

**APPLICATION REVIEW**

DATE: 12/10/19 PB (ZB) 13547 HEARING DATE: 2/6/20

APPLICANT: Michael Simpson, RA / Park Valley Monmouth LLC

ADDRESS: 120 Monmouth Street BLOCK: 33 LOT(S): 9.01

TO: Building 110

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> CONSTRUCTION OFFICIAL                  | <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION            |
| <input checked="" type="checkbox"/> ENVIRONMENTAL COMMISSION               | <input checked="" type="checkbox"/> POLICE CHIEF / TRAFFIC           |
| <input checked="" type="checkbox"/> FIRE MARSHAL                           | <input checked="" type="checkbox"/> PUBLIC UTILITIES / PARKING       |
| <input checked="" type="checkbox"/> FIRE SUB-CODE                          | <input checked="" type="checkbox"/> RIVERCENTER COMMITTEE <u>114</u> |
| <input checked="" type="checkbox"/> HISTORIC DISTRICT COMMITTEE <u>114</u> | <input checked="" type="checkbox"/> SHADE TREE COMMITTEE             |

**FROM:** DINA ANASTASIO, PLANNING AND ZONING DEPARTMENT

PLEASE PROVIDE YOUR RECOMMENDATIONS FOR THE ABOVE APPLICATION.

ADDITIONAL REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_



Maria Graziano &lt;mgraziano@redbanknj.org&gt;

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**Re: Application for 120 Monmouth Street**

1 message

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**david cassidy** <davecassidy77@gmail.com>  
To: Maria Graziano <mgraziano@redbanknj.org>

Thu, Jan 9, 2020 at 10:30 AM

Maria,

For clarity: Typically, I am asked to review advance signage as part of this subcommittee. This is more of a zoning variance being sought, which is outside my charge. Can you clarify what feedback you are seeking from me? I appreciate your time.

-dc

On Thu, Jan 9, 2020 at 9:10 AM Maria Graziano &lt;mgraziano@redbanknj.org&gt; wrote:

All,

Attached is the application for 120 Monmouth Street (Park Valley Monmouth, LLC.)  
Please provide your recommendations.

Thank you,

Maria Graziano, Administrative Assistant  
Planning & Zoning Department  
Borough of Red Bank  
90 Monmouth Street, Red Bank, NJ 07701  
732-530-2753

--

David Cassidy  
Cabin Creek Films  
270 Lafayette St, Suite 710  
New York, NY 10012  
212-343-2545 x12  
davecassidy77@gmail.com  
www.cabincreekfilms.com



Maria Graziano &lt;mgraziano@redbanknj.org&gt;

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**Re: Application for 120 Monmouth Street**

1 message

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**WILLIAM BROOKS** <billbrooks77@comcast.net>

Thu, Jan 9, 2020 at 11:50 AM

Reply-To: WILLIAM BROOKS &lt;billbrooks77@comcast.net&gt;

To: Maria Graziano &lt;mgraziano@redbanknj.org&gt;

Hi Maria, first things first HAPPY NEW YEAR to you and your family! Without a site plan or landscaping plan it is impossible to comment o this project. I'm sure Boris will give you the required street tree plantings. Take care,

Billy

On January 9, 2020 at 9:10 AM Maria Graziano <mgraziano@redbanknj.org> wrote:

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Maria Graziano &lt;mgraziano@redbanknj.org&gt;

**Re: Application for 120 Monmouth Street**

1 message

**david cassidy** <davecassidy77@gmail.com>  
To: Maria Graziano <mgraziano@redbanknj.org>

Mon, Jan 13, 2020 at 1:06 PM

Maria,

To formulate my thoughts:

I have no objections at this time to the facade and signage details that fall into my purview at this time. This is in no way a comment on any sought variances.

The side and rear set backs are very narrow and if this comes to planning will need to be looked at very carefully. It is a split level residential on one side and elderly housing on the other. I reserve all judgement until a final plan is submitted for a formal hearing but I am concerned about those details as presented here.

Thank you for your follow up.

Best,  
david

On Mon, Jan 13, 2020 at 12:36 PM Maria Graziano <mgraziano@redbanknj.org> wrote:  
All,

RE: [120 Monmouth Street](#) - Park Valley Monmouth, LLC

I was able to locate the Elevation plans for [120 Monmouth St. \(Park Valley Monmouth, LLC\)](#). Please let me know if you are able to read them.

If not I can request a copy from Michael Simpson.

