



# Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING  
90 Monmouth Street  
Red Bank, NJ 07701

Glenn Carter, PP  
Director

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## DENIAL OF DEVELOPMENT PERMIT #13612

70 Locust Avenue, Block 39, Lot 3

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:

Property is in the Borough's RD zone which permits multi-family dwellings fronting on the river not to exceed 6 dwelling units per acre. The existing property contains a four unit structure on 28,105 s.f allowing up to 3.87 dwelling units. As the existing use already exceeds the permitted density, the subdivision of the property to create an additional building lot requires a d(5) use variance from the Zoning Board. Bulk or "c" variance will be reviewed as part of the subdivision/site plan 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

1-17-20  
DATE