

# **Vacant Land Inventory and Analysis Report**

**Prepared for:  
Borough of Red Bank,  
Monmouth County, New Jersey**

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Prepared By:



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## INTRODUCTION

Red Bank Borough is seeking to obtain a vacant land adjustment due to the built-out nature of the Borough, and the limitations this puts on attempts to satisfy the Borough's affordable housing obligations. COAH regulations permit municipalities to request an adjustment of their housing need due to lack of available vacant and developable land. According to N.J.A.C. 5:93, "there may be instances where a municipality can exhaust a realistic opportunity for addressing the need for low and moderate income housing." In recognition of the need to provide the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water, or sewer. This report outlines the methodology and summarizes the results of the vacant land analysis prepared on behalf of Red Bank Borough by CME Associates.

Red Bank Borough is a "built-out" municipality of 2.162 square miles that consists primarily of medium and high density single and multi-family dwellings, and commercial businesses along the Broad Street, West Front Street and North Jersey Coast Railroad Line Corridors. As such, there is limited vacant and developable land that the Borough can use to provide affordable housing. Nevertheless, the Borough will still actively pursue opportunities to satisfy its constitutional obligation to provide its fair share of affordable housing.

The Borough received substantive certification by COAH in 1987 when it first prepared a vacant land adjustment. In 1997, COAH granted substantive certification for the 1987-1999 first and second round obligation. This generated a rehabilitation obligation, which was certified by COAH in 2005, and an unmet need obligation that the Borough continues to fulfill. The Prior Round obligation is 427. The Borough's Present Need (Rehabilitation) obligation per the May 2016 report prepared by David Kinsey, PhD, PP, FAICP is 129 units, and its 1999-2025 Third Round obligation per Econsult's March 28, 2018 report interpreting Judge Jacobson's opinion is 313 units.

In order to demonstrate the lack of vacant, developable land in Red Bank, the Borough has identified all vacant parcels currently existing within its borders through 2017 data from the Borough Tax Assessor's office, and has listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b) (see Appendix A). An existing land use map for the Borough has been appended to this report as Appendix E in accordance with N.J.A.C. 5:93-4.2(a). A vacant land map depicting vacant properties within the Borough is included as Appendix D.

CME Associates has analyzed the Realistic Development Potential, or RDP, of the remaining vacant lands within the Borough in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis reveals that Red Bank Borough has 10 vacant,

developable sites which yield an RDP of 10 units. However, as discussed further below, Red Bank has also applied credits from existing projects to generate an RDP of 92 units.

## PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small or isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Per the N.J.A.C. 5:93 regulations, an affordable housing site must be able to accommodate a minimum density of 6 units per acre with a maximum set-aside of 20 percent. Therefore, a site or parcel must be greater than 0.83 acres in order to provide a single affordable unit on that parcel. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Borough's RDP. Additionally, individual sites may be determined not suitable for low and moderate income housing and may be eliminated from the inventory. Finally, parcels engaged with the Green Acres program may also be excluded.

The vacant land inventory table in Appendix A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

It should be noted that the Borough is permitted to reserve up to three percent of its total developed and developable acreage, less existing active municipal recreation areas, for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:93-4.2(e)4. Any such site designated for active recreation in accordance with this section must be purchased and limited to active recreational purposes within one year of substantive certification. Although this calculation has not been completed as part of this analysis, the Borough reserves the right to revise this analysis to complete this calculation.

## METHODOLOGY

### **STANDARD METHODOLOGY ANALYSIS**

Per N.J.A.C. 5:93-4.1f, the minimum density to be applied to developable acres is 6 dwelling units per acre. Of the 96 vacant lots in the Borough, 76 are less than 0.83 acres, the minimum lot size necessary to achieve one affordable dwelling unit with a density of 6 dwelling units per acre and affordable set aside of 20%. This analysis includes an examination of adjacent vacant lots in order to determine whether consolidation would achieve a lot size greater than 0.83 acres. Ten of the 96 vacant lots are greater than 0.83 acres but are common elements to multifamily or commercial developments. Eight of

these vacant lots are the sites of existing affordable projects. One is already developed with the Metropolitan Building at 23 Wallace Street. The final remaining vacant lot located at Block 84, Lot 155.01 has the minimum lot size necessary for development (0.9711 acres), but is environmentally constrained by a wetlands area such that only 0.6492 acres are developable (see Appendix F).

### **SMALL LOT ANALYSIS**

Based on the standards as set forth in N.J.A.C. 5:93, the Borough does not have vacant, developable sites to accommodate affordable housing. However, the Borough has reviewed parcels with acreages between 0.33 acres and 0.83 acres as identified by Fair Share Housing Center for their potential to contribute to the Borough's RDP.

Block 14, Lot 16 is a flag lot on the Borough's easterly border with Fair Haven Borough. Due to the lot's configuration, any development would be constructed directly behind an existing, single-family home, and as such, this lot has been excluded from this additional RDP calculation. Block 29, Lot 24, as noted above, is developed with the Metropolitan Building, which was approved in 2005 and fully constructed by 2009, and is the subject of further analysis below. Lot 27 in Block 39 and Lot 143 in Block 84 are environmentally constrained such that the developable acreage is less than 0.33 acres. Constrained areas were comprised of wetlands and special flood hazard areas.

The remaining four lots identified by Fair Share Housing Center (Block 9.01, Lot 6.01; Block 27, Lot 8.01; Block 84, Lot 42; and Block 97, Lot 57) are developable, although we note that Lot 8.01 in Block 27 is owned by Meridian Health Realty Corporation and is periodically used for construction staging purposes.

Additional small lots were identified by the Borough as part of this analysis. Lot 7 in Block 9.01, though of an insufficient acreage individually, is developable as an adjacent lot to Lot 6.01. Four additional adjacent lots were identified (Lots 20, 21, 22 and 22.01 in Block 97) that have a combined acreage greater than 0.33 acres and are free of environmental constraints. Further, while Lot 155.01 in Block 84 was excluded using the standard methodology as outlined above, its developable acreage of 0.6492 acres falls within the range of this small lot analysis.

A density of 32 dwelling units per acre, consistent with prior approval at the site, has been applied to Lots 6.01 and 7 in Block 9.01. A density of 16 dwelling units per acre, consistent with prevailing zoning, has been applied to Lot 8.01 in Block 27 and Lot 57 in Block 97. A density of 8 dwelling units per acre, consistent with surrounding development, has been applied to Lots 42 and 155.01 in Block 84 and Lots 20, 21, 22, and 22.01 in Block 97. The developable acreage of these 10 lots, at densities of 8, 16, and 32 dwelling units per acre as outlined above, yields an RDP of 10 units (see Appendix B).

It is important to note that the Borough reserves the right to amend the 10-unit RDP calculation if site investigation reveals that environmental constraints are more

substantial than currently calculated on one or more of the 10 lots noted above. As such, the amendments to this portion of the VLA may require an adjustment that increases or decreases the RDP to accurately correspond with the pending Fair Share Plan.

#### **MUNICIPALLY-OWNED PARCEL ANALYSIS**

Per the request of the Special Master, municipally-owned properties were reviewed for their potential to contribute to the Borough's RDP. There are 72 Borough-owned parcels. Of those, 44 have an acreage of less than 0.33 acres. Out of the remaining 28 parcels, 15 are the sites of municipal buildings and structures, 7 are part of the Green Acres program, 3 are existing affordable developments, 2 are environmentally constrained by waterbodies and wetlands, and 1 is a preserved natural area. Appendix C outlines the rationale for exclusion for each of these parcels.

#### **EXISTING AFFORDABLE PROJECTS ANALYSIS**

In addition to the calculation of vacant land, which yields an RDP of 10 units, this VLA also takes into consideration existing affordable housing projects within the Borough that are being allocated towards the Borough's affordable housing obligations. Fair Share Housing Center has requested that sites designated for the Prior Round in the 2008 Housing Element and Fair Share Plan be applied to the Borough's unmet need obligation, and sites designated for the Third Round in the 2008 Plan be applied to the RDP at a number equal to a set-aside of 20% of the total number of units built or approved. The sites are as follows:

1. **Metropolitan:** Thirty-seven family-for-sale units were approved in 2005 and constructed and occupied without an affordable set-aside. A set-aside of 20% generates an RDP of 8 units.
2. **West Front Street Partners, LLC (55 West Front Street):** The developer is providing a payment-in-lieu for the construction of affordable units. Thirty-five market rate units are under construction at this site. A set-aside of 20% generates an RDP of 7 units.
3. **VNA Redevelopment Site:** A Redevelopment Plan was approved in 2018 for this 2.7-acre site with a density of 70 dwelling units per acre for a total of 189 units. A set-aside of 20% generates an RDP of 38 units.
4. **Cedar Crossing:** Thirty-six family-for-sale units are constructed at this site. A set-aside of 20% generates an RDP of 8 units.
5. **Riverwalk Commons:** Twenty-four family rental units are under construction at this site. A set-aside of 20% generates an RDP of 5 units.
6. **Azalea Gardens (Ray Rap):** Eighteen family-for-sale units are approved for this site. A set-aside of 20% generates an RDP of 4 units.

7. **Brownstones (Yellowbrook/Mumford):** Twenty-two family units are under construction at this site. A set-aside of 20% generates an RDP of 5 units.
8. **Fortune Square:** Thirty-two family rental units are under construction at this site. A set-aside of 20% generates an RDP of 7 units.
9. **Collaborative Support Programs of NJ:** The Borough is claiming 3 supportive/special needs rental units from this site and requests that the 3 units be applied to the Borough's RDP.
10. **Locust Landing:** The Borough is claiming 6 family rental units from this site and is applying them to the Borough's unmet need obligation.
11. **River Street School:** The Borough is claiming 51 age-restricted rental units from this site and is applying them to the Borough's unmet need obligation.
12. **Wesleyan Arms:** The Borough is claiming 60 age-restricted rental units from this site and is applying them to the Borough's unmet need obligation.
13. **Oakland Square (RB Monmouth/RB West):** The Borough is claiming 8 family rental units and 4 community residence units from this site and is applying them to the Borough's unmet need obligation.
14. **RW Rivers Edge:** The Borough is claiming 2 family-for-sale units from this site and is applying them to the Borough's unmet need obligation.
15. **Bergen Square:** The Borough is claiming 10 family-for-sale units from this site and is applying them to the Borough's unmet need obligation.
16. **MW at Red Bank, LLC (Westside Lofts):** The Borough is claiming 10 family rental units from this site and is applying them to the Borough's unmet need obligation.
17. **Popkin:** The Borough is claiming 2 family rental units from this site and is applying them to the Borough's unmet need obligation.
18. **Denholtz:** The Borough is claiming 9 family rental units from this site and is applying them to the Borough's unmet need obligation.
19. **Tudor Village Apartments, LLC:** The Borough is claiming 1 rental unit from this site and is applying them to the Borough's unmet need obligation.

**20. Montgomery Terrace/Basie Group:** Rehabilitation of existing family units is proposed at this site. The Borough is claiming 40 credits from this site and is applying them to the Borough's present need obligation.

**21. Evergreen Terrace:** Rehabilitation of existing age-restricted units is proposed at this site. The Borough is claiming 50 credits from this site and is applying them to the Borough's present need obligation.

As noted above, the Borough has applied a set-aside of 20% to affordable development sites proposed for the Third Round based on the 2008 Housing Element and Fair Share Plan, previously approved projects without a set-aside, and emergent projects. These sites generate an RDP of 82 units.

Rehabilitation is proposed at the existing Montgomery Terrace Apartments and Evergreen Terrace Apartments. These sites contribute to the Borough's present need obligation.

The remaining sites were designated as Prior Round sites in the 2008 Plan or fall in the Prior Round Overlay. These sites contribute to the Borough's unmet need obligation.

It is important to note that the Borough reserves the right to amend the RDP calculation approach and projects that comprise the 82-unit RDP calculation and the unmet need calculation above through the course of work on the Housing Element and Fair Share Plan, in order to reflect any changes in the status of these projects, and/or any changes in applicable regulations, policies or court decisions that are pertinent to the Borough. As such, the amendments to this portion of the VLA may require an adjustment that increases or decreases the RDP to accurately correspond with the pending Fair Share Plan.

## SUMMARY & CONCLUSION

The vacant land analysis conducted herein reveals that Red Bank Borough does not have sufficient acreage to accommodate its Third Round obligation of 313 units. After following the procedures for a vacant land adjustment, pursuant to N.J.A.C. 5:93, it has been determined that Red Bank Borough has a Realistic Development Potential of 10 units based on vacant land. When incorporating the RDP of existing development projects, the Borough's RDP is an additional 82 units, pending the update of the Fair Share Plan as noted above. The total RDP is therefore 92 units. The remaining obligations from the Prior Round and Third Round shall be subsumed by the Borough's unmet need obligation.



## APPENDICES

# APPENDIX A

## Vacant Land Inventory Table

VACANT PARCELS						
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER	OWNER ADDRESS	TOTAL ACREAGE	COMMENTS
	4	8 BRIDGE AVE	MALETTO, PHILIP A	41 N BRIDGE AVE, RED BANK, NJ, 07701	0.1492	Insufficient acreage
4.01	3	63-65 N BRIDGE AVE	63-65 NORTH BRIDGE AVENUE LLC	183 RIVERSIDE AVENUE, RED BANK, NJ 07701	0.1492	Insufficient acreage
5	9.01	MORFORD PL	TWO RIVER MANAGEMENT	360 BROADWAY, KEYPORT, NJ, 07735	0.2792	Insufficient acreage
7	1	138 BODMAN PL	138 BODMAN PLACE INC %ASSOC ADVISOR	100 MARKET YARD, FREEHOLD, NJ, 07728	0.41	Common Element
7	2	BODMAN PL	MARAVISTA CONDO ASSOC %IDEAL MGMT	PO BOX 730, OAKHURST, NJ, 07755	1.28	Common Element
8	8	68 W FRONT ST	THE BLUFFS CONDO ASSOC% TOWN&COUNTR	711 SYCAMORE AVE, RED BANK, NJ, 07701	0.551	Common Element
9.01	6.01	16 W FRONT ST REAR	K HOVNANIAN AT THE MONARCH LLC	110 FIELDCREST AVENUE, EDISON, NJ, 08837	0.4602	Developable (Site Plan Approval 2007)
9.01	7	22 W FRONT ST REAR	325 ADAMS %KHOV @ MONARCH-% RICHMAN	110 FIELDCREST AVENUE, EDISON, NJ, 08837	0.1026	Developable as adjacent lot
13	1.01	VISTA PL	FARBER, WILLIAM A & JANICE M	9 VISTA PLACE, RED BANK, NJ, 07701	0.1814	Insufficient acreage
13	25	ALSTON CT	LUMISH, STAN & ROSEMAN ANN LYNN	6 ALSTON CT., RED BANK, NJ, 07701	0.2503	Insufficient acreage
13.01	13.01	E FRONT ST	SIMS, JAMES & SUELLEN	10 HARRIS PARK, RED BANK, NJ, 07701	0.0146	Insufficient acreage
13.02	43.01	56 HADDON PARK	LAMARCA, ARLENE	56 HADDON PARK, RED BANK, NJ, 07701	0.2296	Insufficient acreage
14	16	39 HARRISON AVE	VON BLASINGAME, GWENDOLYN GREENE	43 W 93 ST - #1, NEW YORK, NY, 10025	0.4959	Flag lot on Fair Haven border, development would be directly behind existing single-family home; not in character with the surrounding density
16	12.02	55 PROSPECT AVE	COURTYARD OF RED BANK CONDO ASSOC	265 HIGHWAY 36, SUITE 209, WEST LONG BRANCH, NJ, 07764	0.108	Insufficient acreage
27	8.01	60 E FRONT ST	MERIDIAN HEALTH REALTY CORPORATION	81-01 DAVIS AVENUE, NEPTUNE, NJ, 07753	0.7608	Developable
27	11	80 E FRONT ST	GRIFFITH RESEARCH CONSULTING LLC	P.O. BOX 133, HOLMDEL, NJ, 07733	0.1788	Insufficient acreage
27	20.02	65 MECHANIC ST	RIVERVIEW PROF. PLAZA CONDO ASSOC.	831 TENNENT ROAD, MANALAPAN, NJ, 07726	0.8238	Common Element
29	5.01	24 MECHANIC ST	RIVERWALK COMMONS RED BANK LLC	200 RIVERFRONT BOULEVARD, ELMWOOD PARK, NJ, 07407	0.4477	Riverwalk Commons - 2 Affordable Units
29	24	23 WALLACE ST	WALLACE STREET PARTNERS, LLC STE 301	%SURFSITE MGMT 1806 HWY35, OAKHURST, NJ, 07755	1.04	Developed - Metropolitan Building constructed in 2007
30	10.01	51-59 W FRONT ST	WEST FRONT STREET PARTNERS, LLC	%SHABOT 1148 ELBERON AVE., ELBERON, NJ, 07740	1.0833	West Front Street Partners, LLC - Developer's Fee
32	23	29 PEARL ST	29 PEARL ST., LLC		0.1399	Insufficient acreage
36	23.01	170 MONMOUTH ST	JMH REALTY, LLC	170 MONMOUTH STREET, RED BANK, NJ, 07701	0.2369	Popkin - 4 Affordable Units
39	18.01	DEFOREST AVE	RICCI, JOHN JR	122 MYRTLE AVE, LONG BRANCH, NJ, 07740	0.062	Insufficient acreage
39	27	46 SHREWSBURY AVE	PERKINS LIMITED, LLC	54 SHREWSBURY AVENUE, RED BANK, NJ, 07701	0.5096	Environmentally Constrained (0.3125 developable acres)
39	33	SHREWSBURY AVE	CIOLA, DONALD	PO BOX 2, HIGHLANDS, NJ, 07732	0.0735	Insufficient acreage
39	34	SHREWSBURY AVE	OUTDOOR SYSTEMS, INC	185 US HWY 46, FAIRFIELD, NJ, 07004	0.0754	Insufficient acreage
41	5	84 OAKLAND ST	WEST OAK ENTERPRISES LLC	165 MONMOUTH STREET, RED BANK, NJ, 07701	0.2896	Insufficient acreage
42	19.01	76 OAKLAND ST	G. S. REALTY CORP	3590 U.S. HIGHWAY 9 SOUTH, OLD BRIDGE, NJ, 08857	0.3329	Oakland Square - 12 Affordable Units
48	37	29 LINDEN PL	DOWNTOWN INVESTORS V, LLC	73 BROAD ST., 2ND FLOOR, RED BANK, NJ, 07701	0.0799	Insufficient acreage
48	38	27 LINDEN PL	DOWNTOWN INVESTORS V, LLC	73 BROAD ST., 2ND FLOOR, RED BANK, NJ, 07701	0.1147	Insufficient acreage
52	20	LOT 16, 17, 18, 19	KUHAR, TOWNSEND VOCATURO CHARBO	%56 MCLAREN ST, RED BANK, NJ 07701	0.0344	Insufficient acreage
52	23	WILLIAM ST	HERBERT, FRANCIS J & ELIZ K	61 WILLIAM ST, RED BANK, NJ, 07701	0.1515	Insufficient acreage
52	35.02	WILLIAM ST	MANOR EAST CONDO	PO BOX 757, RED BANK, NJ, 07701	2.47	Common Element
52	74	REAR LOT	UNKNOWN	REAR LOT, RED BANK, NJ, 07701	0.078	Insufficient acreage
52.01	1	TOWER HILL DR	TOWER HILL CONDO ASSOC	100 MARKET YARD, FREEHOLD, NJ, 07728	13.959	Common Element
53	17.01	44-46 MARION ST	MARION COURTS CONDOMINIUM ASSOC	%UBE INC-1 WILLOW POND DR, HOWELL, NJ, 07731	0.4995	Common Element
54	3.01	JOHN ST	SANCHEZ, DANIEL & YAHARA, MARY A	16 JOHN STREET, RED BANK, NJ, 07701	0.043	Insufficient acreage
55	19	REAR 85 HARRISON AVE	LETTIERI, STEPHEN N	85 HARRISON AVE, RED BANK, NJ, 07702	0.2112	Insufficient acreage
57	1	HUDSON AVE.	DWYER, GLYNN J.	39 HUDSON AVE., RED BANK, NJ, 07701	0.1121	Insufficient acreage
58	2	28-32 HARDING RD	VICTORIAN APARTMENTS, LLC	P.O. BOX 6287, FAIR HAVEN, NJ, 07704	0.191	Azalea Gardens (Ray Rap) - 2 Affordable Units
62	1	75 OAKLAND ST	WRIGHT, LEERAY	83 WEST STREET, RED BANK, NJ, 07701	0.1148	Insufficient acreage
63	10	116-118 CHESTNUT ST	120 CENTENNIAL AVE PROPERTIES LP	165 WATER ST, PERTH AMBOY, NJ, 08861	0.1564	Denholtz - 9 Affordable Units
63	10.01	116-118 CHESTNUT ST	120 CENTENNIAL AVE PROPERTIES LP	165 WATER ST, PERTH AMBOY, NJ, 08861	0.1095	Denholtz - 9 Affordable Units
65	8.02	HERBERT ST	O'NEILL, EDWARD JR & ROVELL, CHRISTINE	40 HERBERT ST, RED BANK, NJ, 07701	0.0907	Insufficient acreage
67	3.02	EARL ST	SODEN, ALAN SR.	107 HERBERT ST, RED BANK, NJ, 07701	0.1113	Insufficient acreage
69	10	191-193 SHREWSBURY AVE	KLE PROPERTIES LLC	159 MONMOUTH ST, RED BANK, NJ, 07701	0.1928	Insufficient acreage
70	5	CATHERINE ST	REINECKE, LYNNE	112 CATHERINE STREET, RED BANK, NJ, 07701	0.0976	Insufficient acreage
71	1.01	105 LOCUST AVE	LOCUST LANDING URBAN RENEWAL ASSOC	P.O. BOX 3709, PRINCETON, NJ, 08543	1.0733	Locust Landing - 6 Affordable Units
72	10	102 LEIGHTON AVE	RONKO DEVELOPERS, INC.	P.O. BOX 8, MANALAPAN, NJ, 07726	0.1019	Insufficient acreage
73	16	RIVER ST	YELLOW BROOK PROPERTY CO., LLC	247 SHREWSBURY AVENUE, RED BANK, NJ, 07701	0.1274	Insufficient acreage
73	17	RIVER ST	MATRIX II, L.L.C.	247 SHREWSBURY AVENUE, RED BANK, NJ, 07701	0.1205	Insufficient acreage
75	95	76 DRS JAMES PARKER BLVD.	GAMBACORTO, ALAN & LAURA	86 ALGONQUIN AVE, OCEANPORT, NJ, 07757	0.0722	Insufficient acreage
75	175	26 DRS JAMES PARKER BLVD.	WEST, ROBERT J JR & BARBARA	206 COUNTY ROAD, CLIFFWOOD, NJ, 07721	0.1302	Insufficient acreage
75.01	86.02	92 DRS JAMES PARKER BLVD.	FORTUNE SQUARE LLC		0.827	Fortune Square - 3 Units
75.02	144.01	130 MAPLE AVE	COURTS OF RED BANK CONDO ASSOC	130 MAPLE AVE PENTHOUSE, RED BANK, NJ, 07701	2.28	Common Element
75.03	56	RIVER ST	CHRISTMAN, JR J&J & CHRISTMAN J&C	PO BOX 2037, RED BANK, NJ, 07701	0.1481	Brownstones (Yellowbrook/Mumford) - 2 Affordable Units

