



Cranmer
Engineering

Integrity | Innovation | Excellence

2007-015-048
February 27, 2007

Donna Barr
Director, Planning and Zoning
Borough of Red Bank Planning Board
90 Monmouth Street
Red Bank, NJ 07701

**RE: RB WEST, LLC
DEVELOPMENT PERMIT APPLICATION
BLOCK 42 LOTS 1, 2, 2.01, 3, 4, 19 & 20 – MONMOUTH STREET
BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Barr:

Enclosed, please find the following for the above referenced project.

1. Two (2) copies of the “Concept Plan” dated January 31, 2007 consisting of two (2) sheets.
2. An escrow fee check in the amount of \$1,000.00 made payable to “The Borough of Red Bank”
3. A completed Escrow Agreement Form
4. A completed Application for Development Permit

The applicant proposes to construct 17 residential units, approximately 21,000 sf of retail space and approximately 14,000 sf of office space within two proposed buildings on the subject property. Sufficient parking has been provided in accordance with the requirements of the Borough of Red Bank Zoning Ordinance within a parking garage below and on-grade parking.

It is requested that a meeting be arranged with the Borough professionals to discuss the proposed concept and to ascertain any concerns the Borough may have prior to proceeding to fully engineered plans.

166 Patterson Avenue
PO Box 7933
Shrewsbury, NJ 07702

Telephone 732 212 8900
Fax 732 212 8910
www.cranmerengineering.com



Cranmer
Engineering

Integrity | Innovation | Excellence

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

CRANMER ENGINEERING, P.A.

Bryan E. Luoma, P.E.
Project Manager

BEL/cw

Enclosure

cc: George Coffenberg – *via facsimile (732) 531-1047 and mail*
Wayne J. Peck Esq. – *via facsimile (732) 888-1416 and mail*
Anthony J. Ercolino, AIA – *via facsimile (732) 531-8706 and mail*

F:\2007-015-048\Correspondence\Red Bank - Submission.doc



Cranmer
Engineering

Integrity | Innovation | Excellence

2007-015-048
March 20, 2007

SENT VIA FAX AND MAIL

George Coffenberg
105 East River Road
Rumson, New Jersey 07760
(732) 531-1047

**RE: RB WEST, LLC
BLOCK 42 LOTS 1, 2, 2.01, 3, 4, 19 & 20 – MONMOUTH STREET
BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY**

Dear Mr. Coffenberg:

Our office met with the Red Bank Borough professionals earlier today. Present at the meeting were:

Donna Barr, - Planning Board Secretary
John Drucker, - Fire Official
Stanley Sickels, - Borough Administrator
Richard Kosenski, P.E. - Borough Engineer
Anthony Excolino, AIA
Andy Janiw, P.P.
Bryan Luoma, P.E.

At the onset, Mr. Kosenski indicated that it was his opinion that the dwelling units proposed in this project are dwelling apartments limited to two (2) apartments per floor and four (4) apartments per building. We are proposing 13 apartments in Building 'A' along Monmouth Street. As such, Mr. Kosenski believes this application would require a density variance from the Zoning Board of Adjustment.

I advised Mr. Kosenski that it was felt that the dwelling units would be classified as an "Apartment House" which has a maximum 14 dwelling units per acre, where 13.8 units per acre is proposed. The definition of Apartment House is:

Section 25-2.1 Definitions. Apartment House shall mean a structure housing at least three (3) multi-family dwelling units in building of three (3) or more stories and/or having a single entrance per building.

Mr. Kosenski acknowledged there may be some confusion there but indicated that when the mayor and council passed the ordinance they did not intend to have more than 4 apartments above a retail use. I indicated that we would have to go to the board for an interpretation of the definition and if we complied with the ordinance. Mr. Kosenski stated that even if the board agreed with us the council would likely pass a new ordinance to clarify their intent to restrict dwelling units above a retail use to four apartments.

It is my opinion that we should move forward immediately with an application for an interpretation of the ordinance from the Zoning Board although I will defer to Wayne for his opinion on this.

With regard to the plans themselves, everyone agreed that this was a much more desirable project compared to the BLT project and that inclusion of retail on the first floor was something the Borough was looking for.

