MINUTES
RED BANK PLANNING BOARD
February 12, 2025

The Red Bank Planning Board held a public meeting on February 12, 2025, at 7 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 7:00 PM. A roll call showed the following members were in attendance:

Mayor Portman	Present	Megan Massey	Absent
Greg Fitzgerald	Absent	Louis DiMento	Present
Dan Mancuso	Present	Kristina Bonatakis	Present
Thomas Welsh	Present	Barbara Boas	Present
Frederick Stone	Present	Wilson Beebe	Present
Itzel Hernandez	Absent	Brian Parnagain	Absent

Marc Leckstein, Esq., Shawna Ebanks, P.P, AICP, and Director of Community Development were also present.

Chair Mancuso 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: January 8, 2025

Motion:	Approved as presented
Moved by:	Barbara Boas
Seconded by:	Kristina Bonatakis
Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, and Frederick Stone.
Nays:	None
Abstained:	Mayor Portman and Louis DiMento.

Resolution Appointing Board Attorney

Motion:	Adopt the resolution to appoint Marc Leckstein Esq. as Board Attorney.
Moved by:	Wilson Beebe
Seconded by:	Dan Mancuso
Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, Frederick Stone, Mayor Portman, and Louis DiMento.
Nays:	None
Abstained:	None

Resolution Appointing Board Engineer

Motion:	Adopt resolution to appoint Jacqueline Dirmann T &M Associates as Board Engineer.
Moved by:	Wilson Beebe
Seconded by:	Dan Mancuso
Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, Frederick Stone, Mayor Portman, and Louis DiMento.
Nays:	None
Abstained:	None

Resolution Appointing Conflict Engineer

Motion:	Adopt resolution to appoint CME as Conflict Board Engineer
Moved by:	Wilson Beebe
Seconded by:	Dan Mancuso
Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, Frederick Stone, Mayor Portman, and Louis DiMento.
Nays:	None
Abstained:	None

Resolution: Amending the 2023 Master Plan to Include the Environmental Resources Inventory

Motion:	Amended the 2023 Master Plan to include the 2024 Environmental Resources Inventory
Moved by:	Dan Mancuso
Seconded by:	Thomas Welsh
Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, and Frederick Stone.
Nays:	None
Abstained:	Mayor Portman and Louis DiMento

Area in Need of Redevelopment Study: Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104,104.01 172 & 178

Susan Favate, AICP, PP, BFJ Planning, presented the Area in Need of Redevelopment Study to the Board for Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104, 104.01, 172, & 178. She summarized the findings of the analysis, which concluded that the Study Area displayed characteristics that justified its designation as a non-condemnation redevelopment area.

Wilson Beebe asked for the timeline for the redevelopment planning process. Ms. Favate replied that the redevelopment plan for the study area would likely be presented to the Planning Board in March and before the Council for consideration as an ordinance afterward. The site plan application will be applied for at a later date.

Mr. Beebe asked what the elements of the redevelopment plan include. Ms. Favate replied that the plan will include zoning and design guidelines for the area, which will have more specific requirements than the zoning ordinance.

Anthony Setaro, 135-137 Oakland Street, commented that improvements need to be made to the train tracks, crossing areas, and train bridge. The Borough should work with agencies like NJTPA to help make the necessary improvements.

Mary Ellen Mess, 95 Hudson Avenue, has concerns about the designation of the redevelopment area and the benefits for the existing residents. Marc Leckstein reminded everyone that the Board has no control over the selection of the parcels within the redevelopment area; the purpose of the Planning Board's role is to see if the parcels meet the criteria for the designation as a redevelopment area. Ms. Mess wanted more information on the site plan and its relationship to the redevelopment plan. Mr. Leckstein went into detail about the process and the role of the Planning Board and the public. Chair Mancuso reassured that public input would be available at every phase of the redevelopment process. Chair Mancuso also added that this study was needed because properties were missing from the original designation.

Thomas Welsh asked whether the retention pond located in the study area would be involved in the site's development. It was clarified that the need for retention will be further investigated during the site plan review.

Louis DiMento asked for clarification on whether an application only appears before the planning board if there is a variance. Mr. Leckstein responded that even if an application does not require a variance but needs site plan approval, it needs approval from the Board.

Dan Riordan, 20 Irving Place, questioned whether the criteria used in the study should be applied to the property, especially criteria C. He argued that the statute explicitly calls out land owned by the municipality, county, housing authority, and not state agencies; therefore, Criteria C does not apply. Also, criteria D does not fit because the parking lots are not detrimental to health, morale, and safety. Criteria H and Section 3 should not be used because they contradict the other Criteria used. He agreed that some of the properties qualify but not all. Ms. Favate replied that Criteria C is used for all publicly owned property, regardless of which agency owns it.
Additionally, Criteria D can be used for three parcels because of the effects of heat island, stormwater, and drainage issues. Because the area is located next to the train station, it would meet the Smart Growth Criteria. Also, Section 3 was used because of the holistic redevelopment possibilities for the area. Mr. Leckstein agreed that the statute does not include state agencies; however, in this instance, NJ Transit is in full support of designating their properties as an area in need of redevelopment.

Chris Havens, 111 River Street, urged the Board to advise the Council to redevelop the sites because of the parking lots. The area feels unsafe, and it provides zero revenue to the Borough.

Drew Logan, 26 Allen Place, agreed that the parcels meet the criteria and support the site's development.

Wilson Beebe motioned to approve the consideration of the designation of certain lands as part of the redevelopment study area, and Barbara Boas seconded.

Ayes:	Dan Mancuso, Thomas Welsh, Kristina Bonatakis, Barbara Boas, Wilson Beebe, Frederick Stone, Mayor Portman, and Louis DiMento.
Nays:	None
Abstained:	None

The meeting adjourned at 7:57 PM.

Respectfully submitted,
Shawna Ebanks
Acting Board Secretary