



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

Glenn Carter, PP
Director

Tel: (732) 530-2752
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DENIAL OF DEVELOPMENT PERMIT #13729

234, 240 Shrewsbury Avenue; Block 78, Lots 11, 12, 13 & 14

NB Neighborhood Business Zone
Block 78, Lots 11, 12 are within the Affordable Housing District Overlay zone.

The permit for Mixed Use Development including 25 Apartment units and 6,300 square feet of retail space is ***DENIED***.

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

In accordance with §490-142 the proposed mixed use does not satisfy density and height requirements of the NB zone.

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

May 18, 2020

Date

Bifurcated

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



(For Office Use)

APPLICATION # 13729

FEE: 100.00 CHECK # 6533 CASH _____

ZONE: PB HISTORIC (Y) _____ (N)

NAME OF APPLICANT(S): Mersdian @ Red Bank Yellow Brook Property Co DATE: May 11, 2020
MAILING ADDRESS: 247 Bridge Ave, Suite 5 PHONE: 732-842-1580
Red Bank, N.J., 07701 EMAIL: mumford@mumfordhomes.com
DEVELOPMENT ADDRESS: Corner of Shrewsbury Ave BLOCK: 78 LOT(S): 11-14
#284 & 240 Shrewsbury & River St.
OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):
Rebel Realty LLC
Roger Mumford : Owner in Equity, 247 Bridge St, Red Bank.

DESCRIBE PROPOSED DEVELOPMENT:

Proposed 4 Story Mixed Residential (25 units w/ affordable) plus 6,300 sq Retail Space

EXISTING USE: Residential

PROPOSED USE: Mixed Retail & Residential Apartments

SURVEY DATED: 4/24/20 by French & Parrello Assoc.

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.

Roger Mumford
Applicant's Name (Please Print)

Rebel Realty LLC, Robert MacGregor
Property Owner's Name (Please Print)

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature