

**MINUTES**  
**RED BANK PLANNING BOARD**  
**April 10, 2024**

The Red Bank Planning Board held a public meeting on April 10, 2024, 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 7:01 PM. A roll call showed the following members were in attendance:

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

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

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: March 4, 2024**

Motion: Approved as presented  
Moved by: Dan Mancuso  
Seconded by: Itzel Hernandez  
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Itzel Hernandez, Brian Parnagain  
Nays: None  
Abstained: Wilson Beebe

**Nomination for Marc Leckstein as Board Attorney**

Motion: Approved as presented  
Moved By: Dan Mancuso  
Seconded By: Wilson Beebe  
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Wilson Beebe, Itzel Hernandez, Brian Parnagain  
Nays: None  
Abstain: None

**Area in Need of Redevelopment Study: Train Station Area Presentation by BFJ Planning: Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 & 8; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01**

Susan Favate, AICP, PP, BFJ Planning, presented to the Board the Area in Need of Redevelopment Study for certain blocks and lots surrounding the Red Bank Train Station. She summarized the findings of the analysis which concluded that the Study Area, with the exception of Block 41, Lot 8, displays characteristics that justify its designation as a non condemnation redevelopment area. Criterion A applies to the DPW site, Blocks 75-171 and 75.02-170.01. Criterion D applies to Block 41, Lots 1,3,4,5,5-B01, and 6.01; Block 63, Lot2 6, 7, and 7.01; and Block 75, Lots 171 and 177; Block 75.02, Lot 170.01; Block 75.05, Lot 16.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01. Criterion E applies to Block 41, Lots 4, and 5-B01. Many of the study area parcels meet Criterion H. Section 3 of the LHRL applies to Block 41, Lots 6.02 and 7; Block 75.02, Lot 169.

Wilson Beebe asked if there was any merit in looking at the application of Section 3 to areas that still need to be designated for the Study that would overlay the proposed transit-oriented district. Susan replied that they were only directed to look at the assigned parcels in the Council Resolution authorizing the Study.

Brian Parnagain asked what would happen next if the Board agreed to all the criteria. Marc Leckstein replied that the next steps would be taken by the council.

Dan Riordon, 20 Irving Place, asked if the Transit Village application can proceed with either an area needed for redevelopment or changes to the zone. Shawna Ebanks responded that it could proceed with either one.

Mr. Riordon said that he objects to the redevelopment plan.

Chris Havens, 111 River Street, commented that parking lots should be repurposed while maintaining some parking for those who need it.

Mary Ellen Mess, 95 Hudson Avenue, asked if tax abatement is required if this designation gets approved. Marc Leckstein replied that it is not required.

Ms. Mess asked if the redevelopment designation gives the Borough more control over what is built there in terms of design and zoning. Ms. Favate replied that it does.

Ms. Mess expressed concern about undersized, high-density apartments.

Ms. Mess asked if the Borough could increase the number of affordable housing units if this gets approved. Ms. Favate replied that it can be done as part of the redevelopment plan.

Anna Torres, 191 Shrewsbury Avenue, expressed concern about the redevelopment designation affects her father's property. Marc Leckstein explained that the property would not be included in the recommendations because it does not meet the criteria.

Barbara Boas expressed concern about the Council changing the redevelopment area. Marc Leckstein explained that the Board can recommend to the Council what they feel is appropriate.

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

Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Wilson Beebe, Itzel Hernandez, and Brian Parnagain.  
Nays: None  
Abstained: None

**Resolution Recommending the Designation of Certain Lands Known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 as Being a Non-Condemnation Area in Need of Redevelopment**

Motion: Approved as presented  
Moved by: Dan Mancuso  
Seconded by: Wilson Beebe  
Ayes: Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Wilson Beebe, Itzel Hernandez, and Brian Parnagain  
Nays: None  
Abstained: None

Barbara Boas motioned to adjourn the meeting, and Itzel Wilson Beebe seconded.

Ayes: All in favor  
Nays: None  
Abstained: None

The meeting adjourned at 8:12 PM.

Respectfully submitted,  
Aline Macatrao  
Board Secretary