



Kennedy Consulting Engineers, LLC  
 211 Maple Avenue  
 Red Bank, NJ 07701  
 Phone: 732.212.9393 • Fax: 732.212.9399

January 28, 2021

Maria Graziano, Secretary  
 Department of Planning &. Zoning  
 Borough of Red Bank  
 90 Monmouth Street  
 Red Bank, NJ 07701

Via Regular & Electronic Mail

Re: Denholtz Associates - Southbank at Navesink  
 Application for Amended Approval  
 Borough of Red Bank

Dear Ms. Graziano:

The Applicant seeks to amend the previous Zoning Board approval for the referenced site to increase the floor area ratio from 1.75 to 2.10. The increase results from removing the area associated with Lot 7 from the floor area ratio calculations, as required by a previous resolution of approval.

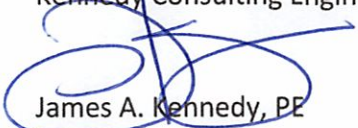
As requested by the Zoning Board Engineer, please find attached a certification of lot areas provided by the professional land surveyor and the following more specific calculation of the Floor Area Ratio (FAR):

Approved Gross Floor Area:	42,210 SF	
Approved Lot Area Lots 6.01 & 7:	24,169 SF	
Approved FAR:	1.746	≈ 1.75
Proposed Gross Floor Area (No Change)	42,210 SF	
Modified Lot Area (Lot 6.01 Only):	20,170 SF	
Modified FAR:	2.093	≈ 2.10

No changes to the site design, impervious coverage, or building area are proposed. No new variances, other than the floor area ratio, are required as a result of this calculation. As such, revisions to the previously approved plans are not required. In lieu of submitting revised plans, we ask that the Board rely upon the previously submitted materials in conjunction with this letter for the referenced application.

Upon review of the above, please contact me or Nicole Chiafullo, of this office, if you have any questions or require additional information.

Sincerely,  
 Kennedy Consulting Engineers, LLC



James A. Kennedy, PE  
 Managing Member

Cc: Mr. Steven Denholtz Denholtz Associates 116 Chestnut Street, Suite 102 Red Bank, NJ 07701	John Giunco, Esq. Giordano, Halleran & Ciesla 125 Half Mile Road, Suite 300 Red Bank, NJ 07701	Ed Herrman, P.E. T&M Associates 11 Tindall Road Middletown, NJ 07748
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Yorkanis & White, Inc.  
Land Surveyors 

23 Village Court, Hazlet, NJ 07730 (Office: 732-888-3211; Fax: 732-888-4667)

January 27, 2021

Kennedy Consulting Engineers, LLC  
211 Maple Avenue  
Red Bank, NJ 07701

Attn: James A. Kennedy

RE: 32 West Front Street  
Red Bank, New Jersey

Dear Mr. Kennedy:

This letter is to certify the following in regards to the property known as Lots 6.01 & 7 in Block 9.01, Borough of Red Bank, Monmouth County, New Jersey:

- The individual area of Lot 6.01 equals 20170 more or less square feet or 0.463 more or less acres of land.
- The individual area of Lot 7 equals 3999 more or less square feet or 0.092 more or less acres of land.

If you require any additional information, please don't hesitate to call our office.

Respectfully submitted,  
YORKANIS & WHITE



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John T. Luts, PLS  
New Jersey License No. GS43220

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