Some additional comments that were discussed at the meeting:

1. Mr. Kosenki stated that the proposed building setback of two (2) feet may be an issue. He indicated that recent applications have been requested to provide at least an eight (8) foot setback. He did acknowledge that the retail use on the first floor is a reasonable argument for the setback variance requested but did not know how the board would feel.
2. Mr. Kosenki indicated that all common walkways, etc. on the retail and office floors would need to be counted towards the parking requirement. I had previously eliminated the center hallway in Building 'A'. As such the parking requirement for the site will be increased.
3. Mr. Kosenki indicated that his office had reviewed the shared parking calculation indicated on the plans and that he was in agreement with them and that as proposed the plan would not require a parking variance.
4. Ms. Barr indicated that she felt the application should revise the proposed office use to Business Office, which includes "business establishments which do not offer a product or merchandise for sale to the public, but offers a service, primarily administrative or clerical in nature." This includes insurance companies, trade associations, real estate companies, among others. Additionally, 1/3 of the office space could be utilized as medical office under the Business Office use.

The plans currently restrict the office type to Professional Office (other than medical or dental). This would include "the office of a member of a recognized profession". This includes architects, engineers, lawyers and accountants among others.
- The change to Business Office would require an additional 15 – 20 spaces and would probably require a parking variance on the site. Ms. Barr felt that the proposed Professional Office (other than medical or dental) use is so restrictive that we would need that variance in the end to be able to ensure the building is fully occupied and that we should just request the variance now.
5. I reviewed the proposed drainage for the site with Mr. Kosenki. Essentially, due to the fact that the existing site is basically 100% impervious and the proposed development will have additional green areas it was my opinion that detention would not be required and stormwater



Cranmer
Engineering

Integrity | Innovation | Excellence

2007-015-048
March 20, 2007
Page 3 of 3

- runoff could be directed off-site without drywells or a detention basin. Mr. Kosenski indicated that he would have to review it further but that he did not initially disagree with me.
6. Mr. Kosenski indicated that as long as the buffers were the same as the BLT application and the neighbors did not object he had no problem with the proposed setbacks to the adjacent lots.
 7. Mr. Kosenski indicated that he had no problem with the proposed trash enclosure location unless the adjacent neighbors complain.
 8. Mr. Drucker indicated that an easement would be required for the fire escape located on the adjacent building on Monmouth Street.
 9. Mr. Drucker indicated that the overhead wires located on Monmouth Street and West Street would need to be placed underground because the buildings are proposed so close to the street and the fire department is unable to operate their ladders within 12 feet of an overhead wire.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

CRANMER ENGINEERING, P.A.

Bryan E. Luoma, P.E.
Project Manager

BEL/tg

Cc: Wayne J. Peck Esq. – via facsimile (732) 888-1416 and mail
Anthony J. Ercolino, AIA – via facsimile (732) 531-8706 and mail
Andy Janiw, P.P. – via facsimile (732) 845-8104 and mail



20 BROAD STREET

RED BANK, NEW JERSEY 07701

732.842.4244 FAX 732.842.7615

WWW.REDBANKRIVERCENTER.ORG

March 23, 2007

Red Bank Planning Board
c/o Donna Barr
90 Monmouth Street
Red Bank, NJ 07701

Dear Red Bank Planning Board Members:

I am writing on behalf of Red Bank RiverCenter's Visual Improvement Committee (VIC) regarding an application that came before VIC to review. George Coffenberg, along with his architect and engineer attended the March 13th VIC meeting to give a presentation on his new development – Red Bank West (formerly the Building and Land Technology project) on Monmouth and West Streets. Mr. Coffenberg and his professionals were very thorough and welcomed the feedback that the committee had regarding the project.

After reviewing the plan, and meeting with the applicant, the Visual Improvement Committee members have decided to express their approval and support the project. Red Bank West is a vast improvement from the plan that was originally submitted, in that the new proposed plan is a mixed-use development with retail as the predominate use on the first floor. This aspect is in line with RiverCenter's goal of supporting the surrounding businesses on Monmouth Street and Bridge Avenue while providing a diverse active mix with the residential uses in the area. The creation of new retail will foster the economic vitality of the businesses in that area, and is also in line with the Borough's Master Plan. VIC also would like to commend the applicant for the design and materials the developer has chosen for the building. VIC looks forward to reviewing a full color rendering of the project as soon as it is available. Lastly, VIC also was very favorable with the "green space" that the project incorporated, which will be possibly utilized as a sculpture garden. This will nicely tie the development into the arts corridor, while providing public open space.

The Red Bank West is a wonderful application, which will be an asset for Monmouth Street and Red Bank. VIC would like to recommend that the Planning Board support the Red Bank West application so that it can move forward and act as a catalyst for future positive improvements on Monmouth Street.

If you should have any questions regarding this application, please contact Stephen Raciti, VIC Chairman at 732-212-9969 or myself.

Thank you for taking the time to consider our recommendation.

Yours truly,



Tricia Rumola
Executive Director

CC: George Coffenberg, Red Bank West