



20 BROAD STREET
 RED BANK, NEW JERSEY 07701
 732.842.4244 FAX 732.842.7615
 WWW.REDBANKRIVERCENTER.ORG

May 11, 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 attended the April 24th VIC meeting for a second time to give a presentation on modifications to his new development – Red Bank West (formerly the Building and Land Technology project) on Monmouth and West Streets. Mr. Coffenberg and his professionals, as in the prior meeting, gave a detailed presentation of their project and they were eager to hear feedback and suggestions from the committee.

After reviewing the modifications to the plan, the Visual Improvement Committee continues to support a vote of approval for Red Bank West. Furthermore, VIC feels that the setback that the applicant is asking for are more in line with the landscape of Monmouth Street. A 25ft. setback would break up the "street wall" and decrease continuity to the surrounding retail uses. Having a 15 feet distance between each building would also create a disconnect in that area. On Broad Street each buildings is contiguous of each other and this in our opinion is one of the reasons why the retail use is successful.

VIC would like to recommend that the Planning Board support the Red Bank West application with the setbacks it has proposed. Red Bank West will be a welcome addition to the revitalization of Monmouth Street.

Thank you for considering our input on this important Red Bank project. Please feel free to contact Stephen Raciti, VIC Chairman at 732-212-9969 or myself if you should have any questions regarding this application.

Yours truly,

A handwritten signature in black ink that reads "Tricia Rumcila".

Tricia Rumcila
 Executive Director

CC: George Coffenberg, Red Bank West



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2007-015-048
April 25, 2007

VIA HAND DELIVERY

Richard Kosenski, P.E.
T & M Associates
Eleven Tindall Road
Middletown, NJ 07748

**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. Kosenski:

Enclosed herewith, please find a copy of the Concept Plan #2, dated March 27, 2007, and a copy of the architectural elevations for the proposed buildings, dated April 18, 2007 for the above referenced project.

The concept plan has been prepared to conform to the permitted use requirements of § 25-10.14.a.2 and § 25-10.19.a.2 of the BR-1 and BR-2 zones of the Borough. Specifically, the site calls for the following:

1. On Monmouth Street, retail uses are proposed on the first floor, office uses on the second floor and two (2) dwelling apartment uses on the third and fourth floors respectively of each of the three (3) buildings proposed.
2. On West Street, retail uses are proposed on the first floor and two (2) dwelling apartment uses are proposed on the second and third floors respectively of each of the two (2) buildings proposed.
3. The dwelling apartments will conform to the ordinance requirements of a minimum 600 square feet of habitable floor area and shall have no more than two (2) bedrooms.
4. It is noted that the buildings will require a variance for separation distance between buildings where fifteen (15') feet is required where neither of the facing walls has windows and zero (0') feet is proposed.
5. The individual buildings will be constructed such that if one of the buildings were to "fall" down the remaining buildings would remain. The buildings will have two (2) separate structural walls where the buildings meet and there will be no doorways or hallways between the separate buildings.



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6. It is also noted that the project lies within seven (7) separate tax lots of the Borough whereas only five (5) buildings are proposed. Although the consolidation of these lots is proposed as part of this project, it is noted that under the current lot configuration seven (7) buildings could be proposed.

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

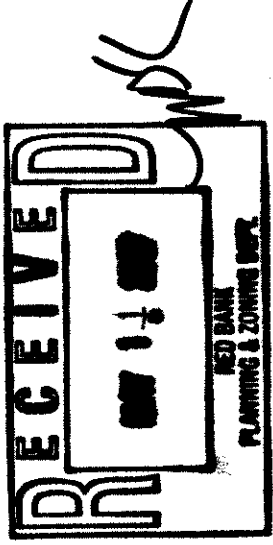
cc: George Coffenberg – *via facsimile (732) 531-1047 only*
Wayne J. Peck Esq. – *via facsimile (732) 888-1416 only*
Anthony J. Ercolino, AIA – *via facsimile (732) 531-8706 only*

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2007-015-048
May 11, 2007

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

**RE: RB MONMOUTH, LLC
DEVELOPMENT PERMIT APPLICATION
BLOCK 42 LOTS 1, 2, 2.01, 3, 4, 19 & 21 – MONMOUTH STREET
BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY**

Dear Ms. Barr:

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

1. A completed Escrow Agreement Form and two (2) escrow fee checks in the amount of \$1,000.00 each, made payable to "The Borough of Red Bank"
2. A completed Application for Development Permit and one (1) permit fee check in the amount of \$50.00 made payable to "The Borough of Red Bank".
3. One (1) completed copy of the Developers Political Contribution Disclosure Statement and Conflict Disclosure Statement.
4. Four (4) copies of the "Preliminary and Final Major Site Plan", dated May 10, 2007, consisting of fifteen (15) sheets.
5. Four (4) copies of the "Survey", dated May 3, 2007, consisting of one (1) sheet.
6. Four (4) copies of the Architectural Plans prepared by Passman Ercolino.

The applicant proposes to construct 20 dwelling apartments, approximately 17,300 sf of retail space and approximately 9,200 sf of office space within five (5) 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.

166 Patterson Avenue
PO Box 7933
Shrewsbury, NJ 07702

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2007-015-048
May 11, 2007
Page 2 of 2

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
Enc.

cc: George Coffenberg, (w/enclosures)
Wayne J. Peck Esq.
Anthony J. Ercolino