



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING
90 Monmouth Street
Red Bank, NJ 07701

Shawna Ebanks, PP, AICP
Director of Community Development

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DENIAL OF DEVELOPMENT PERMIT #14087

57 Peter Place; Block 60, Lot 3

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: Applicant's proposal to install two dormers on an existing 2 1/2 story building is **DENIED**. The applicant proposes to expand an pre-existing non-conforming multifamily dwelling in the PO Zone. In accordance with §490-6 definition of "1/2 Story" portion of the building in the ceiling area should have a clearance of 7 feet or greater and is no more than 1/3 of the area of the next floor below. This application is in need of action from the Zoning Board of Adjustment in order to grant the relief from the zoning ordinance.

* 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)).

Shawna Ebanks

February 17, 2021

DATE

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



(For Office Use)

APPLICATION # 14087

FEE: 10000 CHECK # 4200 CASH _____

ZONE: PO HISTORIC (Y) _____ (N)

NAME OF APPLICANT(S): Hone & Land Develop. Corp DATE: 2/12/21

MAILING ADDRESS: 16A Bellevue Ave PHONE: 917 686 4111

Monson NJ 07760 EMAIL: 609718@atl.com

DEVELOPMENT ADDRESS: 57 Petron Pl. BLOCK: 60 LOT(S): 3

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT): PETERS 57 LLC

464 Wild Ave
St NY 10314

DESCRIBE PROPOSED DEVELOPMENT:

Install 2 Dormers to nearly ceiling height
Remove UPSTAIRS NOT CHANGING NOT Addin ANY Bedrooms

EXISTING USE: 4C

PROPOSED USE: 4C

SURVEY DATED: _____

CHECK APPROPRIATE SELECTION: NEW CONSTRUCTION () 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.

E Hanks FANKAL
Applicant's Name (Please Print)

Sukhraj
Property Owner's Name (Please Print)

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

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

(For Office Use)

APPLICATION # **14087**

FEE: _____ CHECK # _____ CASH _____

ZONE: **PO** HISTORIC (Y) _____ (N) **X**

NAME OF APPLICANT(S): **Home & Land Development Corp** DATE: **4/29/2021**

MAILING ADDRESS: **16A Bellevue Avenue** PHONE: **917-686-4111**

Rumson New Jersey 07760 EMAIL: **GNF718@aol.com**

DEVELOPMENT ADDRESS: **57 Peters Place Red Bank NJ 07760** BLOCK: **60** LOT(S): **3**

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

Peters 57 LLC

464 Wild Avenue Staten Island New York 10314

DESCRIBE PROPOSED DEVELOPMENT:

Install dormers to rectify ceiling height & reframe upstairs NOT changing or adding any bedrooms.

EXISTING USE: **4C**

PROPOSED USE: **4C**

SURVEY DATED: **9/14/2020**

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

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Charles Farkough

Applicant's Name (Please Print)


Applicant's Signature

John E Najmy

Property Owner's Name (Please Print)


Property Owner's Signature