

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
March 19, 2026

The Red Bank Zoning Board held a public meeting on Thursday, March 19, 2026, at 6:30 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Raymond Mass called the meeting to order at 6:31 PM. A roll call showed the following members were in attendance:

Anne Torre	Absent	Paul Cagno	Present
Ray Mass	Present	Chris Havens	Present
Greg Fitzgerald	Absent	Dorothy Cerulo	Present
Johnathan Gilday	Present	Eugene Horowitz	Present
Anna Cruz	Absent	Rebecca Flynn	-
Vincent Light	Present		

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E, Board Engineer, and Shawna Ebanks, Acting Board Secretary.

Chair Mass 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: March 5, 2026

Motion: Approved as presented
Moved by: Vincent Light
Seconded by: Raymond Mass
Ayes: Raymond Mass, Johnathan Gilday, Vincent Light, Eugene Horowitz, Chris Havens
Nays: None
Abstained: Dorothy Cerulo

P16362: 40 Riverside Avenue; Block 7, Lot 12.03

John Giunco represented the applicant, Springpoint at Atrium, Inc.

Shawna Ebanks, AICP, P.P., and Jacqueline Dirmann, P.E., were sworn in.

The following witnesses were sworn in for the presentation:

Anthony Calvano, P.E. – Colliers Engineering & Design, Inc.
Jack Carman, L.A – Design for Generations
Andrew Janiw, AICP, P.P – Beacon Planning and Consulting Services
Michael Locarcio, Property Manager - Springpoint at Atrium, Inc.

Exhibits A-1 to A-21 were marked and presented.

A-1 Application Package

A-2 Preliminary and Final Site Plans prepared by Anthony Calvano, P.E., of Colliers Engineering & Design, LLC, dated December 23, 2025, consisting of fifteen (15) sheets.

A-3 Architectural/Landscape Plans prepared by John Paul Carman, AIA, of Design Generations, LLC, dated December 15, 2025, consisting of three (3) sheets.

A-4 Concept Plan and renderings of the Proposed Promenade and Pavilion Design prepared by Colliers Engineering & Design, LLC, undated.

A-5 Stormwater Management Statement prepared by Anthony Calvano, P.E., of Colliers Engineering & Design, LLC, dated December 23, 2025.

A-6 Environmental Impact Report prepared by Colliers Engineering & Design, dated December 23, 2025.

A-7 Submission Letter prepared by John A. Guinco, Esq, dated January 13, 2026.

A-8 Intent to Proceed, dated January 12, 2026

A-9 Disclosure of Ownership dated January 12, 2026

A-10 Land Development Escrow Agreement

A-11 Denial of Application, prepared by Shawna Ebanks, Zoning Official, dated October 20, 2025.

A-12 Bulk Variance Request List, dated December 23, 2025

A-13 Design Waiver Request List, dated December 23, 2025

A-14 Submission Waiver Request List, dated December 23, 2025.

A-15 Project Description, dated December 23, 2025.

A-16 T&M Associates review Memorandum dated March 12, 2026

A-17 Aerial Exhibit

A-18 Site Plan Sheet 3.00

A-19 Sheet 3.00

A-20 Concept Plans Updated

A-21 Landscape Renderings by Design Generations dated March 14, 2026

Michael Convery explained that the applicant is submitting an application for an existing facility. The applicant is seeking approval to improve the existing site. No additional units or residents are proposed. The improvements are to add amenities to the project to serve the residents. The amenities include a deck facing the river with a pavilion, fire pits, seating areas, landscaping, and walking areas. There is also a marina/dock with 4 slips, but they want to expand it to 20. A pending NJDEP application has been submitted and is under review.

Several variances are being requested regarding the existing conditions, and the Board has determined that the use is inherently beneficial to the community, based on prior approval.

Anthony Calvano provided professional engineering testimony. The property is a senior living facility, a preexisting non-conforming use previously approved by the Board. There are two aspects of the project: the first is the reconstruction of an existing bulkhead and promenade area. The bulkhead will be fully reconstructed, as will the promenade and amenity area. The pavilion is approximately 1,800 square feet, 30 feet by 60 feet. The pavilion's capacity will be 80 people.

The second aspect of the application is the marina. There is an existing pier and floating dock on the site, and so the proposal is to reconstruct the pier. There are four there now, and sixteen are proposed. The first phase is the reconstruction of the four boat slips, and the second phase will add sixteen slips.

The route to the riverfront will also be modified. The route to the riverfront is from Riverside Avenue on the building's south side. The existing sidewalk that runs along the southern property line continues westward to the promenade area.

Chair Mass asked whether the boat slips would be for residential use only, and Mr. Calvano responded, "Yes."

Mr. Calvano continued that the marina is a conditional use in the zone and the application is in compliance with the standards. Outdoor boat storage is not proposed on the site. The marina is strictly for berthing boats in the river. The owner has an agreement with the residents that the boats must be stored elsewhere.

There will be adequate utilities at the dock, such as electricity and water.

The required minimum upland area is 15,000 square feet, and the site is 83,700 square feet.

No signage is being proposed for the marina.

There is a variance request associated with the number of parking spaces. Under the prior Board application for the use, there was a requirement of 160 spaces. There are 162 existing parking spaces. The proposed use of the marina increased the parking requirement to 170 spaces. The property has common ownership with Block 7, Lot 16, and Block 6, Lot 11.01, which is utilized for the senior facility. There is no modification to the existing parking supply. Because the marina will be used only by residents, there would be no need for an additional 10 parking spaces as required by the ordinance.

Jacqueline Dirmann asked for clarification on the two phases of installing the boat slips and their relation to the parking requirement. Mr. Calvano clarified that the parking requirement for the boat slips is 10 spaces.

Mr. Calvano continued that another variance sought by the applicant is due to the pavilion's size of 1,800 square feet, which is considered a principal structure since it exceeds 500 square feet. Therefore, a variance is required for the rear-yard setback and lot coverage. The pavilion variance for the rear-yard setback is measured from the flood hazard line, which is zero, but the requirement is 35 feet from the flood hazard zone.

Chair Mass asked if the pavilion would have heating and air conditioning. Mr. Calvano responded no because no walls are being proposed.

Vincent Light asked whether access to the dining area would be limited to residents, and Mr. Giunco responded, "Yes, and their guests."

Paul Cagno asked whether there were any renderings of the new boat slips to see how long they are, and Mr. Calvano responded that Exhibit A-18 depicts the length of the slips. There are two slips, one is 24 feet long (eastern), and the other is 40 feet long (western).

Vincent Light asked how many residents have boats and how many will request to use the slips? Michael Locarcio responded that no residents have boats, but they have inquired about it. Some residents may have sold their boats because there was no way to use them, so the facility is providing this option. The slips may be deeded to an apartment or a separate rental. According to the facility's market study, there was demand for this amenity.

Mr. Locarcio added that the facility has a pontoon boat that is rented with a captain, but they can not operate it on their own.

Mr. Calvano continued: There is another bulk variance for lot coverage, where 35% is required; the applicant is proposing 40.7%, and the existing is 38%.

Mr. Giunco asked whether all of the development is ADA-compliant, and Mr. Calvano responded.

Fire protection will be provided for the docks as required by the fire code.

The proposed unoccupied space is 24.3%, the same as the existing space, whereas the minimum requirement is 15%. The trees and shrubs will comply with the Borough's ordinance. There is approximately 5,445 square feet of unoccupied open space in the promenade and walkway.

The ordinance requires 22 trees and 44 shrubs; the applicant proposes 29 trees and 140 shrubs.

The outdoor amenities will be accessible to the residents 24/7. This is an existing condition for the residents.

There will be light poles and footpath lighting for the safety of the residents. The applicant is proposing decorative marine-themed fixtures to complement the promenade area. The pole-mounted lighting will be LED, high-efficiency. The light poles will be downward.

Johnathan Gilday had concerns about the deck lighting being on throughout the night. He questioned whether the light could be controlled or dimmed. Mr. Calvano explained that some lights are motion-activated and solar-powered. However, there is no requirement to reduce the light, as the residents need full access to the area.

The applicant has received a letter of no interest from the Monmouth County Planning Board.

Mr. Cagno asked where the waterfront easement was. Mr. Calvano responded that it starts at Riverside Ave. It stands along the southerly property line, follows it, then turns and terminates at the conservation easement.

Mr. Light questioned how far the proposed dock extends compared to the properties to the east and west. WestCalvano responded that it extends 300 feet from the bulkhead with the 20 slips built. The marina to the east of the subject site is 225 feet less. The property to the west of the dock is 325 feet.

Mr. Cagno asked how many slips there were for each property's dock. The witness was unable to determine.

Jack Carman provides professional landscaping architecture. Features such as the water feature and sculpture will be preserved and reinstated during the renovation of the deck area. There will be no invasive plantings in the garden; only native plants. Mostly, flowering plantings will be installed. There will be oak trees, basswood, and ornamental trees.

The new walking path will be tinted concrete and ADA-compliant with no steps. The seating height will be 18-19 inches and placed in and out of the shade.

There will also be a vegetable garden area with raised planters for residents to grow their own.

Linda Cohen, 28 Riverside Avenue, was concerned about the traffic with the boats on the water. She wanted to complement the garden's design.

Andrew Janiw provided professional planning testimony. The property is within the Waterfront Development zone, which permits single-family homes, multifamily dwellings, and professional offices. The Atrium at Navesink Harbor is an age-in-place facility that provides independent living, assisted living, and skilled nursing care, and uses and structures preexisting non-conforming uses approved by the Red Bank Zoning Board. The marina is a conditionally permitted use in the zone and, as tested, meets all the conditions associated with the use. The D(2) variance request for the site is because of the promenade renovations. This is an age-in-place facility, and some of the things we're trying to do are really about taking advantage of the unique situation of having such a facility on a waterfront. It's a rarity, and the residents there recognize the benefits of being in such an area and are asking for amenities that enhance the quality of life that can be had on a waterfront. Having a covered area where residents are not constantly seeking shade, and having sitting areas, fire pits, for socialization. The amenity space was last updated, as mentioned, approximately 20 years ago. The project meets the goals of the master plan and zoning ordinance by providing diverse housing options, maintaining the housing stock, and promoting public health, safety, morals, and general welfare.

The promenade exists, and it will not be expanded as part of the renovations.

The project's use as a marina is conditionally permitted in the zone and meets all the conditions.

The three C variances request is due to hardship because of the unique conditions of the property that the applicant cannot cure. This is due to the flood hazard area, and the entire promenade is within the area. The benefits of the application clearly outweigh the disadvantages; they include enhancing the lifestyle of a senior community that includes assisted living.

Eugene Horowitz asked whether the requested variances are only for parking and the pavilion, and Mr. Janiw responded, yes. The boat slips are permitted conditionally because they meet the requirements. He clarified that the parking deficiency is due to parking, but only facility residents will use the boat slips.

Mr. Cagno stated that he was concerned about the boat traffic.

Chair Mass had concerns about the length of boat slips. Mr. Giunco stated that NJDEP does not have concerns about the length based on the conversations with the project team.

Ms. Dirmann asked about the public access and deed restrictions and whether there were any changes. Mr. Calvano responded that there were none. Ms. Dirmann asked whether there was any signage, and Mr. Giunco said there was none. Ms. Ebanks mentioned that the prior approval allowed the applicant to provide public access through a different alternative. Mr. Giunco stated that the easement requested with prior approval for Riverwalk was granted, issued, filed, and recorded, and accepted by the Borough. It's now in place, and the public can access it. However, there is no signage because nothing has been built out for the public to walk to. Mr. Giunco stated that he will provide proof of the easement.

There were conversations about the number of slips and what had previously been approved, as they relate to the parking requirements. The existing parking spaces also include visitor parking, and there is valet parking. There will be no third-party users.

Ms. Ebanks asked whether all the existing parking spaces were occupied, and Mr. Locarcio replied that they were not fully occupied.

Mr. Gilday asked whether the approvals run with the property, not the owner of the company, and the answer was yes.

Ms. Dirmann recommended that the applicant reduce the number of slips to eliminate the parking variances.

Dorothy Cerulo asked whether the application was approved by the Board and still needs NJDEP approval. What does that mean for the application? Kevin Kennedy replied that all Board-approved applications are subject to the condition of receiving all required outside approvals, including the county planning board, field, soil conservation, and DEP. There is a condition that if the application materially changes the nature of the relief as a result of external approvals, they would need to reappear before the Board.

Mr. Giunco confirmed that the applicant agreed to revise the plans to install only eight boat slips instead of twenty, which would eliminate the parking variance. The length of the boat dock would be no more than 190 feet. If the applicant would like to increase the number of docks, then the applicant would appear before the Board with a parking utilization study, and notice will be required.

Mr. Kennedy reiterated the application's conditions, and the applicant agreed to all of them.

Raymond Mass motioned to approve the application, and Eugene Horowitz seconded.

Ayes: Raymond Mass, Johnathan Gilday, Eugene Horowitz, Vincent Light, Chris Havens,
Paul Cagno, Dorothy Cerulo

Nays: None

Abstained: None

Vincent Light motioned to adjourn the meeting, and Ray Mass seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:50 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary