

THE CHAIRPERSON RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
OCTOBER 17, 2024**

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, October 17, 2024, at 6:30 PM at 90 Monmouth Street, Red Bank, NJ. (Prior to the meeting, the Board will hold a public workshop beginning at 6:00 PM).

Salute to the Flag

Administrative Matters

1. **Meeting Minutes:**
Regular Meeting Minutes- October 3, 2024
2. **Resolutions:**
Resolution of Approval - Z15588: 1 Fisher Place, Block 13, Lot 20.20

New Business

1. **PR15743: 160 Newman Springs, Block 97, Lot 31**
Applicant: JCP&L. LI Zone. Preliminary & Final Site Plan. D and C Variance
The applicant seeks preliminary and final major site plan approval to permit certain upgrades to and the expansion of the existing substation. The improvements include the installation of a new control enclosure and expansion of the perimeter of the substation's fencing to the south of the property to accommodate the new control enclosure. In addition, a new laminate pole, chain link security fencing, slide access gate and ancillary underground transmission line work will be installed to facilitate future 34.5kV improvements at the substation, along with the replacement of an existing transformer and foundation.
2. **PR15454: 196 Broad Street; Block 103 , Lots 14 & 16**
Applicant: 196 Broad Street, LLC. PO & RA Zones. Preliminary & Final Site Plan, Use and Bulk Variances.
The applicant is seeking subdivision and site plan approval to subdivide the parcel containing Lots 14 & 16 into two separate lots, one for the existing building (Lot 14) and one for construction of the proposed two-story one family dwelling (Lot 16). Additionally, the applicant is proposing to reconstruct the parking area to serve the existing building on Lot 14. Access to parking area for the existing building will be accommodated through a shared parking accesses easement on Lot 16. The applicant is proposing associated site improvements including landscaping, lighting and electric vehicle charging station.

Public Comments on Non-Agenda Items

Adjournment

**BOROUGH OF RED BANK
DEPARTMENT OF PLANNING AND ZONING
90 Monmouth Street
Red Bank, NJ 07701
732-530-2753**

INTENT TO PROCEED

☒ Preliminary Site Plan ☒ Final Site Plan ☐ Minor Site Plan ☐ Major Subdivision
☐ Minor Subdivision ☒ Conditional Use ☐ C Variance ☐ D Variance

APPLICATION #: _____

I HEREBY MAKE FORMAL APPLICATION TO THE:

 X RED BANK PLANNING BOARD _____ RED BANK ZONING BOARD OF ADJUSTMENT

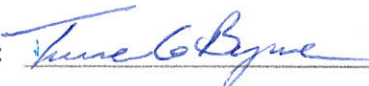
NAME OF APPLICANT: Jersey Central Power and Light (JCP&L)

DEVELOPMENT ADDRESS: 300 Madison Avenue
Morristown, NJ 07960

ZONE: LI BLOCK: 97 LOTS: 31

PROPOSED DEVELOPMENT: Expansion of existing substation. Please see enclosed project narrative.

INITIAL REVIEW ESCROW PAID: \$2,000.00 (AMOUNT) _____ (DATE)
MINIMUM \$500.00 – Single Family Dwellings (Additions)
MINIMUM \$2,000.00 – All Other Applications

Signature of Applicant: 

Print Name: Terence G. Byrne, Supv. Transmission Project Management

Date: July 12, 2024

Date Received by Board Secretary: _____
(Date of Commencement of Statutory 45-day Completeness Review Period)

Signature of Board Secretary: _____

Contact Information

Property Owner:

Name: Jersey Central Power and Light (JCP&L)
Address: 300 Madison Avenue, Morristown, NJ 07960
Telephone: (330) 803-9010
Email: tbyrne@firstenergycorp.com

Attorney:

Name of Firm: Saul Ewing, LLP
Name: Benjamin A. Nadell, Esq.
Address: 650 College Road East, Suite 4000, Princeton, NJ 08540
Telephone: (609)452-3152
Email: Benjamin.Nadell@saull.com

~~Architect:~~ Engineer:

Name of Firm: Boswell Engineering
Name: Jeffrey L. Morris, P.E.
Address: 330 Phillips Avenue, South Hackensack, NJ 07606
Telephone: (201) 641-0770
Email: JMorris@boswellengineering.com

Planner:

Name of Firm: James W. Higgins, Associates
Name: Allison Coffin, PP, AICP
Address: 823 West Park Avenue, Unit 261, Ocean, NJ 07712
Telephone: (732) 493-3065
Email: Alli.Coffin@gmail.com

Red Bank Substation Expansion and Control Closure Installation

Red Bank Borough Development Permit Application Project Narrative

This important reliability project is being completed as part of “Energize 365,” FirstEnergy’s targeted investment initiative that involves upgrading many of our existing facilities with advanced equipment and technologies that will reinforce the power grid and help prevent or reduce the duration of customer outages.

The Red Bank Substation has an existing protection control enclosure that houses protection equipment associated with the safe and efficient management of electrical infrastructure. The enclosure is at capacity and cannot accommodate additional equipment needed to support reliability projects proposed for the area.

As part of this project, JCP&L will install a new control enclosure on site and expand the perimeter of the substation’s fencing to the south to accommodate the new enclosure. Additionally, a new laminate pole (with a total height of 50 feet) and ancillary underground transmission line work (both direct embed and concrete encased) will be installed to facilitate future 34.5kV improvements coming into the substation. All proposed work, including the proposed expansion, will be located entirely on JCP&L-owned property (Block 97, Lot 31) within the Light Industrial Zone (LI Zone) as delineated by the Borough’s Zoning Map.

Per Ordinance 490.150.D(2), public utilities are permitted in the LI Zone as a Conditional Use. The conditions required for a public utility use in the LI Zone are enumerated in Ordinance 490-121 as follows:

§ 490-121 - Public utilities.

A. A statement is submitted setting forth the reasons that the proposed installation must be provided above ground in a specific location and why it is necessary and convenient for the efficiency of the public utility system or for the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located. ***The new circuits will enter the existing Red Bank Substation as overhead lines that will then attach to riser poles. From the riser poles, the circuits will be routed underground within the substation to their respective bus terminations. Routing the circuits underground within the substation is necessary due to existing constraints and to allow for necessary clearings for drive path access within the substation. The new protective control enclosure will be installed above ground to accommodate the necessary equipment associated with the new circuit connections. The Applicant will further provide testimony at the time of the public hearing as to the project’s need and public benefits. Accordingly, the Applicant respectfully submits this condition is satisfied.***

B. The design of any building in connection with such facility or any separate structure or appurtenance conforms to the general character of the area and will not adversely affect the safe and comfortable enjoyment of property rights of the zone in which it is located. ***Since the substation has existed at the property prior to 1925 and the proposed expansion is on the same lot, there is no adverse effect on the safety and comfortable enjoyment of property rights in***

this zoning district. Moreover, public utilities are permitted in the LI Zone as a Conditional Use. Accordingly, the Applicant respectfully submits this condition is satisfied.

C. Adequate and attractive fences and other safety devices will be provided. ***The existing substation maintains security fencing and will continue to maintain security fencing once the substation is expanded as required per the National Electric Code (NEC) standards. Accordingly, the Applicant respectfully submits this condition is satisfied.***

D. Sufficient landscaping, including shrubs, trees and lawn or other attractive screening, is provided and will be periodically maintained. ***While the existing substation already maintains adequate screening, the Applicant agrees to sufficiently screen the new improvements included as part of the substation expansion. Accordingly, the Applicant respectfully submits this condition is satisfied.***

E. The public utility use and lot meet all the applicable minimum requirements of the district in which it is located, except that it need not have the minimum required lot area. Only one principal building will be permitted on the lot, and a paved parking area under the provisions of § 490-98 of this chapter is required. ***The Applicant's engineers have calculated the bulk requirements for the substation and have confirmed the proposed expansion will meet all applicable minimum requirements of the LI Zone. Accordingly, the Applicant respectfully submits this condition is satisfied.***

F. These signs shall be permitted:

(1) Minor and Type A.

(2) One from Type G3, G4 or W3. ***While no additional signage is proposed at this time, the Applicant will comply with the Ordinance's signage requirements should the Applicant subsequently determine that additional signage is necessary. Accordingly, the Applicant respectfully submits this condition is satisfied.***

G. Any structure or appurtenance related to or separate from the installation shall not encroach upon or unreasonably interfere with the use of public sidewalks or rights-of-way. ***As shown on the enclosed Concept Plan, the improvements to the Red Bank Substation will not encroach upon or unreasonably interfere with the use of public sidewalks or rights-of-way. Accordingly, the Applicant respectfully submits this condition is satisfied.***

In light of the application satisfying all conditions set forth in Ordinance 490-121, the Applicant respectfully submits that the Borough's Planning Board maintains jurisdiction to consider the within application.

Dated: June 5, 2024

Borough of Red Bank

90 Monmouth Street 3rd Floor, Red Bank, NJ

Reference Number: 24-15743

Date Entered: 6/10/2024 3:50:00 PM

Applicant Name:

Address: 160 NEWMAN SPRINGS RD E Block: 97 Lot: 31 Zone: LI

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

Application is in need of site plan approval from the Planning Board. Please contact the Planning and Zoning office regarding submission requirements, noticing and scheduling for the Planning Board agenda. 732-858-8353

You have 45 days to appeal this denial.

For the Historic Preservation Commission Application, click [HERE](#).

The required applications for seeking a variance are available on the website or the planning board secretary at borough hall.

Sincerely,

Shawna Ebanks
Zoning Officer

Borough of Red Bank
Development Permit Application

Reference Number: 24-15743

Date Entered: 6/10/2024 3:50:39 PM

Property Address: 160 NEWMAN SPRINGS RD E

Block: 97

Lot: 31

Zone: LI

History Property:

Application Type: New Construction

Project Description: Please see attached project narrative

Property Details:

Owner Name:

Address: 300 Madison Avenue Morristown, NJ , 07960

Phone Number: (330) 803-9010, Email: tbyrne@firstenergycorp.com

Are applicant details different from owner: No

Applicant Details:

Name:

Address:

Phone Number: , Email:

Lot Size Details:

Frontage

Existing: 251.00, Proposed: 251.00

Depth

Existing: 360.00, Proposed: 360.00

Area

Existing: 123405.00, Proposed: 123405.00

Width

Existing: 489.00, Proposed: 489.00

Contractor Details:

Is the contractor same as owner?

Name:

Address:

Phone Number: , Email:

Architect Details:

Name:

Address:

Phone Number: , Email:

Engineer Details:

Name: Boswell Engineering

Address: 330 Phillips Avenue South Hackensack NJ 07606

Phone Number: (201) 641-0770, Email: mboswell@boswellengineering.com



52413768-v1-JCPL Red Bank - Developers Political Contribution Disclosure Statement and Conflict Disclosure Statement Form.pdf

DocVerify ID: 5BB7BE9A-FDD1-40FF-A8BE-9D138FC63610
 Created: June 10, 2024 06:55:52 -8:00
 Pages: 9
 Remote Notary: Yes / State: OH

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E-Signature Summary

E-Signature 1: Darnella T. Robertson (DTR)

June 10, 2024 07:02:09 -8:00 [48E891F10E50] [45.23.233.242]
 drobertson@firstenergycorp.com (Principal) (Personally Known)

E-Signature Notary: Matthew J. Albright (MJA)

June 10, 2024 07:02:09 -8:00 [1A0DDE707B08] [75.230.141.122]
 malbright@firstenergycorp.com
 I, Matthew J. Albright, did witness the participants named above electronically sign this document.



THE BOROUGH OF RED BANK

DEVELOPERS' POLITICAL CONTRIBUTION DISCLOSURE STATEMENT and CONFLICT DISCLOSURE STATEMENT

Required Pursuant To § 2-76 of the Revised General Ordinances of the Borough of Red Bank (RBC)

This Form Must Be Filed With the Borough Clerk at least 10 days prior to a public hearing before any Municipal Land Use Agency on any "Development Matter" Relating to a "Major Developer".

This Form Will be Available for Public Inspection at the Offices of the Borough Clerk and As Part of the Project File Kept By the Office of Planning and Zoning.

Penalties for Violations. Any person, or entity, who, upon request by the Borough, fails to file, or amend, either a Political Contribution Disclosure Statement or Conflict Disclosure Statement, or who files a false, or materially inaccurate Political Contribution Disclosure Statement or Conflict Disclosure Statement, or amendment thereto, shall be subject to a fine of up to \$500.00. RBC §2-76.13.

Part I – Political Contribution Disclosure Statement (RBC §§2-76.2(q) and 2-76.10)

1. Darnella T. Robertson of
(Name of Person Completing Form and Title, Office, or Relationship to "Major Developer")
Jersey Central Power and Light (JCP&L)
(name of "Major Developer")

2. **Zoning Board of Adjustment / Planning Board** Application No. _____
(Circle One)

3. List all individuals and entities who are "Major Developers" pursuant to RBC §2-76.2(i), that have made Red Bank Campaign Contributions (any and all donations to entities listed in Category 1, below), Red Bank Political Committee Contributions (any and all donations to entities listed in Category 2, below) and Pass-Through Contributions (any and all donations to entities listed in Category 4, below) during the preceding three years:

Person or Business Entity Making Contribution	Person's Home Address, or Entity's Business Address	Recipient of Contribution	Date of Contribution	Amount of Contribution
N/A				

Person or Business Entity Making Contribution	Person's Home Address, or Entity's Business Address	Recipient of Contribution	Date of Contribution	Amount of Contribution

(Attach Additional Sheets as Necessary)

<u>CATEGORY 1. – RED BANK CAMPAIGN COMMITTEES / ORGANIZATIONS</u>	
Curley & Ernst for Council	Red Bank Democratic Campaign, 2005
Ernst & Goulart for Council	Red Bank Democratic Campaign, 2006
Red Bank Democratic Campaign, 2004	Red Bank Republicans '06
<u>CATEGORY 2. – RED BANK POLITICAL COMMITTEES / ORGANIZATIONS</u>	
Red Bank Democratic Municipal Committee	Red Bank Republicans
<u>CATEGORY 3. – COUNTY CAMPAIGN COMMITTEES / ORGANIZATIONS</u>	
Monmouth County Democrats	Monmouth County Republican Committee
<u>CATEGORY 4. – PASS-THROUGH CONTRIBUTIONS</u>	
Arnore for Assembly	Little Silver GOP Committee
Eatontown GOP Committee	Monmouth County Council of Democratic Leaders
Election Fund of Senator Robert Singer	Red Bank Democratic Municipal Committee
Karcher for Senate	Senator Kyrillos Committee

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Part II – Conflict Disclosure Statement (RBC §§2-76.2(e) and 2-76.10)

1. List all individuals and entities, who are “Major Developers” pursuant to RBC §2-76.2(i), their associates and their “Development Professionals”, and their business, financial, or family relationships with the current members of the Borough Land Use Agency before whom the application for development is pending, or with any professional of that Borough Land Use Agency, if any.

Individual or Entity’s Name	Description of Any Business, Financial, or Family Relationship between the Individual or Entity and Any Current Member of the Land Use Agency Before Whom the Application for Development is Pending and/or Any Professional of that Land Use Agency
N/A	

(Attach Additional Sheets as Necessary)

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Part III – Signature and Attestation:

The undersigned is fully aware that if he or she has have misrepresented all, or any part, or this affirmation and certification, he or she, and/or the "Major Developer", will be liable for the penalty set forth at RBC §2-76.13.

The undersigned is also fully aware that he or she is under a continuing obligation to immediately report any contributions described in and/or changes to Parts I or II, *above*, that may occur during any time during the pendency of the Development Matter for which this statement is submitted.

Name of Major Developer: Jersey Central Power & Light (JCP&L)

Signed: ertson
Signed on 2024/06/10 07:02:09 -8:00

Title: Assistant Corporate Secretary

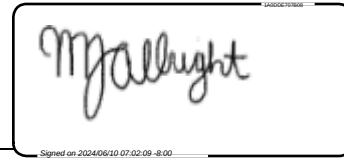
Print Name: Darnella T. Robertson

Date: June 10, 2024

Subscribed and sworn before me this ____ day of
06/10/2024, 200 ____.

My Commission expires:





(Affiant)

Matthew J. Albright

(Print name & title of affiant) (Corporate Seal)



BOROUGH OF RED BANK
DEVELOPERS' POLITICAL CONTRIBUTION DISCLOSURE STATEMENT and
CONFLICT DISCLOSURE STATEMENT

Required Pursuant To §2-76 of the Revised General Ordinances of the Borough of Red Bank (RBC)

The following are selected portions of statutory text related to the terms and citations used in this Developers' Political Contribution Disclosure Statement and Conflict Disclosure Statement form and is provided for general guidance only. Use of this selected text is not a suitable substitute for review of Section 2-76 in its entirety or for competent representation by an attorney. The Borough of Red Bank, and its employees cannot provide you with legal advice. It is recommended that you retain legal representation to assist you with any questions you may have in completing this form.

RBC §2-76.2 Definitions. For the purposes of this section:

[...]

