



Borough of Red Bank

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

Glenn Carter, PP
Director

Tel: (732) 530-2752
Fax: (732) 530-8846
Website: www.redbanknj.org

DENIAL OF DEVELOPMENT PERMIT #13492
Riverside Avenue and Allen Place: Block 5, Lots 5, 6, 01, 8 & 9, 02

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: Site plan approval required from the Planning Board. Bulk or "c" variances will be determined as part of the site plan review.

* 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)).

9-25-19

DATE

Glenn Carter, PP

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



(For Office Use)

APPLICATION # 13492

FEE: \$110.32 CHECK # 11032 CASH

ZONE: BR-1 HISTORIC (M) (N)

NAME OF APPLICANT(S): Shrewsbury Manor, Inc. DATE: 9-25-19

MAILING ADDRESS: P.O. Box 757 PHONE: 732-741-7200

Red Bank, NJ 07701 EMAIL: Nicola Metzher@aol

DEVELOPMENT ADDRESS: Riverside Ave & Allen Place BLOCK: 5 LOTS: 5, 6, 01

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT): 8 + 9.02

Marks Family Limited Partnership 5/5 - Riverside Ave

Allen Place, LLC 5/6.01 - 607 Riverside Ave

5/8 - 603 Riverside Ave

5/9.02 - 241-244 Allen Place

DESCRIBE PROPOSED DEVELOPMENT: 4, 2 bedrooms + 6, 1 bedrooms

10-unit garden apartment building 11,420 sq

(5,710 sq 1st floor, 5710 sq 2nd floor) w/ parking

EXISTING USE: law office, parking, garages, two-family home

PROPOSED USE: 10 apartments with parking & partial basement

SURVEY DATED: 8/26/2019

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.

Shrewsbury Manor, Inc. Allen Place LLC Marks Family Ltd Partn.

Applicant's Name (Please Print) Property Owner's Name (Please Print)

Nicola Bowers, V.P. Nicola Bowers,

Applicant's Signature Member Property Owner's Signature

MICHEL'S & WALDRON
 ARCHITECTS & ASSOCIATES, L.L.C.
 145 WEST 10TH STREET, SUITE 200
 NEW YORK, NY 10011
 TEL: (212) 691-1111
 WWW.MICHELSONWALDRON.COM

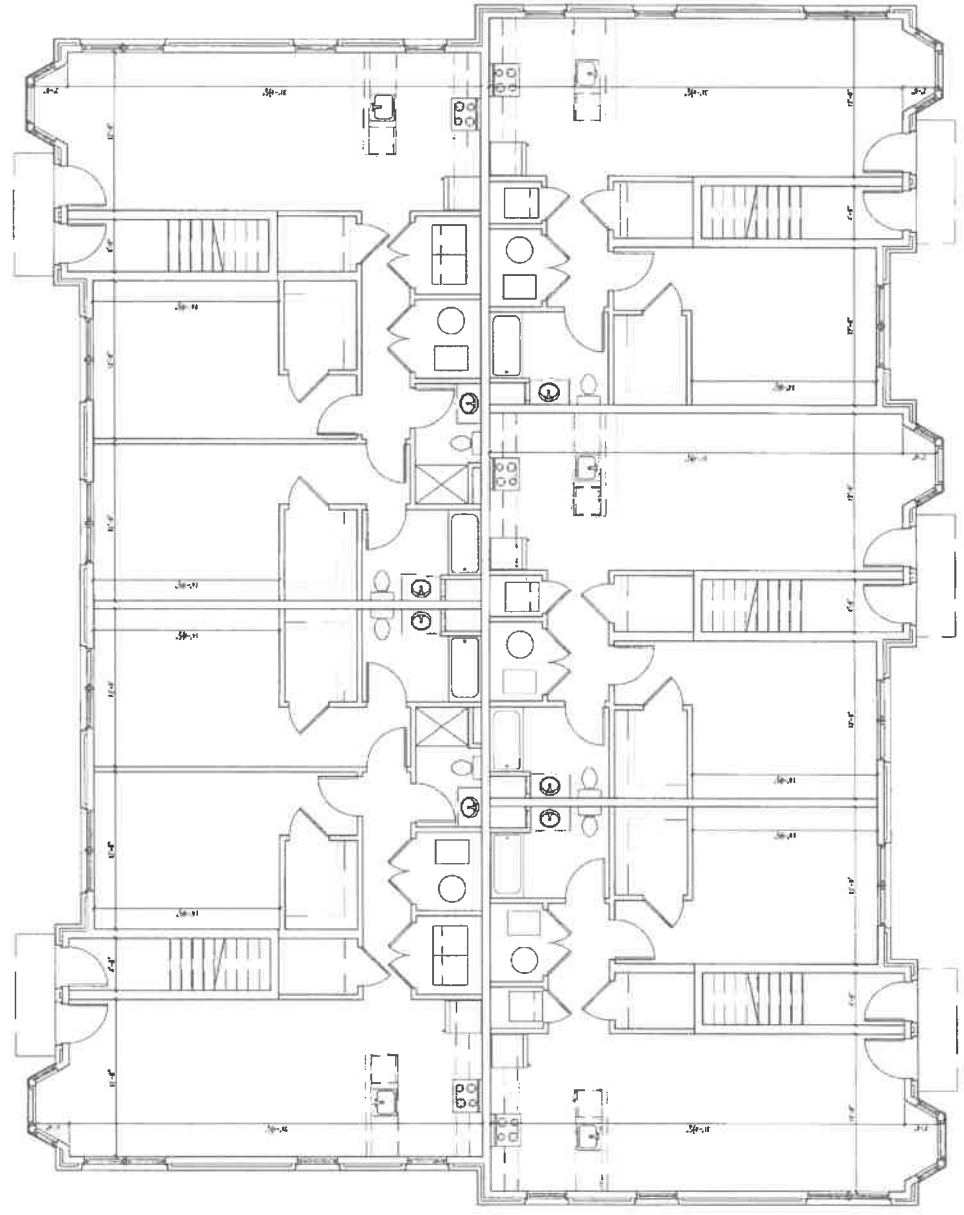
DATE: 08/14/19
 PROJECT: SHREWSBURY MANOR
 SHEET: A-101

