



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

**REVISED DENIAL OF DEVELOPMENT PERMIT #13547**

**120 Monmouth Street; Block 33, Lot 9.01**

BR-1 Business/Residential 1 District Zone

The proposed 4 story Mixed Use building for 32 residential units and 1,320 square feet of commercial is **DENIED**.

***Proposed Mixed Use Development requires Use Variance, Preliminary & Final Site Plan approval from the Zoning Board of Adjustment.***

In accordance with §490-146 the proposed mixed use development does not satisfy FAR, density and height requirements of the BR-1 zone.

In accordance with the Municipal Land Use Law 40:55D-70d (4), (5), and (6) Use Variance is required.

Must Submit complete application for Use Variance, Preliminary and Final Site Plan.

Must submit all applicable fees and escrow.

Must obtain approval from Red Bank Zoning Board of Adjustment.

All applicable fees shall be paid.

\* 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)).

Steven L. Gottlieb, PP, LLA

July 14, 2020

Date

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

120 Monmouth Street  
Red Bank NJ 07701



(For Office Use)

APPLICATION # 13547

FEE: \$100 CHECK # 1053 CASH \_\_\_\_\_

ZONE: BR-1 HISTORIC (Y) \_\_\_\_\_ (N)

NAME OF APPLICANT(S): Michael Simpson, RA DATE: 6/10/2020

MAILING ADDRESS: S.O.M.E. Architects, P.C. PHONE: 732-842-3132  
65 Monmouth Street, 2nd Floor, Red Bank NJ 07701 EMAIL: mmsimpson@somearchitects.com

DEVELOPMENT ADDRESS: 120 Monmouth Street, Red Bank NJ 07701 BLOCK: 33 LOT(S): 9.01

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):  
Park Valley Monmouth, LLC  
11 Dundar Road, Suite 210 Springfield NJ 07081

DESCRIBE PROPOSED DEVELOPMENT:  
New 32-unit Apartment building over approximately 1,320 SF of commercial space at the site of the former Crossfit Treehouse location. Site to be cleared of existing building. Site is 19,857 SF and the proposed building will incorporate one level of structured parking at grade beneath the apartments. Variances needed for density, FAR, Front, Side and Rear Setbacks, Lot Coverage, Unoccupied Open Space, Unit Size, Height, Off-Street Loading & Parking requirements.

EXISTING USE: Vacant

PROPOSED USE: Mixed-use, Residential Apartments over commercial space.

SURVEY DATED: 8/15/2019

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

Michael M. Simpson, RA, PP, LEED AP  
Applicant's Name (Please Print)

Michael Netta, Park Valley Monmouth, LLC  
Property Owner's Name (Please Print)

  
Applicant's Signature

  
Property Owner's Signature