

GIORDANO, HALLERAN & CIESLA, P.C.

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December 8, 2020

Client/Matter No. 20737-0005

VIA LAWYERS SERVICE & EMAIL: mgraziano@redbanknj.org

Maria Graziano, Secretary
Borough of Red Bank Zoning Board of Adjustment
90 Monmouth Street
Red Bank, NJ 07701

**Re: Denholtz Associates
Application for Amended Preliminary and Final Major Site Plan w/ "d" Use
Variance Relief
Bulk "c" Variance Relief
16 W. Front Street/22 W. Front Street, Red Bank, New Jersey
Block 9.01, Lots 6.01 & 7 ("Property")**

Dear Ms. Graziano:

This firm represents Denholtz Associates ("Applicant"), in connection with the anticipated development of the above-referenced Property. Please accept this package as Applicant's request for Amended Preliminary and Final Major Site Plan and "d" Variance Relief and Bulk "c" Variance Relief for the above-referenced Property.

In connection with this application, Applicant seeks to amend the prior Zoning Board approval for the Property obtained on June 6, 2019 in Resolution 2019-15, to increase the Floor Area Ratio variance from 1.75 to 2.10. This increase is the result of Applicant's removal of the area of Lot 7 from the calculation of the Floor Area Ratio, pursuant to a condition of a Planning Board approval memorialized in Resolution No. 2003-433. The Applicant does not propose any changes to the previously approved site plan, other than excluding the area of lot 7 from the FAR calculation. Since there are no changes to the improvements shown on the approved site plan, Applicant requests to rely upon the plans and reports previously submitted to this Board in connection with Application ZB 2019-15.

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In support of the application please find the following:

1. One (1) copy of the completed Application for Development (Zoning) Permit, Intent to Proceed, Land Development-Escrow Agreement, Disclosure of Ownership Form,
2. Completed W-9
3. Two Rivers Escrow Set-up
4. A copy of correspondence to the Borough Tax Collector requesting Tax Certification;
5. A copy of the correspondence to the Borough Tax Assessor requesting the 200' property owner list.
6. Zoning Board of Adjustment Resolution 2019-15;
7. Planning Board Resolution 2003-433.

Please advise us of the application and escrow fees for ths application and the same will be promptly provided.

This will further confirm that the fee and escrow will be calculated once the application is reviewed.

Kindly execute a copy of this letter enclosed acknowledging receipt of the within described documents and return same to our office. If you have any questions regarding the application or require any additional information, please do not hesitate to contact me.

Thank you in advance.

Very truly yours,



JOHN A. GIUNCO

JAG/dw
Enclosures
Via email

cc: Steven Denholtz
Steve Lidster

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Nicole Chiafullo, P.E.
Jim Kennedy, P.E.
Evan P. Zimmerman, Esq.
Kevin Kennedy, Esq.
Edward Herrman, P.E.
Lance Blake, AIA

The undersigned hereby acknowledges receipt of the within described Application and documents on this ____ day of _____, 2020.

Docs #4755450-v1