

Ms. Donna Barr
Director of Red Bank Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701

12/12/07

RE: RB Monmouth/RB West
Monmouth/West Streets
Red Bank, NJ 07701

Dear Donna,

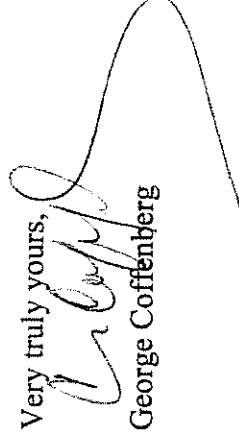
I submitted my most recent application for the above referenced project on July 27, 2007. I then brought in checks for the application of August 3, 2007. I received T & M's completeness letter around September 10, 2007 with the items they needed. I submitted on September 27, 2007, the survey, \$25,000 escrow fee, and storm water management report. The final document needed by T & M Engineering was the traffic study report which was submitted on October 15, 2007.

At the end of October 2007, my project was deemed complete and I was told to schedule a hearing date. My engineer, Bryan Luoma, spoke with you and it was decided that the November 17, 2007 meeting was too soon for the review letter to be produced. It was also discussed that the December 3, 2007 meeting would not take place because you would be away and I was then scheduled for the December 17, 2007 planning board meeting. I have recently learned that the planning board did meet on December 3, 2007 and then the following day my December 17, 2007 meeting was cancelled and rescheduled for January 7, 2008. I had already posted the notice for the December 17, 2007 meeting in the Asbury Park Press which did run on December 5, 2007.

Bryan Luoma and I have contacted you several times looking for the T & M letter. I know you have tried to obtain the letter and have been unsuccessful. I do not understand why it is taking so long for T & M to issue this letter because they have had the same basic information since April 2007. The only real change was that I eliminated the 1 inch separation between buildings and created the 15 foot separation as required by the zoning ordinance which eliminated the variance that I originally sought. Under normal circumstances the side yard set back variance would have been a planning board issue but the ruling by the zoning board on July 19, 2007 said that it was still a zoning board issue.

Please let me know when I can expect to receive the T & M review letter. My phone number is 732-531-1122 and my fax number is 732-774-3881. Thank you.

Very truly yours,



George Coffenberg