

PUBLIC NOTICE

PLEASE TAKE NOTICE that Red Bank Corporate Plaza, LLC (the "Applicant") previously submitted an Application for Development (the "Application") to the Red Bank Borough Zoning Board of Adjustment (the "Zoning Board" or "Board") for and with respect to the proposed further development of 141 West Front Street, Red Bank, New Jersey, which said property is also known and designated as Block 34, Lot 3.01 on the Official Tax Map of the Borough of Red Bank (hereinafter "Lot 3.01"), together with the proposed development or redevelopment of certain adjacent property commonly known as 17-21 West Street, Red Bank, New Jersey (the former site of "Sanford Auto Body"), which said property is also known and designated as Block 34, Lots 25 and 26 on the Official Tax Map of the Borough of Red Bank (hereinafter "Lots 25 and 26" and, together with Lot 3.01, collectively referred to as the "Property"). The Property is located in a BR-1 Zoning District. The Zoning Board previously deemed the Application to be complete and conducted an initial public hearing with respect to the Application on January 16, 2020, but, because of the effects and impacts of the ensuing COVID-19 pandemic, further proceedings with respect to the Application were held in abeyance. Thereafter, upon the request of the Applicant, the Zoning Board agreed to recommence proceedings regarding the Application, including the resumption of public hearings. Accordingly, on December 9, 2020, upon advance written and published notice, a second public hearing was conducted remotely and by virtual means, only. Prior to the conclusion of the December 9, 2020 meeting, the Board announced publicly that proceedings with respect to the Application would be continued, without further public or individual notice, to and at the February 4, 2021 meeting of the Zoning Board, and on February 4, 2021, the Board conducted a third public hearing remotely and via virtual means. Prior to the conclusion of the February 4, 2021 meeting, the Board announced publicly that proceedings with respect to the Application would be continued, without further public or individual notice, to and at the June 3, 2021 meeting of the Zoning Board.

Accordingly, PLEASE TAKE FURTHER NOTICE that the Zoning Board of Adjustment has scheduled further proceedings with respect to the Application at a regular meeting of the Board to be held on Wednesday, June 3, 2021, commencing at 6:30 p.m. (a pre-meeting workshop session is scheduled to begin at 6:00 p.m.), or as soon thereafter as the Application may be heard. At that time, the Applicant will request the Board to reopen and continue the public hearing on and with respect to the Application, with testimony, plans, exhibits, and other materials being presented regarding several amendments to various aspects of the Application, which are hereinafter summarized in this Notice. If the Board's consideration of the Application is not concluded on June 3, 2021, the Zoning Board shall announce any continuation of the public hearing and the overall application process, including the logistical and other details thereof, prior to the conclusion of the June 3, 2021 meeting. Any interested persons may participate in, ask questions, and/or testify (with or without counsel) at the public hearing in accordance with the Zoning Board's approved procedures.

The Zoning Board meeting will NOT be convened "in-person". Instead, because of COVID-19 health and safety concerns and any pertinent provisions of applicable Executive Orders, the Zoning Board meeting and the public hearing pertaining to the Application shall be conducted remotely and via virtual means, ONLY. In order to participate, an interested person must sign into and join the meeting via the link below:
https://us02web.zoom.us/join/register/WN_vlK9woFLQqWMBn1uUmflg

The Zoning Board of Adjustment Meeting ID # is: 879 5586 0057
Alternatively, an interested person may participate in the meeting by telephone (full audio participation, but without video access). The "Call-In" number is: 1-929-205-6099, and enter the above (Zoom) Meeting ID (879 5586 0057) when prompted to do so. Additional technical assistance and/or additional information may be obtained by contacting the Board Secretary at mgraziano@redbanknj.org, or by calling (732) 530-2753, or by visiting the Borough's website www.redbanknj.org.

Based on certain comments received at the prior public hearings held in this matter from members of the Board, members of the Board's professional staff, and members of the public, the Applicant has submitted and/or will submit certain amendments to its proposed development plan. The principal components of the Applicant's proposed development, as revised, include the following:

A. The demolition of the existing structures on Lots 25 and 26 (the existing Sanford Auto Body location) and the construction of a five-level parking garage addition (four stories above grade and one level below grade) to be interconnected with the existing parking garage on Lot 3.01. The combined existing and expanded parking garage will provide 461 total parking spaces.

B. A total of ninety-nine (99) apartment units to be constructed above the existing parking garage, the expanded parking garage, and the existing Pazzo Restaurant (89 market rate units and 10 affordable units – an additional five affordable units will be constructed off-site. This constitutes a 34% reduction in the number of apartment units originally proposed (99 units instead of 150 units) and a 34% reduction in the proposed unit density (the density as originally proposed was 56.9 units per acre and the amended proposal is 37.56 units per acre).

C. The overall height of the proposed Project has been reduced by 26.4%, a reduction from the original proposal of 125 feet to the current proposal of 92 feet. Two entire stories have been eliminated from the proposed Project.

D. No apartment units will be constructed above the existing four-story office component. However, based upon inquiries made by the existing Pazzo Restaurant, a proposed rooftop dining facility is being proposed above the existing four-story office component, which would increase the maximum height of this component from 64 feet to 75 feet. The proposed rooftop restaurant and kitchen (enclosed space) is depicted on the conceptual architectural plans as 2,360 square feet, although approval is being sought for a facility ranging from 2,300 to 2,600 square feet to facilitate design flexibility, together with an outdoor, al fresco dining area ranging from 2,500 to 3,000 square feet (again for design and layout flexibility), although the conceptual plans depict a space consisting of 2,577 square feet.

