

**MINUTES**  
**RED BANK PLANNING BOARD**  
**March 11, 2026**

The Red Bank Planning Board held a public meeting on March 11, 2026, 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 7:05 PM. A roll call showed the following members were in attendance:

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

Marc Leckstein, Esq., Board Attorney, was 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: February 11, 2026**

Motion: Approved as presented  
Moved by: Wilson Beebe  
Seconded by: Kristina Bonataki  
Ayes: Dan Mancuso, Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Megan Massey, Wilson Beebe, and Brian Parnagain.  
Nays: None  
Abstained: Itzel Hernandez

**Resolution of Approval – Z15934: 183 Drs James Parker Boulevard; Block 90, Lot 12.01**

Motion: Approved as presented  
Moved by: Wilson Beebe  
Seconded by: Shawna Ebanks  
Ayes: Shawna Ebanks, Kristina Bonatakis, Louis DiMento, Megan Massey, Wilson Beebe, and Brian Parnagain.  
Nays: None  
Abstained: Dan Mancuso and Itzel Hernandez

**Extension of Approval P15253: 199 Riverside Avenue; Block 1, Lot 1**

Marc Leckstein explained that the applicant, The Garden at Red Bank, received a site plan approval in 2024 for a cannabis retail store. The applicant is currently in litigation with the Borough because of the number of retail licenses. The applicant is requesting an extension of approval to protect the application from any zoning changes. The applicant submitted a variance-free application, and if there are no ordinance changes, they can build the structure in perpetuity. However, they cannot use the building for the proposed use until the litigation is settled.

The applicant has not completed resolution compliance.

Mr. Leckstein recommended that the Board request that the applicant's attorney appear at the next meeting to present his case for extension.

### **26-28 Shrewsbury Avenue Rehabilitation Plan Presentation**

Susan Favate, P.P., AICP from BJB Planning, presented the Rehabilitation Plan for the site located at 26-28 Shrewsbury Avenue. The site is two parcels, Block 39, Lots 30 & 31. It is a surface parking lot. There's a one-way circulation system, and pedestrian access down to the site via a staircase is required due to the grade change. A portion of the site is within a FEMA-designated floodplain, and there are wetlands along the river, so this does require DEP approval. It's currently within the waterfront development zone.

Ms. Favate summarized the new uses, bulk standards, and other design standards for the contemplated off-site improvements. The developer proposes building a two-building complex of all condominiums, totaling 40 units. proposed one single curb cut driveway down into the site to reach parking, which is proposed underneath the building. There's a total of 20 complex duplex condos. It's a 4-story underground parking garage, and 6 affordable units, representing a 15% set aside, are proposed for the site. Another aspect of this public amenity is that a 10-foot-wide public walkway would be proposed or provided along the entire extent of the site that borders the Swimming River.

Wilson Beebe asked about meetings with the developer and any concessions they made regarding the project. Ms. Favate and Shawna Ebanks replied that there were conversations about the public walkway and access to the riverfront, affordable housing, the underground garage, exterior façade materials, sustainable infrastructure, signage, courtyard design, etc.

Mr. Beebe followed up to see whether there was anything the Borough wanted that the developer could not provide. Ms. Favate answered that the developer was unable to connect the existing walkway to the proposed one for the site due to grading issues and NJ DEP restrictions. Ms. Ebanks also added that a concession could not be made about increasing the number of affordable units.

Itzel Hernandez asked about safety issues related to the development being close to an active train track. Ms. Favate explained that there were discussions about the need for provisions and coordination with NJ Transit to ensure the safety of residents and the general public.

Kristina Bonatakis asked about the plan's provision for a cool or green roof. Ms. Favate responded that there was an alternative to a cool roof, in combination with landscaping, to supplement the Borough's green roof requirement.

Brian Parnagain asked whether the pergola structures are allowed to exceed the 60-foot height requirement. Ms. Favate responded that the plan defines semi-permanent structures, such as pergolas and gazebos, as not constituting a story unless they occupy more than 20% of the roof area and do not exceed 12 feet. Mr. Parnagain commented that, with that provision, the applicant can go up to 72 feet to the top of the pergola.

Mr. Parnagain commented that the proposed building would be a prominent structure at the gateway to the Borough.

Chair Mancuso asked if the areas behind the pergola are elevator shafts. Ms. Favate replied that they were, and they have a height limit of 15 feet above the roof.

Megan Massey asked whether there was a way to encourage the developer to increase affordable housing to 20% or to consider workforce housing, possibly by offering a density bonus. Ms. Favate responded that there were site limitations, so increasing the number of units would not be feasible.

Ms. Massey asked that E(1) of the plan language be changed from "encouraging" green infrastructure to "requiring" green infrastructure. Mr. Leckstein asked that the list of green infrastructure methods implemented "shall " be used.

Ms. Massey asked that a 25-foot setback be included from the active train line.

She also asked that, during site plan approval, the treatment of the window be taken into consideration.

There was discussion about changing the parking requirement from 1.4 to 1.2 spaces for the proposed development.

Louis DiMento asked why there is a parking requirement. Ms. Favate said it was due to the municipality and the developer.

Ms. Massey asked whether a more articulated façade should be considered for the Shrewsbury Avenue side of the development. Mr. Beebe mentioned that the current design matches the Galleria, which is across the street.

Chair Mancuso asked that, during site plan approval, a rendering of the development's view from the bridge, in relation to the Galleria building, be provided. The purpose is to understand how the development appears from across the bridge.

Ms. Favate clarified that the WD zone is five stories/50 feet; however, this plan calls for five stories, but taller in terms of feet, due to the downward slope.

Mr. Parnagain asked that the words "meaningful to the building massing and design and fenestration articulation" be added to the section that talks about the " building façade should be less than 100 feet, when longer than 100 feet, they shall incorporate façade articulation".

Chair Mancuso asked that the elevator towers be painted in a color other than white so they blend in with the sky.

Mr. Parnagain questioned where this development falls within the Borough's floodplain at the garage level and whether it is affected by the new floodplain regulations. Ms. Favate replied that the applicant will need a floodplain permit and that she was unaware whether they had applied for one.

Ms. Massey asked that the Environmental Commission's site review be included in the plan, especially regarding invasive species.

Marjorie Cavalier, 1 Bridge Avenue, had concerns about the impact of the development on the river. She asked that the density be reduced to provide more public riverfront access. The scale of the building will obscure the view of the Galleria (Eisner Factory). Also, the building's name sign is too large and should be replaced with a mural. She questions whether the walkway would have trees.

Susan stated that the proposed sign will be on the same side as the mural. The sign area is 90 square feet, measuring 13 feet high by 8 inches wide. It is located at the top of the building. The mural area is capped at 448 square feet. The design of the mural must be coordinated with the Borough Manager and the Visual Arts Committee. The plan's language will be changed to allow the Board to make additional recommendations during site plan review.

Ms. Massey asked if there would be benches along the walkway. Ms. Ebanks replied that it may be difficult because of the width. Chair Mancuso mentioned that it may be a privacy issue for the development's residents, with people lingering.

Ms. Massey asked about stormwater infrastructure and ensuring that the development doesn't overburden the existing system.

Mr. Parnagain asked whether the walkway has a return and what the relationship is with the exiting walkway. Ms. Favate responded that there is no loop around because of the existing topography and the Red Bank Marina property.

Christine Visconti, Wallace Street, asked if these units will be for sale. Ms. Favate responded that they will be for sale condos.

Peter Cavalier, 1 Bridge Avenue, asked if the walkway would be open 24/7. Susan replied that it will be open dawn till dusk and will not be gated. Mr. Cavalier asked about the project's construction activity and whether better coordination is needed to avoid impacts on Shrewsbury Avenue. He also added that the project was too dense.

Mr. Beebe asked what the developer could build as of right, and Ms. Ebanks replied 40 units per acre.

Ms. Cavalier asked how the developer is going to address the flooding issues. Chair Mancuso replied that they will address it during the site plan review.

A motion was made to approve the rehabilitation plan, subject to the changes being made for the final review by the Board, by Dan Mancuso, seconded by Shawna Ebanks. The presentation will conclude on April 8th.

Ayes: Shawna Ebanks, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Megan Massey, Wilson Beebe, Itzel Hernandez and Brian Parnagain.

Nays: None

Abstained: None

Dan Mancuso motioned to adjourn the meeting, and Shawna Ebanks seconded.

Ayes: All in favor

Nays: None

Abstained: None:

The meeting adjourned at 8:39 PM.

Respectfully submitted,  
Shawna Ebanks  
Acting Board Secretary