

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

APPLICATION # 13066 Amended

FEE: _____ CHECK # _____ CASH _____

ZONE: _____

NAME OF APPLICANT(S): Denholtz Associates DATE: _____

MAILING ADDRESS: 116 Chestnut Street PHONE: _____
Red Bank, NJ 07701 EMAIL: _____

DEVELOPMENT ADDRESS: 16 W. Front Street and 22 W. Front Street BLOCK: 9.01 LOT(S): 6.01 & 7

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):
K. Hovnanian at the Monarch LLC/325 Adams%Khov @ Monarch
110 Fieldcrest Avenue, Edison, New Jersey 08837

DESCRIBE PROPOSED DEVELOPMENT:
See enclosed cover letter for description of proposed development.

EXISTING USE: Vacant Land

PROPOSED USE: Townhouses

SURVEY DATED: July 26, 2018

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

Denholtz Associates
Applicant's Name (Please Print)

Same as owner
Property Owner's Name (Please Print)

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature



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 #13066

16 & 22 West Front Street, Block 9.01, Lots 6.01 & 7

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 CCD-2 Zone which does not permit dwellings on the first floor. A d(1) use variance and site plan approval from the Zoning Board is required. Required bulk or “c” variances will be determined as part of the 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

11-2-18
DATE

RECEIVED

NOV 2 2018

RED BANK
PLANNING & ZONING DEPT.

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

APPLICATION # 130106

FEE: \$100 CHECK # 331 CASH _____

ZONE: CCD2

NAME OF APPLICANT(S): Denholtz Associates

DATE: 10/31/18

MAILING ADDRESS: 14 Cliffwood Avenue, Suite 200

PHONE: 732-741-3900

Matawan, New Jersey 07747

EMAIL: jgunc@ghc.law.com

DEVELOPMENT ADDRESS: 16 W. Front Street and 22 W. Front Street BLOCK: 9.01 LOT(S): 6.01 & 7

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

K Hovnanian at the Monarch LLC/325 Adams %Khov @ Monarch

110 Fieldcrest Avenue, Edison, New Jersey 08837

DESCRIBE PROPOSED DEVELOPMENT:

Applicant proposes to construct seven (7) Townhouses with associated parking areas, landscaping and utilities

EXISTING USE: Vacant Land

PROPOSED USE: Townhouses

SURVEY DATED: July 26, 2018

CHECK APPROPRIATE SELECTION: NEW CONSTRUCTION (X) INTERIOR RENOVATIONS ()
EXTERIOR RENOVATIONS () SUBDIVISION () SIGN/AWNING () A/C CONDENSER ()
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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.

John A. Giunco

Applicant's Name (Please Print)

John A. Giunco
Applicant's Signature

K. HOVNANIAN AT THE MONARCH, LLC

Property Owner's Name (Please Print)

Jonathan Fisher
*Property Owner's Signature

JONATHAN FISHER, SENIOR V.P.

* SEE ATTACHED MATERIALS RE:
BLOCK NO. 9.01, LOTS NO. 6.01 & 7