

MINUTES
RED BANK PLANNING BOARD
September 10, 2025

The Red Bank Planning Board held a public meeting on September 10, 2025, at 7 PM at 90 Monmouth Street, Red Bank, NJ.

Vice Chair Barbara Boas 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
Greg Fitzgerald	Absent	Louis DiMento	Present
Dan Mancuso	Absent	Kristina Bonatakis	Present
		Barbara Boas	Present
Frederick Stone	Present	Wilson Beebe	Absent
Itzel Hernandez	Present	Brian Parnagain	Absent

Marc Leckstein, Esq., Board Attorney; Greg Gitto, P.E., Board Engineer; and Shawna Ebanks, Acting Board Secretary, were also present.

Vice-Chair Barbara 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, and outside the council chambers.

Regular Meeting Minutes: August 13, 2025

Motion: Approved as presented
Moved by: Kristina Bonatakis
Seconded by: Itzel Hernandez
Ayes: Kristina Bonatakis, Barbara Boas, Itzel Hernandez, Louis DiMento, Megan Massey
Nays: None
Abstained: Fred Stone

Ordinance Referrals- Master Plan Consistency Review:

Council Proposed Resolution: Designation of Block 1, Lot 1 & Block 39, Lot 31 as an Area in Need of Rehabilitation

Motion: Approved as presented
Moved by: Megan Massey
Seconded by: Itzel Hernandez
Ayes: Kristina Bonatakis, Louis DiMento, Barbara Boas, Megan Massey, Itzel Hernandez, Frederick Stone
Nays: None
Abstained: None

P16120: 106 Leighton Avenue; Block 72, Lot 11:

Edward McKenna, Esq., represented the applicant, 106 Leighton Avenue, LLC.

Greg Gitto, P.E, was sworn in.

The following witness was sworn in for the presentation:

Joseph Kociuba, P.E., P.P. – KBA Engineering Services, Inc.

Exhibits A-1 to A-12 were marked and presented.

A-1: Plan entitled "Minor Subdivision for 106 Leighton Avenue", prepared by Joseph J. Kociuba, P.E., P.P., of KBA Engineering Services, LLC, dated December 12, 2024, consisting of one (1) sheet.

A-2: Topographic Survey prepared by Ronald W. Post, P.L.S., P.P., of Ronald W. Post Surveying, Inc., dated May 16, 2019, revised August 31, 2019.

A-3: Aerial of Project Site

A-4: Colorized Tax Map of Project Site

B-1: T&M Engineering Review Letter dated September 5, 2025

Mr. McKenna presented that the applicant is seeking minor subdivision approval to subdivide a portion of the property west of the existing lot, creating a new lot for a single-family dwelling.

Joseph Kociuba provided professional engineering and planning testimony. He testified that the subject property is in the RB zone and is 8,250 square feet. It is a corner lot fronting on Leighton Avenue and River Street. It is 37 ½ feet wide along Leighton Avenue, where the existing home fronts. The detached garage is located within the subdivision. The pre-existing nonconforming house will remain unchanged. The two-car garage will remain the same.

The only side yard setback relief sought is for a 5.5-foot setback for the garage, due to the newly created lot line, so that the side yard setback for the new lot will conform. This would allow for a wider house on the new lot.

Surrounding lots throughout the area are nonconforming due to their lot width being less than 50 feet. The subject block comprises 25 lots, of which 15 do not conform, and 11 have lot widths of less than 38 feet. Even though the lot width on Leighton Avenue will remain unchanged at 37 feet, the applicant is requesting a variance for both newly created lots. The new lot will be 43 feet, which is not compliant with the zoning ordinance. The lot width is in character with the neighborhood.

The two lots will be fully conforming in area. Lot 11.01, which will contain the existing house, will be 4,749 square feet. It will still contain the existing house and garage.

The new lot 11.02 will be vacant, and the only relief will be 43.5 feet.

Mr. Kociuba testified that both C variances. The C1 criterion pertains to hardship, specifically addressing pre-existing nonconformities with existing setbacks. The applicant is only recreating a lot line to the west of the garage. The new lot is meeting the purpose of zoning as outlined in the MLUL, specifically promoting the appropriate use and development of the site in a manner that promotes public health, safety, morals, and general welfare, as well as promoting the appropriate population density. Regarding the negative criteria, there is no substantial detriment to the public interest. The subdivision complies with height and lot coverage, and it matches the existing neighborhood.

Marc Leckstein asked the applicant to provide testimony about the parking. Mr. McKenna replied that no parking variances are being requested. Single-family homes typically require two parking spaces, and the existing lot already provides off-street parking. The new lot will have one parking space in a proposed garage and another space in front. The new house design will have a garage. A condition of the approval is that the newly constructed house must have a one-car garage with a space in front.