E. The proposed development plan also includes new lobby areas; new Wall Street office building entrance; new elevators; increased apartment floor areas; revised and reconfigured vehicular and pedestrian access to and from the Property and the development; rooftop and other amenities; upgrades to the existing open space areas and streetscape; and other site improvements and appurtenances.

As permitted by law, the Applicant has bifurcated or split its proposed development plan into two parts: (1) the current Application, which requests Use or "d" Variance relief/approval, together with such other relief, including bulk or "c" variances, design waivers, deviations, and/or other relief deemed to be integral or related to the Use or "d" Variances; and (2) Site Plan

approval, together with all other required bulk or "c" variances, design waivers, deviations, or other relief that is NOT integral to the granting of a Use or "d" Variance. The current Application does NOT encompass a request for Site Plan approval or related relief; it is LIMITED to a request for Use or "d" Variance relief/approval, together with such other relief, including bulk or "c" variances, design waivers, deviations, and/or other relief deemed to be integral or related to the Use or "d" Variances. If the Applicant is granted Use or "d" Variance relief, then Site Plan approval and all remaining issues will be the subject of another application, which will be heard and considered at a separate public hearing or hearings upon Notice as required by law.

Subject to determinations to be made by the Zoning Board, the Applicant is seeking the following relief pursuant to the current amended Application:

1. Conditional Use Variance, if such relief is deemed necessary by the Board.
2. Use or "d" Variance relief because in the BR-1 Zoning District, dwelling units are only permitted above street level at a density of up to 16 units per acre, with each unit containing a minimum of 1,000 square feet.
3. Use or "d" Variance relief because the maximum Floor Area Ratio ("FAR") permitted is 2.1. Pursuant to Ordinance, the Applicant is entitled to Bonus FAR for the vertical parking garage and the Bonus FAR is sufficient for the parking garage FAR to comply with the Borough's Ordinance requirements. The remaining portions of the development have a FAR of approximately 2.14, where a maximum of 2.1 is permitted.
4. Use or "d" Variance relief because the maximum permitted density is 16 units per acre, where 37.56 units per acre is proposed.
5. Use or "d" Variance relief because the maximum permitted height is 40 feet, where a height of 64 feet currently exists and where a maximum height of 92 feet is proposed.
- In addition to the above-mentioned Use or "d" Variances, the Applicant is seeking the following bulk or "c" variances, which the Applicant believes are integral or related to the Use or "d" Variance relief being sought:
 6. Variance from the minimum front yard setback requirement of 25 feet. 7.1 feet is provided or proposed for West Front Street; 14.6 feet is provided or proposed for Pearl Street; 13.6 feet is provided or proposed for Wall Street; and 8.0 feet is provided or proposed for West Street.
 7. Variance from the minimum rear yard setback requirement of 25 feet. 0.0 feet is provided or proposed.
 8. Variance from the minimum side yard setback requirement of 10 feet. 0.0 feet is provided or proposed.
 9. Variance from the maximum structure height of 40 feet. 64 feet currently exists, and 92 feet is proposed.
 10. Variance from the maximum lot coverage requirement of 50%, where 64.4% is proposed.
 11. Variance from the minimum unoccupied open space requirement of 25%, where 16.1% is proposed.
 12. Variance from the minimum gross habitable floor area for eight apartment units; 91 units are in compliance.
 13. Variance from the minimum buffer requirement of 15 feet along the side and rear property lines, where 0 feet is proposed.
 14. Variance may be required from required property line setbacks for a parking garage.
 15. Variance from the required 100-foot setback for a parking garage from any residential zone district.
 16. The Applicant believes that it does not require a variance for the number of parking spaces and that the governing RSIS and/or ordinance standards provided for and mandate a shared parking analysis, which the Applicant complies with. However, if it is determined by the Board that insufficient parking spaces are provided, the Applicant requests variance relief to permit the number of parking spaces proposed (461).
 17. Such other variances, design waivers, deviations, exceptions, and such other relief as may be deemed necessary or required by the Zoning Board during the course of the application process in order for the Applicant to develop the Property in the manner indicated in the Application materials.

The Application and all previous plans, reports, writings, documents, and other materials in support thereof (including documents that were presented during prior public hearings, as well as all original and amended submissions to the Board) are on file with the Red Bank Borough Zoning Board Office located at the Red Bank Borough Municipal Building, 90 Monmouth Street, Red Bank, New Jersey 07701. However, because of the COVID-19 closures and Borough concerns for the health and safety of its residents, employees, officials, and municipal staff members, the Red Bank Borough Municipal Building may not be open to the public and the Application and supporting or related materials may not be available for in-person review or inspection. Instead, the Application and all plans, reports, writings, documents and other materials in support thereof or relating thereto are available online for public inspection and review by accessing the Red Bank Borough website at www.redbanknj.org. Click on the "Agenda & Meetings" (Maroon Banner, far right) tab or link and scroll down to "Zoning Board". Click on 6/3/2021 Date (The Agendas will load or appear, together with all attachments).

Red Bank Corporate Plaza, LLC, Applicant
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Attorney for Applicant

Dated: May 20, 2021
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