Thank you,

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David Cassidy  
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[270 Lafayette St, Suite 710](#)  
[New York, NY 10012](#)  
212-343-2545 x12



Maria Graziano &lt;mgraziano@redbanknj.org&gt;

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**Re: Application for 120 Monmouth Street**

1 message

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**Barbara Boas** <bboas@comcast.net>

Wed, Jan 15, 2020 at 8:09 PM

To: Maria Graziano &lt;mgraziano@redbanknj.org&gt;

I think this building and the number of units much to large for an already congested location  
Not sure the traffic sightline is within limits  
No first level green space  
Handicap parking insufficient  
Parking in general insufficient. With the theater there parking will be a nightmare

Sent from my iPad

&gt; On Jan 9, 2020, at 9:10 AM, Maria Graziano &lt;mgraziano@redbanknj.org&gt; wrote:

&gt;

&gt; All,

&gt;

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&gt; Thank you,

&gt;

&gt; Maria Graziano, Administrative Assistant

&gt; Planning &amp; Zoning Department

&gt; Borough of Red Bank

&gt; 90 Monmouth Street, Red Bank, NJ 07701

&gt; 732-530-2753

&gt; &lt;120 Monmouth St Park Valley Monmouth LLC.pdf&gt;

&gt; &lt;120 Monmouth Rd. Park Valley Monmouth LLC 2nd Floor Plan.pdf&gt;

&gt; &lt;120 Monmouth Rd. Park Valley Monmouth LLC 3&amp;4 Floor Plan.pdf&gt;

&gt; &lt;120 Monmouth Rd. Park Valley Monmouth LLC Parking.pdf&gt;



Maria Graziano <mgraziano@redbanknj.org>

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## Re: Application for 120 Monmouth Street

1 message

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Remedios Quiroz <remediosrbstc@gmail.com>  
To: Maria Graziano <mgraziano@redbanknj.org>  
Cc: Red Bank STC <stc@redbanknj.org>

Wed, Jan 15, 2020 at 5:05 PM

Hi Maria,  
STC needs the site plan and the landscape plan.  
Thanks,  
Remedios

On Mon, Jan 13, 2020, 12:36 PM Maria Graziano <mgraziano@redbanknj.org> wrote:  
All,

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Maria Graziano &lt;mgraziano@redbanknj.org&gt;

**Re: Application for 120 Monmouth Street**

1 message

**Clifford Keen** <ckeen@redbanknj.org>

Wed, Jan 15, 2020 at 4:42 PM

To: Maria Graziano &lt;mgraziano@redbanknj.org&gt;

Cc: John Drucker &lt;jdrucker@redbanknj.org&gt;, Fred Corcione &lt;fcorcione@redbanknj.org&gt;, Environmental Commission &lt;RBEC@redbanknj.org&gt;, Tom Welsh &lt;twelsh@redbanknj.org&gt;, Art Murphy &lt;art@avmurphy.com&gt;, Barbara Boas &lt;bboas@comcast.net&gt;, Dan Mancuso &lt;dan.mancuso@coldwellbankermoves.com&gt;, Dave Cassidy &lt;davecassidy77@gmail.com&gt;, Chief Darren McConnell &lt;dmccConnell@redbanknj.org&gt;, eileen@redbankrivercenter.org, Shade Tree Committee &lt;STC@redbanknj.org&gt;

Maria,

Generally a proper site plan is required to make comments on; these are preliminary comments pending a review of the site plan and engineering estimates.

Water and Sewer: The current off-site infrastructure may or may not be able to handle the proposed flow, off-site improvements may be required. Existing water and sewer lines are not adequate for proposal. Water and sewer upgrades may require restoration of roadway from centerline to curb on Monmouth Street. A five year construction moratorium will exist on Pearl Street from completion of project.

Stormwater Management: Current infrastructure may not be adequate to handle proposed flow. Off-site improvement may be necessary. Any stormwater upgrades that disturb the existing roadway may require a centerline to curb repavement of the road. A five year construction moratorium will exist on Pearl Street from completion of project.

Parking:

Parking spaces appear undersized.

Most two way isles do not meet the minimum requirement for drive isles.

The access drive appears inadequate.

The access drive does not appear to meet the required curbed return requirements.

A restriction should exist on retail deliveries so delivery trucks do not double park during peak times on Monmouth and/or Pearl Street.

The appropriate number of handicapped spaces has not been met.

Handicapped spaces appear to be undersized.

Parking Ratios for residential units to parking spaces is inadequate.

Proposed plan does not include required electric vehicle supply equipment.