75.05	22	16 LEONARD ST	SHARKEY, WILLIAM & SHIRLEY	16 LEONARD ST, RED BANK, NJ, 07701	0.1148	Insufficient acreage
76	1.01	1 BERRY ST	VOKODIC, VILDANA NAZIM	230 KENTUCKY WAY, FREEHOLD, NJ, 07728	0.0379	Insufficient acreage
76	2.02	232 S PEARL ST	DUNBAR, BLANCHE ANITA	40 LYNN DR, NEPTUNE, NJ, 07753	0.0614	Insufficient acreage
77	3	263 SHREWSBURY AVE	VINCENT, ODESSA F	11508 RABBIT RUN TERRACE, SILVER SPRING, MD, 20904	0.0413	Insufficient acreage
78	4.01	111 RIVER ST	HOME & LAND DEVELOPMENT CORP	16A BELLEVUE AVE, RUMSON, NJ, 07760	0.1058	Insufficient acreage
78	4.02	113 RIVER ST	HOME & LAND DEVELOPMENT CORP	16A BELLEVUE AVE, RUMSON, NJ, 07760	0.1058	Insufficient acreage
78	20.03	BANK ST	FISHER, ELLEN M	28 BANK ST, RED BANK, NJ, 07701	0.1087	Insufficient acreage
79	24	180 DRS JAMES PARKER BLVD	RED BANK SHREWSBURY AVENUE, L.L.C.	410 PINE STREET, RED BANK, NJ, 07701	0.0482	Insufficient acreage
80	11	LEIGHTON AVE	SSPF LLC	15 CHRISTIE LANE, FREEHOLD, NJ, 07728	0.1462	Insufficient acreage
84	1.03	CHAPIN PL	YELLOW BROOK PROPERTY CO., LLC	247 SHREWSBURY AVENUE, RED BANK, NJ, 07701	0.1664	Insufficient acreage
84	42	16 MUNSON PL	BUSHAUER, MARK P & KIM F	16 MUNSON PL, RED BANK, NJ, 07701	0.3329	Developable (0.3299 developable acres)
84	143	W WESTSIDE AVE	BYRNE, SUSAN	129 WEST WESTSIDE AVENUE, RED BANK, NJ, 07701	0.3547	Environmentally Constrained (0.2232 developable acres)
84	155.01	148 NEWMAN SPRINGS RD	KHERA, VIRINDER S & BALVINDER GILL	P.O. BOX 2325, RED BANK, NJ, 07701	0.9711	Developable (0.6492 developable acres)
86	5.01	69 WESTSIDE	HOME & LAND DEVELOPMENT CORP	16A BELLEVUE AVE, RUMSON, NJ, 07760	0.1033	Insufficient acreage
87	17	56 NEWMAN SPRINGS RD	AMEND, VIRGINIA	248 HEYERS MILL RD, LITTLE SILVER, NJ, 07722	0.0769	Insufficient acreage
90	6	DRS JAMES PARKER BLVD	KEARNEY, ALVIN B. & JEANETTE R.	201 DRS JAMES PARKER BLVD, RED BANK, NJ, 07701	0.1274	Insufficient acreage
90	13	177 DRS JAMES PARKER BLVD	DMC, LLC	14 OSPREY LANE, RUMSON, NJ, 07760	0.0861	Insufficient acreage
90	15	288 SHREWSBURY AVE	DMC, LLC	P.O. BOX 280, RED BANK, NJ, 07701	0.188	Insufficient acreage
91	6.06	BRIDGE AVE	WALKER, JACQUELINE A	280 BRIDGE AVE, RED BANK, NJ, 07701	0.0861	Insufficient acreage
93	10	DRUMMOND AVE	HOWELL, WARREN	22 DRUMMOND AVE, RED BANK, NJ, 07701	0.0918	Insufficient acreage
96	6.04	21 WILLOW ST	MOE, PAUL	33 HOLLYWOOD AVENUE, LEONARDO, NJ, 07737	0.0925	Insufficient acreage
97	20	28 WILLOW ST	DUCKWORTH, ROBERT W	40 WILLOW STREET, RED BANK, NJ, 07701	0.1309	Developable adjacent lots
97	21	26 WILLOW ST	SSS REALTY LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.1377	Developable adjacent lots
97	22	20 WILLOW ST	SSS REALTY, LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.0689	Developable adjacent lots
97	22.01	24 WILLOW ST	SSS REALTY, LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.0689	Developable adjacent lots
97	57	PEARL ST	SSS REALTY, LLC	64 CENTRAL AVE POB 2126, RED BANK, NJ, 07701	0.3495	Developable
100	4	245 MAPLE AVE	MERLO, THOMAS	545 RT. 9, BAYVILLE, NJ, 08721	0.1212	Insufficient acreage
103	12.01	21 LEROY PL	LEROY PLACE CONDO ASSOCIATION	%GARIFINE-3430 SUNSET AVE, OCEAN, NJ (STE 21), 07712	0.2616	Insufficient acreage
103	13	17-19 LEROY PL	LEROY PLACE CONDO ASSOC	% MULLANEY-265 HIGHWAY 36, W LONG BRANCH, NJ, 07764	0.2673	Insufficient acreage
105	21.01	177-179 BROAD ST	177 BROAD STREET OFFICE CONDO	%CHANG CHOI-177 BROAD ST, RED BANK, NJ, 07701	0.241	Insufficient acreage
109	3	TOWER HILL AVE	DAMM, MATTHEW & KATHERINE H	157 HARDING ROAD, RED BANK, NJ, 07701	0.0621	Insufficient acreage
110	5.01	283-293 SPRING ST	SPRINGVIEW GARDENS CONDO ASSOC	%BAM FINANCIAL - BOX 6863, MONROE, NJ, 08831	1.9442	Common Element
110	7.02	301-321 SPRING ST	HILLTOP TERRACE CONDOMINIUM ASSOC	560 MAIN ST, SUITE 2G, ALLENHURST, NJ, 07711	2.3829	Common Element
110	10.02	201 AMBASSADOR DRIVE	SUNRISE AT ELKRIDGE CONDO ASSOC	%BERNOV PROP MGMT-POB 396, LINCROFT, NJ, 07738	7.6	Common Element
114	37.01	PINCKNEY RD	CIAMPOLI, GERALD M & ANNA E	118 PINCKNEY RD, RED BANK, NJ, 07701	0.1274	Insufficient acreage
114	43	REAR 100 PINCKNEY RD	RAINVILLE, RAYMOND R & PATRICIA	92 PINCKNEY ROAD, RED BANK, NJ, 07701	0.1033	Insufficient acreage
115	15	132-142 SOUTH ST	MADISON COMMONS RB %MONTICELLO MGMT	943 HIGHWAY 34, MATAWAN, NJ, 07747	0.9078	Common Element
115	20	PINCKNEY RD	PINCKNEY CONDOMINIUM ASSOC INC	265 HIGHWAY 36, SUITE 209, WEST LONG BRANCH, NJ, 07764	0.8012	Common Element
117	6	GRANT PL	ROLLE, RICHARD C	21 GRANT PL, RED BANK, NJ, 07701	0.0803	Insufficient acreage
119	34	GRANT PL	LAFFERTY, KAREN	24 SHREWSBURY DRIVE, MONMOUTH BEACH, NJ, 07750	0.1377	Insufficient acreage

**APPENDIX B**

**Potential Developable Parcels Table**

DEVELOPABLE PARCELS							
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER	OWNER ADDRESS	TOTAL ACREAGE	DEVELOPABLE ACREAGE	COMMENTS
9.01	6.01	16 W FRONT ST REAR	K HOVNANIAN AT THE MONARCH LLC	110 FIELDCREST AVENUE, EDISON, NJ, 08837	0.4602	0.4602	Developable (Site Plan Approval 2007)
9.01	7	22 W FRONT ST REAR	325 ADAMS %KHOV @ MONARCH-% RICHMAN	110 FIELDCREST AVENUE, EDISON, NJ, 08837	0.1026	0.1026	(Density 32 du/acre per approval)
27	8.01	60 E FRONT ST	MERIDIAN HEALTH REALTY CORPORATION	81-01 DAVIS AVENUE, NEPTUNE, NJ, 07753	0.7608	0.7608	Developable as adjacent lot (Density 32 du/acre)
84	42	16 MUNSON PL	BUSHAUER, MARK P & KIM F	16 MUNSON PL, RED BANK, NJ, 07701	0.3329	0.3299	Developable* (Density 16 du/acre)
84	155.01	148 NEWMAN SPRINGS RD	KHERA, VIRINDER S & BALVINDER GILL	P.O. BOX 2325, RED BANK, NJ, 07701	0.9711	0.6492	Developable (Density 8 du/acre)
97	20	28 WILLOW ST	DUCKWORTH, ROBERT W	40 WILLOW STREET, RED BANK, NJ, 07701	0.1309	0.1309	
97	21	26 WILLOW ST	SSS REALTY LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.1377	0.1377	Developable adjacent lots
97	22	20 WILLOW ST	SSS REALTY, LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.0689	0.0689	(Density 8 du/acre)
97	22.01	24 WILLOW ST	SSS REALTY, LLC	40 WILLOW STREET, RED BANK, NJ, 07701	0.0689	0.0689	
97	57	PEARL ST	SSS REALTY, LLC	64 CENTRAL AVE POB 2126, RED BANK, NJ, 07701	0.3495	0.3495	Developable (Density 16 du/acre)
						<b>Total acreage</b>	3.0586
						<b>Realistic Development Potential (@ DU/A)</b>	46.8584
						<b>Affordable Units @ 20% Set-Aside</b>	10

\*This lot is periodically used for construction staging for Riverview Medical Center. Although the lot has been included in the RDP calculation, we note that it may not be available for the construction of affordable housing.

**APPENDIX C**

**Municipally-Owned Parcel Analysis Table**

MUNICIPALLY-OWNED PARCEL ANALYSIS							
BLOCK	LOT	PROPERTY LOCATION	PROPERTY OWNER	OWNER ADDRESS	FACILITY NAME	TOTAL ACREAGE	COMMENTS
3	1.02	BODMAN PL	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	BRICK PUMP HOUSE	0.229	Insufficient acreage
6.01	1	130 RIVERSIDE AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	0.156	Insufficient acreage
8	1	1 MAPLE AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.251	Insufficient acreage/Green Acres
8	1.02	END OF MAPLE AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.144	Insufficient acreage
8	4.02	90 W FRONT ST	RED BANK BORO	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.148	Insufficient acreage/Green Acres
8	4.03	WEST FRONT ST	RED BANK BOROUGH	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.296	Insufficient acreage
8	5	84 W FRONT ST	BOROUGH OF RED BANK	84 W FRONT STREET, RED BANK, NJ 07701	LIBRARY	1.04	Municipal Facility (Library)
8	10	58 W FRONT ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	0.484	Green Acres
8	11	50 W FRONT ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	0.697	Green Acres
8	12	42 W FRONT ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	0.067	Insufficient acreage/Green Acres
9	5	MARINE PARK	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	2.2	Green Acres
9.01	25.01	WHARF AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.087	Insufficient acreage
11	16	HUBBARD PARK	BOROUGH OF RED BANK RIGHT-OF-WAY	HUBBARD PARK	RIGHT OF WAY	0.043	Insufficient acreage
15.01	16.01	34 HARRISON AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG.	2.29	Green Acres
15.01	24	47 MARION ST.	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG	0.086	Insufficient acreage/Green Acres
15.01	26.01	41 MARION ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG	0.138	Insufficient acreage/Green Acres
15.01	27.03	37 MARION ST	BOROUGH OF RED BANK	WATER WORKS	PUMPING STATION	0.12	Insufficient acreage
27	1.01	26-32 E FRONT ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	1.8	Municipal Facility (Parking)
28	3.03	MECHANIC ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.015	Insufficient acreage
28	6	9 MECHANIC ST	NAVESINK HOOK & LADDER CO	9 MECHANIC ST, RED BANK, NJ 07701	FIRE HOUSE	0.062	Insufficient acreage/Municipal Facility (Fire House)
29	9	42 MECHANIC ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.258	Insufficient acreage
29	20	43 WALLACE ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.112	Insufficient acreage
29	22.01	41 WALLACE ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	0.683	Municipal Facility (Parking)
30.01	37	WHITE ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	0.102	Insufficient acreage
30.01	39	EMANUEL COURT	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.13	Insufficient acreage
30.01	40	EMANUEL COURT	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREA	0.149	Insufficient acreage
30.01	41	EMANUEL COURT	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	0.143	Insufficient acreage
31	2.01	75-79 WHITE ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	2.29	Municipal Facility (Parking)
31	4.01	RIGHT OF WAY	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	UTILITY BLDG.	0.06	Insufficient acreage
32	12.01	90 MONMOUTH ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	MUNICIPAL COMPLEX	1.44	Municipal Facility (Police Department)
37.02	1	BRIDGE,MONMOUTH,GRANT	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.117	Insufficient acreage
39	1.01	100 LOCUST AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	1.251	Bellhaven Nature Area
39	23	80 SHREWSBURY AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	SENIOR CENTER	0.279	Insufficient acreage/Municipal Facility (Senior Center)
39	24	80 SHREWSBURY AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	SENIOR CENTER	0.978	Municipal Facility (Senior Center)
48	7.01	38 WALLACE ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	0.686	Municipal Facility (Parking)
49	1	40 LINDEN PL	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARKING AREAS	0.113	Insufficient acreage
49	2.01	LINDEN PL	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG.	0.016	Insufficient acreage
52.03	1	151 SPRING ST	BOROUGH OF RED BANK FIRST AID SQUAD	151 SPRING ST, RED BANK, NJ 07701	RESCUE SQD	0.507	Municipal Facility (First Aid Squad)
52.04	6	PROSPECT AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	RESERVOIR	0.76	Municipal Facility (Reservoir)
52.04	7	HILLTOP TERRACE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	RESERVOIR	1.75	Municipal Facility (Reservoir)
54	9.38	WINWARD WAY REAR	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.14	Insufficient acreage
67	28.01	EARL ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT	0.032	Insufficient acreage
71	5	222 RIVER ST	BOARD OF EDUCATION-RED BANK	76 BRANCH AVE, RED BANK, NJ 07701	SCHOOL	19.7	Municipal Facility (School)
75	171	85 CHESTNUT ST	BOROUGH OF RED BANK WATER PLANT	85 CHESTNUT STREET, RED BANK, NJ 07701	WATER PLANT	79.078	Insufficient acreage
75.02	170.01	75 CHESTNUT ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG.	1.5	Municipal Facility (Public Works)
77	22	138 DRS JAMES PARKER BLVD	BOROUGH OF RED BANK %CT BASIE CENT	138 DRS JAMES PARKER BLVD, RED BANK, NJ 07701	TAX LIEN FORECLOSURE	0.115	Insufficient acreage
79	23	270 SHREWSBURY AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	MUNICIPAL ANNEX	0.18	Insufficient acreage
82	1.04	213 1/2 RIVER ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	TAX LIEN FORECLOSURE	0.041	Insufficient acreage
84	1.02	CHAPIN PL	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	TAX LIEN FORECLOSURE	6.44	Environmentally Constrained (0 developable acres)
84	1.04	CHAPIN AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG.	0.138	Insufficient acreage
84	1.06	CHAPIN AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.11	Insufficient acreage
84	1.07	CHAPIN AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.11	Insufficient acreage
84	62	NEWMAN SPRINGS RD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PUMPING STATION	0.158	Insufficient acreage
84	64	SUNSET AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	ADMINISTRATIVE BLDG.	8.55	Municipal Facility (Recycling Center)
84	66	DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.516	Green Acres
84	66.01	285 DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.075	Insufficient acreage/Green Acres
84	66.02	283 DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	CREMATORY	0.248	Insufficient acreage/Green Acres
84	66.03	281 DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.112	Insufficient acreage/Green Acres
84	67	DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.18	Insufficient acreage/Green Acres



84	69	RIGHT OF WAY	BOROUGH OF RED BANK	RIGHT OF WAY	VACANT LAND	0.082	Insufficient acreage
84	70.02	DRS J PARKER BV & TILTON	BOROUGH OF RED BANK-HOUSING AUTH	%M HARRISON - PO BOX 2158	PUBLIC HOUSING	0.001	Existing Affordable Housing (Montgomery Terrace)
84.01	76.01	DRS JAMES PARKER BLVD	BOROUGH OF RED BANK-HOUSING AUTH	%M HARRISON - PO BOX 2158	PUBLIC HOUSING	0.002	Existing Affordable Housing (Montgomery Terrace)
84.01	99	SUNSET AVE	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.052	Insufficient acreage
87	19.01	261 LEIGHTON AVE	BOROUGH OF RED BANK WEST SIDE HOSE	261 LEIGHTON AVE, RED BANK, NJ 07701	FIRE HOUSE	0.414	Municipal Facility (Fire House)
90	21.01	DRS JAMES PARKER BLVD	BOROUGH OF RED BANK-HOUSING AUTH	%M HARRISON - PO BOX 2158	PUBLIC HOUSING	2.6	Existing Affordable Housing (Evergreen Terrace)
97	31.01	RIGHT OF WAY CENT	BOROUGH OF RED BANK	RIGHT OF WAY CENT-PEARL	RIGHT OF WAY	0.202	Insufficient acreage
97	38	HENRY ST & MOHAWK LA	BOROUGH OF RED BANK	HENRY & MOHAWK LAKE	LAKE	3.82	Environmentally Constrained (0 developable acres)
97.01	40	11 HENRY ST	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	PARK	8.04	Green Acres
97.01	41	DRS JAMES PARKER BLVD	BOARD OF EDUCATION BORO OF RED BANK	76 BRANCH AVE, RED BANK, NJ 07701	PARK	6.39	Green Acres
97.01	57	DRS JAMES PARKER BLVD	BOROUGH OF RED BANK	90 MONMOUTH ST, RED BANK, NJ 07701	VACANT LAND	0.265	Insufficient acreage/Green Acres
108	1	101 HARDING RD	BOARD OF EDUCATION - RED BANK	76 BRANCH AVE, RED BANK, NJ 07701	SCHOOLS	6.8	Municipal Facility (School)
108	2	113 HARDING RD	BOARD OF EDUCATION - RED BANK	56 BRANCH AVE, RED BANK, NJ 07701	SCHOOLS	0.133	Insufficient acreage/Municipal Facility (School)

# APPENDIX D

## Vacant Land Map

# VACANT LAND MAP

# RED BANK, N.J.



## VACANT LAND ADJUSTMENT

RED BANK BOROUGH  
MONMOUTH COUNTY  
NEW JERSEY

## Legend

### Analysis Criteria

-  Common Element
-  Developable
-  Developed
-  Development Project
-  Environmentally Constrained
-  Incompatible Land Use
-  Insufficient Acreage
-  Municipal Boundary

Source: NJDEP, NJGIN



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

[WWW.CMEUSAL.COM](http://WWW.CMEUSAL.COM)

