

MINUTES
RED BANK PLANNING BOARD
July 22, 2026

The Red Bank Planning Board held a public meeting on July 22, 2026, at 7:04 PM in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Daniel Mancuso called the meeting to order. A roll call showed the following members were in attendance:

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

Also present were Marc Leckstein, Esq., Board Attorney; Jacqueline Dirmann, P.E., Board Engineer; and Sharleen Rodrigo, Board Secretary.

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: July 8, 2026

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

Presentation: Red Bank Community Energy Plan

Ben Parvey, Blue Sky Power, presented the Red Bank Community Energy Plan, which was developed under a grant from the New Jersey Board of Public Utilities (NJBPU) to align the New Jersey Energy Master Plan with municipal priorities, aiming to reduce greenhouse gas emissions and increase the Borough's efficiency. The completion of the plan qualifies the Borough for the next round of implementation grant funding.

Key strategies outlined in the plan:

- Strategy 1 (Transportation): Adopting supportive EV zoning and regulations, training first responders on EV fires, training code officials on EV charging inspections, purchasing alternative fuel municipal vehicles, installing public EV infrastructure, conducting community outreach, and enforcing anti-idling ordinances.

- Strategy 2 (Renewable Energy): Adopting supportive zoning and permitting for private solar, installing municipal renewable generation, purchasing renewable energy for municipal facilities, and exploring community solar subscriptions.
- Strategy 3 (Energy Efficiency): Upgrading municipal facilities with LEDs, efficient HVAC, and motion sensors, and conducting energy efficiency outreach to residents and local businesses.
- Strategy 4 (Building Sector): Implementing a green building policy for Borough facilities, constructing model green municipal buildings, asking developers to complete a green development checklist for site plan applications, and conducting green building outreach.
- Strategy 6 (Inclusive Planning): Conducting targeted energy efficiency outreach to low-to-moderate income (LMI) residents, seniors, and faith-based organizations, supporting LMI community solar subscriptions, and supporting e-mobility transit options.
- Strategy 7 (Clean Energy Innovation): Adopting energy storage policies and evaluating municipal battery energy storage systems.

P16569: 64 Locust Avenue; Block 39, Lot 4

Rick Brodsky, Esq., represented the applicant, K&G Realty Group, LLC.

The following witnesses were sworn in for the presentations:

Joseph May, P.E. – East Point Engineering

Matthew Cronin, R.A. - Matthew T. Cronin Architect

Exhibits A-1 through A-7 were marked and presented:

- A-1 Minor Subdivision Plan, prepared by James B. Goddard, PLS, of Land Control Service, LLC, consisting of one (1) sheet, dated December 30, 2025, last revised April 20, 2026.
- A-2 Architectural Plan Proposed New Residence for Subdivision 64 Locust Avenue, prepared by Matthew T. Cronin, AIA, consisting of two (2) sheets, dated April 8, 2026, last revised April 11, 2026.
- A-3 Location & Topographic Survey, prepared by James B. Goddard, PLS, of Land Control Services, LLC, consisting of one (1) sheet, dated April 9, 2025, last revised July 11, 2025.
- A-4 Building Permit Plot/ Grading Plan/ Soil Erosion & Sediment Control Plan, prepared by Marc S. Leber, P.E., P.P., of East Point Engineering, LLC, consisting of five (5) sheets, dated March 19, 2026.
- A-5 Series of site photographs consisting of four (4) sheets
- A-6 Highlighted survey depicting revised driveway orientation
- A-7 Colored elevation rendering

Rick Brodsky explained that applicant proposed a minor subdivision to create two residential lots out of a single oversized waterfront parcel. There is currently a single family dwelling being constructed on the rear of lot and so they are proposing a new single family dwelling on the new front lot.

Joseph May provide professional engineering testimony. The existing lot has a 75 feet frontage along Locust Avenue, extends 360 feet deep, and totals 27,000 square feet in area. The lot will be divided into a conforming 5,000-square-foot front lot (50 feet by 100 feet) fronting Locust Avenue and a second rear lot that is 22,000-square-foot with waterfront access.