- b. **Borough** shall mean, in addition to the Borough of Red Bank as a municipal entity, any elected official, officer, employee, agent, department, board or commission of the Borough of Red Bank
- c. **Borough Land Use Agency** shall mean the Borough of Red Bank Planning Board and Zoning Board of Adjustment.
- d. **Campaign Contribution** shall mean "Red Bank Campaign Contribution", "Red Bank Political Committee Contribution", "County Campaign Contribution", "Red Bank Major Developer Contribution", and/or "Pass-Through Campaign Contribution" as defined herein, but shall not include other political contributions.
- e. **Conflict Disclosure Statement** shall mean a statement on a form provided by the Borough setting forth any business, financial, or family relationships between the property owner, Developer, any associate of the Developer and/or any Development Professional and any current member of the Borough Land Use Agency before whom the application for development is pending or any professional of that Borough Land Use Agency.
- f. **Contribution** shall mean any contribution, whether in the form of money, free service or pledge, including without limitation any in-kind contributions, or purchases of tickets, advertisements or the like, directly or indirectly (but not including services provided without compensation by individuals volunteering a part or all of their time on behalf of a candidate, committee or organization). The term "directly or indirectly" as used herein shall further mean and include any campaign contributions made through intermediaries or third-parties for the purpose of concealing the source of the contribution(s).
- g. **County Campaign Contribution** shall mean any Contribution, as defined herein, to any county political organization or county campaign committee or fund within the County of Monmouth.
- h. **Developer, Minor** shall mean:
 - 1. any individual, or entity, who is not a Major Developer, as defined herein, but who makes any application to the Borough's Planning Board, or Zoning Board of Adjustment, for:
 - (a) Any bulk variance relief; or
 - (b) For a subdivision of a property into not more than two lots; or
 - (c) For conditional use or minor site plan approval;
 - 2. The term "Developer, Minor" shall also include anyone

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- (a) Who owns, or is the contract purchaser, of any property that is the subject of any such application, described in this definition; and
- 3. In the case of any Minor Developer who is an Individual, the term "Developer, Minor" shall also include:
 - (a) his or her spouse; and
 - (b) any child living at home; and
 - (c) any entities of which any of them are principals holding a Ten Percent (10%) or greater interest; and
- 4. In the case of a Minor Developer that is an Entity, the term "Developer, Minor" shall also include:
 - (a) each and every principal of the said entity who has an ownership interest in excess of Ten Percent (10%) in the entity, or in any parent or subsidiary of the entity; and
 - (b) their spouses, if any; and
 - (c) any child living at home.

i. **Developer, Major** shall mean:

- 1. Any individual or Entity who makes any application to the Borough's Planning Board for:
 - (a) Any subdivision of a property or properties into more than two lots, or
 - (b) For major site plan approval; or
 - (c) Any application to the Borough's Zoning Board of Adjustment for any use variance approval; or
- 2. The term "Developer, Major" shall also include anyone
 - (a) Who owns or is the contract purchaser of any property that is the subject of any such application; or
 - (b) Who engages directly or indirectly in negotiations with the Borough relating to the Municipal Land Use Law a request for a change in zoning for a particular property, or
 - (c) Who owns or is the contract purchaser of, any property that is the subject of, or would directly be affected by a proposed change in zoning, or of the Master Plan, and
- 3. In the case of a Major Developer who is an individual, the term "Developer, Major" shall also include:
 - (a) his or her spouse, and
 - (b) any child living at home, and
 - (c) any Entities of which any of them are principals holding a Ten Percent (10%) or greater interest; and
- 4. In the case of a Major Developer that is an entity, the term "Developer, Major" shall also include:



- (a) each and every principal of the said entity who has an ownership interest in excess of Ten Percent (10%) in the entity, or in any parent or subsidiary of the entity, and
- (b) their spouses, if any, and
- (c) any child living at home.

j. **Developer** shall mean any Major Developer or Minor Developer.

k. **Developer's Agreement** shall mean any agreement entered into between a Developer and the Borough relating to an application or plan to develop or redevelop property within the Borough of Red Bank.

l. **Development Matter** shall mean any application for development pending before the Borough Planning Board or Zoning Board of Adjustment of the Borough, or any application or proposal to change the Borough's zoning regulations or Master Plan.

1. With respect to a *Major Developer*, the term "relating to a Development Matter" shall mean that the Major Developer is the applicant, owner or contract purchaser of property that is the subject of an application for development pending before the Borough Planning Board or Zoning Board of Adjustment of the Borough, or of any application or proposal to change the Borough's zoning regulations or Master Plan.
2. With respect to a *Minor Developer*, the term "relating to a Development Matter" shall mean that the Minor Developer is the applicant, owner or contract purchaser of property that is the subject of an application for development pending before the Borough Planning Board or Zoning Board of Adjustment of the Borough.
3. With respect to a *Development Professional*, the term "relating to a Development Matter" shall mean that the Development Professional has rendered or is rendering professional services for a Minor or Major Developer in connection with that Development Matter.

m. **Development Professional** shall mean:

1. any licensed professional, including but not limited to attorneys, architects, engineers, surveyors and planners, or any entity that provides such professional services, who is representing a Developer, or who has performed professional services for a Developer relating to a Development Matter; and
2. in the case of a Development Professional who is an individual, the term shall also include:
 - (a) his or her spouse and
 - (b) any child living at home, and
 - (c) any entities of which any of them are principals holding a Five Percent (5%) or greater interest; and
3. in the case of a Development Professional that is an entity, the term shall also include:
 - (a) each and every principal of the said entity who has an ownership interest in excess of Five Percent (5%) in the entity, or
 - (b) in any parent or subsidiary of the entity, and

- (c) their spouses, if any, and
- (d) any child living at home.

n. **Entity** shall mean any corporation, professional corporation, joint venture, general or limited partnership, trust or limited liability company, or subsidiary or parent of any of the foregoing.

[...]

p. **Pass-Through Campaign Contributions** shall mean any Contribution, as defined herein, to any campaign committee or election fund of any candidate for, or holder of the office of, Mayor or Council of the Borough, or to any Red Bank Political Committee that is received from the election fund, or other campaign account, of any elected official or candidate for any office other than mayor or council of the Borough, or from any local, county or state party committee or organization, or any political action committee or fund of any kind, whether within or without Red Bank or Monmouth County;

q. **Political Contribution Disclosure Statement** shall mean a list on a form provided by the Borough Clerk specifying the amount, date, and the recipient of any and all Red Bank Major Developer Political Contributions, as defined herein.

r. **Red Bank Major Developer Contribution** shall mean any Red Bank Campaign Contribution, or Red Bank Political Committee Contribution made by a Major Developer during the preceding three years, and any other contribution made during the preceding three years by the Major Developer to any other election fund, campaign, political organization, or committee or, political action committee listed by the Borough Clerk on the Political Contribution Disclosure Statement form prepared in accordance with Section 2.76.10(c).

s. **Red Bank Campaign Contribution** shall mean any Contribution, as defined herein, to any campaign committee or election fund of any candidate for, or holder of the office of, Mayor or Council of the Borough.

t. **Red Bank Political Committee Contribution** shall mean any Contribution, as defined herein, to any Red Bank Political Committee, as defined herein.

u. **Red Bank Political Committee** shall mean any municipal party committee or partisan political club or organization within the Borough.

[...]

2-76.9 Reasons for Abstention by Ineligible Official to Be Set Forth On the Record, and Recorded in the Minutes of the Meetings. With respect to each and every vote or matter as to which the Mayor or any member of the Council, or of a Borough Land Use Board, is deemed to have a Conflict of Interest and to be an Ineligible Official by virtue of the operation of Sections 2-76.3 through 2-76.5, or in the case of members of the Borough Land Use Board, by virtue of a financial or other interest or relationship disclosed in the Conflict Disclosure Statement required to be filed pursuant to Section 2-76.10, the reasons for the abstention shall be set forth by the Borough Clerk or Board Secretary, as the case may be, in public and on the record and shall be recorded in the minutes, and noted on any resolution memorializing the same, and in any contract or other agreement executed in accordance therewith.

2-76.10 Requirement that Major Developers Disclose Certain Campaign Contributions.

a. Each Major Developer shall prepare, execute and file with the Borough Clerk at least (10) days prior to a public hearing before a Municipal Land Use Agency on a Development Matter relating to a Major Developer a Political Contribution Disclosure Statement and a Conflict Disclosure Statement, on forms to

be prepared by the Borough Clerk in accordance with subsection (c) for all Major Developers involved in the Development Matter that is pending before the Municipal Land Use Agency; provided that nothing contained herein shall be construed to require the filing of a Political Campaign Disclosure Statement by any person or entity that is not subject to disclosure pursuant to N.J.S.A. §§40:55D-48.1 or 40:55D-48.2.

- b. Any Major Developer required to comply with this ordinance shall amend its Political Contribution Disclosure Statement as necessary to reflect Political Contributions made after the initial filing date of the Statement so that the information contained therein is at all times accurate and current.
- c. The Political Campaign Disclosure Statement form prepared by the Borough Clerk in accordance with this Section shall list each Pass-Through Contribution reported by candidates for the Office of Mayor and Council of the Borough pursuant to Section 2-76.7 during the three (3) year period preceding the year of the application.

2-76.11 Availability of Contribution Disclosure Statements and Conflict Disclosure

Statements. All Contribution Disclosure Statements and Conflict Disclosure Statements shall be available for review by any member of the public in the office of the administrative officer for the relevant Borough Land Use Agency.

2-76.12 Intent of Contribution Disclosure Statements and Conflict Disclosure Statements.

It is the intent of this ordinance that Political Contribution Disclosure Statements and Conflict Disclosure Statements shall serve solely as a means to inform the public and shall not serve in any manner as evidence relevant to the decision-making criteria for granting or denying requested variances or other approvals. Such decisions shall continue to be governed strictly under the relevant criteria set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1, *et. seq.*, or other relevant law.

2-76.13 Penalties for Violations. Any person, or entity, who, upon request by the Borough, fails to file, or amend, either a Political Contribution Disclosure Statement or Conflict Disclosure Statement as required by this subsection 2-76, or who files a false, or materially inaccurate Political Contribution Disclosure Statement or Conflict Disclosure Statement, or amendment thereto, shall be subject to a fine of up to \$500.00 (five-hundred dollars).

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Borough of Red Bank
Department of Planning and Zoning

90 Monmouth Street
Red Bank, NJ 07701

DISCLOSURE OF OWNERSHIP

IN CONNECTION WITH DEVELOPMENT APPLICATION # _____

DEVELOPMENT ADDRESS: E. Newman Springs Road

BLOCK 97 LOT(S) 31

APPLICANT NAME: Jersey Central Power and Light (JCP&L)

IF THE APPLICANT IS A SOLE PROPRIETORSHIP, CHECK HERE _____ AND SIGN FORM

IF THE APPLICANT IS A CORPORATION OR PARTNERSHIP, COMPLETE THE FOLLOWING INDICATING ALL OWNERS HOLDING A 10% (OR GREATER) INTEREST:

OWNERS NAME	ADDRESS	(%) Interest
*Please see attached Disclosure Statement		
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTE: IF ANY OWNER HOLDING A 10% (OR GREATER) INTEREST IS ITSELF A CORPORATION OR PARTNERSHIP, COMPLETE A DISCLOSURE FORM FOR THAT OWNER.

APPLICANT'S SIGNATURE

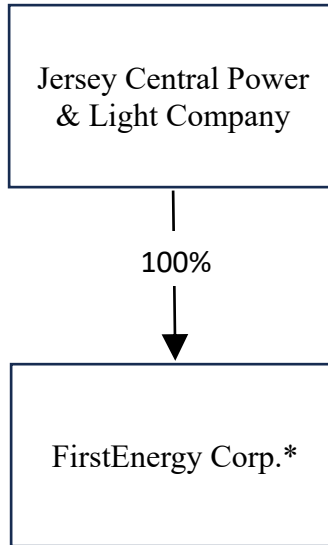
TERENCE G. BYRNE, Supv. TRANSMISSION PROJECT Mgmt.

Sworn to and subscribed before me the 12th day of July, 2024

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Nickoel Ruth Rehonic, Notary Public
Washington County
My commission expires May 13, 2028
Commission number 1446699
Member, Pennsylvania Association of Notaries

Jersey Central Power & Light Company
Ownership Disclosure Statement per N.J.S.A. 40:55D-48.1



*FirstEnergy Corp. is a publicly traded company on the New York Stock Exchange.



Benjamin A. Nadell
Phone: (609) 452-3152
benjamin.nadell@saul.com
www.saul.com

October 2, 2024

VIA HAND DELIVERY

Aline Macatrao, Zoning Board Secretary
Borough of Red Bank Zoning Board of Adjustment
90 Monmouth Street
Red Bank, NJ 07701

RE: Jersey Central Power and Light Company
Preliminary and Final Major Site Plan Approval
Red Bank Substation
E. Newman Springs Road
Block 97, Lot 31
Supplemental Submission No. 1

Dear Ms. Macatrao:

As you know, this firm serves as counsel to Jersey Central Power and Light Company (the “Applicant” or “JCP&L”). JCP&L seeks Preliminary and Final Major Site Plan Approval from the Borough of Red Bank Zoning Board of Adjustment to permit certain upgrades to the existing Red Bank Substation on the real property designated as Lot 31 in Block 97 on the Official Tax Map of the Borough of Red Bank (the “Property”).

The hearing for this matter is currently scheduled for the Zoning Board’s October 17, 2024 agenda. In further support of the hearing, enclosed please find:

1. Four (4) folded copies of the revised Site Plan drawing package, prepared by Boswell Engineering, dated July 11, 2024; last revised on September 30, 2024.

After you have an opportunity to review the enclosed, please advise if any additional information or materials are required for your review.

M. Paige Berry – Princeton Managing Partner
650 College Road East, Suite 4000 ♦ Princeton, NJ 08540-6603 ♦ Phone: (609) 452-3100 ♦ Fax: (609) 452-3122

DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS MINNESOTA NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP

October 2, 2024

Page 2

Thank you for your time and attention to this matter. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

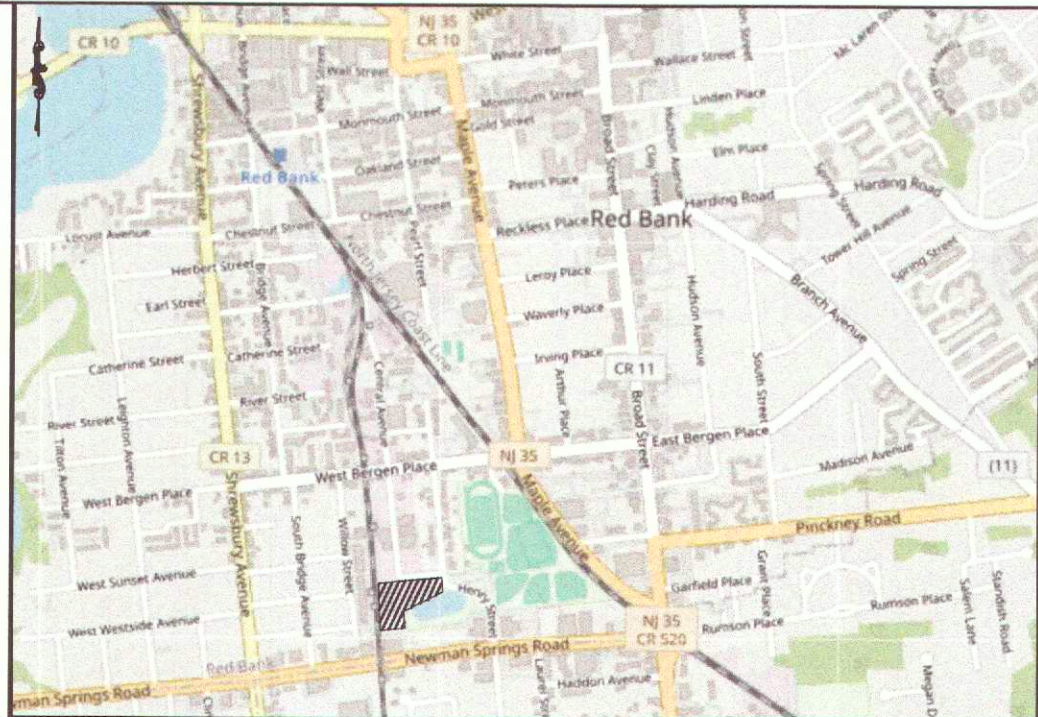
A handwritten signature in black ink, appearing to read 'Ben', with a stylized flourish extending to the right.

Benjamin A. Nadell, Esq.