OWNER:
 PHILIP J. BOWERS & COMPANY
 44 APPLE STREET
 TINTON FALLS, NJ 07724

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/19
2	ISSUED FOR CONSTRUCTION	08/14/19
3	ISSUED FOR RECORD	08/14/19

TITLE: GROUND (FIRST) FLOOR PLAN
 SHREWSBURY MANOR
 MULTIFAMILY BUILDING
 RED BANK, NEW JERSEY

DATE: 08/14/19
 SHEET: A-101



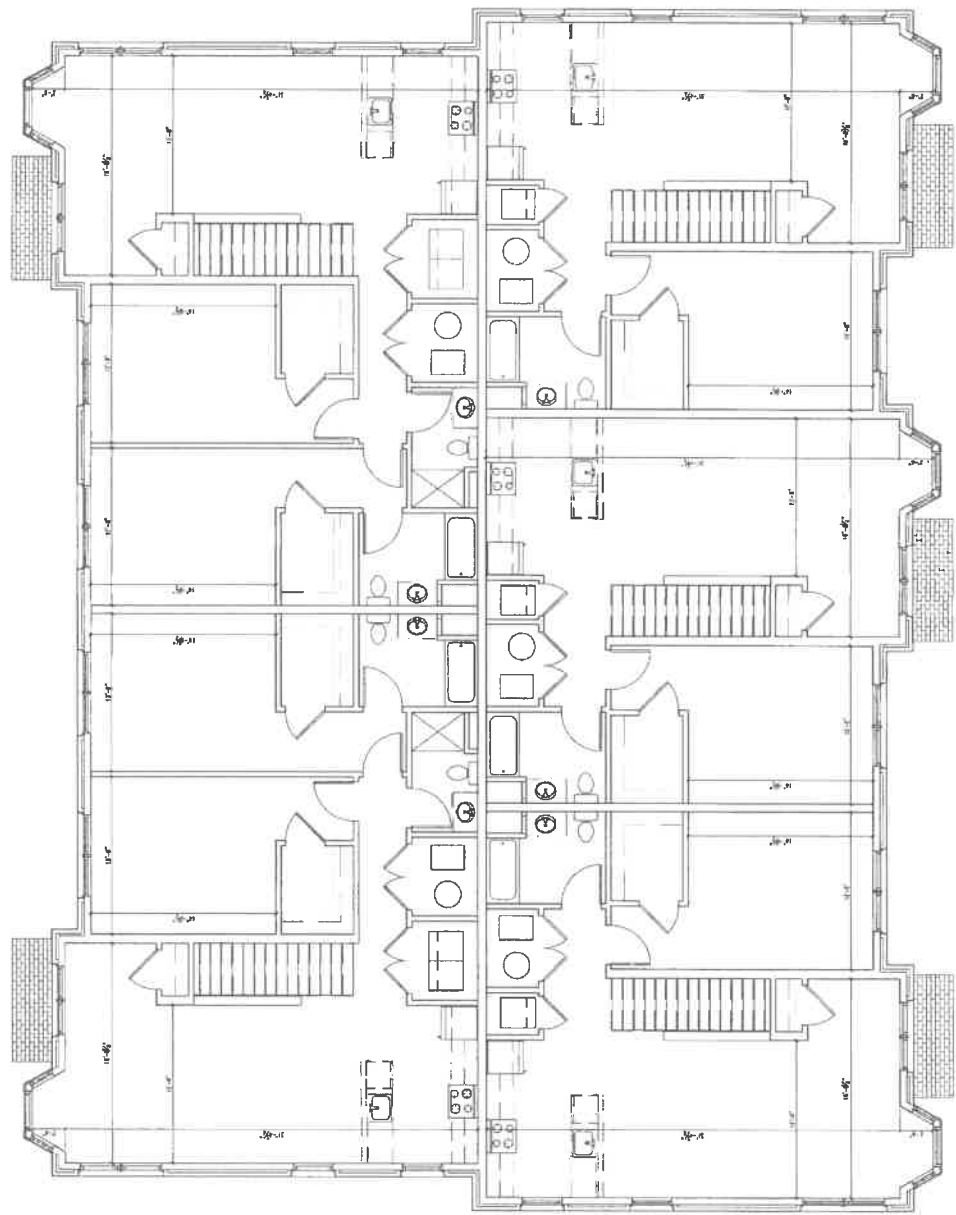
1 GROUND (FIRST) FLOOR PLAN
 A(D) / SCALE: 1/8" = 1'-0"