The variance relief is required for lot frontage on the rear lot where 25 feet is proposed and 50 feet is required. This is to allow for front yard parking on the newly created lot. There is a 25-foot access strip. The front lot dimensions mirror the existing residential development patterns along Locust Avenue and cause no negative impacts on air, light, open space, or traffic. The applicant agreed to flip the proposed driveway orientation, which now accommodates two off-street parking spaces as required by RSIS standards.

Marc Leckstein asked how many cars can fit on that front lot now. Mr. May replied that two cars can fit.

The site plan will be revised to match the architecture plans which will include the proposed building footprints, curb and sidewalk notes.

No trash enclosure will be required for the proposed lots.

Mr. Leckstein asked if there would be any separation between the two lots with respect to a fence or landscaping. Mr. May answered that none was proposed. Shawna Ebanks asked if it was possible to do landscaping in the rear to delineate the two lots, noting that for a family with children privacy screening would be important. Mr. May replied that they can accommodate that. Ms. Ebanks added that landscaping or fencing should be added along the rear property line of the new lot and along the driveway. Mr. Brodsky confirmed the applicant will add conforming landscaping or fencing subject to the Board Engineer's review and approval.

Matthew Cronin provided architectural testimony regarding the proposed 2.5-story wood-frame home. The floor plans include a front porch, open living area, second-floor bedrooms, habitable attic, and finished basement. Exterior materials will include light lap siding, black window frames, dark gray asphalt shingle roofing, and PVC trim to complement the rear residence. The basement floor plan will be provided in the revised plans.

Chair Mancuso asked if the use of the attic space as a bedroom requires a second means of egress and where was it proposed. Mr. Cronin replied that it does and the two casement windows in the dormer are egress sized.

Chair Mancuso asked if permanent stairs or ladder out the window were needed or if the window size was sufficient like a basement. Mr. Cronin answered that for the height of the house, the window size is sufficient under state fire code.

Ms. Ebanks asked if surrounding houses have rear decks, noting that the rear yard setback is close and a future owner might want a variance. Mr. Cronin answered that they never designed them with rear decks and usually put stairs down to grade or a patio.

Barbara Boas asked if having a fire egress on the third floor without a permanently installed ladder would pass local fire code. Mr. Cronin answered that it passes state fire code because it is under the maximum height standard that fire department ladders can reach.

Stephen Houck, 60 Locust Avenue, commented that he designed and built several nearby homes and expressed overall support for the project. He asked if the applicant could increase the side yard setback

of 62 Locust Avenue from 4 feet to 6 feet to center the house more. He also recommended mirroring the third-floor dormer to face west so it does not look directly into 62 Locust Avenue.

Ms. Ebanks asked if it was possible to shift the house to slide it over two feet from the eastern property line. Mr. Brodsky answered that they could potentially move it up to three feet to make the eastern side yard setback 8 feet while remaining compliant with driveway setbacks.

Jacqueline Dirmann asked about stormwater management and dry wells for the lots since they are not required for non-major developments in Red Bank but is standardly recommended. Mr. Cronin noted a large underground detention basin is being constructed on the rear parcel to handle runoff.

Megan Massey asked if the Board could take into consideration Mr. Houck's suggestion regarding flipping the dormer side. Mr. Brodsky confirmed the applicant would flip the third-floor dormer to the west side elevation.

Ms. Ebanks asked about trees listed for removal on the plan. Mr. Cronin answered that those notes were left over from a prior application, confirming no trees will be removed and the plan will be revised to remove that notation.

Ms. Massey asked if an easement for a potential waterfront walkway was required in this area. Chair Mass and Ms. Ebanks clarified that waterfront walkway easements are only required for major developments.

A motion was made by Shawna Ebanks and seconded by Barbara Boas to approve with conditions.

Ayes:	Shawna Ebanks, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Megan Massey, Itzel Hernandez, Brian Parnagain
Nays:	None
Abstained:	None

A motion was made by Chair Mancuso and seconded by Shawna Ebanks to adjourn the meeting at 07:54PM.

Ayes:	All in favor
Nays:	None
Abstained:	None

Respectfully submitted,

Sharleen Rodrigo
Planning Board Secretary