



Maria Graziano <mgraziano@redbanknj.org>

Re: Message from KM_458e

1 message

Remedios Quiroz <remediosrbstc@gmail.com>
To: Maria Graziano <mgraziano@redbanknj.org>
Cc: Red Bank STC <STC@redbanknj.org>

Thu, Apr 29, 2021 at 3:59 PM

Hi Maria,
Here are STC comments

The Pearl St frontage is 160'. Per the tree ordinance this requires 4 trees.
The Monmouth St frontage is 125'. Per the tree ordinance this requires 3 trees.
So per ordinance they are required to plant a total of 7 trees.

They have several options

1. Plant 7 trees, 4 on Pearl and 3 on Monmouth St using the recommended species list available on the Red Bank STC website to select the appropriate trees for the locations. The trees should be at least 3.5" caliper.
2. If they are not able to plant any of the required trees for any reason, they have to pay \$3500 into the Tree Trust Fund, \$500 for each tree (\$500*7)
3. If they are able to plant less than the 7 trees that are required, they should pay \$500 for each tree not planted

Let me know if you have any questions.
Thanks,
Remedios

Sent from my iPad

On Apr 29, 2021, at 8:19 AM, Maria Graziano <mgraziano@redbanknj.org> wrote:

Attached are revised plans for 120 Monmouth Street (Park Vallen Monmouth, LLC). Plans and comments were provided in January 2020. The meeting is being held on 5/6/2021. Please provide any comments by Tuesday, May 4, 2021.

Thank you,

Maria Graziano, Administrative Assistant
Planning & Zoning Department
Borough of Red Bank
90 Monmouth Street, Red Bank, NJ 07701
732-530-2753

----- Forwarded message -----

From: <scanner@redbanknj.org>
Date: Thu, Apr 29, 2021 at 8:12 AM
Subject: Message from KM_458e
To: <mgraziano@redbanknj.org>

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<SKM_458e21042821180.pdf>
<Environmental - Green Development Checklist_submission10.2020.pdf>
<Groundwater Monitoring Wells.pdf>

5/3/2021

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<Preliminary - Final Site Plan 10.2020 pg2.pdf>
<Preliminary - Final Site Plan 10.2020 pg1.pdf>
<Preliminary - Final Site Plan 10.2020 pg3.pdf>
<Preliminary - Final Site Plan 10.2020 pg4.pdf>
<Preliminary - Final Site Plan 10.2020 pg5.pdf>
<Preliminary - Final Site Plan 10.2020 pg6.pdf>
<Preliminary - Final Site Plan 10.2020 pg7.pdf>
<Preliminary - Final Site Plan 10.2020 pg8.pdf>
<1911 Revision Arch. Some 4.2021.pdf>



Maria Graziano <mgraziano@redbanknj.org>

RE: Message from KM_458e

Roy Meyer <rmcoach2121@gmail.com>

Thu, Apr 29, 2021 at 4:08 PM

To: Travers Martin <traversmartin@gmail.com>, Maria Graziano <mgraziano@redbanknj.org>
Cc: John Drucker <jdrucker@redbanknj.org>, Anthony Neibert <aneibert@redbanknj.org>, Environmental Commission <RBEC@redbanknj.org>, Shade Tree Committee <STC@redbanknj.org>, Clifford Keen <ckeen@redbanknj.org>, Chief Darren McConnell <dmccconnell@redbanknj.org>, Laura Kirkpatrick <laura@redbankrivercenter.org>, Tom Welsh <twelsh@redbanknj.org>, Shawna Ebanks <sebanks@redbanknj.org>, Barbara Boas <bboas@comcast.net>, Dan Mancuso <dan.mancuso@coldwellbankermoves.com>, Dave Cassidy <davecassidy77@gmail.com>

Folks,

Any variance requires a return from the applicant. In this case, I agree with Travers that some tangible return is necessary, particularly in the areas of storm water management and environmental impact. Anything short of such returns make the variance the norm, defeating the purpose of our permitting process.

Thanks,

Roy

Roy Meyer

62 Throckmorton Avenue

Red Bank, NJ 07701

732-915-7560

From: Travers Martin**Sent:** Thursday, April 29, 2021 8:54 AM**To:** Maria Graziano**Cc:** John Drucker; Anthony Neibert; Environmental Commission; Shade Tree Committee; Clifford Keen; Chief Darren McConnell; Laura Kirkpatrick; Tom Welsh; Shawna Ebanks; Barbara Boas; Dan Mancuso; Dave Cassidy**Subject:** Re: Message from KM_458e

Hello all,

Forgive my direct response to the group. I wanted my thoughts to be read prior to our next E.C meeting.

I believe that any project that requires a variance based on lot coverage (particularly one this large) should require a stipulation for some form of (1.) public amenity, (2.) public set-back, (3.) stormwater infiltration system (rain garden) or (4.) ecologically significant planting (either here or elsewhere in town). Other cities have made this a normal and practice and is anticipated by developers prior to design development. I believe the space is a candidate for a cut curb bioswale or public planted gathering area on at least one of its street frontage areas and it could serve to benefit the project. I understand there is a proposed green roof of some type however my experience shows that non intensive systems are often not equipped to handle storm events and their stope often gets "valued engineered" out during the construction phase. Our town is quickly getting built up and I believe we need to start setting a regional president regarding storm

5/3/2021

Borough of Red Bank Mail - RE: Message from KM_458e

water management and ecological systems. If developers can not abide by such stipulations, I think we should start charging a fee that contributes to an account used by the town for the specific purpose of publically accessible alternative forms of stormwater management throughout the town.

Best,

Travers

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Please provide any comments by Tuesday, May 4, 2021.

Thank you,

Maria Graziano, Administrative Assistant

Planning & Zoning Department

Borough of Red Bank

90 Monmouth Street, Red Bank, NJ 07701

732-530-2753

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From: <scanner@redbanknj.org>

Date: Thu, Apr 29, 2021 at 8:12 AM

Subject: Message from KM_458e

To: <mgraziano@redbanknj.org>

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Maria Graziano <mgraziano@redbanknj.org>

Re: Message from KM_458e

1 message

Anthony Neibert <aneibert@redbanknj.org>
To: Maria Graziano <mgraziano@redbanknj.org>

Mon, May 3, 2021 at 7:51 AM

Good morning Maria. I have no comments

On Thu, Apr 29, 2021 at 8:18 AM Maria Graziano <mgraziano@redbanknj.org> wrote:

Attached are revised plans for 120 Monmouth Street (Park Vallen Monmouth, LLC). Plans and comments were provided in January 2020. The meeting is being held on 5/6/2021. Please provide any comments by Tuesday, May 4, 2021.

Thank you,

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From: <scanner@redbanknj.org>
Date: Thu, Apr 29, 2021 at 8:12 AM
Subject: Message from KM_458e
To: <mgraziano@redbanknj.org>

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A. Neibert
Construction Code Official Borough of Red Bank
90 Monmouth St
Red Bank, NJ 07701
aneibert@redbanknj.org
732-530-2760 x 347