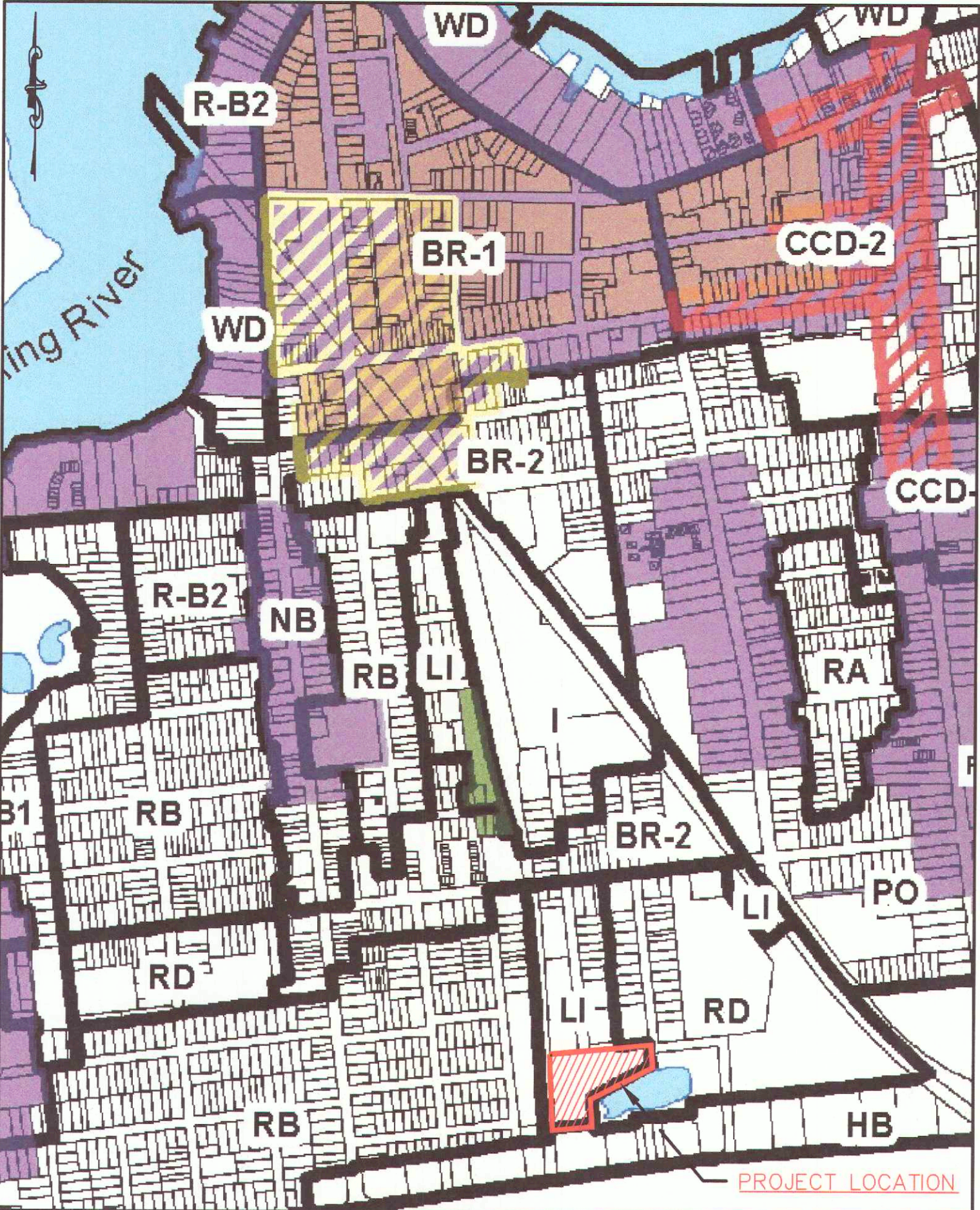
Encls.

cc: JCP&L
Boswell Engineering
Cofone Consulting Group, LLC

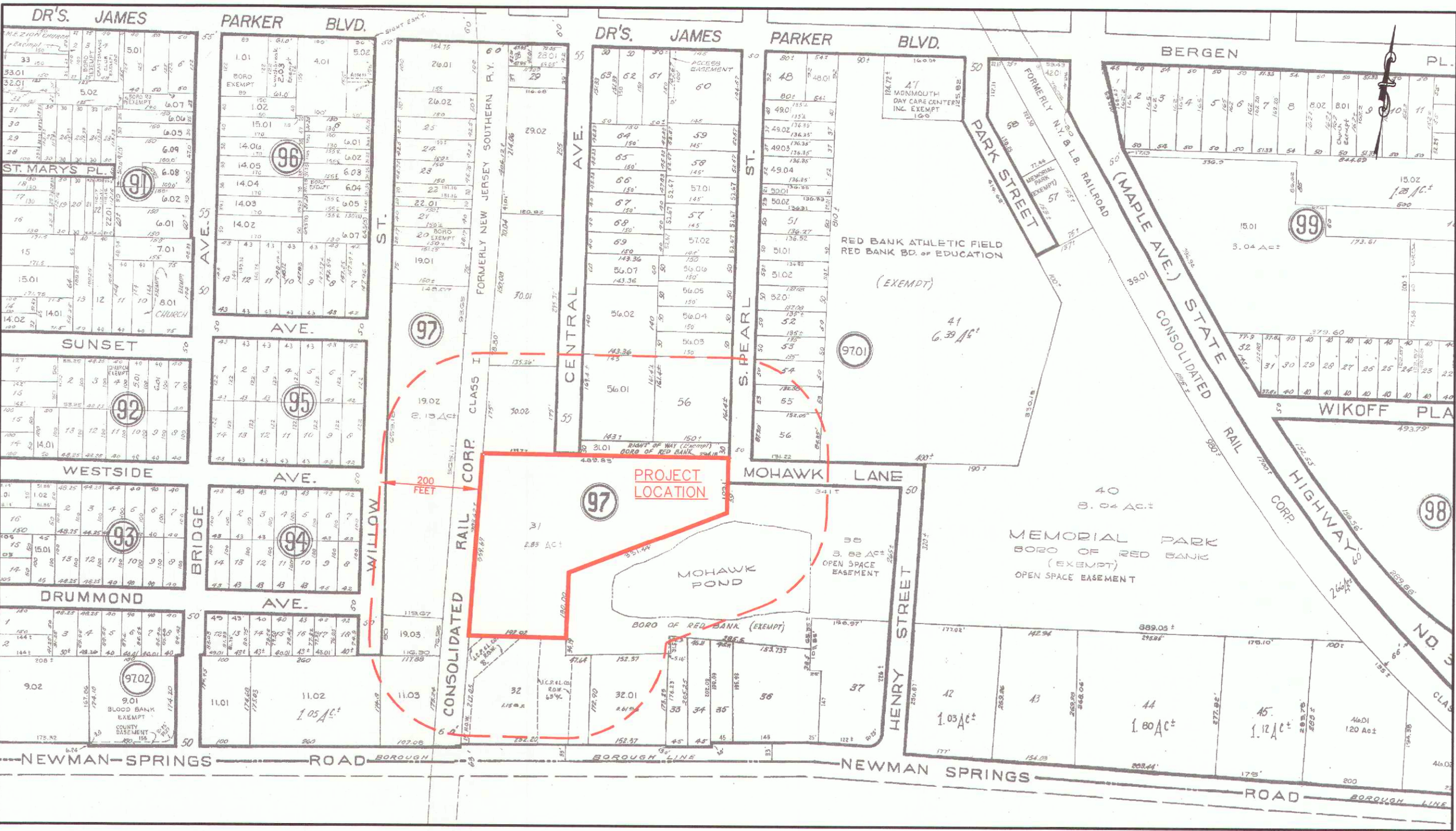
PRELIMINARY AND FINAL PLAT SITE PLANS
FOR
JERSEY CENTRAL POWER AND LIGHT
RED BANK SUBSTATION
BLOCK 97, LOT 31
BOROUGH OF RED BANK,
MONMOUTH COUNTY, NEW JERSEY



LOCATION MAP
1" = 1,500'



ZONING MAP
1" = 600'



KEY MAP
1" = 200'

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
97	11.02		4A	170 NEWMAN SPRINGS RD 170 NEWMAN SPRINGS RD	170 NEWMAN SPRINGS RD	
97	11.03		4A	164 NEWMAN SPRINGS ROAD, LLC 210 SHEETMAN'S LANE WILLOUGHBY, NJ	164 NEWMAN SPRINGS RD	
97	19.02		4A	TICHAEN, STACEY 40 WILLOW STREET RED BANK, NJ	40 WILLOW ST	
97	19.03		4A	164 NEWMAN SPRINGS ROAD, LLC 210 SHEETMAN'S LANE WILLOUGHBY, NJ	WILLOW ST	
97	30.01		4A	RD RECYCLING, LLC 64 CENTRAL AVENUE RED BANK, NJ	79 CENTRAL AVE	
97	30.02		2	RD RECYCLING, LLC 64 CENTRAL AVENUE RED BANK, NJ	64 CENTRAL AVE	
97	31		4B	JORAL CO. NFE SERVICE TAX DEPT 800 CASIR HILL DR GREENSBURG, PA	E NEWMAN SPRINGS RD	
97	31.01		15C	BOROUGH OF RED BANK 10 WILLOW STREET RED BANK, N J	RIGHT OF WAY CENT	
97	32		4B	G V K ENTERPRISES, L C 140 NEWMAN SPRINGS ROAD RED BANK, NJ	160 NEWMAN SPRINGS RD	
97	32.01		2	100 NSR L L C 100 E NEWMAN SPRINGS RD RED BANK, NJ	150 NEWMAN SPRINGS RD	
97	33		2	INTEGRITY USR, LLC 77 BLOOMFIELD AVENUE FINE BROOK, NJ	146 E NEWMAN SPRINGS RD	
97	34		2	INTEGRITY USR, LLC 77 BLOOMFIELD AVENUE FINE BROOK, NJ	140 NEWMAN SPRINGS RD	
97	38		15C	BOROUGH OF RED BANK HENRY & MOHAWK LAKE RED BANK, N J	HENRY ST & MOHAWK LA	
97	56		2	RED BANK RECYCLING DEMOLITION, INC RD BOX 2128 RED BANK, NJ	280 S PEARL ST	56.01
97	56.02		4B	SJD, LLC 142 CENTRAL AVE RED BANK, NJ	80 CENTRAL AVE	
97	56.03		2	HASSAM, RIYAZALI & ANISHA 8 AVADON DRIVE TINTON FALLS, NJ	276 S PEARL ST	
97.01	41		15A	BOARD OF EDUCATION - RED BANK 76 BRANCH AVE RED BANK, N J	DRS JAMES PARKER BLVD	
97.01	53		2	KERSEY, FRANK & EDNA & JOHNSON, R.O. 275 PEARL ST RED BANK, NJ	275 PEARL ST	
97.01	54		2	CASEY, WILLIAM & KATHERINE 279 SO PEARL ST RED BANK, NJ	279 S PEARL ST	
97.01	55		2	GREEN, DARIA ZAPATA & MICHAEL 285 S PEARL ST RED BANK, NJ	285 S PEARL ST	
97.01	56		2	SSS REALTY LLC 64 CENTRAL AVE RED BANK, NJ	287 S PEARL ST	

Borough of Red Bank
TAX ASSESSOR'S OFFICE
10 Monmouth Street
Red Bank, NJ 07701

The option that pertains to your List is checked below:

☒ There is a County Road included as part of your List, therefore, it is necessary to notify -

Director Monmouth County Planning Board
P.O. Box 1255
Freehold, NJ 07728

County Road or roads included in your List:

☒ There is a State Road included as part of your List, therefore, it is necessary to notify -

Department of Transportation
1035 Parkway Avenue
CN 600
Trenton, NJ 08625

State Road or roads included in your List:

☒ This property is within 200 feet of another Municipality, therefore, it will be necessary to notify and obtain a 200 foot list from the office of the following Municipality:

☒ It is necessary to notify -

New York & Long Branch Railroad
c/o Central Corp
Attn: AP
1160 Raymond Boulevard
Newark, New Jersey 07102

Central Railroad of NJ
on New Jersey Railroad Lines
145 Liberty St
New York, NY
described by Canal in 1976.

- PLEASE NOTE IT WILL BE NECESSARY TO NOTIFY THE FOLLOWING:
- JCP&L Co.
101 Crawford Road
Holmdel, NJ 07733
 - New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702
 - Verizon
340 Broad Street
Newark, NJ 07102
 - New Jersey Natural Gas Company
c/o Joan Parcaro
1415 Wyckoff Road
Wall, NJ 07719
 - Red Bank Department of Public Utilities
75 Chestnut Street
Red Bank, NJ 07701
 - Comcast Cable
c/o Italia Commission
403 South Street
Eatontown, NJ 07724

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE. IT IS UNDERSTOOD AND AGREED BY THIS APPLICANT THAT AN ERROR, MISSTATEMENT OR MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THIS APPLICANT, SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF THE APPROVAL OF THIS PERMIT.

SIGNATURE OF OWNER/ APPLICANT _____ DATE _____

SIGNATURE OF ENGINEER _____ DATE _____

SIGNATURE OF ZONING BOARD OFFICER _____ DATE _____

☐ APPROVED ☐ DENIED

NO.	DATE	DESCRIPTION	DRAWN	CHECKED
1	9/30/24	LISTED D(3) VARIANCE RELIEF	REG	JLM

Jersey Central
Power & Light
A FirstEnergy Company
101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JULY 11, 2024
PLANS PREPARED BY
BOSWELL ENGINEERING
330 PHILLIPS AVENUE
SOUTH HACKENSACK, NEW JERSEY 07606
TEL:(201) 641-0770 . FAX:(201) 641-1831
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

JEFFREY L. MORRIS
PROFESSIONAL ENGINEER AND LAND SURVEYOR N.J. LIC. 30979
PROFESSIONAL PLANNER N.J. LIC. 5206

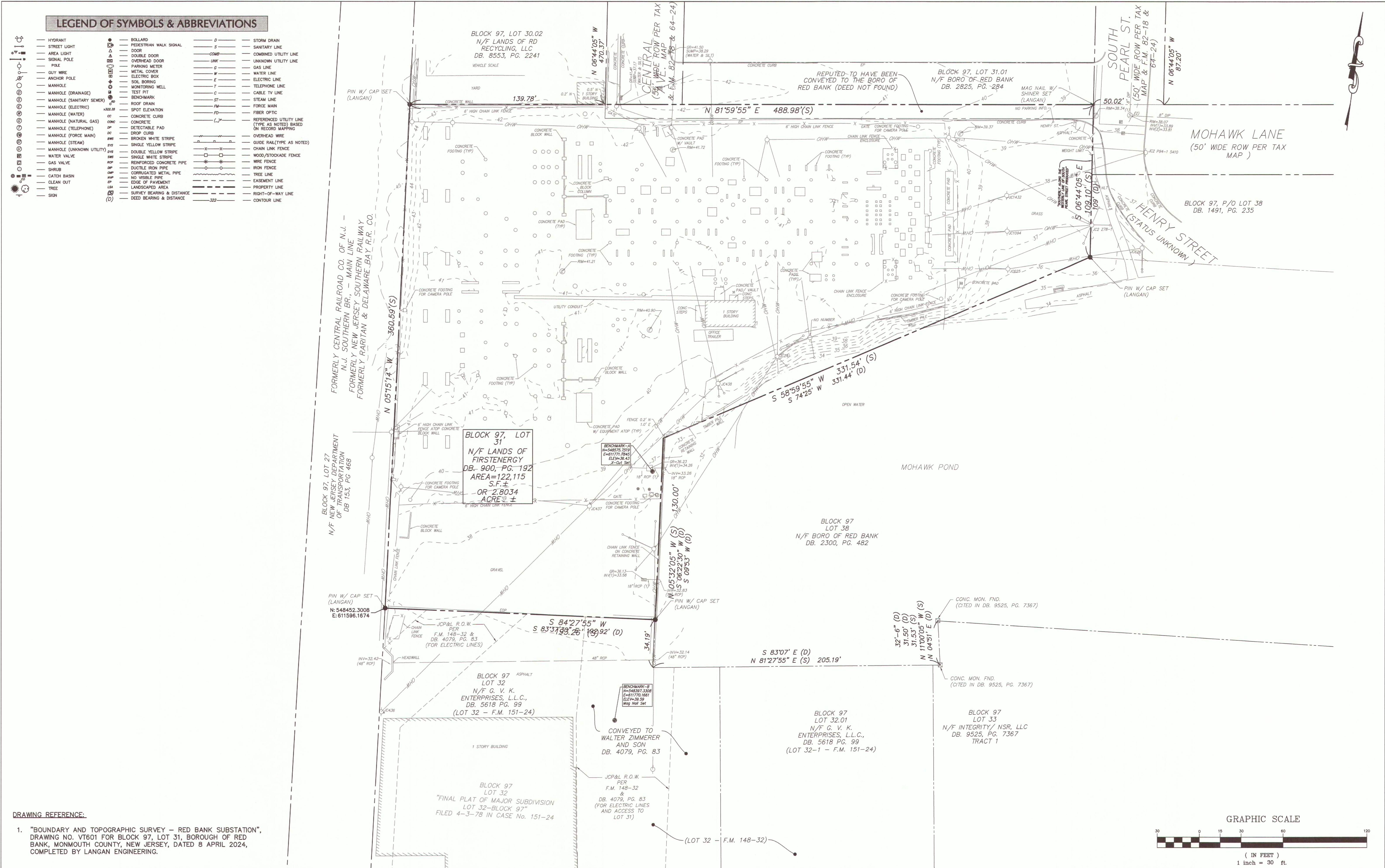
Jeffrey L. Morris

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION PLAN
4	SITE PLAN
5-11	CONSTRUCTION DETAILS

JOB NO. FE17741425
SHEET 1 OF 11

ZONING REQUIREMENTS			
LIGHT INDUSTRIAL ZONE (LI)			
STANDARD	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE AREA (ACRES)	NONE	2.81	2.81
MINIMUM LOT FRONTAGE	NONE	251 FT	251 FT
MINIMUM BUILDING FRONT YARD SETBACK	10 FT	15 FT	15 FT
MINIMUM BUILDING REAR YARD SETBACK	10 FT	114 FT	15 FT
MINIMUM BUILDING SIDE YARD SETBACK	10 FT	10 FT	10 FT
MAXIMUM BUILDING HEIGHT	50 FT	35 FT	50 FT
MAXIMUM LOT COVERAGE	65%	14%	16%
MINIMUM UNOCCUPIED OPEN SPACE	15%	15%	15%
MAXIMUM FLOOR AREA RATIO	NONE	---	---

THE APPLICANT IS SEEKING VARIANCE RELIEF FROM THE FOLLOWING ORDINANCE SECTION(S):
VARIANCES
§ 490-121.E - WHERE A PUBLIC UTILITY IS DEEMED A CONDITIONAL USE IN A ZONE, THE UTILITY IS ONLY PERMITTED ONE (1) PRINCIPAL BUILDING ON THE LOT AND TWO (2) PRINCIPAL BUILDINGS ARE PROPOSED - D(3) VARIANCE



1	9/30/24	ADDED FOUNDATION REPLACEMENT AND NEW TRANSFORMER	REG	JLM
NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY
1	9/30/24	ADDED FOUNDATION REPLACEMENT AND NEW TRANSFORMER	REG	JLM

PLOT BY: rgross PLOT DATE: 9/24/2009 2:06 PM



BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
TEL: (201) 641-0770 • FAX: (201) 641-1831
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

Jersey Central
Power & Light

A FirstEnergy Company
101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS

Jeffrey L. Morris

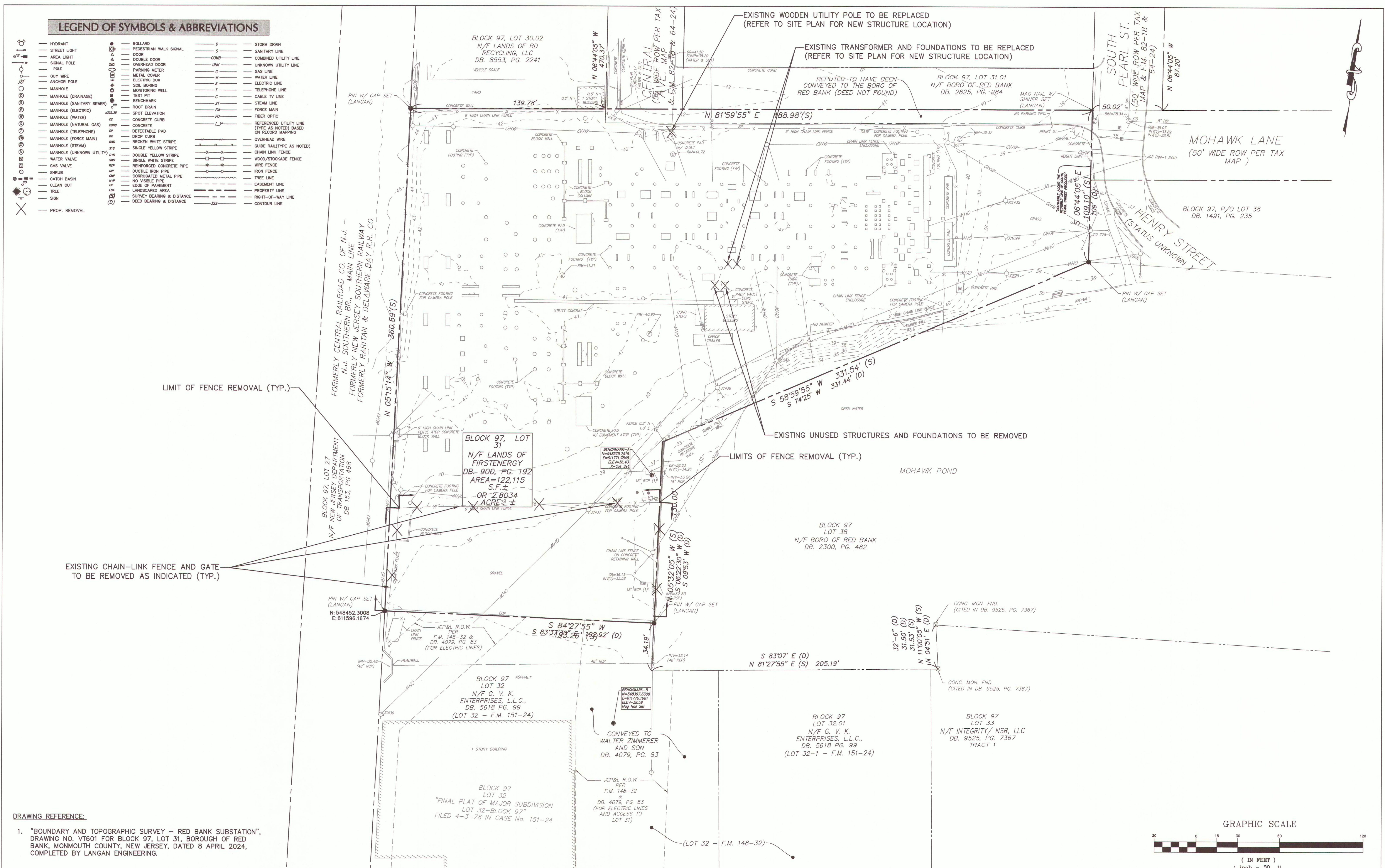
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

PRELIMINARY AND FINAL PLAT SITE PLANS
RED BANK SUBSTATION
BLOCK 97, LOT 31
EXISTING CONDITIONS PLAN

BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY

SURVEYED BY: LANGAN	DESIGNED BY: REG	SCALE: 1" = 30'	JOB NO. FE17741425	DATE: 7/11/24
DRAWN BY: REG	CHECKED BY: JLM			

CADD FILE: RED BANK SS-SP SHEET 2 OF 11



DRAWING REFERENCE:

1.	"BOUNDARY AND TOPOGRAPHIC SURVEY - RED BANK SUBSTATION", DRAWING NO. VT601 FOR BLOCK 97, LOT 31, BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY, DATED 8 APRIL 2024, COMPLETED BY LANGAN ENGINEERING.
----	---

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
1	9/30/24	ADDED FOUNDATION REPLACEMENT AND NEW TRANSFORMER	REG	REG	JLM	JLM

PLOT BY: rgrs DATE: 9/24/2009 2:08 PM



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ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

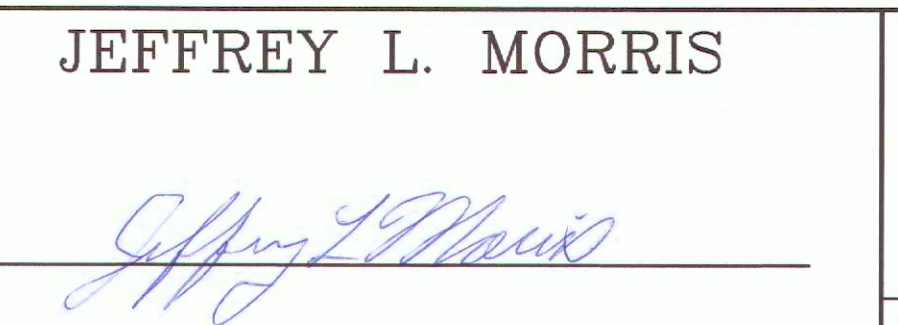
330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
TEL: (201) 641-0770 • FAX: (201) 641-1831
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000



Jersey Central Power & Light

A FirstEnergy Company

101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733



JEFFREY L. MORRIS

PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

PRELIMINARY AND FINAL PLAT SITE PLANS

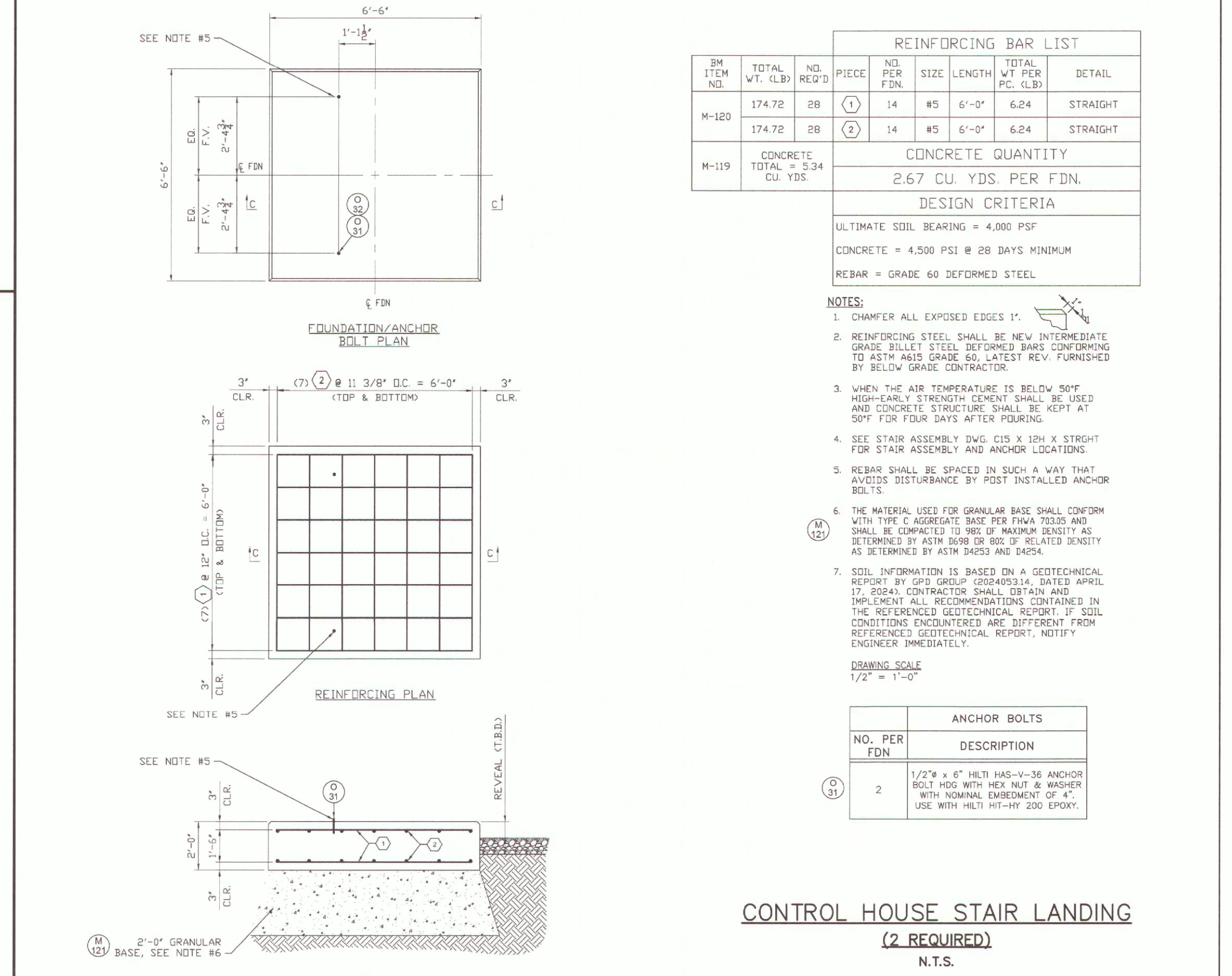
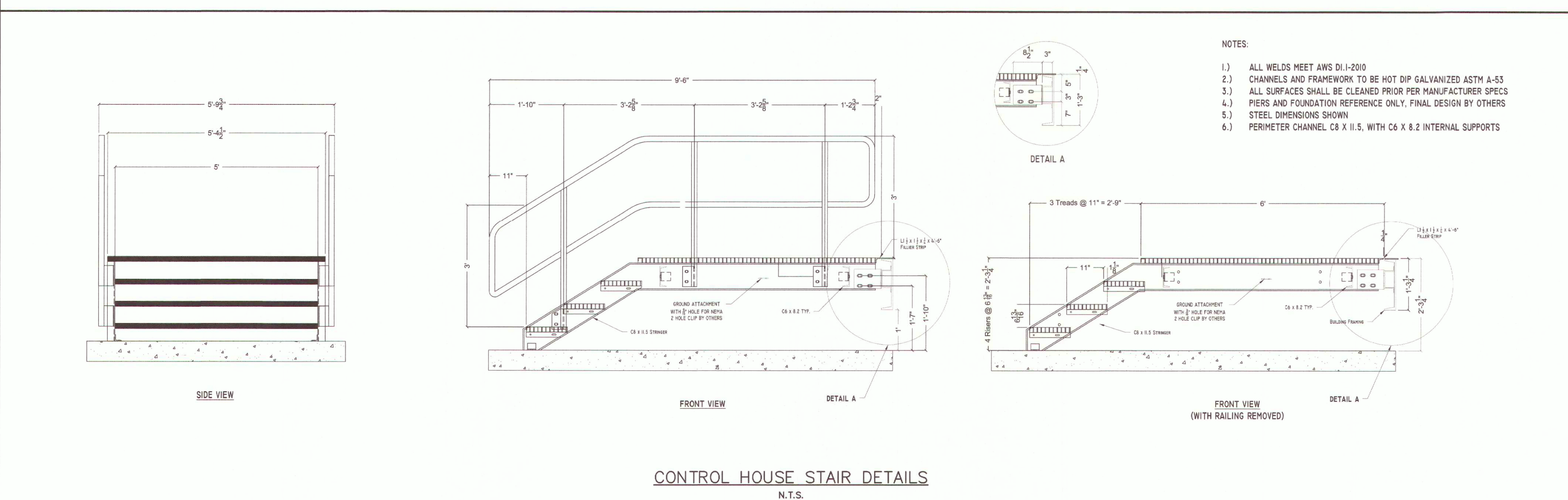
RED BANK SUBSTATION

BLOCK 97, LOT 31

DEMOLITION PLAN

BOROUGH OF RED BANK		MONMOUTH COUNTY		NEW JERSEY	
SURVEYED BY: LANGAN	DESIGNED BY: REG	SCALE: 1" = 30'	JOB NO. FE17741425	DATE: 7/11/24	
DRAWN BY: REG	CHECKED BY: JLM				

CADD FILE: RED BANK SS-SP SHEET 3 OF 11



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JEFFREY L. MORRIS



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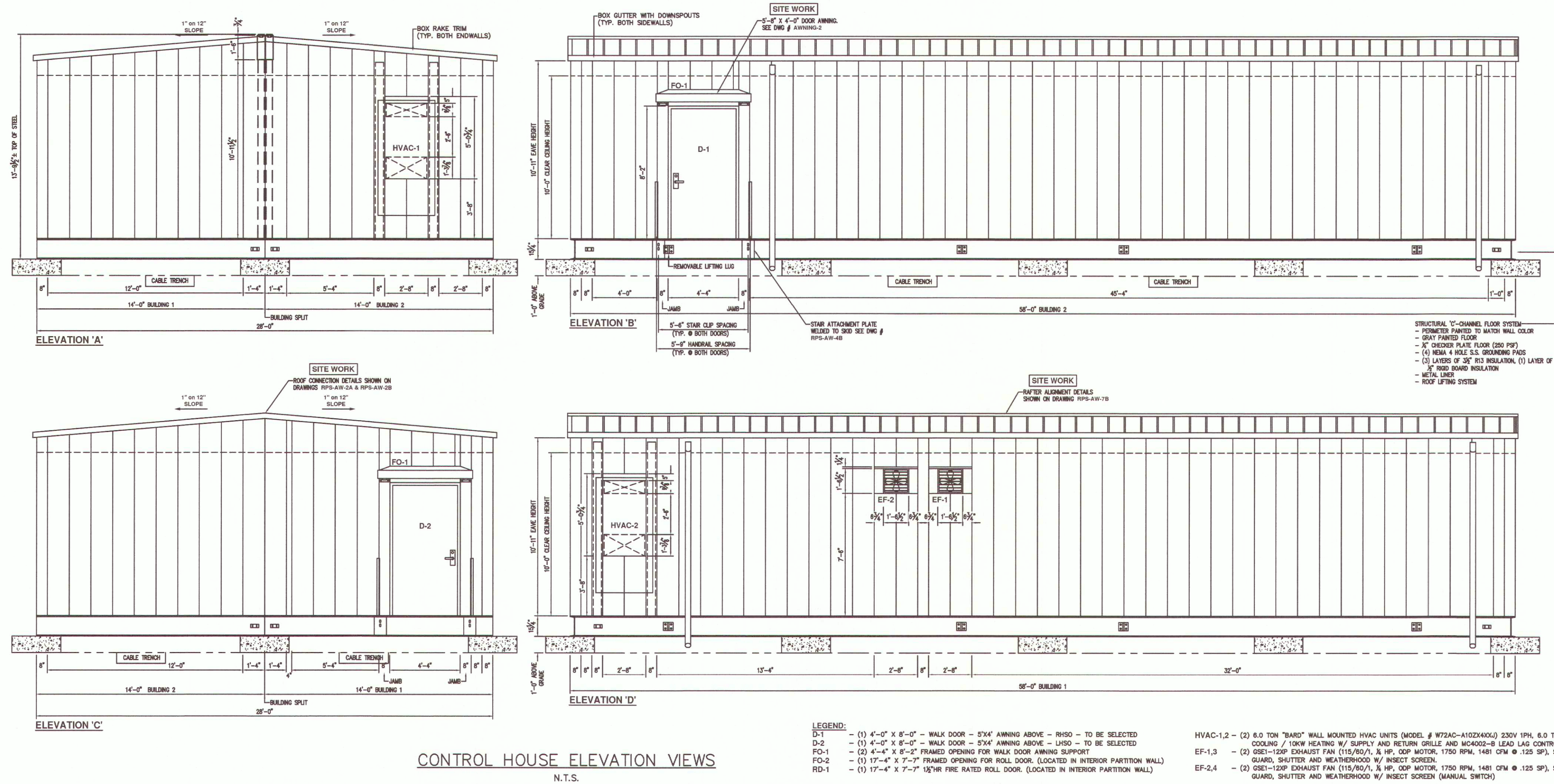
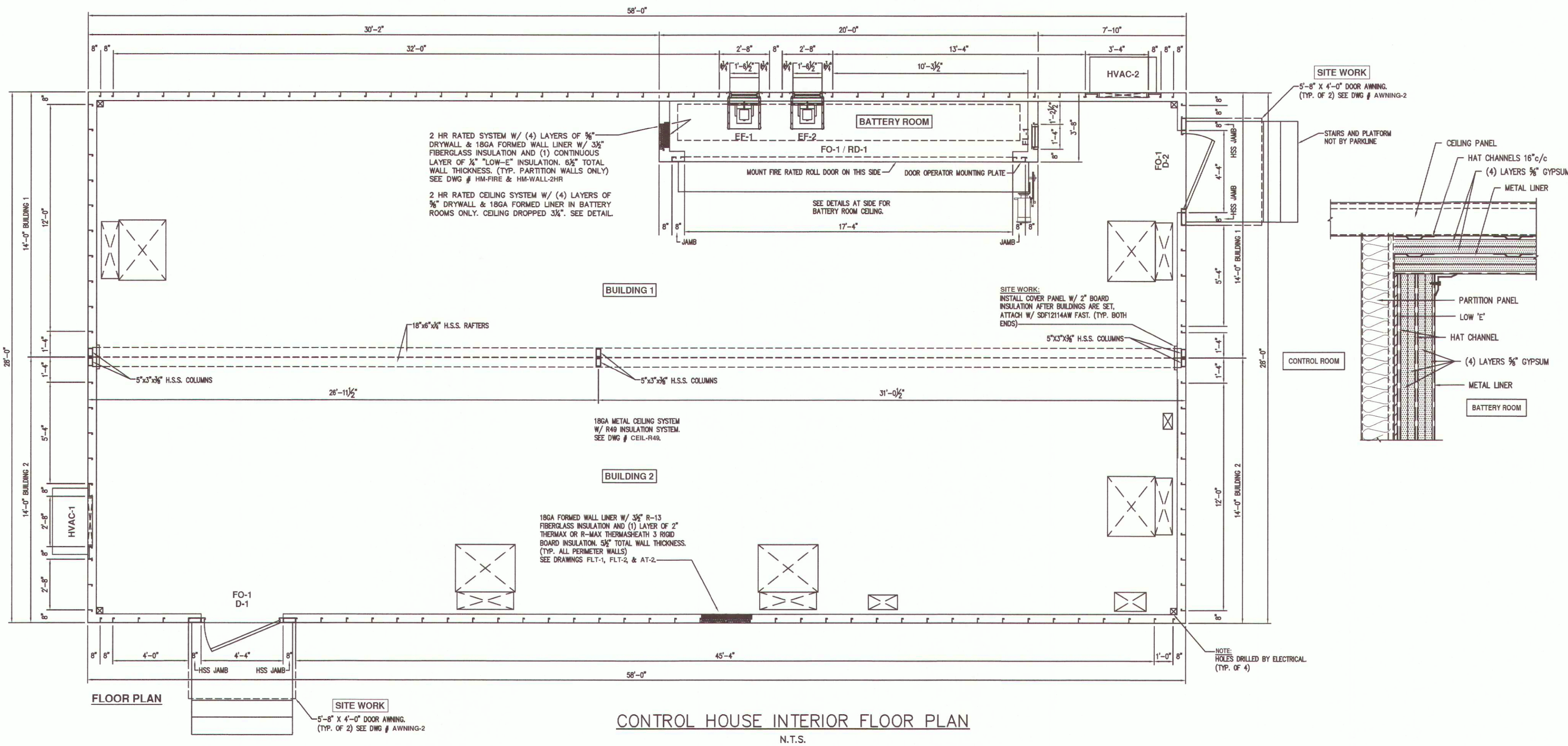
PRELIMINARY AND FINAL PLAT SITE PLANS
 RED BANK SUBSTATION
 BLOCK 97, LOT 31
 CONSTRUCTION DETAILS -1-

BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY

SURVEYED BY: LANGAN	DESIGNED BY: JRM	SCALE: N.T.S.	JOB NO. FE17741425	DATE: 7/11/24
DRAWN BY: REG	CHECKED BY: REG			

CADD FILE: RED BANK SS-DS

SHEET 5 OF 11



1	9/30/24	ADDED ADDITIONAL EQUIPMENT AND FOUNDATION DETAILS	REG	JLM
NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY
1	9/30/24	ADDED ADDITIONAL EQUIPMENT AND FOUNDATION DETAILS	REG	JLM



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TEL: (201) 641-0770 • FAX: (201) 641-1831
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

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101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS

Jeffrey L. Morris

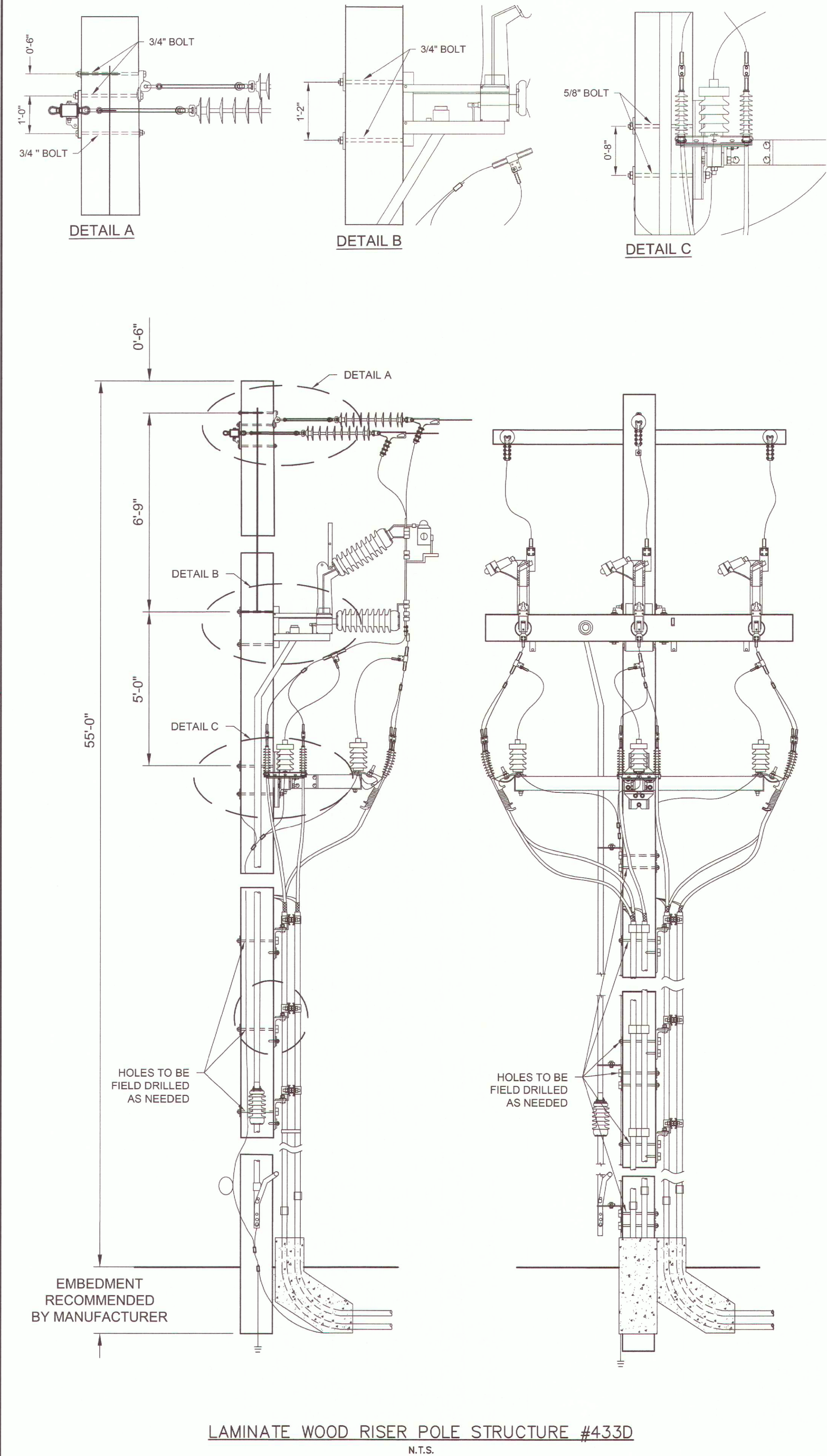
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

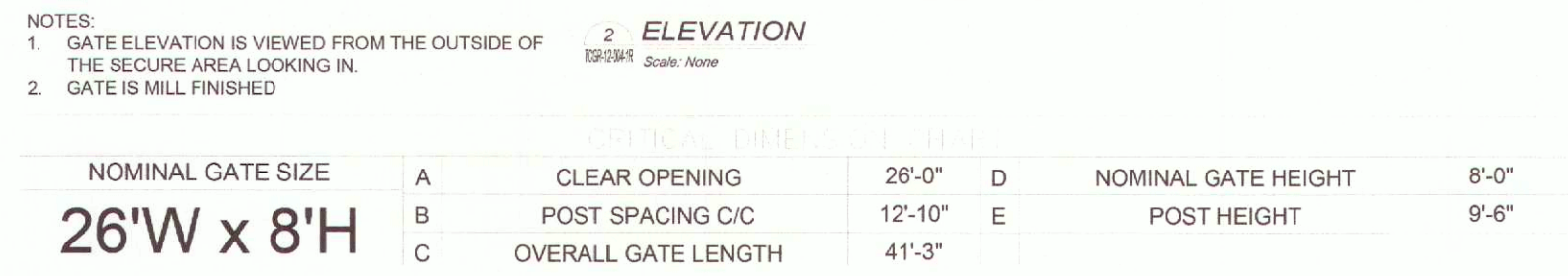
PRELIMINARY AND FINAL PLAT SITE PLANS
RED BANK SUBSTATION
BLOCK 97, LOT 31
CONSTRUCTION DETAILS -2-

BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY

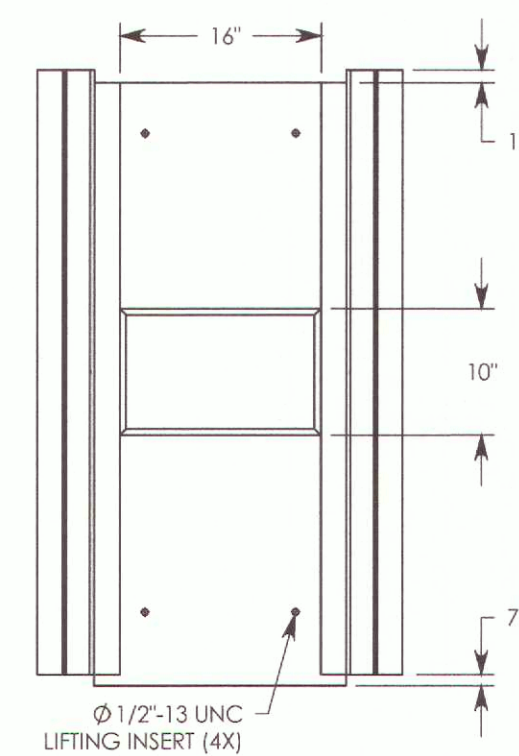
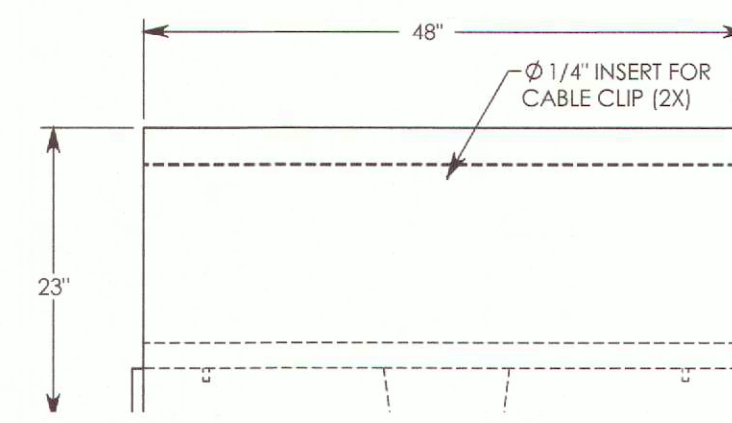
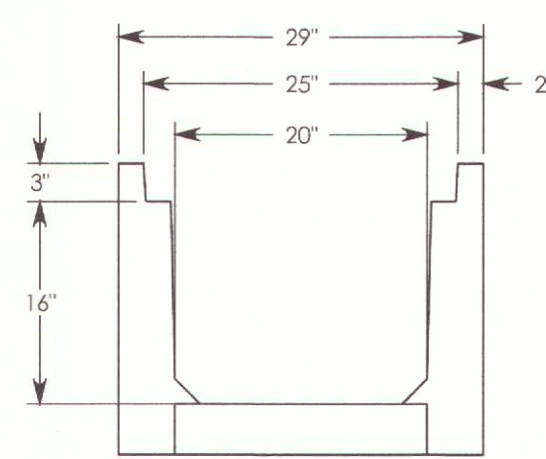
SURVEYED BY: LANGAN DESIGNED BY: REG SCALE: JOB NO. DATE:
DRAWN BY: REG CHECKED BY: JLM N.T.S. FE17741425 7/11/24

CADD FILE: RED BANK SS-DS SHEET 6 OF 11





Barbed wire	Galvanized, ASTM A121 Class 3; three 12-1/2 gauge steel wires with a point round 14 gauge barbs spaced 4 inches apart
Stretcher bars	Steel, 3/16 by 3/4 inch, or equivalent cross-sectional area
Fabric ties	Aluminum bands or wires
Gate frames	1-1/2 inch NPS (Schedule 40) pipe, 2.72 lb. per ft
Padlock	Furnished by Owner
Gate Latch	Forked bar latch - International Security Products, type PL152



PRECAST CONCRETE CABLE TRENCH
N.T.S.



- NOTE:
1. METRIC DIMENSIONS [XX.X] IN MILLIMETERS.
 2.  REPRESENTS BREAKER CENTER OF GRAVITY.
CENTER OF GRAVITY CALCULATED WITH EQUAL
NUMBER OF CT'S ON EACH OF SIX BUSHINGS.
 3. MAXIMUM CONTINUOUS (CANTILEVER) TERMINAL
LOADING IS 150 LB [68.2 kG] IN ANY DIRECTION.

APPROX WEIGHTS:
BREAKER COMPLETE 4000 LB [1814 kg]
SF6 33 LB [13 kg]
FOUNDATION REACTION NEGLIGIBLE
PORCELAIN BUSHINGS, 73.0 [1854] CREEP MINIMUM.

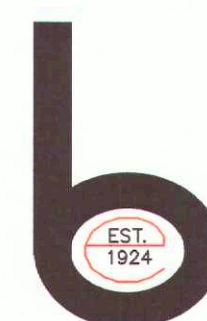


- NOTE:
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PORCELAIN BUSHINGS, 73.0 [1854] CREEP MINIMUM.



1	9/30/24	ADDED ADDITIONAL EQUIPMENT AND FOUNDATION DETAILS					REG		JLM
NO.	DATE	DESCRIPTION				SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
PLOT BY: rgross						PLOT DATE: 9/24/2009 2:08 PM			



BOSWELL ENGINEERING

ENGINEERS – SURVEYORS – PLANNERS – SCIENTISTS
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Jersey Central[®]
Power & Light

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101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS

Jeffrey L. Morris

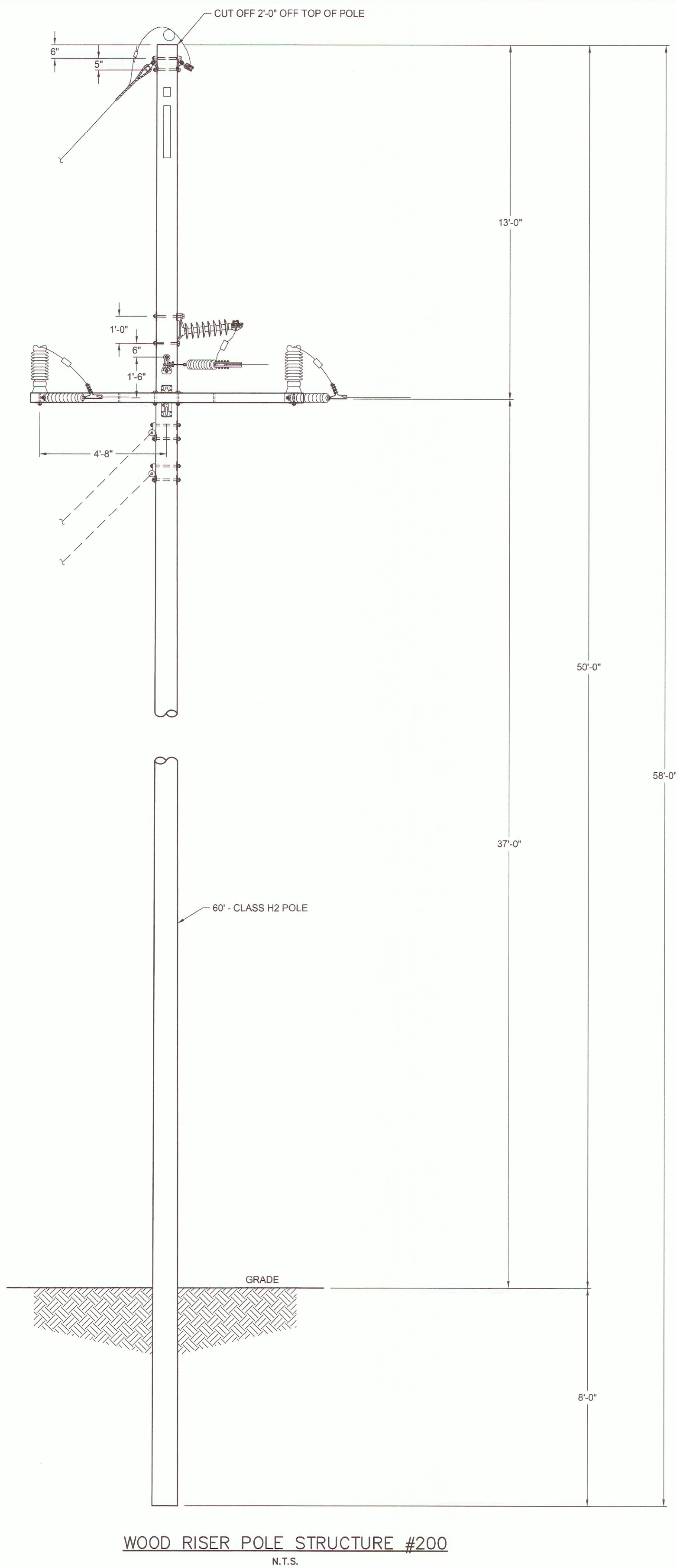
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