DATE 1/10/2018	SCALE 1 in = 1,500 feet	LAST REVISED 7/18/2018	CREATED BY JB
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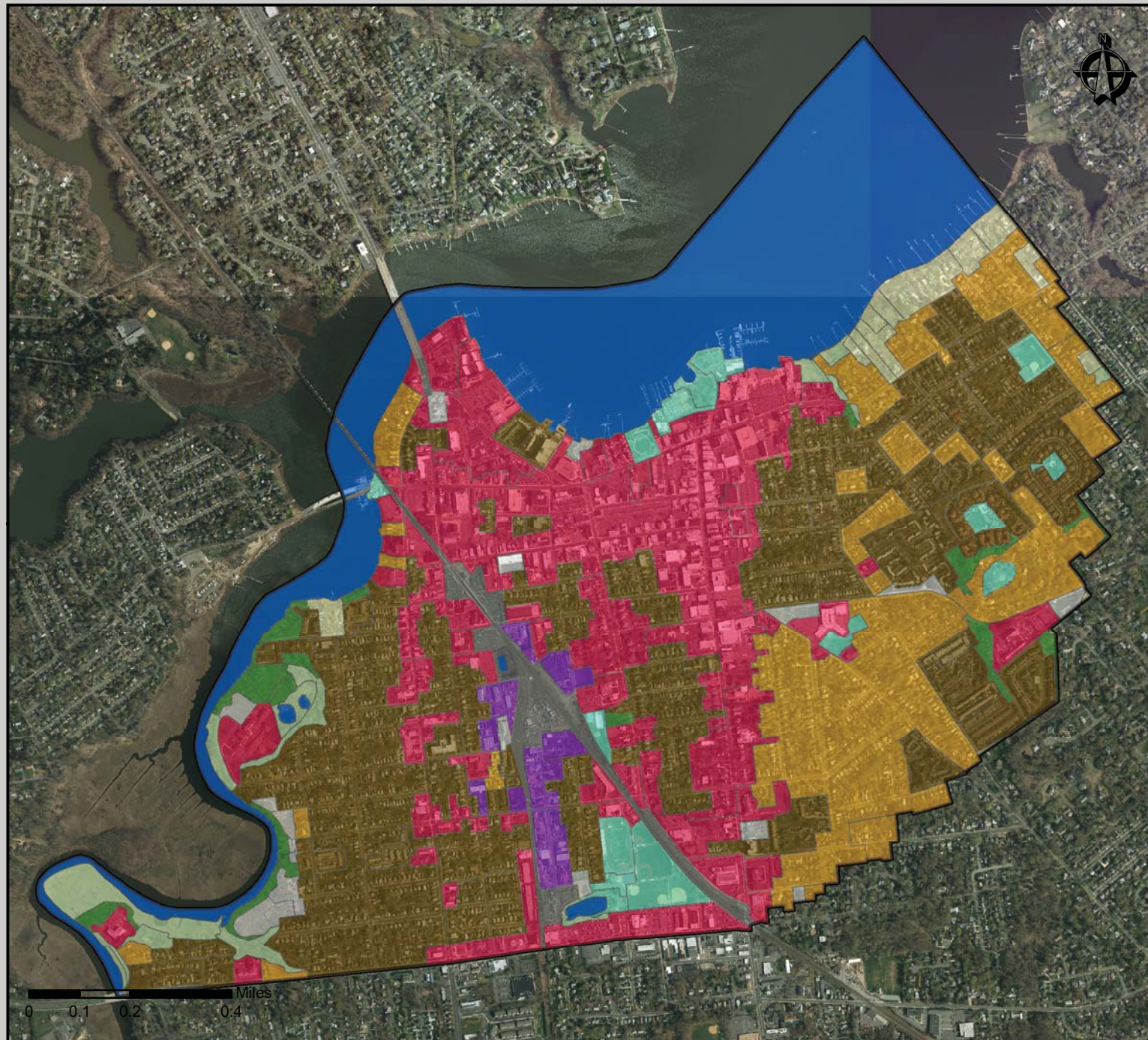
# APPENDIX E

## Existing Land Use Map



# EXISTING LAND USE MAP













# RED BANK, N.J.



## VACANT LAND ADJUSTMENT

**RED BANK BOROUGH  
MONMOUTH COUNTY  
NEW JERSEY**

### Legend

-  Residential, Low Density
-  Residential, Medium Density
-  Residential, High Density
-  Commercial
-  Industrial
-  Other Urban
-  Transportation and Utilities
-  Recreational Land
-  Shrub and Wooded Land
-  Wetlands
-  Waterbodies
-  Municipal Boundary

Source: NJGIN, NJDEP



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

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DATE 12/28/2017	SCALE 1 in = 1,500 feet	LAST REVISED N/A	CREATED BY JB
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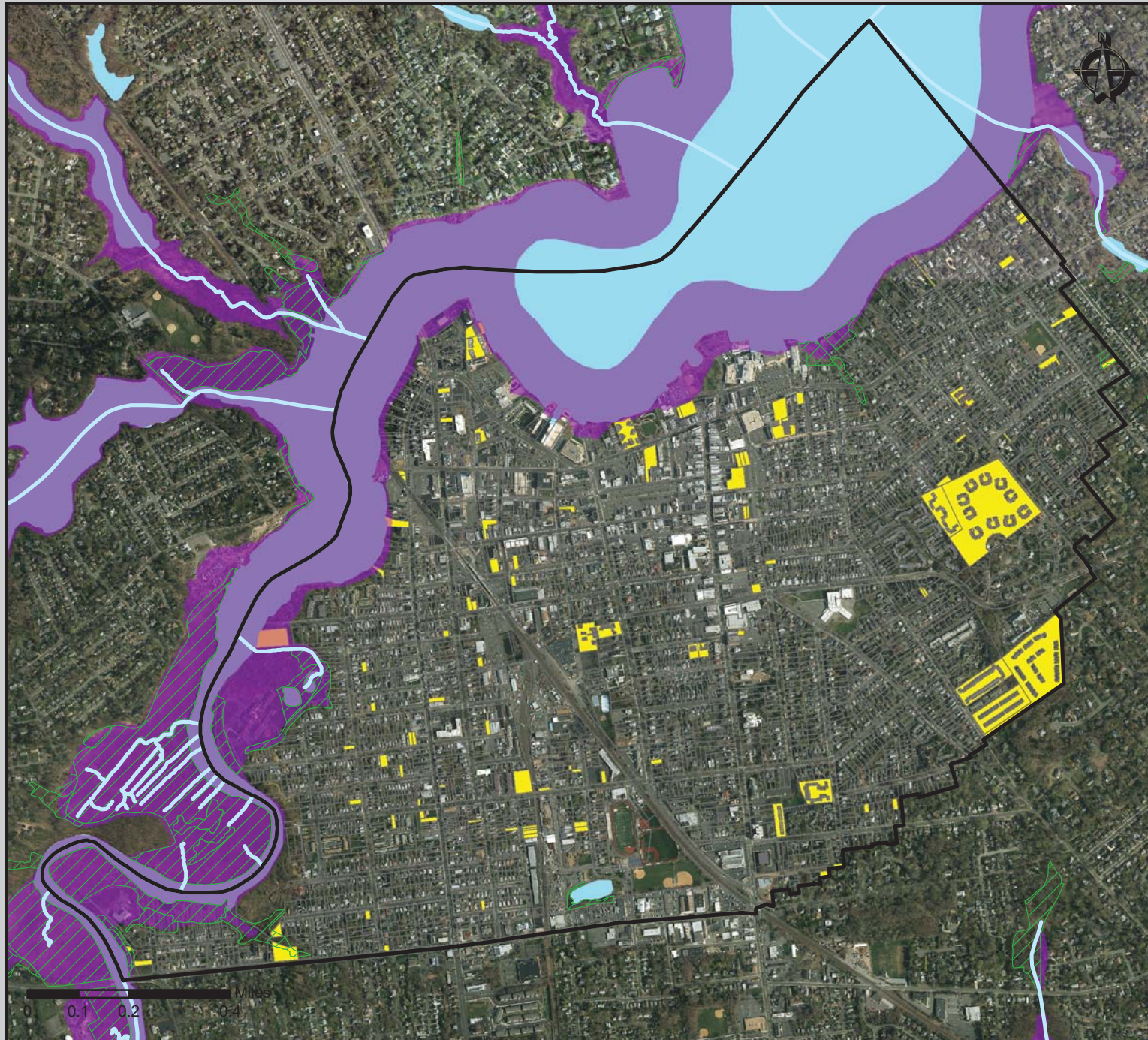
# APPENDIX F

## Environmental Constraints Map



# ENVIRONMENTAL CONSTRAINTS MAP

## RED BANK, N.J.



### VACANT LAND ADJUSTMENT

RED BANK BOROUGH  
MONMOUTH COUNTY  
NEW JERSEY

### Legend

- Streams
- Wetlands
- Special Flood Hazard Area
- Waterbodies
- Vacant Parcels
- Municipal Boundary

Source: NJDEP, NJGIN



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSAL.COM

DATE 1/16/2018	SCALE 1 in = 1,500 feet	LAST REVISED 7/17/2018	CREATED BY JB
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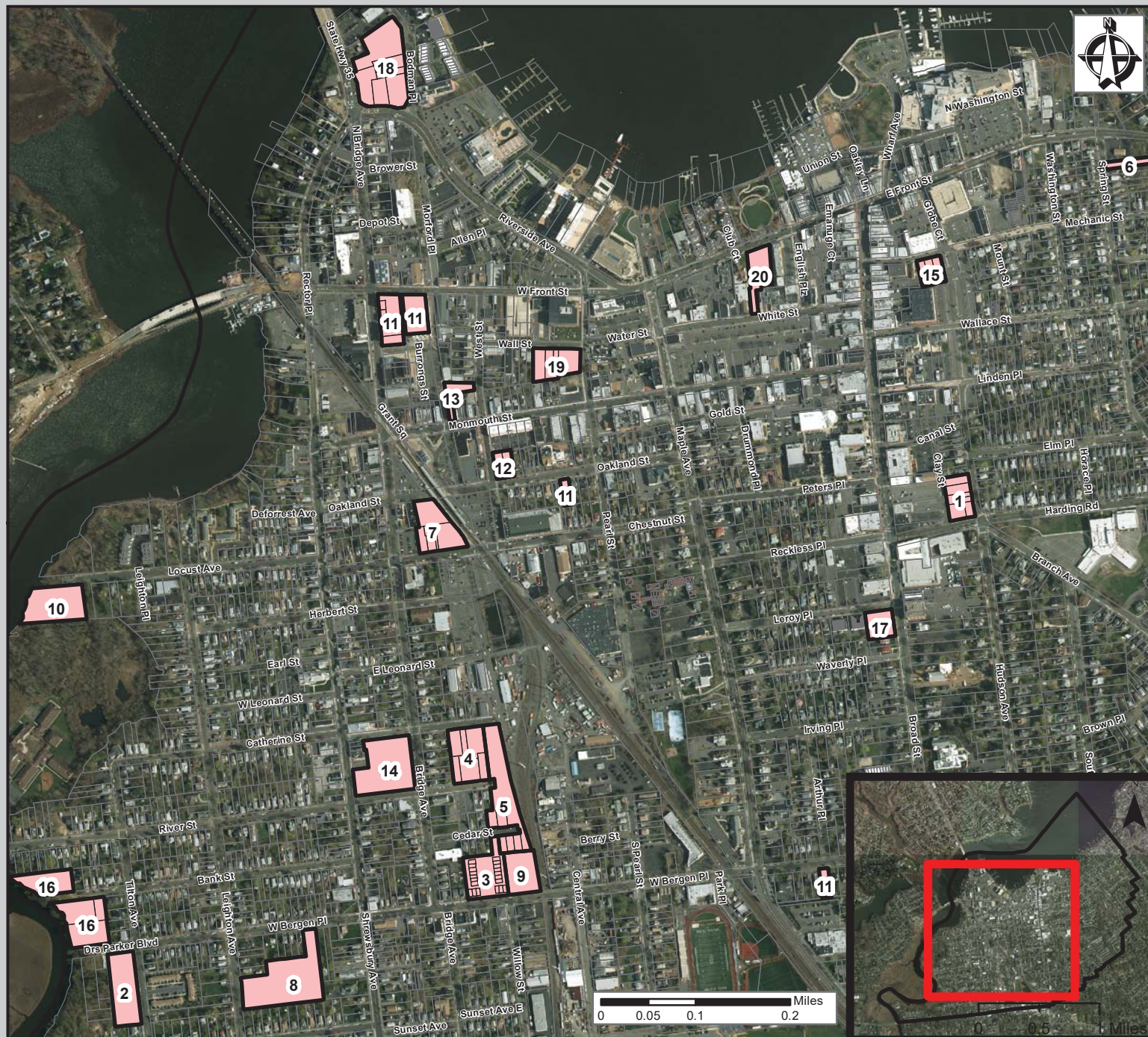
# APPENDIX G

## Affordable Projects Map



# AFFORDABLE DEVELOPMENTS MAP

# RED BANK, N.J.



## VACANT LAND ADJUSTMENT RED BANK BOROUGH MONMOUTH COUNTY NEW JERSEY

### KEY

1. Azalea Gardens (Ray Rap)  
- 2 Family-for-Sale Units
2. Basie Group/Montgomery Terrace  
- 40 Rehabilitation Units
3. Bergen Square - 10 Family-for-Sale Units
4. Brownstones (Yellowbrook/Mumford)  
- 2 Family Units
5. Cedar Crossing - 36 Family-for-Sale Units
6. Collaborative Support Programs of NJ  
- 3 Special Needs Rental Units
7. Denholtz - 9 Family Rental Units
8. Evergreen Terrace - 50 Rehabilitation Units
9. Fortune Square - 3 Family Rental Units
10. Locust Landing - 6 Family Rental Units
11. MW at Red Bank, LLC (Westside Lofts)  
- 10 Family Rental Units
12. Oakland Square (RB Monmouth/RB West)  
- 8 Family Rental Units, 4 Supportive Units
13. Popkin - 2 Family Rental Units
14. River Street School  
- 51 Age-Restricted Rental Units
15. Riverwalk Commons  
- 2 Family Rental Units
16. RW Rivers Edge - 2 Family-for-Sale Units
17. Tudor Village Apartments, LLC  
- 1 Rental Unit
18. VNA Redevelopment Site  
- Family Rental Units TBD
19. Wesleyan Arms  
- 60 Age-Restricted Rental Units
20. West Front Street Partners, LLC  
- Developer Fee

 Developments

Source: NJDOT, NJGIN, Red Bank Tax Assessor



3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1460 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

[WWW.CMEUSAL.COM](http://WWW.CMEUSAL.COM)

DATE	SCALE	LAST REVISED	CREATED BY
1/11/2018	1 in = 800 feet	12/20/2018	JB