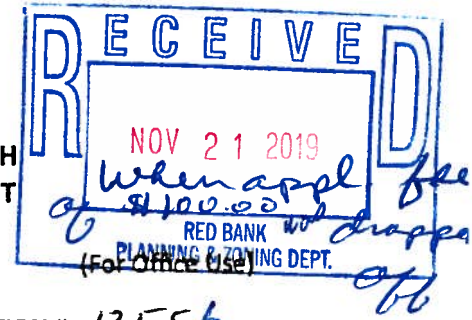




**BOROUGH OF RED BANK – COUNTY OF MONMOUTH  
APPLICATION FOR DEVELOPMENT (ZONING) PERMIT**



APPLICATION # 13556

FEE: 100.00 CHECK # 1262 CASH \_\_\_\_\_

ZONE: BR-1 HISTORIC (Y) \_\_\_\_\_ (N)

NAME OF APPLICANT(S): Red Bank Corporate Plaza, LLC DATE: \_\_\_\_\_

MAILING ADDRESS: 40 Monmouth Park Highway (PO Box 70) PHONE: 732-222-2000 x 2207

West Long Branch, NJ 07764 EMAIL: pwrsinger@prcgroup.com

DEVELOPMENT ADDRESS: 141 West Front Street, Red Bank, NJ BLOCK: 34 LOT(S): 3.01, 25 and 26

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):  
Lot 3.01---Owned by Applicant

Lots 25 and 26---Owned by Sanford Auto Body Service, Inc., 21 West Street, Red Bank, NJ 07701

DESCRIBE PROPOSED DEVELOPMENT:  
The proposed development consists of a mid-rise residential structure being constructed over the existing commercial building and the adjacent parking garage. The addition will achieve a height of nine (9) stories and contain a total of 150 residential units. The project also includes an expansion of the existing parking garage, new lobby areas, elevators, revised vehicular and pedestrian access to the site, upgrades to the existing open space area and streetscape along with other typical appurtenant site improvements. This application is being submitted on a bi-furcated basis. Applicant is only seeking approval for several D variances and the accompanying C variances.

EXISTING USE: Restaurant and Office

PROPOSED USE: Restaurant and office with residential units above and parking garage

SURVEY DATED: October 18, 2019

CHECK APPROPRIATE SELECTION: NEW CONSTRUCTION (  ) INTERIOR RENOVATIONS ( )  
EXTERIOR RENOVATIONS ( ) SUBDIVISION ( ) SIGN/AWNING ( ) A/C CONDENSER ( )  
FENCE/SHED ( ) REMOVAL/DEMOLITION ( ) CHANGE IN OCCUPANCY ( ) CHANGE IN USE ( ) GENERATOR ( )

To the best of my knowledge, the information contained on this application is correct, the survey provided is accurate and shows all structures on the site. I grant permission to the Borough of Red Bank and their Agents to come onto the subject property to inspect and take photographs for purposes relating to this application.

Red Bank Corporate Plaza, LLC  
Applicant's Name (Please Print)

Applicant's Signature  
By MCPRC, LLC, sole member of Red Bank Corp. Plaza, LLC  
By SRA, LLC, sole member of MCPRC, LLC  
By Robert M. Kaye, Managing Member of SRA, LLC

Red Bank Corporate Plaza, LLC  
Property Owner's Name (Please Print)

Property Owner's Signature  
By MCPRC, LLC, sole member of Red Bank Corp. Plaza, LLC  
By SRA, LLC, sole member of MCPRC, LLC  
By Robert M. Kaye, Managing Member of SRA, LLC

## Narrative of Intent

The proposed development consists of a mid-rise residential structure being constructed over the existing commercial building and the adjacent parking garage located at 141 West Front Street in the Borough of Red Bank also known as Block 34, Lots 3.01 25 and 26 on the Tax Map of the Borough of Red Bank. The addition will achieve a height of nine (9) stories and contain a total of 150 residential units. The project also includes an expansion of the existing parking garage, new lobby areas, elevators, revised vehicular and pedestrian access to the site, upgrades to the existing open space area and streetscape along with other typical appurtenant site improvements.

This application is being submitted on a bi-furcated basis. Applicant is only seeking approval for several D variances and C variances. If Applicant is granted said approvals, it will submit an application for preliminary and final Site Plan approval at a later time.

The development application requests several D variances:

- D-4 Floor Area Ratio ("FAR") variance. The maximum floor area ratio permitted by ordinance is 2.1. The Applicant's proposal calls for 4.1.
- D-5 Density variance. The maximum density permitted by ordinance is 16 units per acre. Applicant's proposal calls for 56.9 units per acre.
- D-6 Building Height variance. The maximum structure height permitted by ordinance is 40 feet. Applicant's proposal calls for a maximum building height of 125 feet.

The development application also requests C variances which are delineated in more detail on the Zoning Table attached to the plans.

- Minimum Front Yard Setback on West Front Street
- Minimum Front Yard Setback on Wall Street
- Minimum Front Yard Setback on West Street
- Minimum Rear Yard Setback
- Minimum Side Yard Setback (Apt.)
- Minimum Side Yard Setback (Other)
- Minimum Gross Habitable Floor Area (Apt.)
- Minimum Gross Habitable Floor Area (Apt.)(Ground Floor Area)
- Maximum Lot Coverage (Apt.)
- Maximum Lot Coverage (Other)
- Minimum Unoccupied Open Space (Apt.)
- Signs (16 new signs in addition to the 3 existing signs)