

MINUTES
RED BANK PLANNING BOARD
May 13, 2026

The Red Bank Planning Board held a public meeting on May 13, 2026, at 7:00 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 7:03 PM. A call showed the following members were in attendance:

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

Marc Leckstein, Esq., Board Attorney; George Minaidis, P.E., Board Engineer; and Sharleen Rodrigo, Board Secretary, were also present.

The Chair 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: April 8, 2026

Motion: Approved as presented
Moved by: Shawna Ebanks
Seconded by: Barbara Boas
Ayes: Shawna Ebanks, Kristina Bonatakis, Dan Mancuso, Barbara Boas
Nays: None
Abstained: Itzel Hernandez, Frederick Stone, Brian Parnagain

Resolution of Approval: P16478: 187 Riverside Avenue; Block 4.01, Lots 1-3

Motion: Approved as presented
Moved by: Dan Mancuso
Seconded by: Shawna Ebanks
Ayes: Shawna Ebanks, Kristina Bonatakis, Dan Mancuso, Barbara Boas
Nays: None
Abstained: None

P15555: 26 Drs. James Parker Boulevard; Block 75, Lot 124.01

Edward McKenna, Esq. represented the applicant, Cardoso Properties 10, LLC.

George Minaidis was sworn in.

The following witnesses were sworn in for the presentation:
David Cranmer, P.E., P.P. – Cranmer Engineering

Applicant Exhibits A-1 to A-4 were marked and presented:

A-1 Site Plan, dated November 7, 2023, last revised July 31, 2025

A-2 Survey, dated August 15, 2025

A-3 Stormwater Management Report, dated August 7, 2023, last revised December 19, 2024

A-4 Subsurface Soil Investigation and Foundation Recommendation Report, dated March 2026

Board Exhibits B-1 to B-2 were marked and presented:

B-1 T&M Engineering Review Letter

B-2 Shade Tree Committee Memorandum, dated November 7, 2023

David Cranmer provided engineering and planning testimony. He explained that a portion of the property once contained a single-family house that burnt down leaving behind vacant land and the applicant purchased it. With the purchase of the vacant lot, he can provide the appropriate number of off-street parking spaces needed for the office building. The new parking area will consist of 24 spaces. This expansion would increase the total parking supply from 109 to 128 stalls, bringing the site closer to the ordinance requirement of 135 stalls. A bulk variance is required for the remaining parking deficiency, which is an existing nonconforming condition however with the incorporation of the new lot the applicant is closer to complying.

There are approximately 78 shrubs and 15 shade trees proposed in the site improvements. Shrubs would be installed along the full frontage of Drs. James Parker Boulevard to serve as a headlight screen for pedestrians. Plantings were selected for year-round color and semi-evergreen screening. A shade tree was proposed at the corner of the parking lot and Drs. James Parker Boulevard. Rather than contributing to the Borough's Shade Tree Trust Fund, the applicant would install an additional 14 street trees at the required ordinance spacing along South Pearl Street and Drs. James Parker Boulevard. A design waiver was required because the proposed plantings fell below the ordinance formula of 224 shrubs and 111 trees, but he believed the waiver was warranted given the extensive headlight screening and perimeter plantings. He also stated that the applicant would file a deed of consolidation upon Board approval.

Mr. Cranmer further explained that the design incorporated porous asphalt paving to reduce stormwater runoff and improve water quality. For a water-quality design storm, no runoff would leave the site, and the system was also designed to capture a portion of runoff from the existing adjacent parking area.

The existing parking spaces will be restriped.

He noted that the application included a freestanding tenant identification sign at the main site entrance, with gray coloring consistent with the existing building.

Regarding the comment 3.3 of the T&M Engineering Review Letter, Mr. Cranmer explained that the Board Engineer had recommended converting three existing barrier-free parallel parking stalls in front of the building to angled stalls. He stated that he preferred to retain the parallel configuration because angled stalls would reduce the drive aisle to approximately 18 feet, which he considered too narrow for safe two-way circulation. Mr. Minaidis confirmed he had no objection to retaining the parallel stalls, provided the adjacent sidewalk was reconstructed to be barrier-free and level with the parking spaces. Mr. Cranmer confirmed that the sidewalk would be reconstructed accordingly.

Mr. Cranmer also addressed an existing light pole near the southeast corner of the property producing some spillover onto an adjacent lot. He proposed relocating the pole to the nearby landscape island, which would bring the light source closer to the parking area, eliminate spillover, and improve lighting at the entrance. Mr. Minaidis confirmed that the plans should be updated to reflect the relocation.

Kristina Bonatakis asked about the placement of the additional street trees along Drs. James Parker Boulevard and whether they would extend along the full frontage. Mr. Cranmer confirmed the applicant agreed to install 14 additional street trees along South Pearl Street and Drs. James Parker Boulevard at the required ordinance spacing in lieu of a contribution to the Borough street tree fund, and that the specific layout would be submitted to the Board Engineer for approval.

Eric Wokas, 53 Leroy Place, asked whether dark sky and outdoor lighting design standards had been considered. Mr. Cranmer responded that the owner had replaced the existing bulbs with controllable LED fixtures and that a dimmer switch would be installed to reduce overnight lighting to a security level.

A motion was made by Dan Mancuso and seconded by Shawna Ebanks to approve the application.

Ayes: Shawna Ebanks, Kristina Bonatakis, Dan Mancuso, Barbara Boas, Itzel Hernandez, Frederick Stone, Brian Parnagain

Nays: None

Abstained: None

A motion was made by Dan Mancuso and seconded by Shawna Ebanks to adjourn the meeting.

Ayes: All in favor

Nays: None

Abstained: None

The meeting was adjourned at 7:33 PM.

Respectfully submitted,
Sharleen Rodrigo
Planning Board Secretary