Thanks,

Cliff Keen

Director of Public Utilities/Director of Parking

Borough of Red Bank

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--  
Cliff Keen  
Director of Public Utilities  
Borough of Red Bank





Maria Graziano &lt;mgraziano@redbanknj.org&gt;

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## Comments on 120 Monmouth Street

1 message

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**Eileen Kennedy** <eileen@redbankrivercenter.org>

Thu, Jan 30, 2020 at 3:53 PM

To: Maria Graziano &lt;mgraziano@redbanknj.org&gt;

### 120 Monmouth Street- RiverCenter Visual Improvement Committee ( VIC) review

The committee had a lengthy review over two separate meetings. We thank the project's architect, Mike Simpson, for presenting it and meeting with us.

While the committee liked and found appropriate the facade of the building's residential component, its gabled style roofs, building materials, and the green roof and internal courtyard, it finds the parking garage at grade level to be an awkward and difficult transition and treatment to the street scape. Suggestions for even a minimal ground floor retail or service and/or food use fronting on Monmouth Street were made to the designer.

It is hoped that this developer can help the street scape corridor with a more vibrant activity that would enhance the building for the many visitors and residents that will experience it as they connect to great Red Bank venues, the train station and downtown and west side sections of town.

With the hope of a cooperative enhancement by the developer to the project's street level component based upon the above VIC comments, the project is therefore conditionally approved.

Red bank River Center

Visual Improvement Committee

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Eileen Kennedy

Operations Manager

Red Bank RiverCenter

[140 Broad Street](#)

[Red Bank, NJ 07701](#)

732-842-4244

[www.RedBank.org](http://www.RedBank.org)

**Borough of Red Bank – Building Department**

**Plan Review Comment Sheet**

**Plan Review Only**

**RELEASED W/ CONDITIONS**

**DENIED - Revise and Resubmit**

Subcode(s): BUILDING Date: 1/10/2020 Page      of       
Project: Address: 120 Monmouth Street Block: 33  
Proposed Work: Proposed 38 Unit apartment building w/ parking Lot: 9.01

Limited Prior Approval Plan Review - NJ Uniform Construction Code, N.J.A.C. 5:23 et seq.

The preliminary plans lack specific details to determine code compliance. This does not constitute a formal review. Submit an application pursuant to NJAC 5:23-2.15 for review and approval.  
Submit architectural, structural, & MEP plans.  
Provide a copy of the soil report.  
Provide a copy of the approved site plans. Identify the accessible route.  
Stipulate the use group, construction type, fire rated assemblies, egress, accessible/adaptable features.  
Obtain an elevator permit from the DCA elevator safety Unit.  
Class1 Structure submit a statement of Special Inspections pursuant to NJAC 5:23 et seq.

The measures to be taken to safeguard adjoining properties or public rights of way shall be submitted with the permit application for review and approval by the construction official pursuant to NJAC 5:23-2.34 Protection of adjoining properties and public rights of way.

Effective March 18, 2018, for cranes of more than 160 feet in height, including jibs and any other extensions to the boom, located on a construction site or for cranes of more than 50 feet in height with a maximum rated capacity of greater than 20 tons located in a public right of way, measures shall be taken to protect adjoining property and public rights of way from any hazard to life or property that may be caused by the siting or use of the crane....

Submit Demolition permits pursuant to NJAC 5:23-2.17.

**Reviewer:**

Fred Corcione

Email: fcorcione@redbanknj.org

**Please attach a copy of this comment sheet to all documents and responses you submit and/or resubmit to us.**

**It makes processing your permit faster.**



Maria Graziano <mgraziano@redbanknj.org>

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## Re: Application for 120 Monmouth Street

1 message

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**N Blackwood** <nfb0207@gmail.com>

Thu, Jan 16, 2020 at 9:52 AM

To: Maria Graziano <mgraziano@redbanknj.org>

Cc: John Drucker <jdrucker@redbanknj.org>, Fred Corcione <fcorcione@redbanknj.org>, Environmental Commission <RBEC@redbanknj.org>, Tom Welsh <twelsh@redbanknj.org>, Art Murphy <art@avmurphy.com>, Barbara Boas <bboas@comcast.net>, Dan Mancuso <dan.mancuso@coldwellbankermoves.com>, Dave Cassidy <davecassidy77@gmail.com>, Chief Darren McConnell <dmccconnell@redbanknj.org>, Clifford Keen <ckeen@redbanknj.org>, eileen@redbankrivercenter.org, Shade Tree Committee <STC@redbanknj.org>

EC Comments – 120 Monmouth St Plan

Needs further information and details.

No information on plantings, parking lot cover, water management, etc.

EC recommends using the Green Development Checklist and modify the plan accordingly

<https://www.redbanknj.org/DocumentCenter/View/8318/Green-Development-Checklist-PDF>

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