees. The improvements are to meet the company's national uniform standards.

Revisions were made to the plan based on T&M's review memorandum. The revised plans are dated January 16, 2026, to address the comments from the memo. Jacqueline Dirmann agreed that most of the comments had been addressed.

Ms. Dirmann went through the T&M letter, and the applicant's engineer testified to whether they were addressed.

Page 4: Open Space- The proposed improvements increase the pervious coverage on the site. The improvements do not meet the Borough's definition of open space. Open space is not met if it is less than 325 square feet. However, they are increasing the site's grass area. Based on the Board Engineer's opinion, they are improving the site rather than complying with the open space requirement.

The only variance for the application is the failure to meet the open space requirement. Mr. Leitiza explained that this is a preexisting non-conforming condition. With this application, the applicant is increasing the open space, although they are still not meeting the requirements. It is his opinion that the applicant is not exacerbating the non-conformity. He stated that the applicant will not be able to meet the 25% requirement for the one lot but will meet the 10% requirement for the other lot. Because there are different requirements for the different zones, it is difficult for the applicant to comply with the layout of the existing building.

Megan Massey asked what the applicant would need to do to meet the open space standards. Ms. Dirmann replied that they would need to add more islands in the parking lot and eliminate a parking space.

Mr. Letizia responded that removing the parking space to create the island would not be feasible because they would not be able to market the area.

Ms. Massey followed up by asking how often the parking spaces are used and whether the applicant has conducted a parking study. Mr. Letizia responded that no parking study was conducted; however, there is a need for parking spaces. The applicant may be able to reduce the number of parking spaces; however, this will still not meet the open space requirement.

Olivia Kononiuk replied that the applicant is proposing 33 parking spaces, which is the requirement, so removing any more parking spaces would create a variance.

Shawna Ebanks asked for the existing parking space count, and Ms. Kononiuk responded that there were 36.

The applicant is not providing any electric vehicle charging spaces because they are not expanding the building or adding parking spaces; they are just restriping.

The applicant confirmed that they are not increasing the stormwater runoff into the municipal system. Water on the site flows into one inlet at the bottom-right corner. The applicant is proposing a trench drain to reach the inlet.

Wilson Beebe asked for clarification on the circulation plans. Ms. Kononiuk clarified that a front-loading truck will be used to maneuver the new refuse enclosure. Also, the site will accommodate any emergency vehicle, such as a fire truck. The same ingress on Broad Street will be used.

The applicant needs a waiver to allow for the parallel spaces to be 8X20 instead of 9X21. The parallel spaces will be for employee parking. The Borough's ordinance allows compact spaces as small as 8' x 16'. The condition of the approval is that the two parallel parking spaces will be for employee parking.

The applicant will contribute \$2,000 to the Shade Tree Trust Fund for two trees. The current street frontage does not accommodate the planting of street trees.

The applicant will revise the landscaping plans to reflect the tree species.

A light study was conducted and provided to the board. The applicant is meeting the minimum lighting requirements. The applicant proposes relocating one light pole for parking spaces. The pole will match the existing one. The light is not on a motion sensor that turns on at sundown and turns off at dawn.

The applicant is providing a bike rack. The applicant will submit plans indicating the location of the bike rack to the Board Engineer.

The applicant is removing a tree on the island along the ingress and proposing a new tree on the island to the right of the ingress.

The applicant believes that, since this is a minor site plan approval, a subgrade stormwater detention system is applicable.

The applicant will match the existing site illumination.

Mr. Beebe asked about the trees on the island at Leroy Place and whether they would remain. Ms. Kononiuk explained that the ones straddling the property line will remain (the 20-inch and 26-inch trees); however, the 6-inch tree further into the site will be removed and replaced with a tree on the opposite island.

Ms. Massey asked whether it was possible to have the lights on motion sensors and where the light fixtures are located. Ms. Kononiuk responded that, for security reasons, they cannot be on motion sensors, especially around the ATM. The light fixtures will be within the parking lot.

There was one in the audience for public comments.

A motion was made by Wilson Beebe and Frederick Stone, seconded to approve the application as present.

Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Wilson Beebe, Frederick Stone, and Brian Parnagain.

Nays: None

Abstained: None

Wilson Beebe motioned to adjourn the meeting, and Shawna Ebanks seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 7:33 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary