

MINUTES
RED BANK ZONING BOARD OF ADJUSTMENT
April 16, 2026

The Red Bank Zoning Board held a public meeting on Thursday, April 16, 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 6:30 PM. A roll call showed the following members were in attendance:

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

Also present were Kevin Kennedy, Esq., Board Attorney; Jacqueline Dirmann, P.E, Board Engineer; Shawna Ebanks, AICP, P.P and Sharleen Rodrigo, 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 19, 2026

Motion: Approved as presented
Moved by: Vincent Light
Seconded by: Raymond Mass
Ayes: Raymond Mass, Jonathan Gilday, Vincent Light, Paul Cagno, Chris Havens, Dorothy Cerulo, Eugene Horowitz
Nays: None
Abstained: Greg Fitzgerald, Anna Cruz, Anne Torre

Resolution of Approval – P16362: 40 Riverside Avenue; Block 7, Lot 12.03

Motion: Approved to carry to resolution to May 21, 2026
Moved by: Raymond Mass
Seconded by: Vincent Light
Ayes: Raymond Mass, Johnathan Gilday, Eugene Horowitz, Vincent Light, Chris Havens, Paul Cagno, Dorothy Cerulo
Nays: None
Abstained: None

Z15133A: 273 Shrewsbury Avenue; Block 77, Lots 1, 2, 2.01, 3, 25.02

Ed McKenna, Esq., represented the applicant, Thrive RB, LLC.

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

The following witnesses were sworn in for the presentation:

Christiano Pereira, R.A – CPA Architecture

Jaclyn Flor, P.E., P.P., CME – Engenuity Infrastructure, LLC

John Klein, Owner/Applicant – Thrive RB, LLC

John McCormack, P.E., PTOE – Dynamic Traffic

Ed O'Neill, AICP, P.P. – O'Neill Architectural and Planning

The following exhibits A-1 to A-8 were marked and presented:

A-1 Amended Final Major Site Plan prepared by Jacqueline Flor, Ingenuity Infrastructure, dated December 21, 2023, last revised March 27, 2026, consisting of 13 sheets.

A-2 Architectural Plans prepared by CPA Architecture dated April 5, 2023, last revised April 1, 2026, consisting of 8 sheets.

A-3 Parking Assessment prepared by John McCormack, Dynamic Traffic, dated January 14, 2026.

A-4 Intent to Proceed dated April 6, 2023.

A-5 Response to the First Engineering Review Letter prepared by Engenuity Infrastructure dated April 1, 2026.

A-6 Copy of the Underlying Resolution of Conditional Approval from 2023.

A-7 TNM Associates Review Memorandum dated April 13, 2026.

A-8 Colorized Site Exhibit prepared by Ingenuity Infrastructure dated April 8, 2026, depicting the transformer location, parking garage, and landscape buffer.

Mr. McKenna explained that the applicant, Thrive RB, LLC, originally received approval in October 2023 for a 32-unit neurodiversity supportive housing development at 273 Shrewsbury Avenue, intended for neurodiversity adults with one resident per unit. The applicant has returned to the Board to address three changes necessitated by outside agencies since the original approval, relating to a Monmouth County right-of-way easement, a JCP&L transformer installation, and a modification to the proposed office space.

Christiano Pereira provided professional architecture testimony. The Monmouth County right-of-way easement reduced the building footprint by approximately 266 square feet at the corner along Dr. James Parker Boulevard. Because the building was already well-designed with wider corridors and stairs to serve the neurodiversity population, the lost square footage was distributed across additional units rather than reducing two units to non-functional sizes. The result is 12 undersized units across the building rather than the originally approved 4, with the smallest units at 509 square feet, the majority of undersized units around 580-582 square feet, and the remaining units above 600 square feet, including one at 701 square feet. All units remain one-bedroom and retain the same amenities, including kitchen facilities, bathrooms, and living areas.

Mr. Pereira also testified that the JCP&L transformer relocation required rearranging the building's switch gear and sprinkler room on the ground floor, which slightly increased the depth of two utility closets. This, in turn, affected the office space's footprint. The office now has only an exterior entrance from Dr. James Parker Boulevard, as adding an interior connection would require a ramp due to a grade difference of approximately 2 feet.

Paul Cagno asked about the access to the office space from the building interior, the timeline of when the applicant became aware of the county easement and JCP&L requirements, and whether the navigator suite was affected by the office change. Mr. Pereira confirmed that due to a grade difference of approximately 2 feet, an interior connection to the office was not feasible, and residents wishing to access office services would need to exit the building and enter through the exterior door. He stated that the County easement became known approximately one year ago during the construction documents phase, and the JCP&L transformer requirement arose approximately seven months ago. The navigator suite remains unchanged and was not affected by the office space modifications.

Chair Mass asked, "How does the change in the layout affect the parking?" Mr. Pereira confirmed that the floor plan changes did not affect parking.

Chris Havens asked how far the County set back the building? Mr. Pereira responded with a little over 2 feet. The whole corner was pushed back.

Vincent Light asked whether the navigator's room on the first floor would be affected by the new layout, and Mr. Pereira responded that only the office space would be affected.

Greg Fitzgerald asked why the County was requesting an easement, and Mr. Pereira answered that it was required for a sight triangle.

Jaclyn Flor provided professional engineering testimony. Ms. Flor confirmed that the Monmouth County curb return radius requirement of 15 feet was consistent with the existing curb return. The location was based on sight distance regulations at the traffic signal at the intersection of Dr. James Parker Boulevard and Shrewsbury Avenue. The County could have required a 25-foot curb return radius, but the presence of the traffic signal allowed the applicant to negotiate it down to 15 feet.

In the original application, there was a variance for a landscape buffer. The variance was for a 5.1-foot landscape buffer; however, after installing the transformer, a section of it was reduced. The buffer line can not go past the transformer. All other areas of the buffer remain consistent with the prior approval. Lot coverage increases slightly due to the transformer pad's size.

Regarding the JCP&L transformer, Ms. Flor stated that the owner held multiple meetings with JCP&L and explored all alternatives, including pole-mounted transformers and additional utility poles. JCP&L determined that a ground-mounted transformer was the only option and dictated its location on the site. The transformer must be located at least 10 feet from the building, and

JCP&L also requires clear access in front of the transformer, necessitating the removal of one street tree at that location on Drs. James Parker Boulevard.

There is an increase in coverage because of the transformer.

The applicant is also requesting a variance for the loading zone, as requested in the original application. There is a loading/drop-off and pick-up area in front of the building on Shrewsbury Avenue for car-share apps. The County approved stripping for the loading zone.

Mr. Cagno asked for the length of the loading zone, and Ms. Flor responded that it was 25 feet.

Ms. Flor also mentioned that drainage improvements previously required as a condition of approval have been coordinated with T&M Associates, whose road paving project will cover the same area. The applicant has agreed to pave the limits requested by T&M.

Signage will be addressed in a separate application to the Board at a later date, as the applicant intends to seek compliance with the zoning ordinance and has not yet finalized signage plans. Shawna Ebanks reminded the applicant that they must submit two signage applications: one for the housing development name and another for the office space. She also asked if there would be a second wall sign for donors/sponsors. John Klein responded that that type of sign will be on the inside, not the outside.

Jacqueline Dirmann asked how garbage collection would be handled. Ms. Flor confirmed that garbage will be stored in the secured parking garage, accessible with a key fob. Shawna Ebanks requested, as a condition, that the applicant coordinate with the Borough's DPU to confirm the privately handled arrangement.

Jonathan Gilday asked whether underground electric service along Dr. James Parker Boulevard, as referenced in item 4.2 of the TNM review letter, was still required. Ms. Flor confirmed it would not be required, as JCP&L will instead install an additional feeder pole on the applicant's right-of-way, carrying the service overhead and then down the pole.

John McCormack provided professional testimony on traffic and parking. Because the applicant is providing professional office space, the off-street parking requirement for the two uses increases. The ordinance requires 71 parking spaces. There is an electric vehicle credit because the applicant is providing two EV spaces, which equate to a four-space credit. Therefore, the parking requirement is for 67 spaces. The applicant is not changing the amount of parking spaces from the original application, which was 13 off-street parking spaces. The spaces are a mix of standard, ADA, EV, and compact. All are on the ground floor of the garage and will be assigned.

Mr. McCormack testified that, as with the previous applicant, about 10% of the tenants are expected to have cars, as is typical, because the neurodivergent adults do not drive. With that logic, only three off-street parking spaces would be needed for the tenants. The staffing would be approximately one staff member for every eight residents, and so the employee parking would

be four spaces. As a result, only seven spaces will be needed for the residential component of the development. The proposed office space is 1,000 square feet, and the ordinance requires five spaces per 1,000 square feet, five spaces are required for the office space component.

Based on the estimated demand, only 12 off-street parking spaces would be required, and the applicant is providing 13. Realistically, Mr. McCormack anticipates that none of the future tenants will own a car, so there will be only residential and office parking. For the proposed office space, it is intended to have two to three employees.

All guests for the residential and office spaces will have to park on the street. There is on-street parking on all streets surrounding the development: Drs. James Parker Boulevard, Shrewsbury Avenue, Bridge Avenue, Bank Street, and River Street. It is free parking, there is a two-hour restriction, Monday through Saturday.

Mr. Cagno raised concerns about on-street parking and the traffic generated by frequent visitors to the area. The main concern was about the addition of professional office use with external visitors at a location with an already-congested intersection at Drs. James Parker Boulevard and Newman Springs Road. Mr. McCormack clarified that the intersection falls under Monmouth County jurisdiction and that the project's traffic generation is fewer than five trips per hour, below the County's threshold for a required traffic study. Based on Mr. McCormack's observations of the area during the weekday, more than 25% of the parking spaces on the streets were open and available. He confirmed that the intersection of Shrewsbury Avenue and Drs James Parker Boulevard is busy.

Mr. McCormack testified that the project has implemented significant improvements along Shrewsbury Avenue frontage. There were four to five parking spaces and County "no parking" restrictions in front of the building; the applicant was able to get the County to conform to the state statutes to create two additional on-street parking spaces along the frontage. The applicant created a 25-foot loading zone and a 15-minute space near the driveway for ride-shares. There is a sign identifying the loading zone, not striping.

John Klein provided testimony regarding the proposed office space. He confirmed that the applicant is in discussions with a firm that provides behavioral and psychosocial services to the neurodiversity population, which has existing offices in Monmouth County and is interested in locating in Red Bank to serve both building residents and the broader community. He indicated the office would have three employees and would see clients by appointment, with fewer than 20 client visits per day. Office employees would have key fob access to the parking garage but not to the residential portion of the building.

Mr. Klein confirmed that the five affordable housing units included in the original approval remain unchanged.

The proposed office space is 923 square feet and is located at the south end of the building.

Chair Mass asked whether the office use would be limited to neurodiversity-related services. Mr. Klein confirmed that it is the intent, but acknowledged uncertainty about how to restrict it from a zoning perspective. Kevin Kennedy noted that the use could be conditioned so that any change would require the applicant to return to the Board for approval.

Eugene Horowitz asked whether the applicant had identified a tenant for the office space. Mr. Klein confirmed that they are in direct discussions with a professional affiliated with the Rutgers Center for Adult Autism, who already has an established practice in Monmouth County and sees an opportunity to expand services in this area.

Mr. Cagno asked whether the building would provide any visitor parking for the office. Mr. Klein confirmed no visitor parking would be provided, as the security and safety of residents is the priority. Office employees would have keycard access to the garage but not to the residential portion of the building.

Mr. Cagno asked what would become of the office space if the application were denied. Mr. Klein responded that the project would not fail, expressing that the office represents a great opportunity for both residents and the broader community to access behavioral and psychotherapy services. Mr. McKenna added that as a condition of approval, if the service were underutilized or did not work out, the applicant would not be permitted to change the use without returning to the Board for approval. Mr. Klein agreed to that condition.

Mr. Kennedy asked for confirmation that if the application were approved, the professional office would be an accessory use only, limited to the size discussed and to behavioral and psychotherapy services, which Mr. McKenna confirmed.

Ed O'Neill provided professional planning testimony. He reiterated that the use qualifies as an inherently beneficial use under the MLUL, consistent with the Board's unanimous 2023 finding. He mentioned that the changes required by Monmouth County and JCP&L constitute hardship as contemplated under the Law. Upon receiving outside agency approval, they issue mandates over the project that the applicant has no control over. He characterized the increase in undersized units as de minimis, noting that the smallest unit, at 509 square feet, is the same as the originally approved undersized unit, and that all units retain full functionality as one-bedroom apartments with complete amenities.

Mr. O'Neill also stated that office use, now serving the public in addition to residents, is appropriate as an accessory use within the NB Zone mixed-use development, and that the additional parking impact is not significant given the building's operational realities.

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

Anna Cruz mentioned to approve the application, and Johnathan Gilday seconded.

Ayes: Anne Torre, Raymond Mass, Greg Fitzgerald, Vincent Light, Johnathan Gilday, Anna Cruz

Nays: Paul Cagno
Abstained: None

Vincent Light motioned to adjourn the meeting, and Johnathan Gilday seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at approximately 8:10 PM.

Respectfully submitted,
Sharleen Rodrigo
Zoning Board Secretary