

**BOROUGH OF RED BANK
DEPARTMENT OF PLANNING AND ZONING
90 Monmouth Street
Red Bank, NJ 07701
732-530-2753**

INTENT TO PROCEED

I HEREBY MAKE FORMAL APPLICATION TO THE:

RED BANK PLANNING BOARD

RED BANK ZONING BOARD OF ADJUSTMENT

NAME OF APPLICANT: Red Bank Corporate Plaza, LLC

DEVELOPMENT ADDRESS: 141 West Front Street

Red Bank, NJ 07701

BLOCK: 34 LOTS: 3.01, 25 and 26

APPLICATION # _____

INITIAL REVIEW ESCROW PAID: \$2,000.00 (AMOUNT) November 15, 2019 (DATE)

MINIMUM \$500.00 – Single Family Dwellings (Additions)

MINIMUM \$2,000.00 – All Other Applications

Signature of Applicant: 

Print Name: Red Bank Corporate Plaza, LLC

Date: November 15, 2019

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

Date Received by Board Secretary: _____
(Date of Commencement of Statutory 45-day Completeness Review Period)

Signature of Board Secretary: _____

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)



Borough of Red Bank

DISCLOSURE OF OWNERSHIP

IN CONNECTION WITH DEVELOPMENT APPLICATION # _____

DEVELOPMENT ADDRESS: 141 West Front Street, Red Bank, NJ 07701

BLOCK: 34 LOT(S): 3.01, 25 and 26

APPLICANT NAME: Red Bank Corporate Plaza, LLC

IF THE APPLICANT IS A SOLE PROPRIETORSHIP, CHECK HERE _____ AND SIGN FORM

IF THE APPLICANT IS A CORPORATION OR PARTNERSHIP, COMPLETE THE FOLLOWING INDICATING ALL OWNERS HOLDING A 10% (OR GREATER) INTEREST:

OWNERS NAME	ADDRESS	(%) INTEREST
MCPRC, LLC (sole member of Red Bank Corporate Plaza, LLC)	40 Monmouth Park Highway (PO Box 70), West Long Branch, NJ 07764	100%
SRA, LLC (sole member of MCPRC, LLC)	40 Monmouth Park Highway (PO Box 70), West Long Branch, NJ 07764	100%
Robert M. Kaye (Managing Member of SRA, LLC)	40 Monmouth Park Highway (PO Box 70), West Long Branch, NJ 07764	100%

NOTE: IF ANY OWNER HOLDING A 10% (OR GREATER) INTEREST IS ITSELF A CORPORATION OR PARTNERSHIP, COMPLETE A DISCLOSURE FORM FOR THAT OWNER.

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

Robert M. Kaye
Applicant's Signature

Sworn to and subscribed before me this 14th day of November, 2019

Laurie De Long
Notary Public

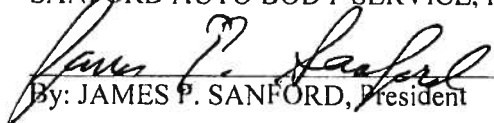


OWNER CONSENT TO PROCEED WITH APPLICATION

I, JAMES P. SANFORD, President of Sanford Auto Body Service, Inc. ("Company"), certify:

1. The Company is the owner of property located at 17-21 West Street, Red Bank, New Jersey, known and designated as Block 34, Lots 25-26 on the official tax map of the Borough of Red Bank, which comprises part of the property that is the subject of this application;
2. I have authorized the applicant to make this application; and
3. I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

SANFORD AUTO BODY SERVICE, INC.


By: JAMES P. SANFORD, President

Sworn to and subscribed before me
this 17 day of November 2019


NOTARY PUBLIC

ANITA S LACONTI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 7, 2022