Greg Gitto pointed out that if there is to be a front-entry garage on the new house, there will not be enough space to accommodate a parking space in front of the garage. Given the proposed 10-foot setback, a minimum 18-foot setback from the front yard setback or property line will be required to create parking spaces. Mr. Kociuba replied that the proposed building footprint presented is the maximum that can be constructed; however, there will be an 18-foot setback from the property line to allow for the parking space, which will also be a condition of the approval.

Shawna Ebanks commented that a waiver will be needed for the arrangement of the parking garage opening and parking space in the front yard of the property, if that is the proposed layout of the site.

Mr. McKenna also commented that there were plenty of on-street parking spaces available. Barbara Boas commented that, although on-street parking is available, the applicant still needs to comply with the parking requirements.

Ms. Boas asked for the square footage of both the existing and proposed houses. Mr. Kociuba responded that the existing home is 1,576 square feet and the proposed house would be between 1,800 and 2,000 square feet. The proposed house will not be the average size of the surrounding neighborhood, which ranges from 14,000 to 17,000 square feet.

Megan Massey inquired whether the existing shade tree on the new lot would be removed. Mr. Gitto answered that if the street is located within the buildable footprint, the applicant is allowed to remove it. Ms. Ebanks also replied that since the tree removal is part of a land-use application, it is exempt from the permit.

Mr. McKenna confirmed that the applicant will comply with the Shade Tree Committee requirements. Mr. Gitto remarked that four street trees would be required for River Street and one for Leighton Avenue.

Vicky Nelson, 166 River Street, commented on the traffic stop at the corner of River Street and Leighton Avenue, as well as the Borough's traffic safety improvements. She has concerns about the two-story house obstructing the view of motor vehicles. She believes that people coming down River Street will not be able to see oncoming traffic. Mr. Gitto replied that the proposed house will not have an impact on the sightlines. It is not visible from the drive aisle, and the house will be set back 18 feet.

Shawn McNerney, 98 Leighton Avenue, commented that the application's variances are a lot for a single-family home. He does not believe that the tree is deteriorating and is a magnolia tree. The applicant should keep the tree. On-street parking is a problem in the evenings. Additionally, the houses were built over 100 years ago, so those on smaller lots had different standards.

Mark Taylor, 19 Tilton Avenue, commented that this intersection is the primary one used by the local primary school. It is a busy intersection, and adding another curb cut and driveway will impact the circulation flow. He also stated that the existing house is 912 square feet and not 1,500 square feet. The proposed house would not be a good fit for the neighborhood because it would appear to be a poor fit on the site.

William Poku, 90 Bank Street, stated that he is in full support of the application. The subdivision creates another opportunity for affordable housing in the neighborhood. There is a trend of high density in the neighborhood.

Greg Gitto pointed out that there is also a 2.37-foot setback on the northern side of the new property line that needs a variance. The applicant agreed to comply with all the conditions of the T&M review memorandum.

Kristina Bonatakis asked about the size of the garage's encroachment into the buildable area. Mr. Kociuba replied that it would be 6.65. The garage is about a foot from the garage.

Ms. Massey stated that this lot would be better suited for an accessory dwelling unit instead of a subdivision to construct a new home, and the proposed development would not fit within the character of the neighborhood. Mr. McKenna stated that it would likely not be 2,000 square feet. Mr. Gitto also noted that the house would shrink even further because it would comply with the rear yard setback.

Ms. Bonatakis asked the Board Engineer to list all the variances for the subdivision, excluding the proposed structure. Mr. Gitto replied that there were variance requests for the lot frontage and the existing garage setback of 5.48 feet on Lot 11.01, as well as a 2.37-foot setback. There is also a front yard setback variance.

Mr. Leckstein suggested that if the Board is having difficulty with the proposed house design and layout, then they can request that the applicant return with a rendering of the proposed house. The Board agreed that the applicant should return with a rendering of the proposed house. The applicant will return with additional information to assist in determining whether the proposed home and subdivision are suitable for the site.

Ms. Bonatakis asked that the applicant investigate relocating the existing garage to help with the lot lines.

Mr. McInerey asked for clarification on what the application is requesting. Mr. Leckstein stated that the applicant is unsure about the new development because they would not be the developers of the site. However, they will return to the next meeting with more information.

Mr. Taylor stated that the existing lot is similar to his lot, and a deep lot is not uncommon.

A motion was made by Itzel Hernandez and Kristina Boantakis, seconded to carry the application to another meeting date, October 22, 2025.

Ayes: Kristina Bonatakis, Barbara Boas, Itzel Hernandez, Louis DiMento, Megan Massey, Frederick Stone

Nays: None

Abstained: None

Fredrick Stone motioned to adjourn the meeting, and Itzel Hernandez seconded.

Ayes: All in favor

Nays: None

Abstained: None

The meeting adjourned at 8:12 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary