

April 21, 2021

Maria Graziano, Administrative Assistant  
Office of Planning & Zoning  
Borough of Red Bank  
90 Monmouth St.  
Red Bank, NJ. 07701

**RE: Park Valley Monmouth, LLC 120 Monmouth Street  
Block 33, Lot 9.01 Application No. P13547 TRE Project # 19079**

Dear Ms. Graziano:

The following is our annotated response to Mr. Herrman's review letter of February 4, 2021. It is labeled and numbered to coordinate with his comments:

**1. Planning and Zoning**

1.1. We have provided a schedule delineating the area of each apartment on each floor, and the number of bedrooms.

**3. On-Site Improvements**

3.17. The overhead operating door to the trash recycling area has been correctly indicated. Overhead clearance in the garage will be maintained at 11' above slab. Owner will clarify pickup procedures as part of public testimony.

3.22 Stall sizes have been increased throughout the site to 17.5 feet in length, and bumpers are proposed at all locations around the perimeter. The fence proposed at the north is on the property line is 5' from the building line. The closest we have scaled any parking surface to adjacent property is at the NW corner at 1.35' not .75 ft. and this is for bicycle or motorcycle parking, only, not cars. All parking on the east (Pearl St.) side are enclosed by a masonry wall.

**4. Multifamily Requirements**

4.1. A design waiver is sought for this condition.

4.2. A design waiver is sought for this condition.

**8. Landscaping and Lighting**

8.10 through 8.17. See engineering plans for lighting levels plan.

**9. Miscellaneous**

9.1. Elevations have been modified to indicate locations and type of signing on the building. Testimony will be provided.

9.2. Clearance at the Garage has been indicated, and testimony will be provided.

9.3. Architectural Elevations of all building sides have been provided.

9.4. Roof plan sheet A-104 has been provided indicating locations of any rooftop mechanical equipment. Testimony will be provided for all metering locations.

Sincerely,

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