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Narrative Description of Meridian Apartments Proposal

May 13, 2020

Yellow Brook Property Company: Applicant

Meridian Apartments at Red Bank

Shrewsbury Ave. Block 78 , Lots 11,12.13.14

The site is situated in the NB Neighborhood Business Zone, and lots 11 & 12 are within the Affordable Housing Overlay Zone area. #234 & 240 Shrewsbury Ave. are existing residential structures on the site, in addition to two vacant lots. The existing residential homes are existing non-conforming uses within the NB Zone. The proposal is for the construction of a single building along Shrewsbury Ave. at the corner of River Street. The structure is approximately 154' wide along Shrewsbury Ave, and 60 +/- along River St in depth. The driveway access to the building is proposed to be from River Street. The building includes 25 Apartment Flats, with 1 unit on the first floor along with 6,300 s.f. of retail space, and the three floors above each containing 8 residential units. The total unit yield is 25 apartments (15 @ 1 bedroom each, and 10 @ 2 bedrooms each).

The proposed retail space is oriented toward Shrewsbury Ave. and the River St. frontage. The 4 story structure has a brick façade and classic retail windows and awnings along the street level sidewalk area. The parking lot, and dumpster facilities are internal to the site, and situated behind the building with a common access lobby , hallway and elevators to the units. The residential use requires 27 parking spaces all of which are provided on site. Retail parking will share the lot and occur on street along the project frontage.

The Affordable Overlay Zone requires a 10% Affordable Unit set aside, proposed structure will contain 23 Market, and 2 Affordable units, and will make a contribution for the portion of the third unit per the codes. Since the site is situated partially in the NB/Affordable Overlay Zone and partially in the NB Zone , there are some minor differences in the two code sections which impact this proposal.

Variance relief for the proposal includes Parking, Building Height for the number of stories in the Affordable Overlay area(3 permitted/ 4 proposed) , however, the overall height conforms being below 50'. The NB zone only permits 35' or 2 ½ stories. In the NB Zone, the maximum area of retail is limited at 2,000 s.f., and this proposal contains 6,394 s.f.. Lastly, in the Affordable Overlay Zone, set back from a public road is required to be 20', where 10'1 ' is proposed. However, in the NB Zone all setbacks conform to the code. . The NB zone limits the number of dwellings above retail in a building to 2 units, wherein 25 are proposed Building Coverages, Setbacks, unoccupied Open Space and FAR all conform to the NB Zone requirement.