

PROJECT PROPOSAL

Yellow Brook Property Company, LLC (“Applicant”) will be seeking preliminary and final site plan, minor subdivision approval with use and bulk variance relief to construct a new 32 unit apartment building and to create a cultural center from an existing dwelling on property located at 94 Drs James Parker Boulevard, Borough of Red Bank, New Jersey, also referenced as Block 75.01, Lot 86 on the official tax map of the Borough of Red Bank (the “Property”). The Property is located in the BR-2 Business/Residential-2 Zone District and is approximately 0.932 acres.

The Property is currently improved with the T. Thomas Fortune Home (“Fortune Home”), which was acquired by T. Thomas Fortune in 1901 and was included on the National Historic Registry in the 1970’s. The Applicant is proposing to subdivide the property to create two (2) lots. Proposed Lot 86.01 will contain the Fortune Home and Proposed Lot 86.02 will contain the proposed apartment building.

Due to the its current state of severe disrepair, the Applicant is proposing a full exterior and interior renovation of the Fortune Home for use as a cultural center. The proposed scope of work to be completed for the Fortune House is described in more detail on Exhibit A attached hereto.

The Applicant is proposing to develop Proposed Lot 86.02 with an approximately 36,000 square foot, four-story apartment building that will include thirty-two (32) units. The development will include landscaping and other related site improvements. Additionally, the Applicant is proposing a total of forty-one (41) parking spaces for the residential use and cultural center use.

The Applicant is requesting the following use variances in connection with the proposed project:

1. Pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a cultural center, where the Borough of Red Bank Ordinance (“Ordinance”) Section 490-151.A does not permit such a use.
2. Pursuant to N.J.S.A. 40:55D-70(d)(5) to permit the construction of 32 units on less than one (1) acre of land, where Ordinance Section 490-151.A(3) permits a maximum density of 16 units per gross acre.
3. Pursuant to N.J.S.A. 40:55D-70(d)(6) to permit a building height for the multi-family apartment building of 46 feet, where Ordinance Section 490-151.E(6)(b) permits a maximum building height of 40 feet.

The Applicant is also requesting the following bulk variances in connection with Proposed Lot 86.01:

1. Ordinance Section 490-151.E(1)(d) to permit a lot area of 4,538 square feet, where 10,000 square feet are required.
2. Ordinance Section 490-151.E(2)(d) to permit a lot frontage of 55.02 feet, where 100 feet are required.

3. Ordinance Section 490-151.E(4)(a) to permit a rear yard setback of 7.78 feet, where 25 feet are required.
4. Ordinance Section 490-151.E(5)(d) to permit a side yard setback of 4.36 feet, where 10 feet are required.
5. Ordinance Section 490-98 O.9 to permit 1 parking space, where 10 parking spaces are required.

The Applicant is also requesting the following bulk variances in connection with Proposed Lot 86.02:

1. Ordinance Section 490-151.E(1)(b) to permit a lot area of 36,041 square feet for Proposed Lot 86.02, where 45,000 square feet are required.
2. Ordinance Section 490-151.E(2)(b) to permit a lot frontage of 125.68 feet for Proposed Lot 86.02, where 150 feet are required.
3. Ordinance Section 490-151.E(5)(b) to permit a side yard setback of 15 feet/30 feet combined for Proposed Lot 86.02, where 15 feet/40 feet combined are required.
4. Ordinance Section 490-98 O.11 to permit 40 parking spaces, where 60 parking spaces are required for Proposed Lot 86.02.

The Applicant is also requesting the following design waivers from Ordinance Section 490-96 for the multi-family apartment building on Proposed Lot 86.02:

1. To permit a side setback for garden apartments of 15 feet, where a minimum of 20 feet are required.
2. To permit a parking area front yard of 9.5 feet, where a minimum of 25 feet are required.
3. To permit a parking area front yard of 6.67 feet, where a minimum of 20 feet are required.
4. To permit a side setback (access aisle or parking area) of 6.67 feet, where a minimum of 20 feet are required.
5. To permit a distance between buildings and access drives of 5.04 feet, where a minimum of 25 feet are required.
6. To permit a distance between buildings and parking area of 8.5 feet, where a minimum of 25 feet are required.
7. To permit a landscape buffer adjacent to a residential zone of 6.17 feet, where 15 feet are required.

EXHIBIT A

T Thomas Fortune Home- Scope of Work

May 2016

The TTF House is in a highly deteriorated state of condition. The home will be repaired and renovated. Water and sewer lines will be replaced and connected to the new infrastructure that is being installed as part of the overall project. The use group is proposed to change from R5 to B, with a maximum occupant load of 49. The building will be handicap accessible and will have first floor handicap bath (that further restricts occupancy to 25).

The asbestos siding as well as any asbestos found in the basement will be removed with state permit, and the rear addition will be removed. The interior will see "limited interior demolition" as all wall and ceiling surfaces will be removed so that the frame is exposed for analysis. At this juncture the project architect (Paul Grabowski- Virtuoso Architecture), and Red Bank construction official will conduct an onsite meeting with the developer to review and confirm what aspects of the frame structure (including roof framing) will need to be supplemented in order to create a structurally viable building.

Roof and wall sheathing will be repaired and replaced as required, and historically accurate windows will replace those in disrepair. New wood clapboard siding and new scalloped roof shingles will be installed. Exterior trim and "yankee" gutter structure will be repaired and replaced as necessary.

All mechanical systems inclusive of plumbing, electric, and HVAC will be installed. The building will be insulated and new drywall and historically accurate trim and doors (and door hardware) will be installed. A kitchen will also be included. The interior will be professionally painted.

The third floor will be accessed via a repaired staircase and utilized for storage only.

The building will be appropriately landscaped with an area by the front sidewalk that incorporates two benches and bronze plaque mounted on granite that recognizes the historic significance of this home.