



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street

Red Bank, NJ 07701

Glenn Carter, PP
Director

Tel: (732) 530-2752

Fax: (732) 530-8846

Website: www.redbanknj.org

DENIAL OF DEVELOPMENT PERMIT #13489

121 Monmouth Street: Block 42, Lots 7, 8, 11 & 11.01

☐ DENIED - PLANNING BOARD ACTION REQUIRED – SEE ENCLOSED DETERMINATION

☒ DENIED - ZONING BOARD ACTION REQUIRED — SEE ENCLOSED DETERMINATION

☐ DENIED - APPLICATION REQUIRES MORE INFORMATION AND/OR MODIFICATION

REMARKS: Proposed residential density is greater than that permitted. As such a d(5) use variance is required from the Zoning Board. Bulk or “c” variances will be determined as part of the Zoning Board review.

* Appeals to the Board of Adjustment may be taken by any interested Party affected by any decision of an Administrative Officer based on or made in enforcement of the zoning ordinance or Official map. Such appeal must be filed with the Administrative Officer within 20 days of this determination. (Municipal Land Use Law (Section 40:55D-72)).


Glenn Carter, PP

9-27-19

DATE



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

(For Office Use)

APPLICATION # 13489

FEE: \$100 CHECK # 3294 CASH _____

ZONE: BR1 + BR2 HISTORIC (Y) _____ (N) ☒

NAME OF APPLICANT(S): 121 Monmouth St., LLC (Michael Salerno) DATE: 09.23.19

MAILING ADDRESS: 121 Monmouth St., Red Bank, NJ 07701 PHONE: (732) 758-1577

EMAIL: mmsimpson@somearchitects.com
msalerno@northeastprofessional.com

DEVELOPMENT ADDRESS: 121 Monmouth St., Red Bank, NJ 077014 BLOCK: 42 LOT(S): 7.8, 11, 11.01

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):

DESCRIBE PROPOSED DEVELOPMENT:

Mixed use residential, commercial, and parking buildings consisting of one 7-unit, 2-1/2 story, apartment building on the corner of Pearl and Oakland St., and one 52 unit, 5 story mixed use building on Monmouth St. Commercial use will be 2,000 SF of commercial "incubator" space at street level on Monmouth. Parking for 97 vehicles in two levels (one below grade). 8 spaces for commercial at street level, with 89 spaces for residences for a parking ratio of 1.5 spaces/unit. Units are mixed sizes from studio/efficiency to 2 Bedroom, including 9 COAH units)

EXISTING USE: Commercial Office on Monmouth St., Single family residential on Pearl and Oakland Sts.

PROPOSED USE: Mixed use residential, commercial and parking

SURVEY DATED: 02.01.19

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

Michael Salerno for 121 Monmouth St., LLC

Applicant's Name (Please Print)

Applicant's Signature

Michael Salerno

Property Owner's Name (Please Print)

Property Owner's Signature

BASIC PARKING STATISTICS

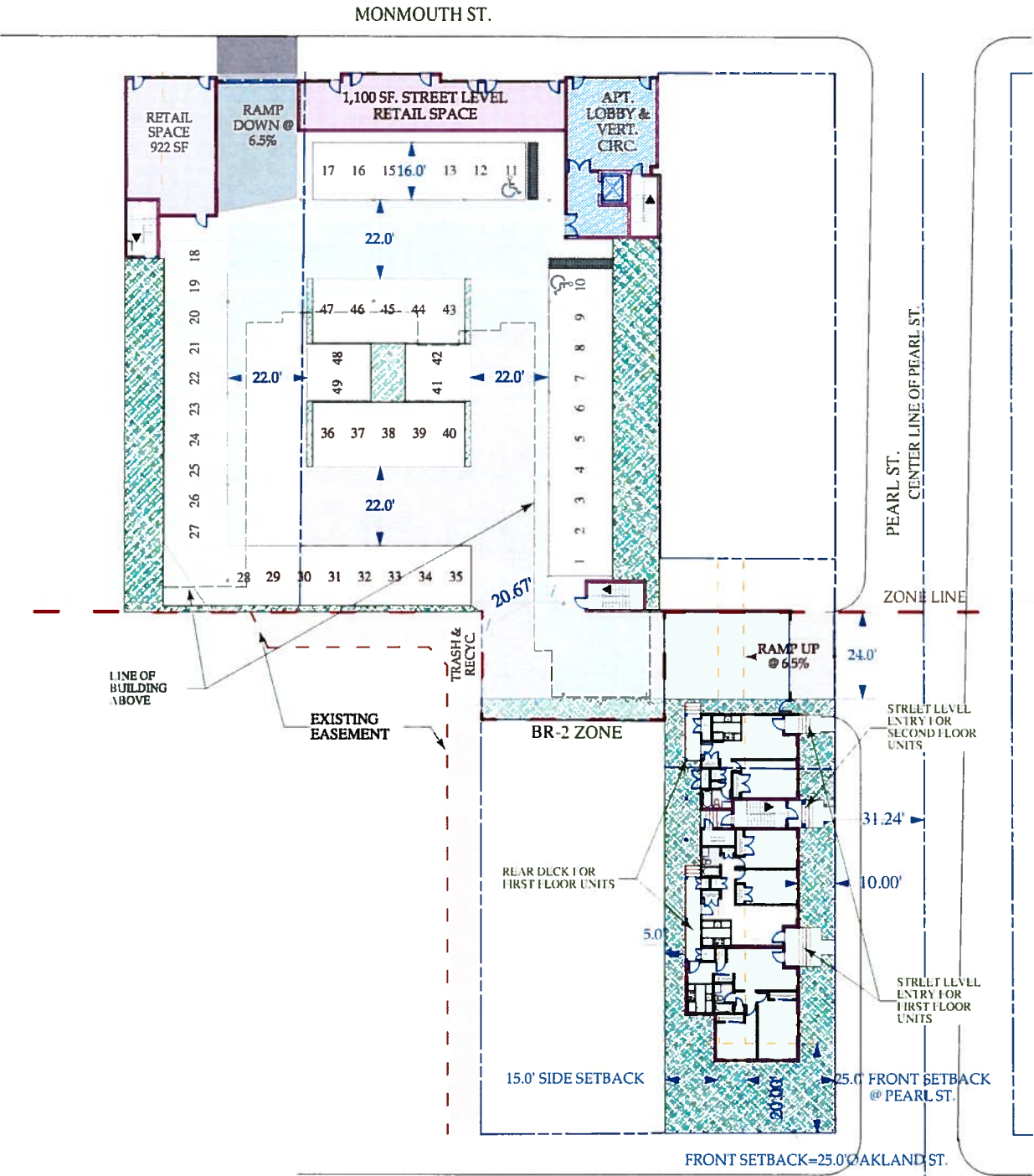
97 SPACES TOTAL

8 SPACES FOR RETAIL
89 SPACES FOR APARTMENTS (46 8.5' WIDE, 6 COMPACT)

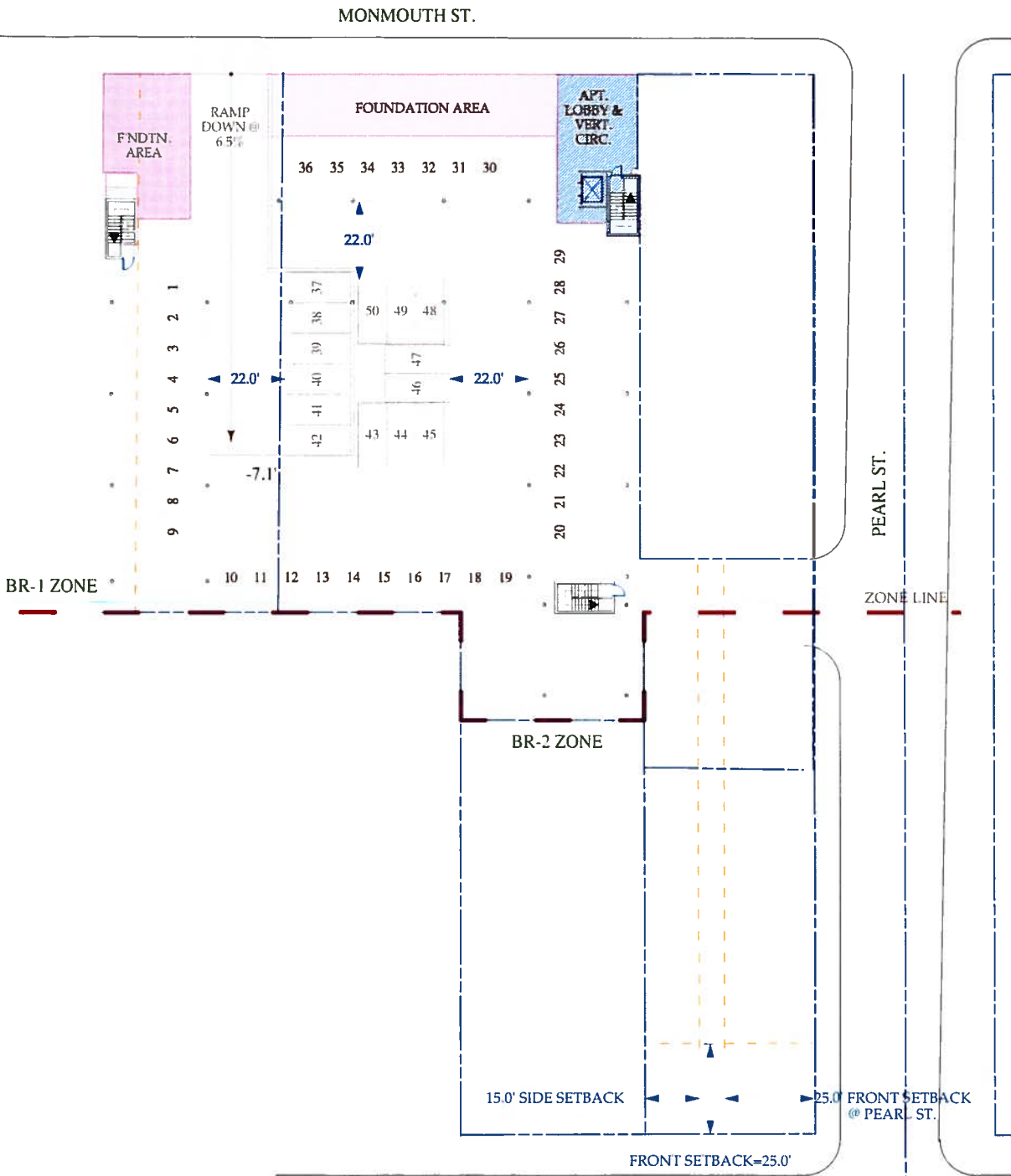
52 APARTMENTS IN MONMOUTH BUILDING
7 APARTMENTS IN PEARL BUILDING

59 UNITS TOTAL

PARKING RATIO FOR RESIDENTIAL = 1.5 SPACES/UNIT



2 CONCEPT SITE PLAN: STREET LEVEL
Scale: 1" = 20'-0"



1 CONCEPT SITE PLAN: BELOW GRADE PARKING
Scale: 1" = 20'-0"

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ARCHITECTURE : PLANNING : INTERIOR DESIGN

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www.SOMEarchitects.com

Michael M. Simpson, R.A.
NJ # A109240

Client:
121 MONMOUTH LLC
121 MONMOUTH ST.
RED BANK, NJ 07701

Project:
MIXED USE DEVELOPMENT
MONMOUTH TO OAKLAND ST.
RED BANK, NJ 07701

Block:	42
Lot:	7-12

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No.	Date	Description

O	9/18/19	DPA APPLICATION
L	8/30/19	FINAL UNITS
I	8/7/19	GARAGE REVISION
H	8/6/19	PARKING GARAGE
No.	Date	Issued For:

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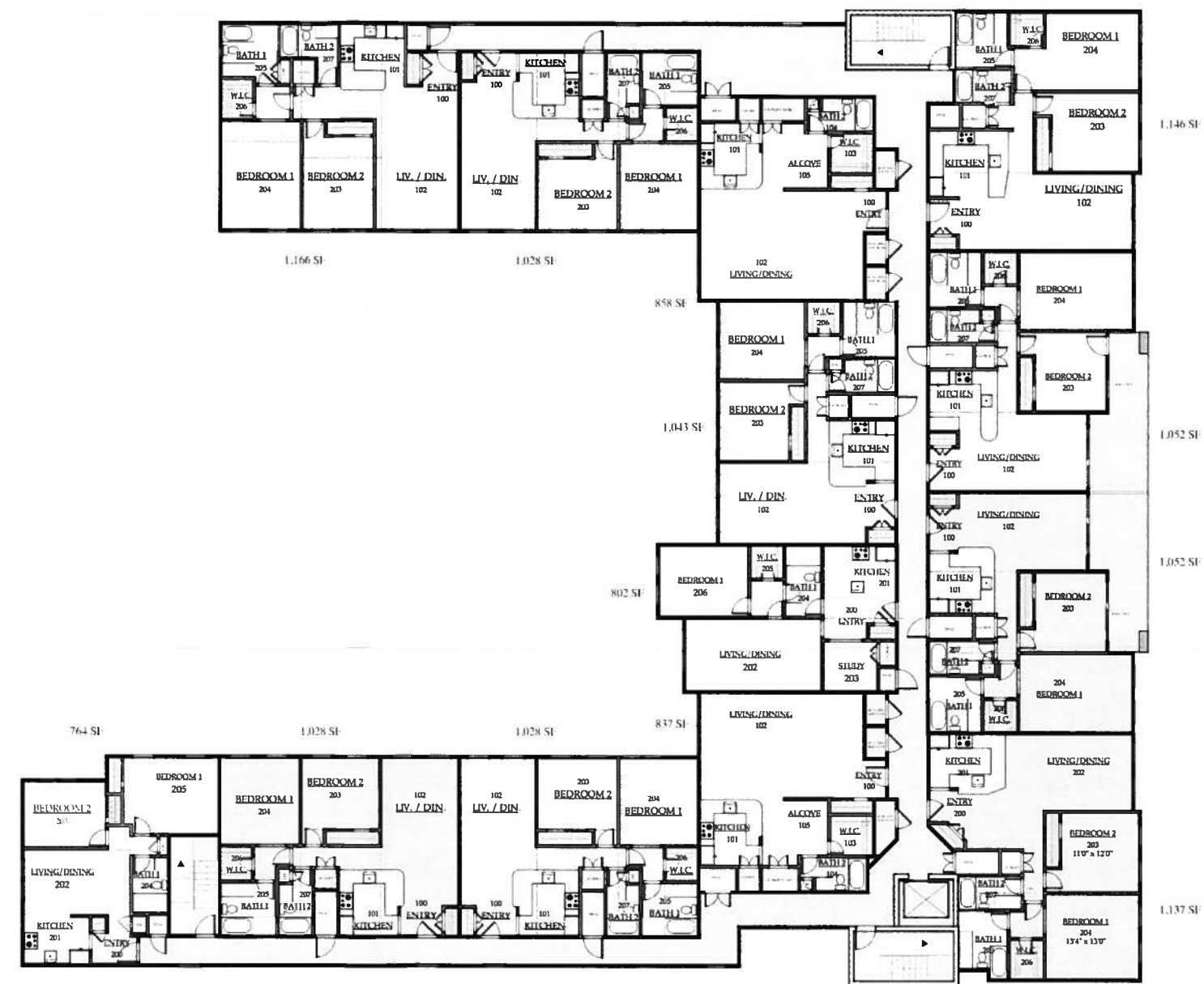
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Revisions		
No.	Date	Description

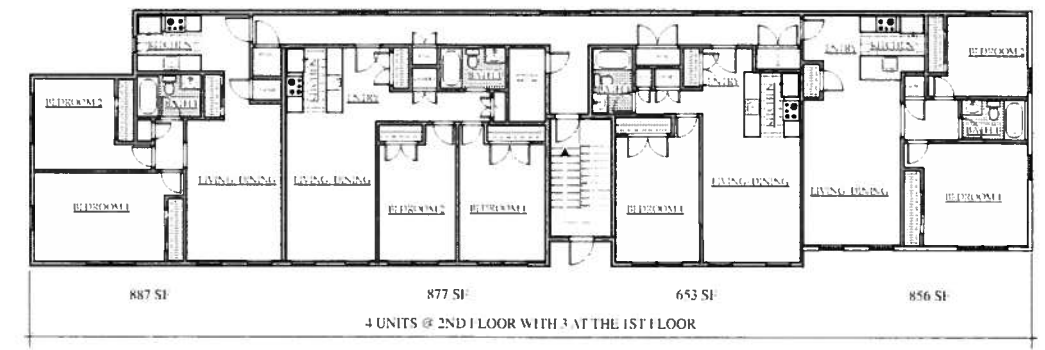
N	9/18/19	DPA APPLICATION
K	8/30/19	FINAL UNIT DESIGN
G	8/6/19	PARKING DECK
F	5/9/19	CLIENT REVIEW 6
No.	Date	Issued For:
Issued:		

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PEARL BUILDING
(2) 1-BEDROOM UNITS
(5) 2-BEDROOM UNITS



MONMOUTH BUILDING
(2) STUDIO UNITS
(1) 1-1/2 BEDROOM UNITS
(10) 2-BEDROOM UNITS



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Revisions

No.	Date	Description

P	9/18/19	DPA SUBMITTAL
H	8/6/19	PARKING GARAGE
F	5/9/19	CLIENT REVIEW 6
E	4/16/19	CLIENT REVIEW 5

No.	Date	Issued For
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Drawing Index:

Project Number: 1852

File Name: 1852 FP VWX

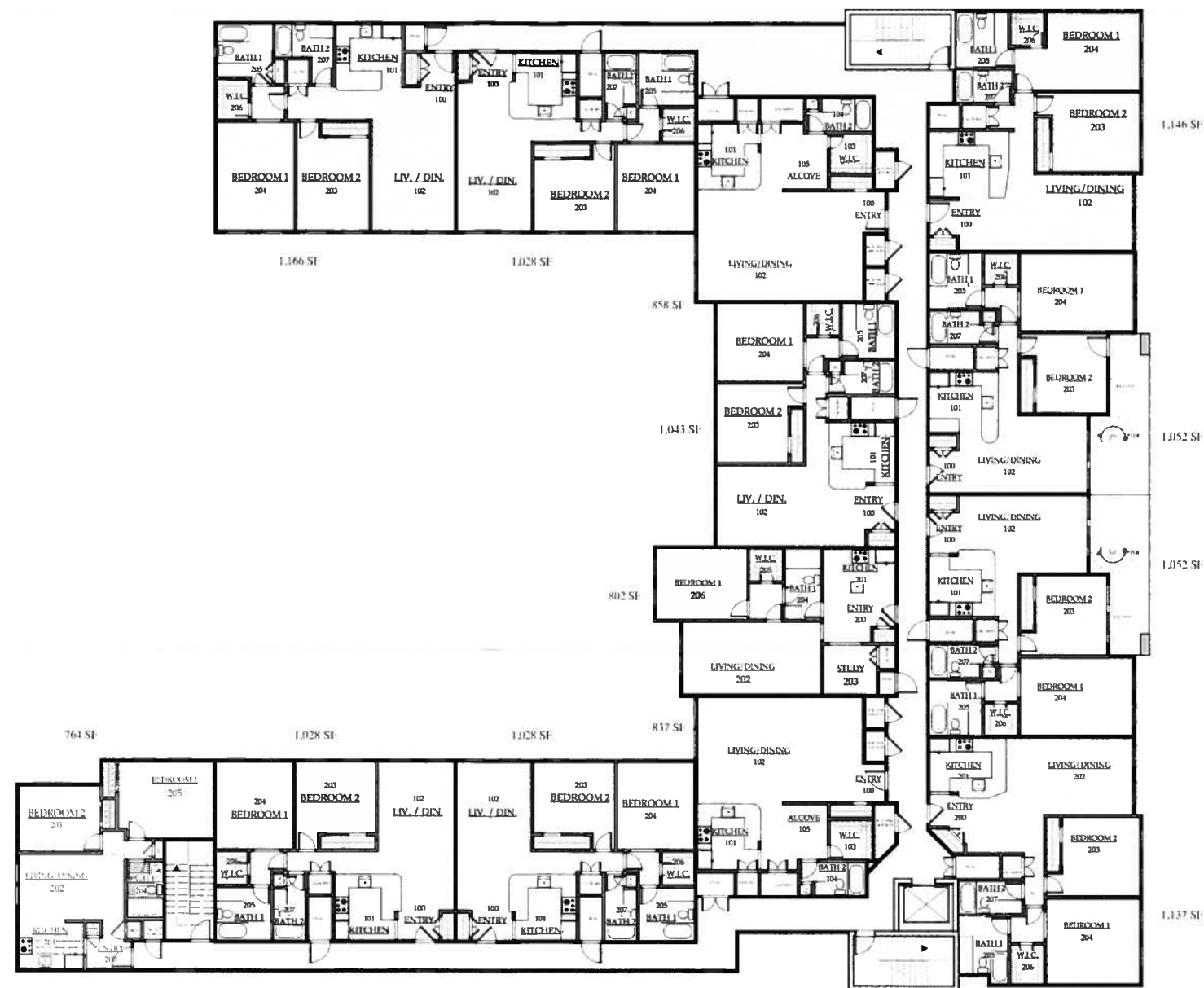
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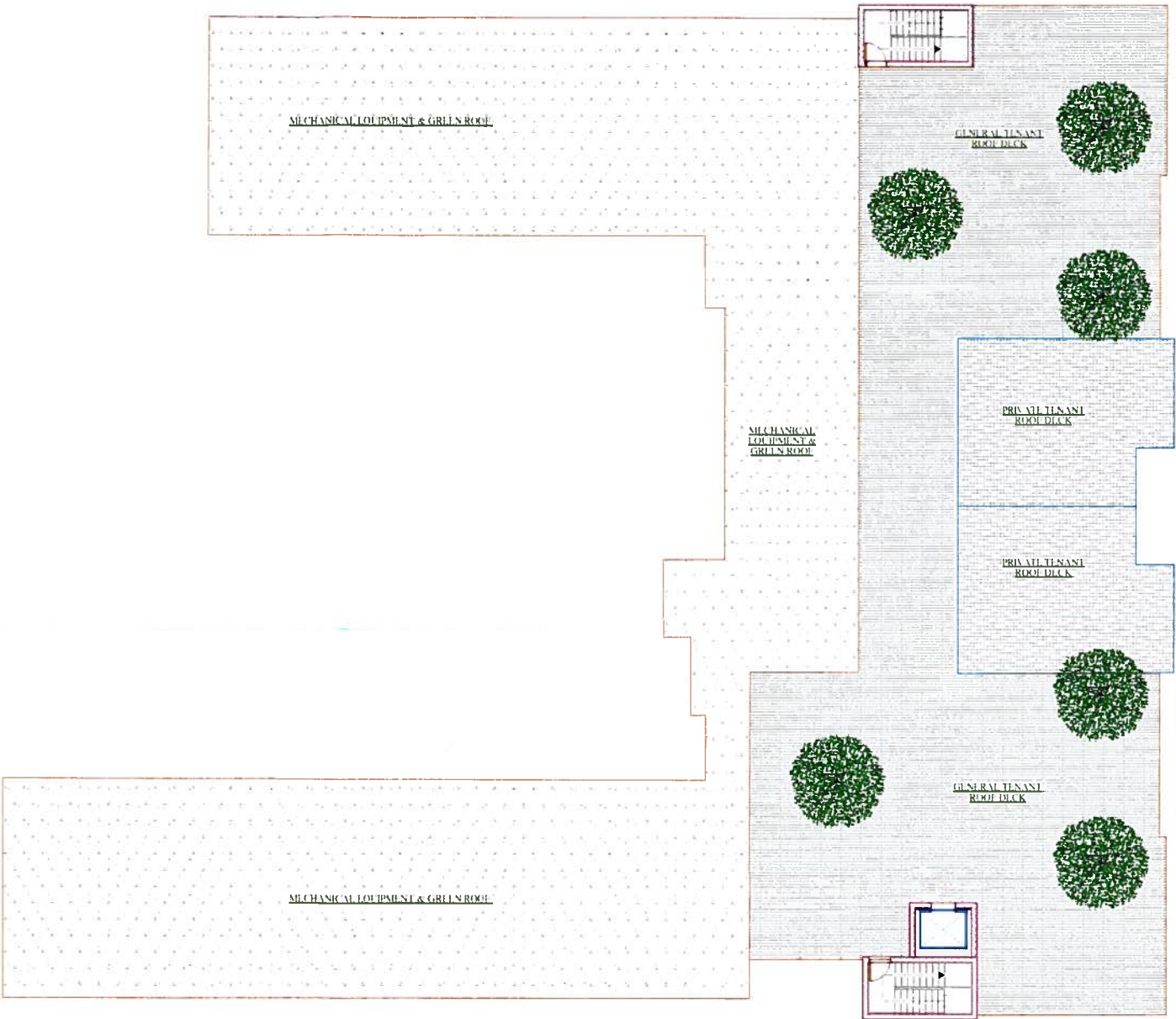
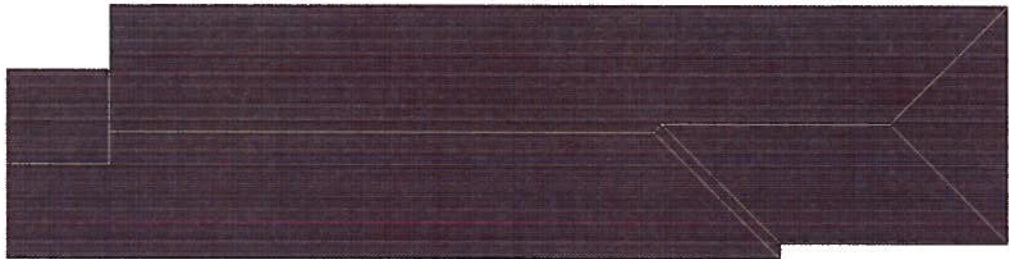
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1 ROOF PLAN
Scale: 3/32" = 1'-0"



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Revisions:		
No.	Date	Description

M	9/18/19	DPA APPLICATION
J	8/8/19	REDEV. MTG.
F	5/9/19	CLIENT REVIEW 6
No.	Date	Issued For:
Issued:		

Drawing Index SCHEMATIC ROOF PLAN	
Project Number:	1852
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1 MONMOUTH ST. (NORTH) ELEVATION
Scale: 3/16" = 1'-0"



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Revisions

No.	Date	Description

H	9/18/19	DPA ISSUE
I	5/9/19	CLIENT REVIEW 6
E	4/16/19	CLIENT REVIEW #5
D	4/2/19	CLIENT REVIEW 4

No.	Date	Issued For:

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Drawing Index:

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File Name: 1852 A-200 V.W.X

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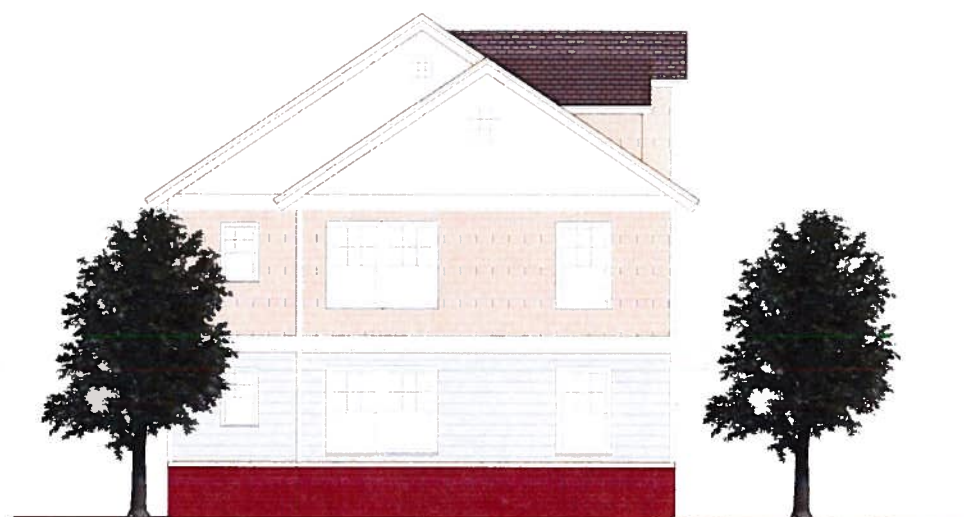
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3 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 OAKLAND ST. (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"



1 PEARL ST. (EAST) ELEVATION
Scale: 3/16" = 1'-0"



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E	4/16/19	CLIENT REVIEW #5
D	4/2/19	CLIENT REVIEW 4
No.	Date	Issued For

Drawing Index:	
Project Number:	1852
Title Name:	1852 A-200.VWX
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