

## **Vacant Land Inventory and Analysis Report**

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

December 20, 2018

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                | MALETT, 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 %KHOB @ 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   |
|                |        |                           |                                      |  |               | Flag lot on Fair Haven border, development would be directly behind existing single-family home; not in character with the surrounding density |
| 14             | 16     | 39 HARRISON AVE           | VON BLASINGAME, GWENDOLYN GREENE     | 43 W 93 ST - #1, NEW YORK, NY, 10025                   | 0.4959        |  |
| 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  | 9%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      | 9%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      | 956 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      | 9%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, glyn 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                | VOKDODIC, 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     | 1EIGHTON 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       | 9%GARIFINE-3430 SUNSET AVE, OCEAN, NJ (STE 21), 07712  | 0.2616 | Insufficient acreage                                   |
| 103   | 13     | 17-19 LEROY PL            | LEROY PLACE CONDO ASSOC             | 9% 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       | 9%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      | 9%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     | 9%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)<br>(Density 32 du/acre per approval) |  |
| 9.01                | 7      | 22 W FRONT ST REAR    | 325 ADAMS %KHOV @ MONARCH-% RICHMAN | 110 FIELDCREST AVENUE, EDISON, NJ, 08837     | 0.1026        | 0.1026                                   | Developable as adjacent lot (Density 32 du/acre)                           |  |
| 27                  | 8.01   | 60 E FRONT ST         | MERIDIAN HEALTH REALTY CORPORATION  | 81-01 DAVIS AVENUE, NEPTUNE, NJ, 07753       | 0.7608        | 0.7608                                   | Developable* (Density 16 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 8 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                                   |  |  |
| 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)   |  |
|                     |        |                       |                                     |  |               | Total acreage                            | 3.0586   |  |
|                     |        |                       |                                     |  |               | Realistic Development Potential (@ DU/A) | 46.8584  |  |
|                     |        |                       |                                     |  |               | Affordable Units @ 20% Set-Aside         | 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             | NAVESEND 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 SQUAD         | 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            | CREMATORI            | 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, NJ 08859  
1460 ROUTE 9 SOUTH HOWELL, NJ 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)

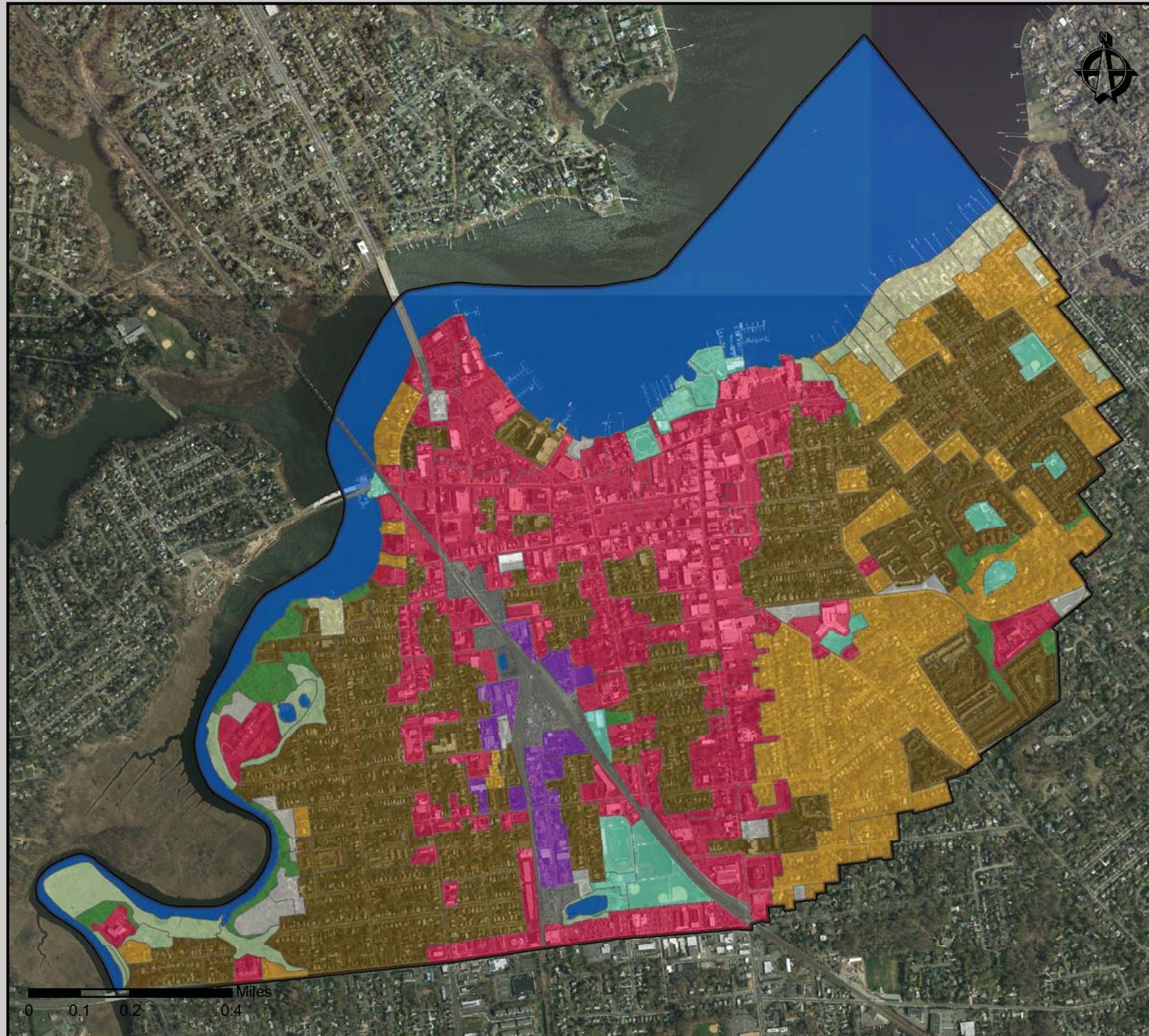
| DATE      | SCALE             | LAST REVISED | CREATED BY |
|-----------|-------------------|--------------|------------|
| 1/10/2018 | 1 in = 1,500 feet | 7/18/2018    | JB         |

## **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伍ded 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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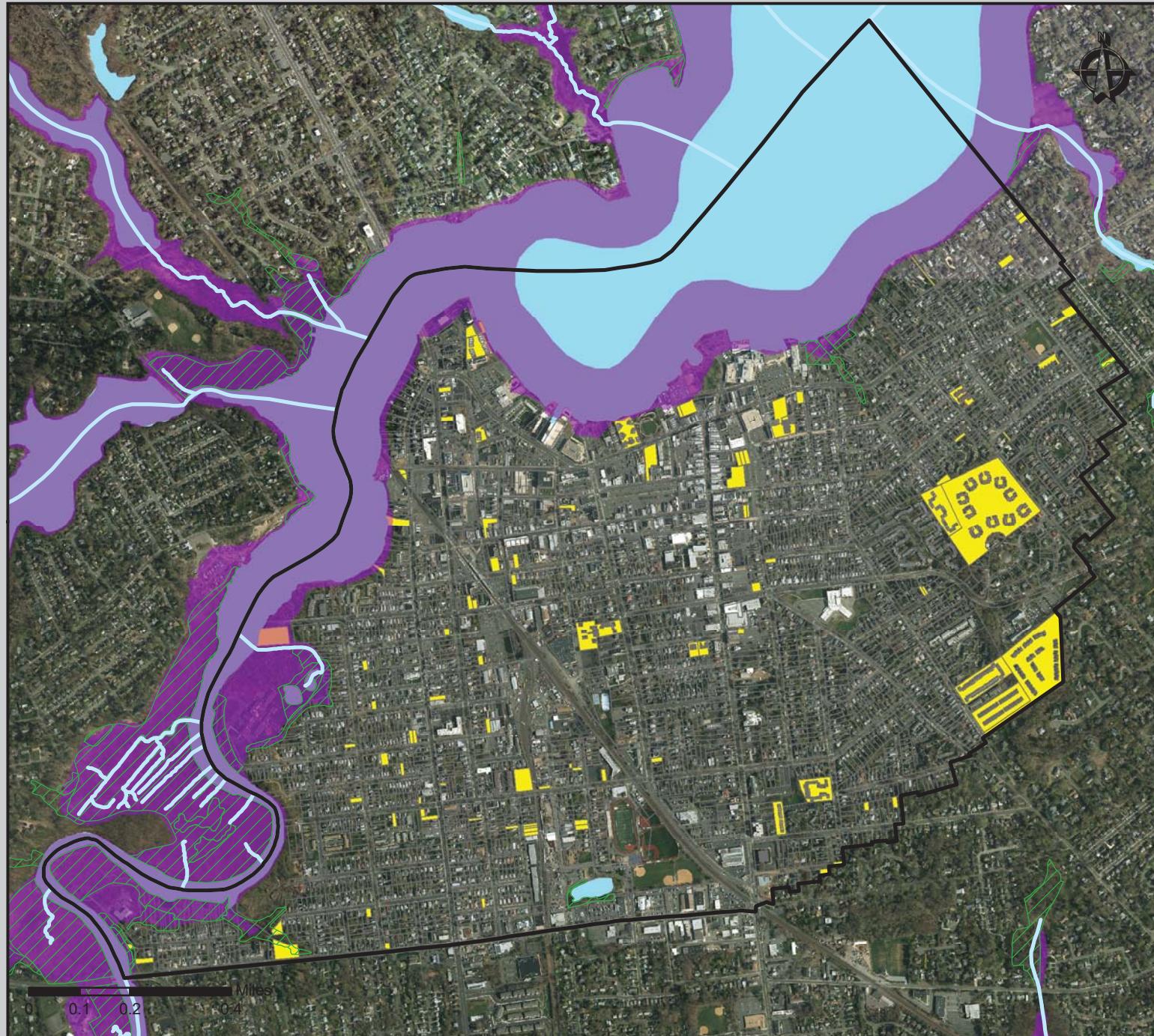
| DATE       | SCALE             | LAST REVISED | CREATED BY |
|------------|-------------------|--------------|------------|
| 12/28/2017 | 1 in = 1,500 feet | N/A          | JB         |

## 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



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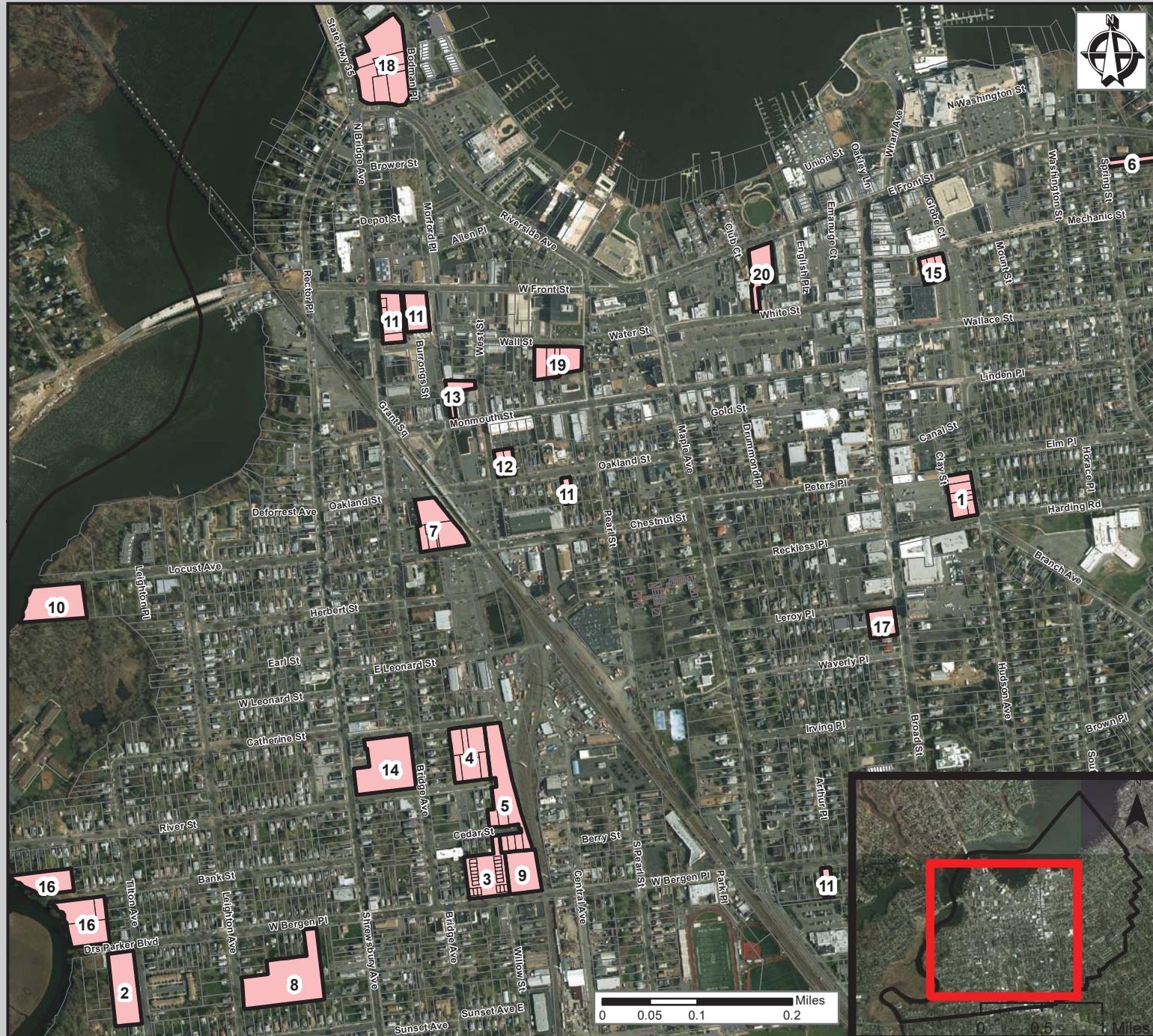
| DATE      | SCALE             | LAST REVISED | CREATED BY |
|-----------|-------------------|--------------|------------|
| 1/16/2018 | 1 in = 1,500 feet | 7/17/2018    | JB         |

## APPENDIX G

### Affordable Projects Map

# AFFORDABLE DEVELOPMENTS MAP

# RED BANK, N.J.



## VACANT LAND ADJUSTMENT

### RED BANK BOROUGH MONMOUTH COUNTY NEW JERSEY

#### KEY

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

**Developments**

Source: NJDOT, NJGIN, Red Bank Tax Assessor



CONSULTING & MUNICIPAL ENGINEERS

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