PROGRESS 8-2-19

DATE: 08/28/19		JOB NUMBER: 19080000000000000000	
SCALE: AS SHOWN		JOB TITLE: SECOND FLOOR PLAN	
DRAWN BY: J. W. WALDRON		CLIENT: SHREWSBURY MANOR MULTI-FAMILY BUILDING RED BANK, NEW JERSEY	
CHECKED BY: J. W. WALDRON		PROJECT: PHILIP J. BOWERS & COMPANY 44 APPLE STREET TINTON FALLS, NJ 07724	
APPROVED BY: J. W. WALDRON		ARCHITECT: MICHELS & WALDRON ASSOCIATES, LLC 115 WASHINGTON ST. 2ND FL. NEW JERSEY 07030	
DATE: 08/28/19		JOB NUMBER: 19080000000000000000	

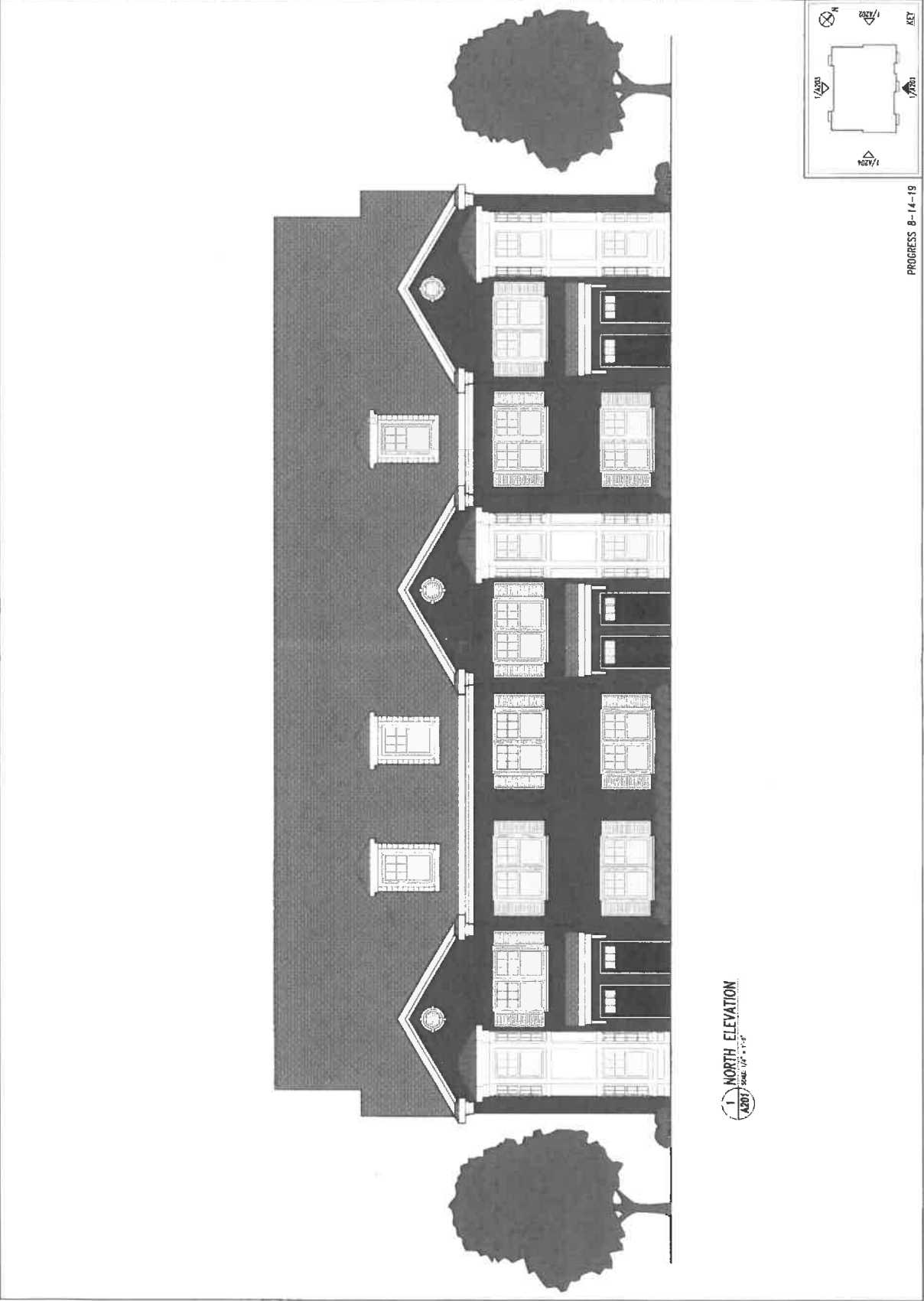
A-102

PROGRESS 8-2-19

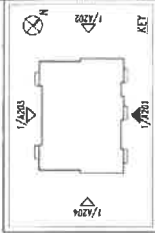


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHREWSBURY MANOR MULTIFAMILY BUILDING RED BANK NEW JERSEY		SHEET NUMBER A-201
DATE 7/1/18		TITLE NORTH ELEVATION
PROJECT NUMBER 18-001		SCALE 1/8" = 1'-0"
DRAWN BY PHILIP J. BOWERS & COMPANY		CHECKED BY PHILIP J. BOWERS & COMPANY
ADDRESS 44 APPLE STREET TINTON FALLS, NJ 07724		PROJECT LOCATION TINTON FALLS, NJ
ARCHITECT MICHELS & WALDRON ASSOCIATES, LLC		DATE PLOTTED 7/1/18

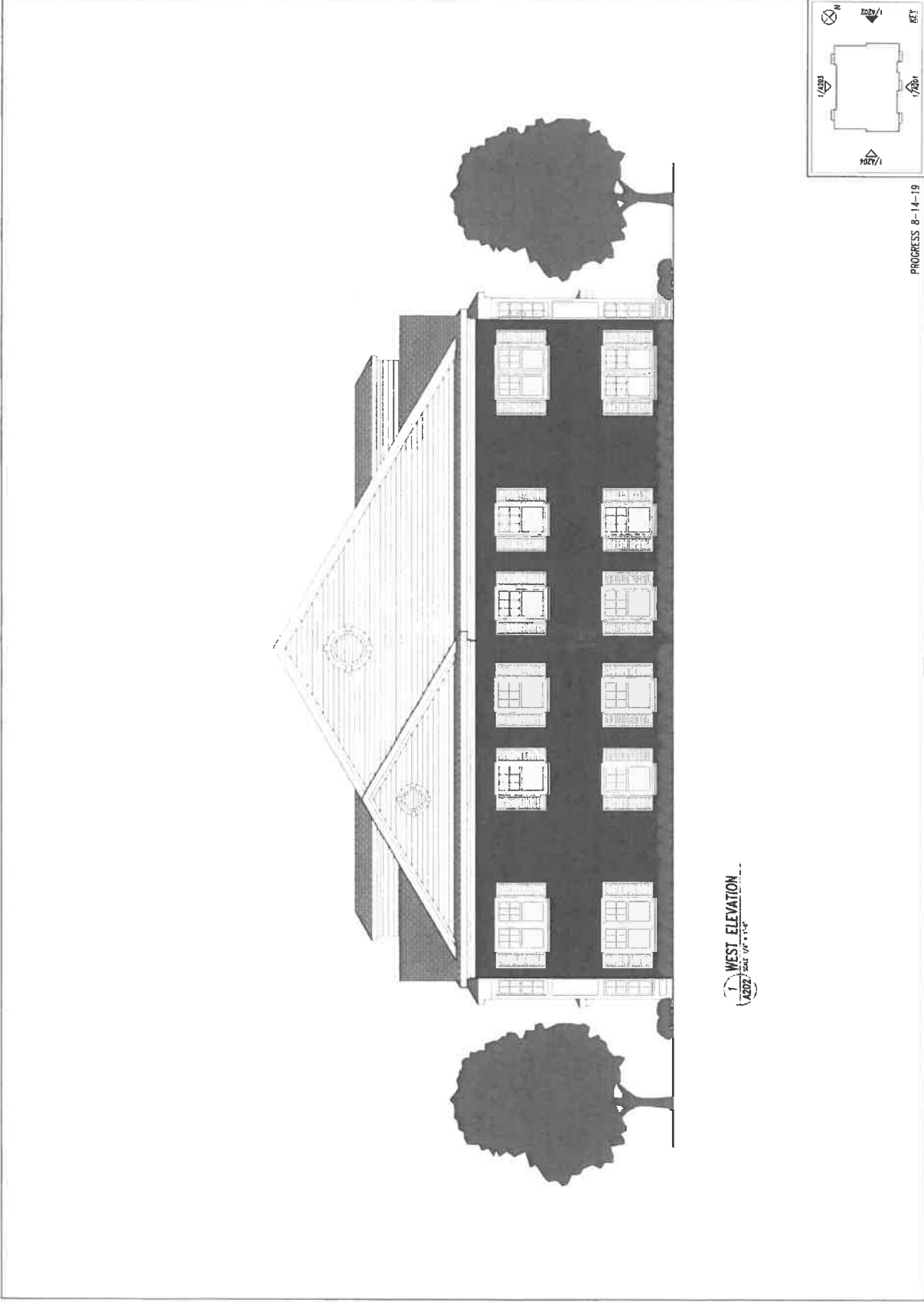


1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROGRESS 8-14-19

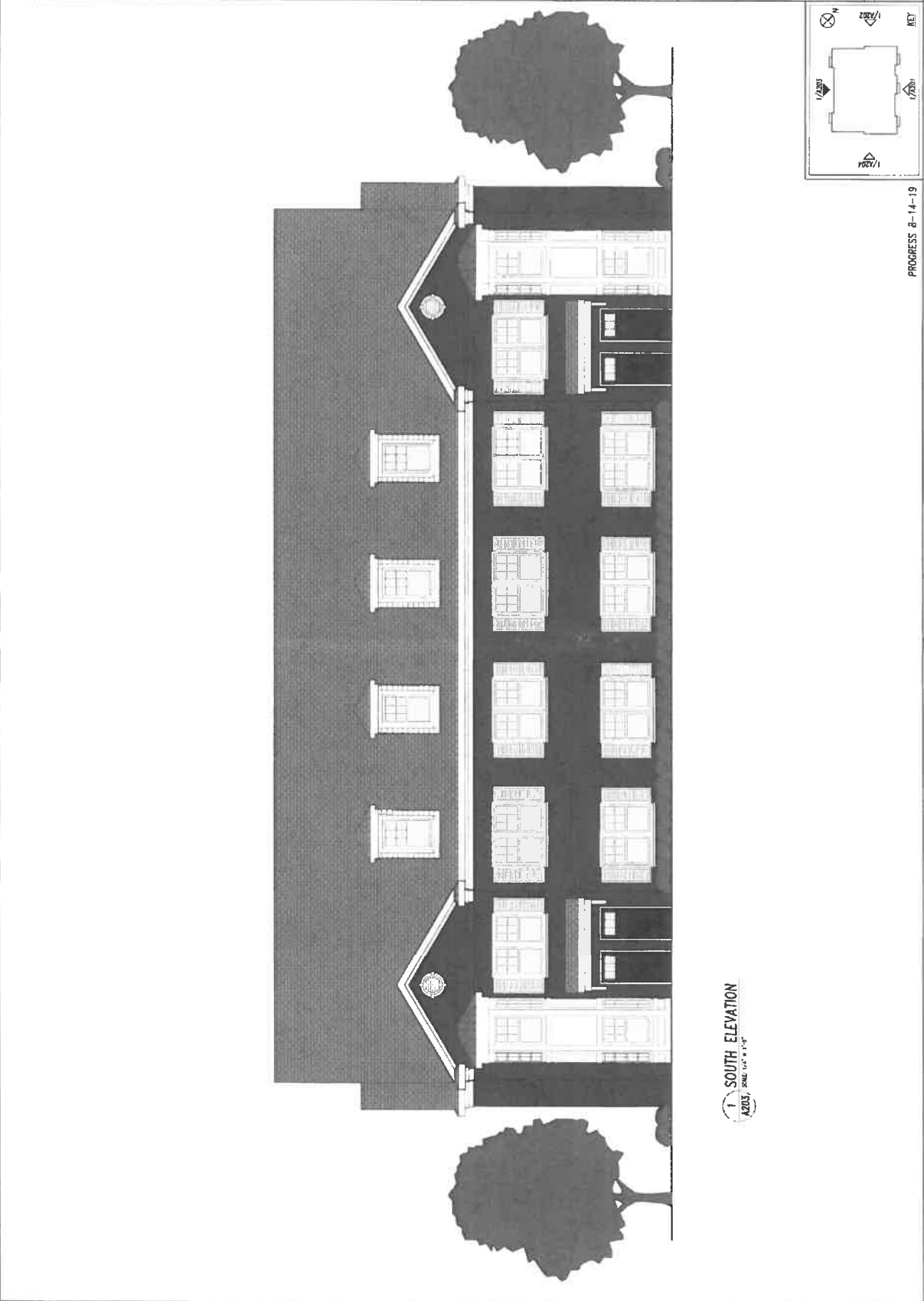
PHILIP J. BOWERS & COMPANY 44 APPLE STREET TINTON FALLS, NJ 07724 OWNER		SHREWSBURY MANOR MULTIFAMILY BUILDING RED BANK, NEW JERSEY	
MICHEL & WALDRON ASSOCIATES, LLC ARCHITECTS • PLANNERS		WEST ELEVATION FILE NUMBER: A-202	
DATE: 7/18/19	SCALE: 1/8" = 1'-0"	DATE: 7/18/19	SCALE: 1/8" = 1'-0"
DRAWN BY: J. WALDRON	CHECKED BY: J. WALDRON	DRAWN BY: J. WALDRON	CHECKED BY: J. WALDRON



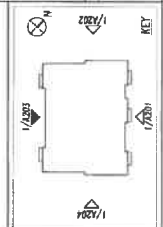
PROGRESS 8-14-19

WEST ELEVATION
 SCALE: 1/8" = 1'-0"

PHILIP J. BOWERS & COMPANY 44 APPLE STREET TINTON FALLS, NJ 07724		SHREWSBURY MANOR MULTI-FAMILY BUILDING RED BANK, NEW JERSEY	
MICHEL & WALDRON ASSOCIATES, LLC ARCHITECTS & PLANNERS 1000 ROUTE 100, SUITE 200 TINTON FALLS, NJ 07724		DATE: 06/19/19 SCALE: 1/8" = 1'-0" DESIGNER: JWB CHECKED: JWB	

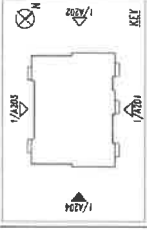


1 SOUTH ELEVATION
 A-203, SCALE 1/8" = 1'-0"



A-203

PROGRESS 8-14-19



PROGRESS 8-14-19

A-204

TITLE EAST ELEVATION

SHREWSBURY MANOR
MULTIFAMILY BUILDING
RED BANK, NEW JERSEY

DATE	BY	DESCRIPTION

OWNER
PHILIP J. BOWERS & COMPANY
44 APRIL STREET
TINTON FALLS, NJ 07724

ARCHITECT
MICHELS & WALDRON
ASSOCIATES, LLC
ARCHITECTS • PLANNERS