PRELIMINARY AND FINAL PLAT SITE PLANS
RED BANK SUBSTATION
BLOCK 97, LOT 31
CONSTRUCTION DETAILS -4-

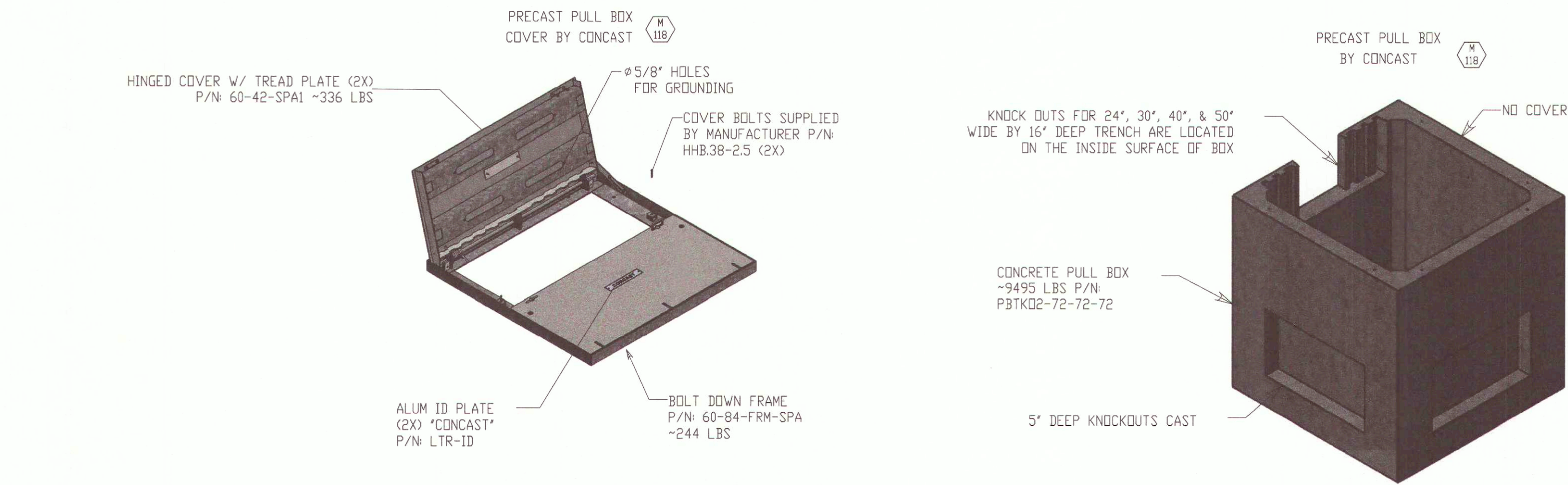
BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY

SURVEYED BY: LANGAN DRAWN BY: REG	DESIGNED BY: REG CHECKED BY: JLM	SCALE: N.T.S.	JOB NO. FE17741425	DATE: 7/11/24
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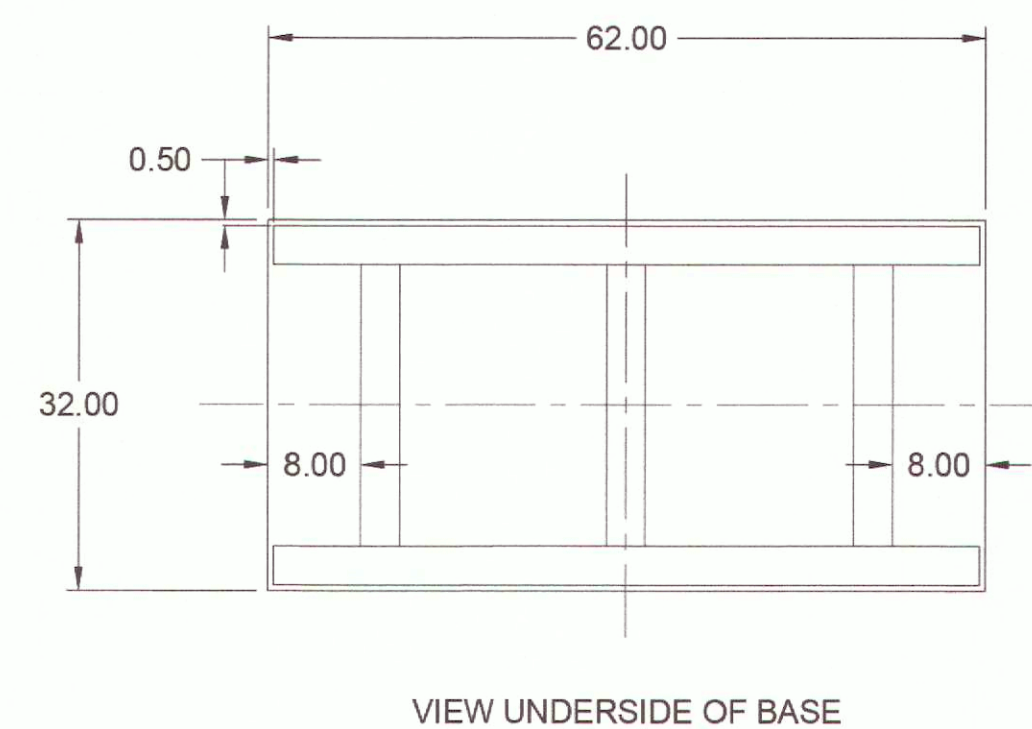
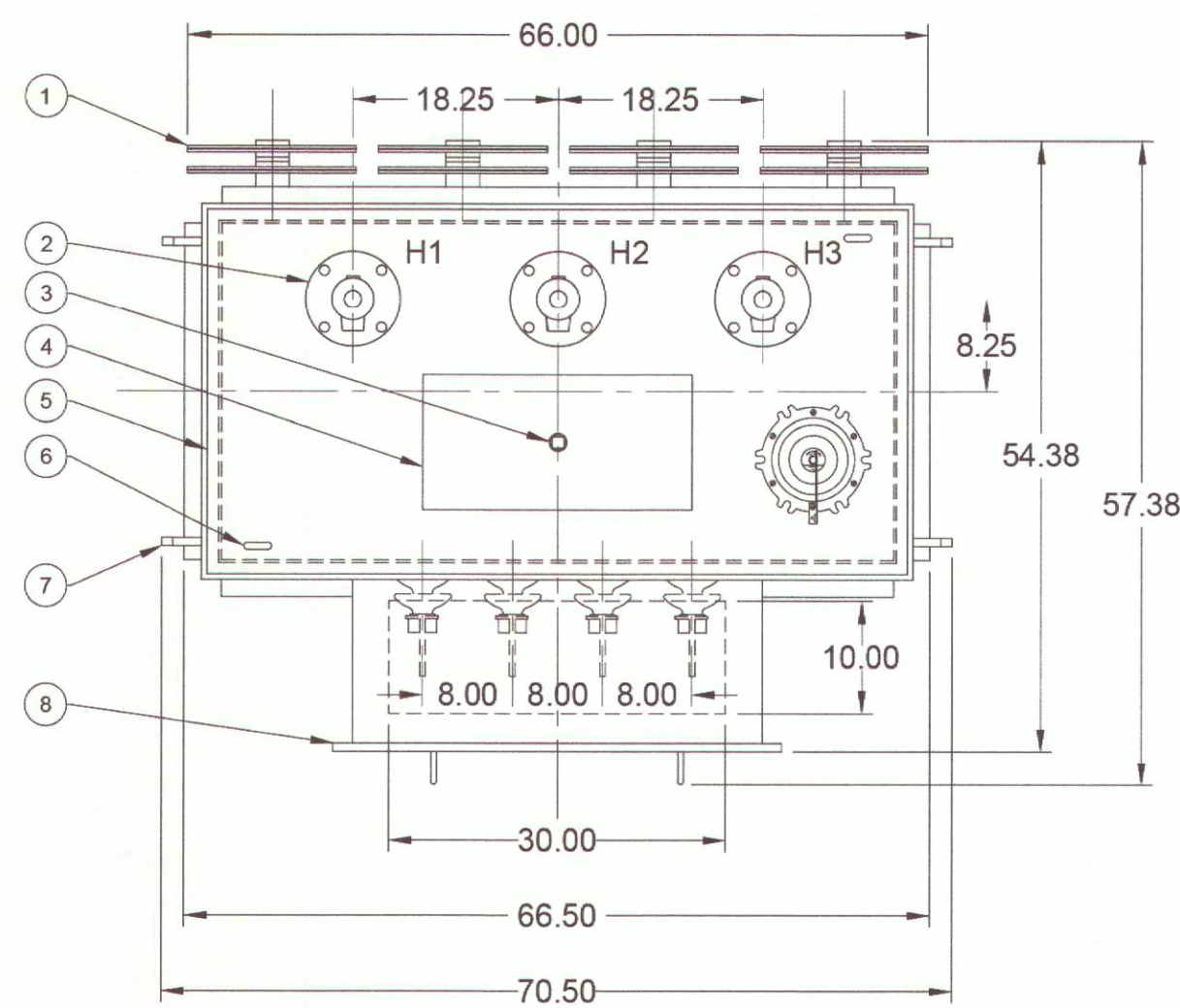
CADD FILE: RED BANK SS-DS SHEET 8 OF 11



WOOD RISER POLE STRUCTURE #200
N.T.S.



PULLBOX MANHOLE DETAIL
N.T.S.



ITEM	DESCRIPTION	QTY.
1	COOLING RADIATORS (WELDED-ON, NON-REMOVABLE)	4
2	H.V. BUSHING (200 KV BIL)	3
3	1" FILL PLUG	1
4	BOLTED AND GASKETED MANHOLE COVER	1
5	MAIN TANK COVER (WELDED-ON)	1
6	COVER LIFTING EYE	2
7	LIFTHOOK	4
8	L.V. AIR TERMINAL CHAMBER WITH BOLTED AND GASKETED COVER	1
9	L.V. BUSHING (20 KV BIL) - INCLUDES NEUTRAL BUSHING	4
10	ANG TYNCHOLE STAINLESS STEEL GROUND PAD (1/2-13 THREADS)	2
11	DIAL-TYPE TOP OIL THERMOMETER WITH MAXIMUM INDICATING HAND	1
12	SELF-RESEALING PRESSURE RELIEF DEVICE	1
13	PRESSURE / VACUUM GAUGE WITH BLEEDER AND AIR TEST VALVE	1
14	MAGNETIC LIQUID LEVEL GAUGE	1
15	H.V. TAP CHANGER FOR DE-ENERGIZED OPERATION	1
16	STAINLESS STEEL DIAGRAM NAMEPLATE	1
17	2" DRAIN VALVE WITH SAMPLING DEVICE	1
18	STRUCTURAL STEEL BASE (ENDS OPEN FOR JACKING)	1

A- POORE 9-89393-15-70, 34.5 KV, 400/1200 AMP WITH 1.50"-12 THREADED STUD
B- WARCO #45A00368-2, 1.2 KV, 994 AMP WITH 4 HOLE "J" SPRADE
C- SUITABLE FOR PADLOCKING

PAINT SPECIFICATIONS:
PRIMER - RED RUST INHIBITIVE
FINISH - ANSI #70 SKY GRAY
3 MILS MINIMUM DFT TOTAL COVERAGE

APPROXIMATE WEIGHTS:
CORE AND COIL 2000 LBS
TANK & FITTINGS 2280 LBS
362 GAL. OIL (TYPE II) 2870 LBS
TOTAL 7150 LBS

H.V. RATING - 34500 DELTA (200 KV BIL)
L.V. RATINGS - 208Y/120 (20 KV BIL)
APPROXIMATE TAP RATINGS: 36225, 35362, 34500, 33637 AND 32775 VOLTS
IMPEDANCE: 4.8% ± 7.5% (IEEE STANDARD C57.12.00 TOLERANCE)
MINERAL OIL (TYPE II) FILLED - SEALED TANK WITH WELDED-ON MAIN COVER
SUITABLE FOR OUTDOOR DUTY IN AN UNCLASSIFIED AREA

STATION SERVICE TRANSFORMER EQUIPMENT DETAIL
N.T.S.

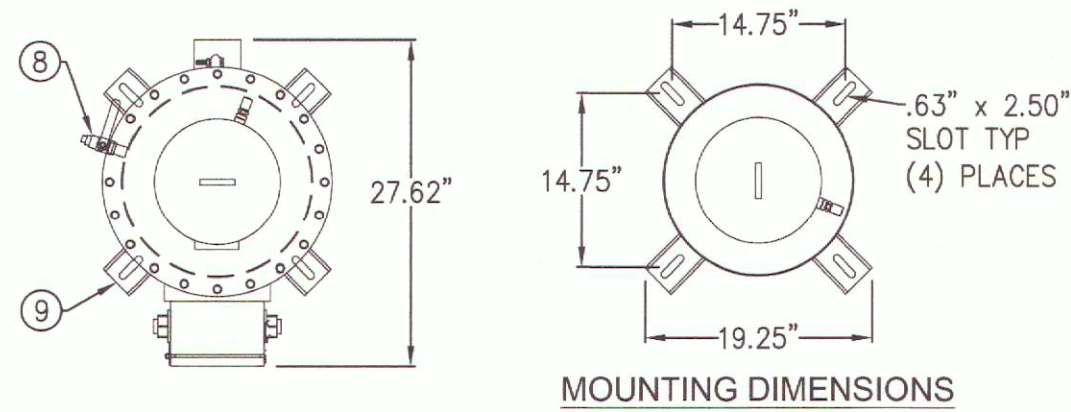
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1	9/30/24	ADDED ADDITIONAL EQUIPMENT AND FOUNDATION DETAILS		REG		JLM
PLOT BY: rgross PLOT DATE: 9/24/2009 2:06 PM						

BOSWELL ENGINEERING
ENGINEERS — SURVEYORS — PLANNERS — SCIENTISTS
330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
TEL: (201) 641-0770 • FAX: (201) 641-1831
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

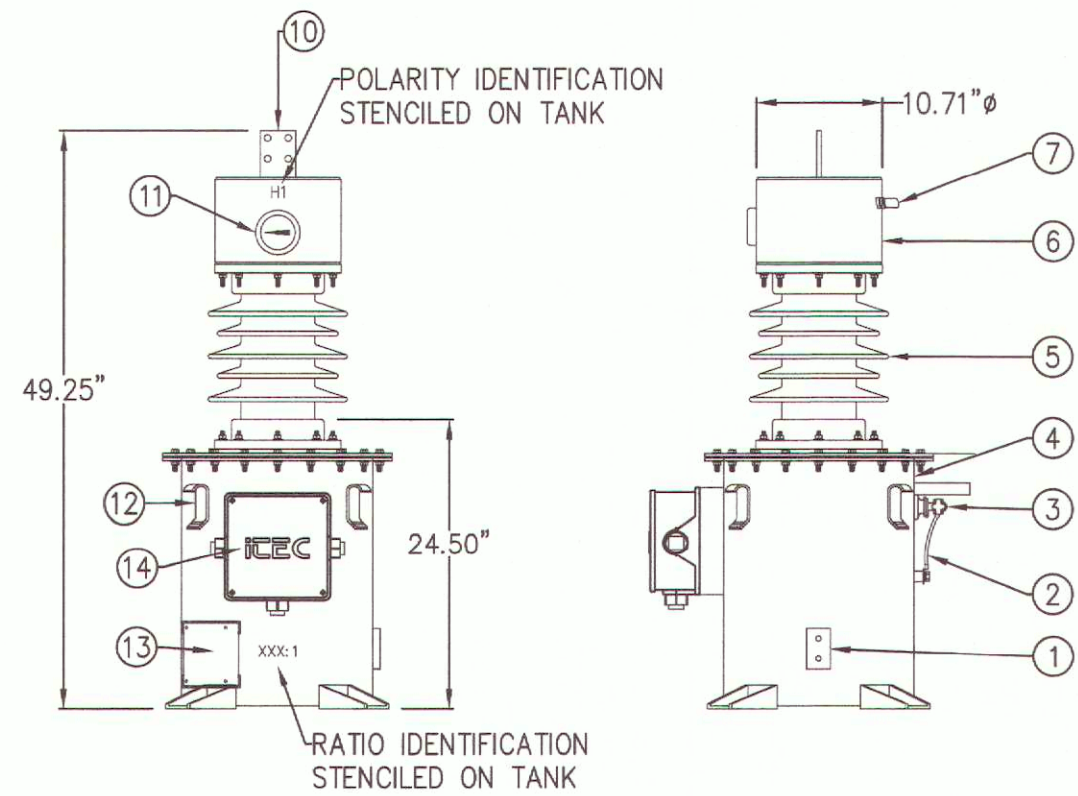
Jersey Central
Power & Light
A FirstEnergy Company
101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS
Jeffrey L. Morris
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

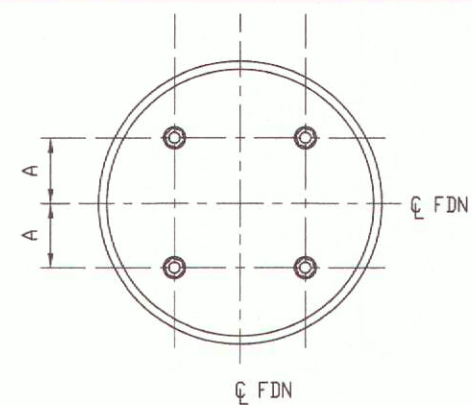
PRELIMINARY AND FINAL PLAT SITE PLANS
RED BANK SUBSTATION
BLOCK 97, LOT 31
CONSTRUCTION DETAILS -5-
BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY
SURVEYED BY: LANGAN DESIGNED BY: REG SCALE: JOB NO. DATE:
DRAWN BY: REG CHECKED BY: JLM N.T.S. FE17741425 7/11/24
CADD FILE: RED BANK SS-DS SHEET 9 of 11



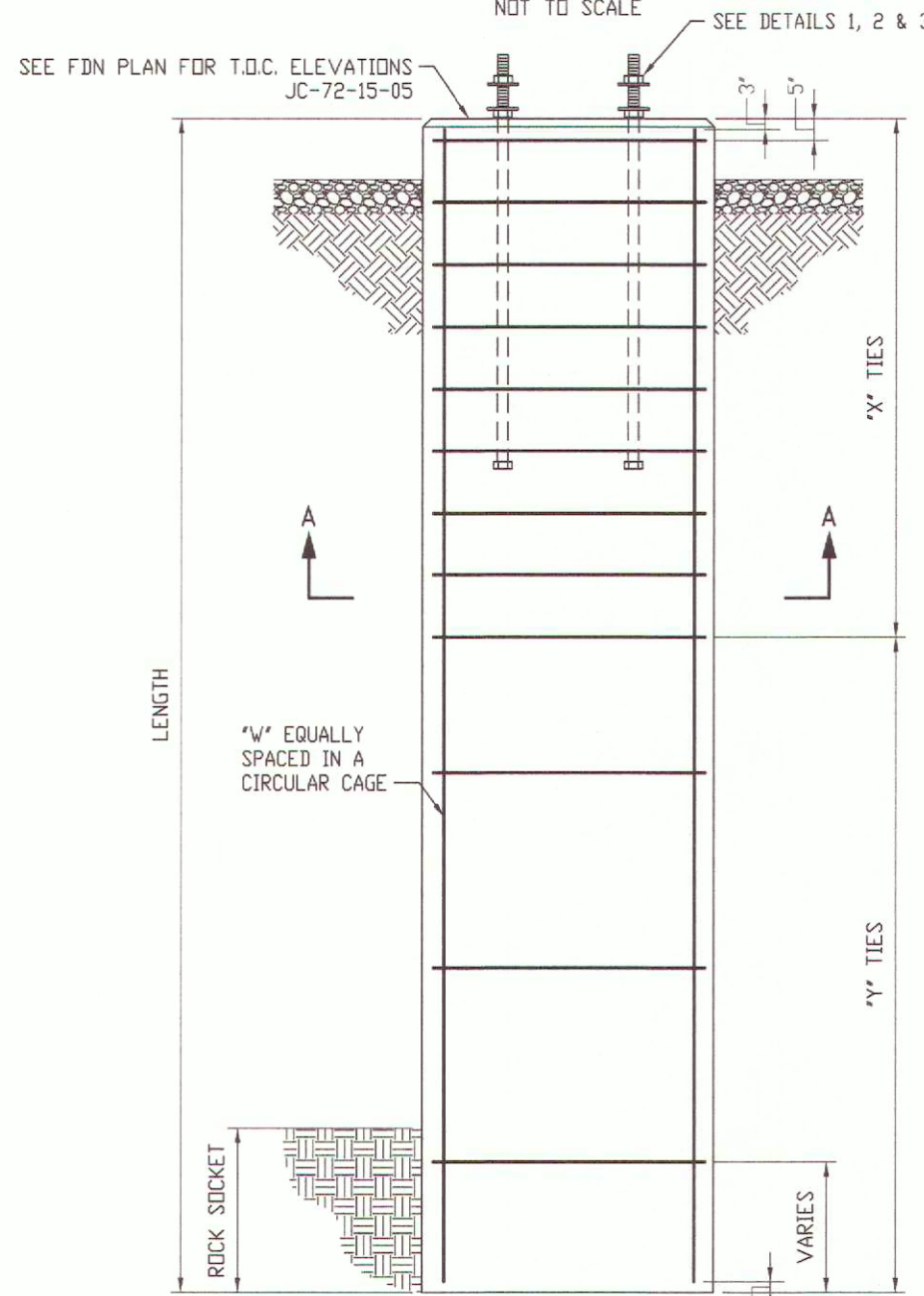
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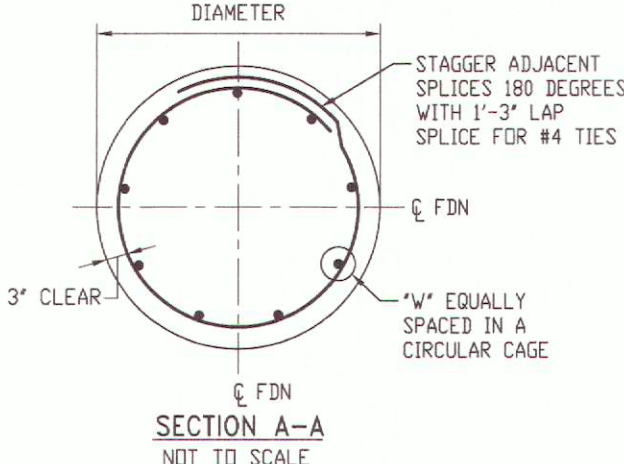
BUS D POTENTIAL TRANSFORMER
N.T.S.



ANCHOR BOLT PLAN
ALL FOUNDATIONS
NOT TO SCALE

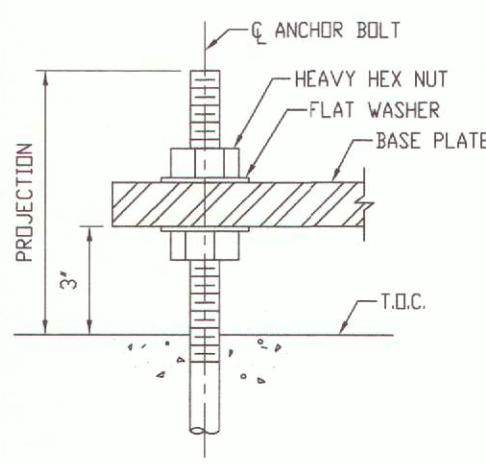


ELEVATION
TYPICAL DRILLED PIER FOUNDATION
NOT TO SCALE

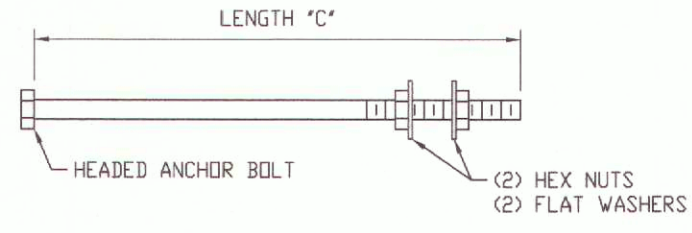


SECTION A-A
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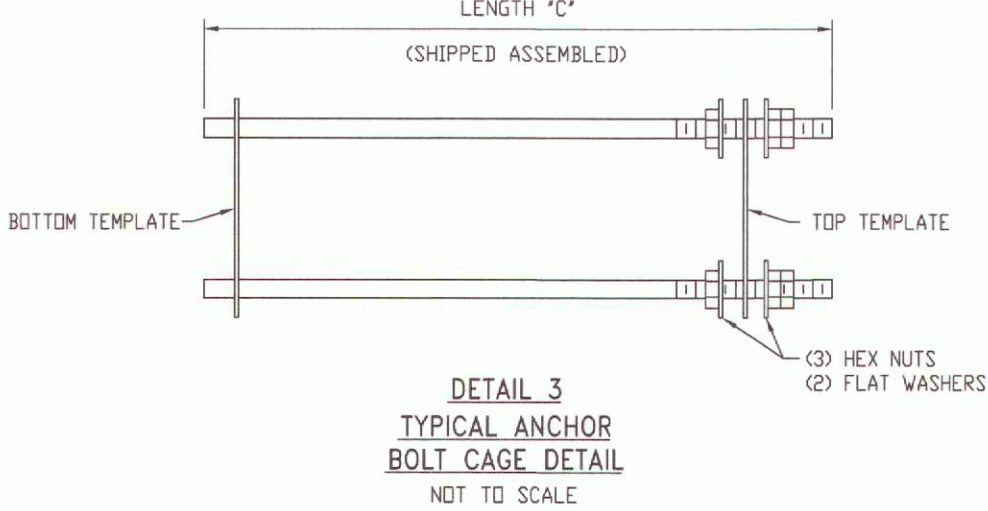
PIER FOUNDATIONS FOR
BUS D POTENTIAL TRANSFORMER
N.T.S.



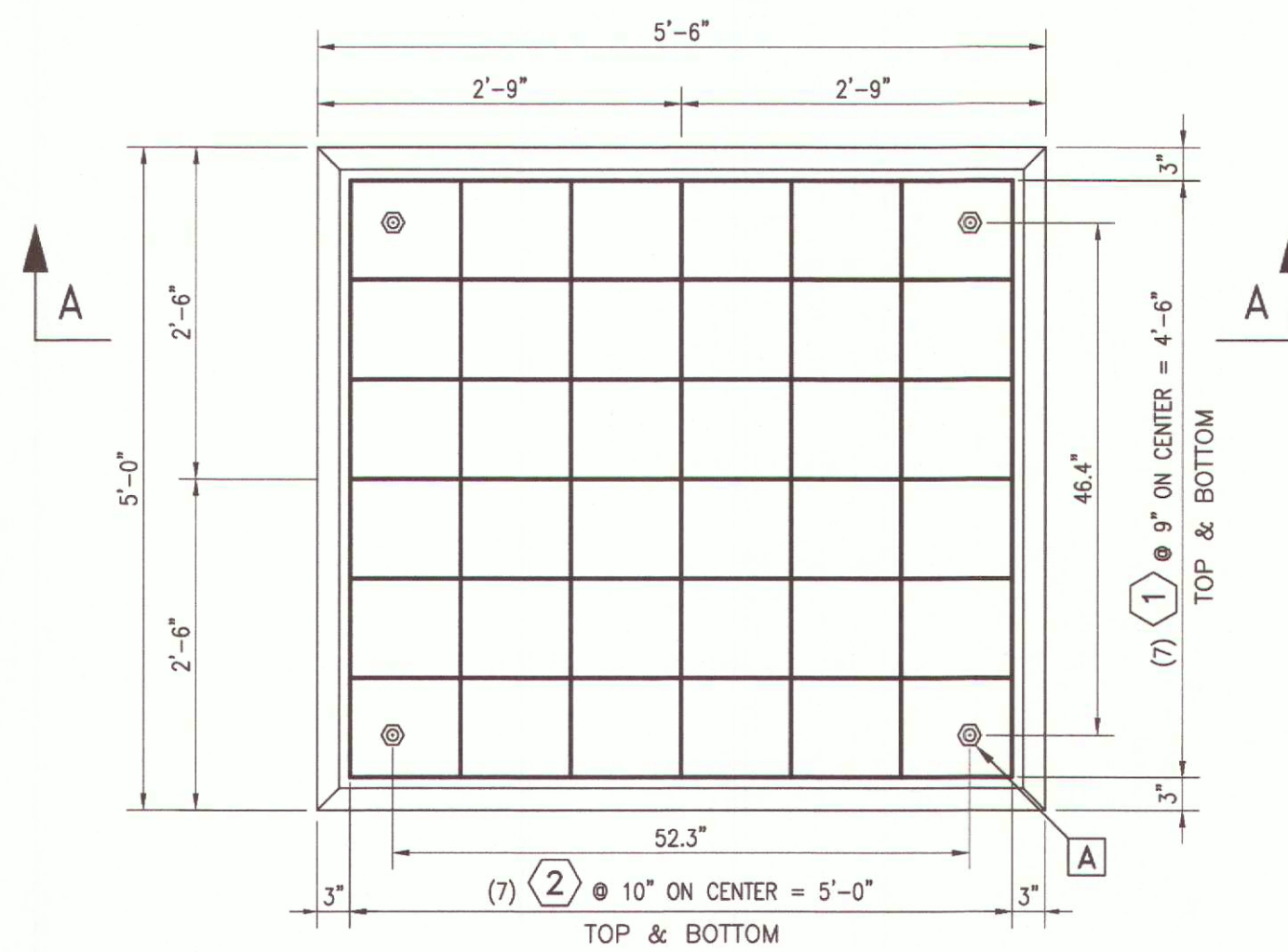
DETAIL 1
TYPICAL LEVELING BASE DETAIL
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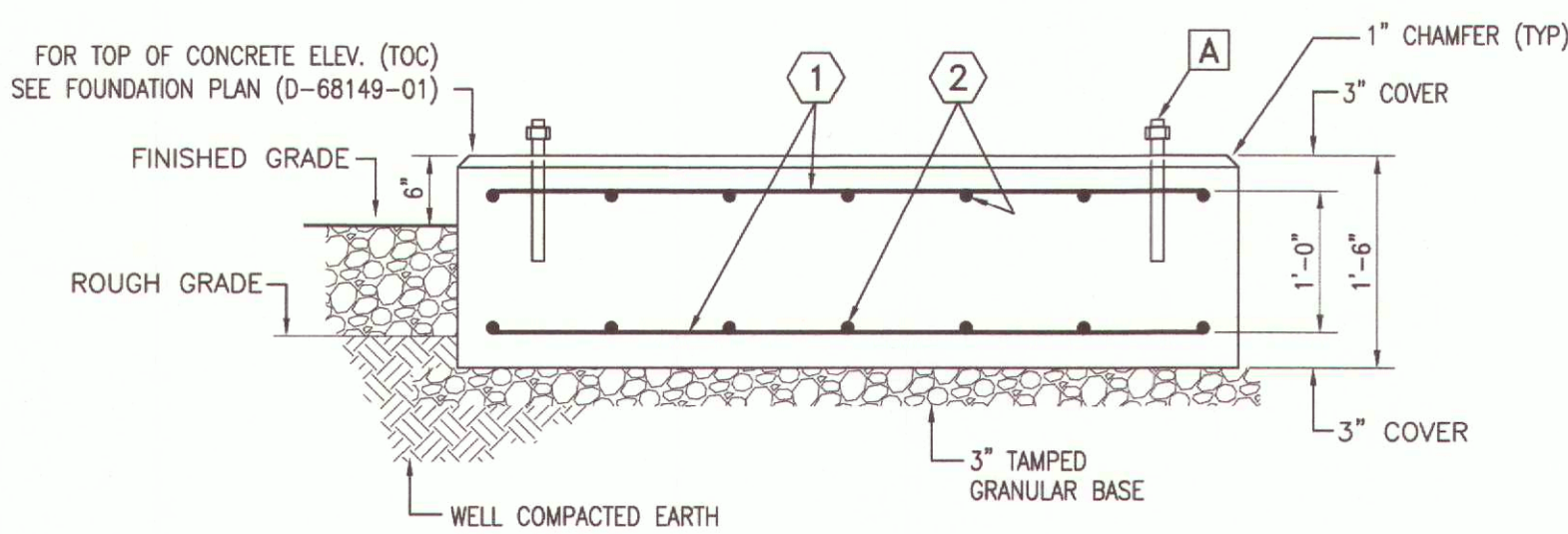
DETAIL 2
TYPICAL ANCHOR
BOLT DETAIL
NOT TO SCALE



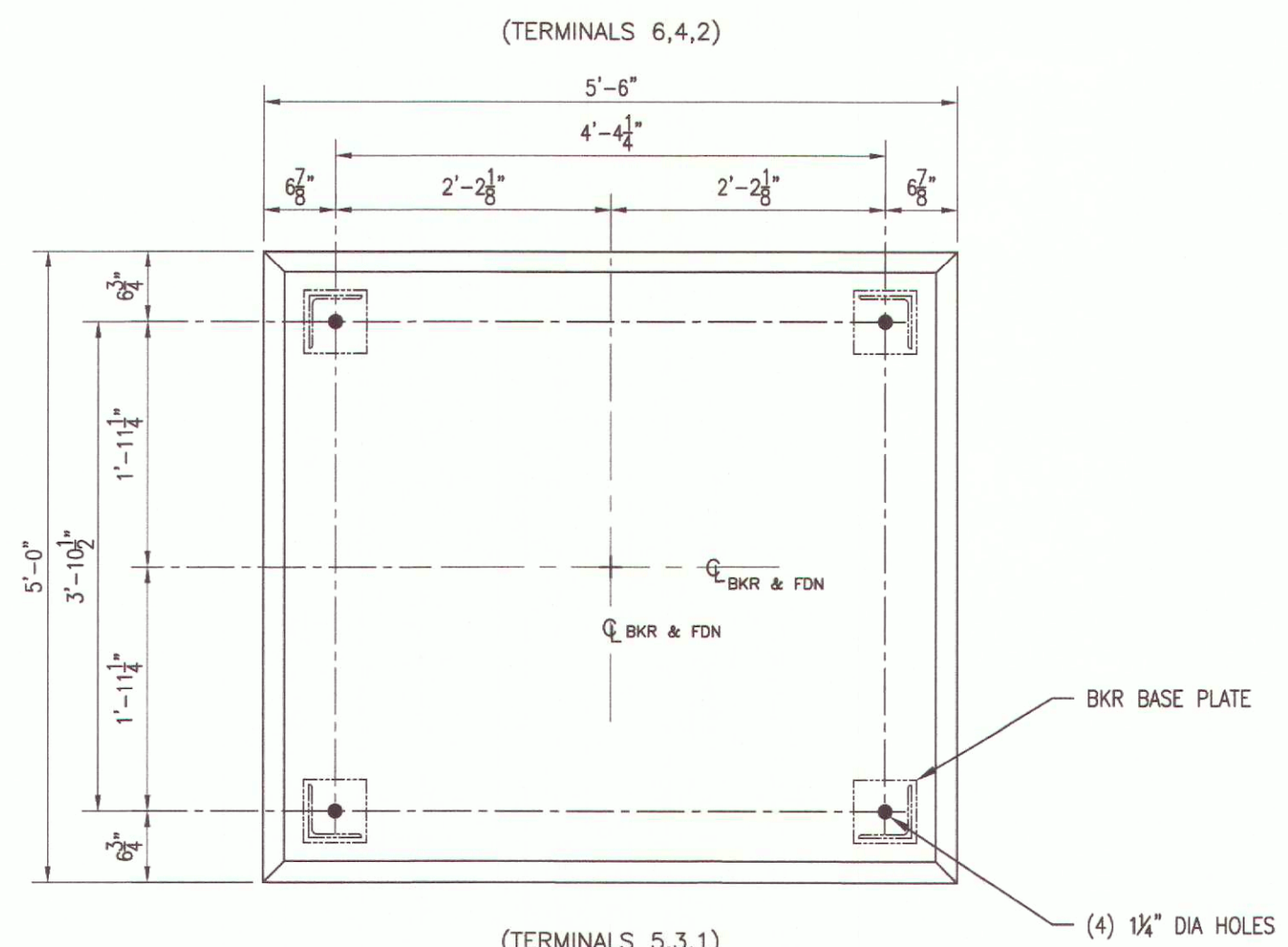
DETAIL 3
TYPICAL ANCHOR
BOLT CAGE DETAIL
NOT TO SCALE



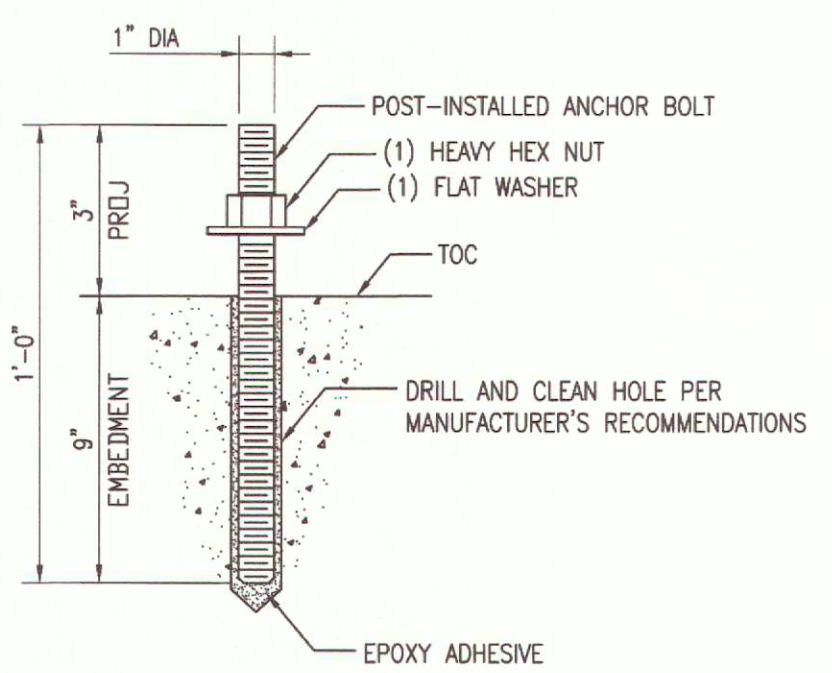
PLAN VIEW - 34.5KV BREAKER FOUNDATION
(QTY. 2 REQUIRED)



SECTION A-A
ELEVATION - 34.5KV BREAKER FOUNDATION
(QTY. 2 REQUIRED)

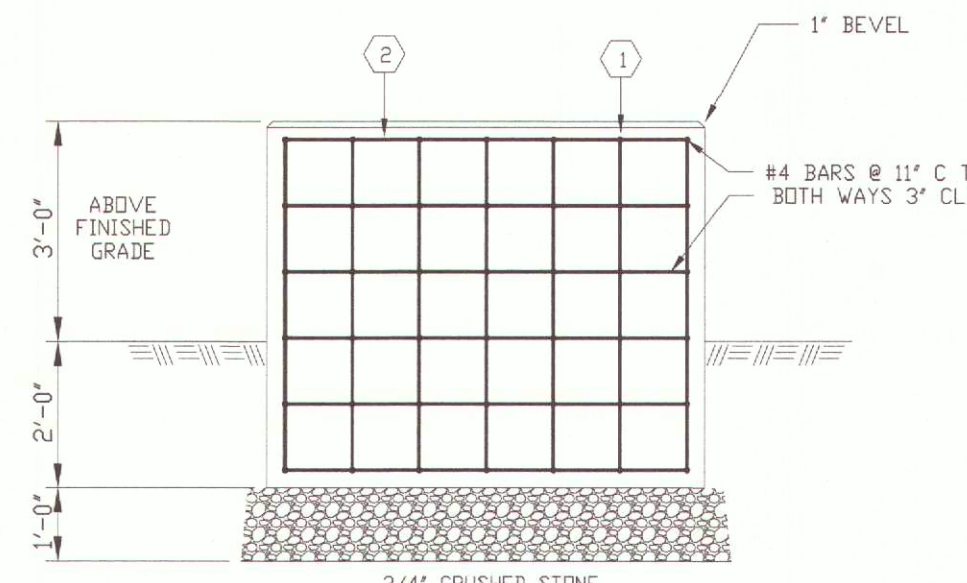


ANCHOR BOLT/CONDUIT LOCATION PLAN

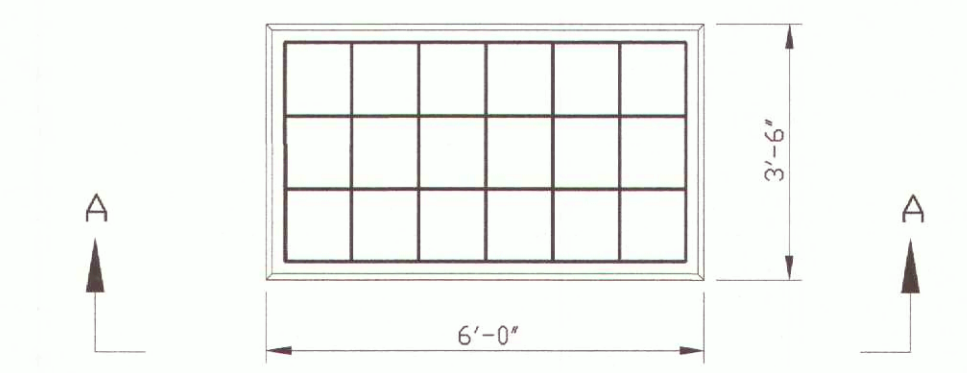


ANCHOR BOLT DETAIL
1" DIA x 12"
(QTY. 8 REQUIRED)
NOT TO SCALE

SUBSTATION BREAKER FOUNDATIONS
(REFER TO CD-4 FOR BREAKER EQUIPMENT DETAILS)
N.T.S.



SECTION A-A



34.5kV STATION SERVICE TRANSFORMER FOUNDATION

NOTES:

- ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH FIRST ENERGY SPECIFICATION FE-CONST.
- MINIMUM CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 4000 PSI.
- REINFORCING STEEL SHALL BE AS FOLLOWS: DEFORMED BAR SHALL CONFORM TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 60.
- MINIMUM CONCRETE COVER OVER REINFORCEMENT SHALL BE 3", UNLESS OTHERWISE NOTED OR APPROVED.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ANY AND ALL FOUNDATION MATERIAL, FORMWORK, CONCRETE, REINFORCEMENT AND BACKFILL, AND SHALL PERFORM ALL NECESSARY EXCAVATION.
- TOPS OF ALL FOUNDATIONS SHALL BE FLOAT FINISHED, AND SHALL NOT VARY MORE THAN $\pm 1/16"$. ELEVATIONS OF TOPS OF FOUNDATIONS SHALL NOT VARY MORE THAN $\pm 1/8"$.
- PLACE MINIMUM 6" OF 3/4" (24) CRUSHED STONE UNDER ALL FOUNDATIONS. STONE TO BE COMPACTED.
- CHAMFER ALL EXPOSED EDGES 1" UNLESS OTHERWISE NOTED.
- PLACE PLASTIC SHEETING OVER EARTH (OR ROCK) TO PREVENT CONTACT WITH CONCRETE BEFORE PLACING CONCRETE. USE 6 MIL WHITE, NON-STAINING POLYETHYLENE FILM FOR SLAB TYPE FOUNDATIONS.

STATION SERVICE TRANSFORMER FOUNDATION
(REFER TO CD-5 FOR STATION SERVICE TRANSFORMER DETAILS)
N.T.S.

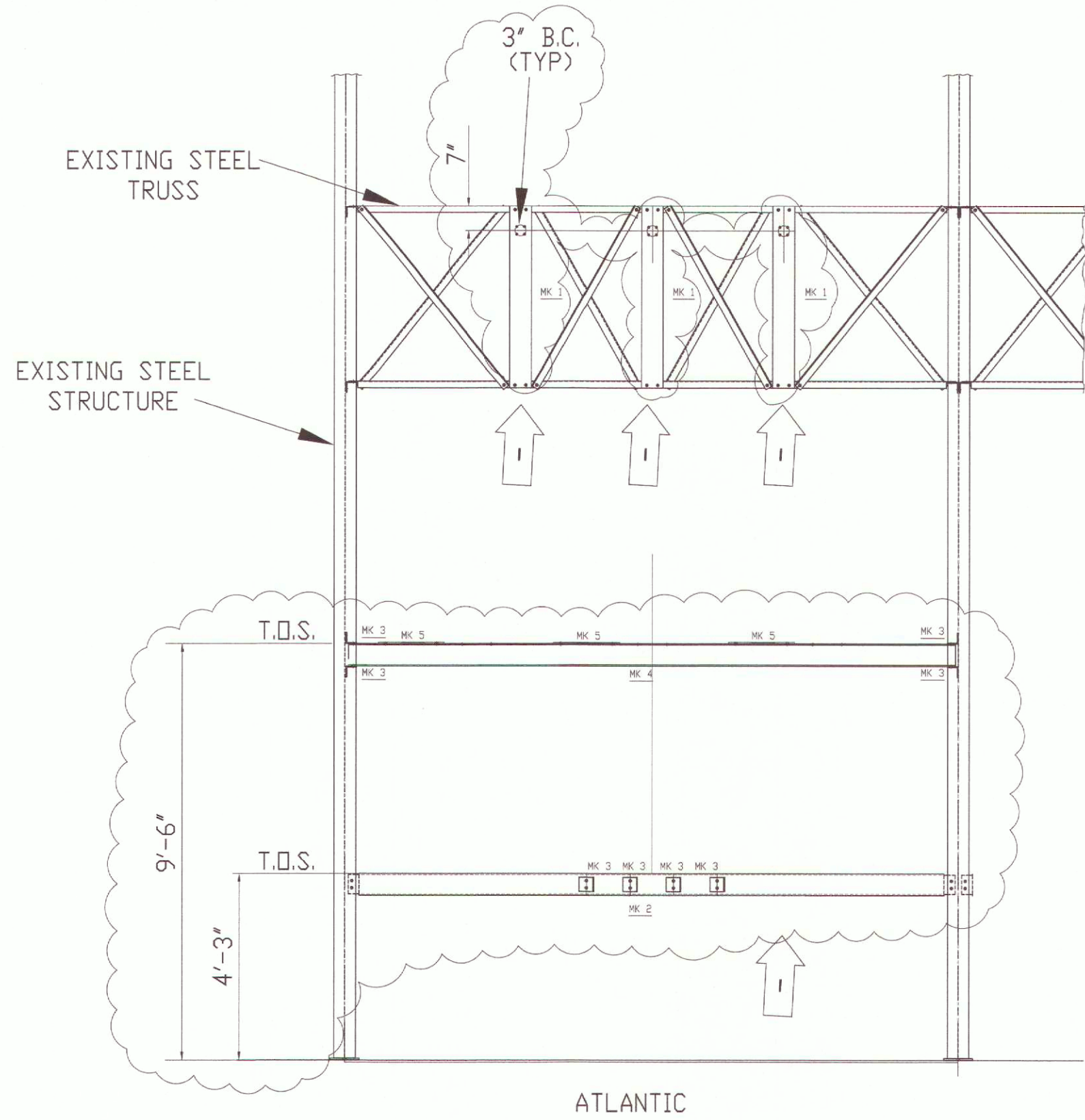
NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
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PLOT BY: rgross PLOT DATE: 9/24/2009 2:06 PM						

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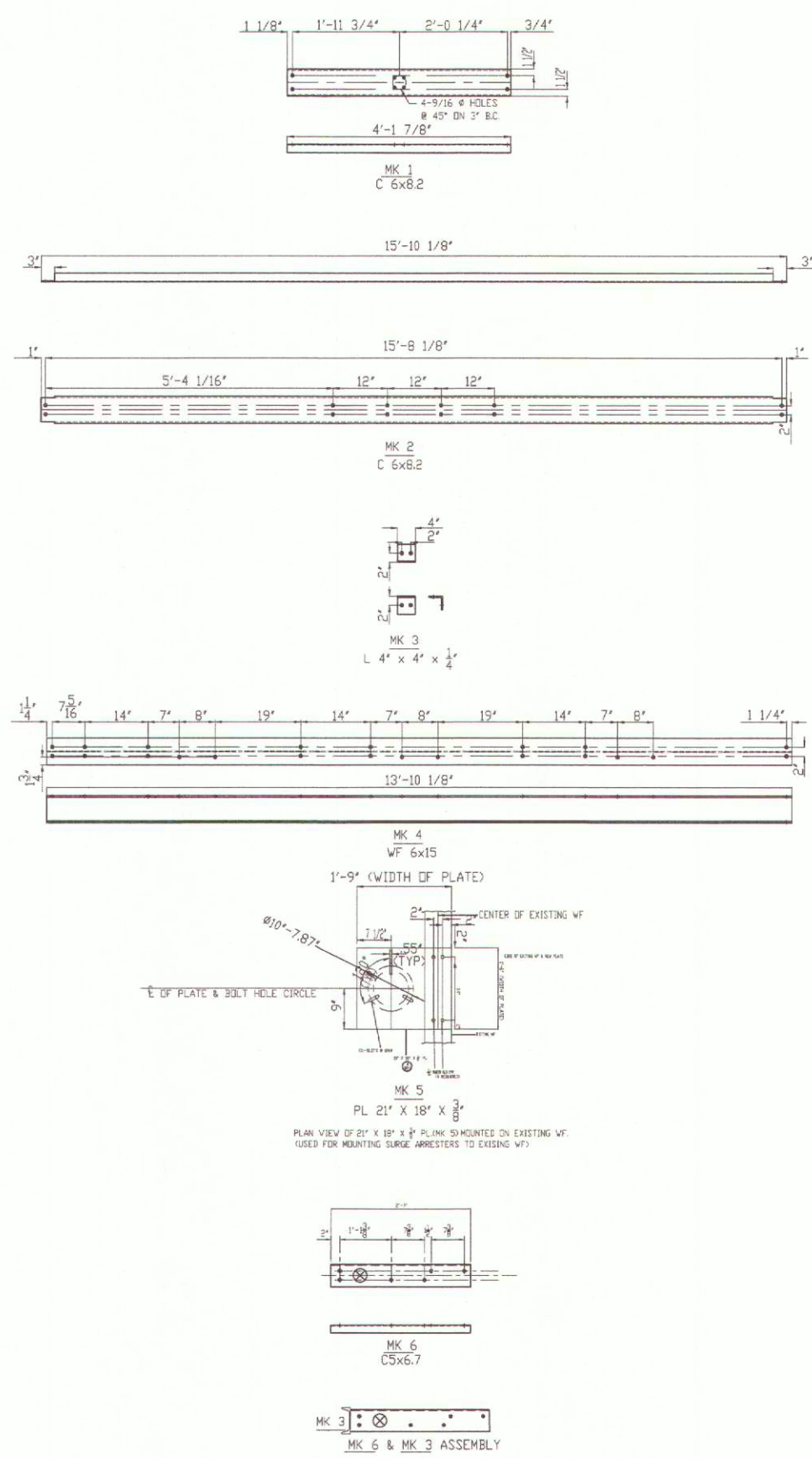
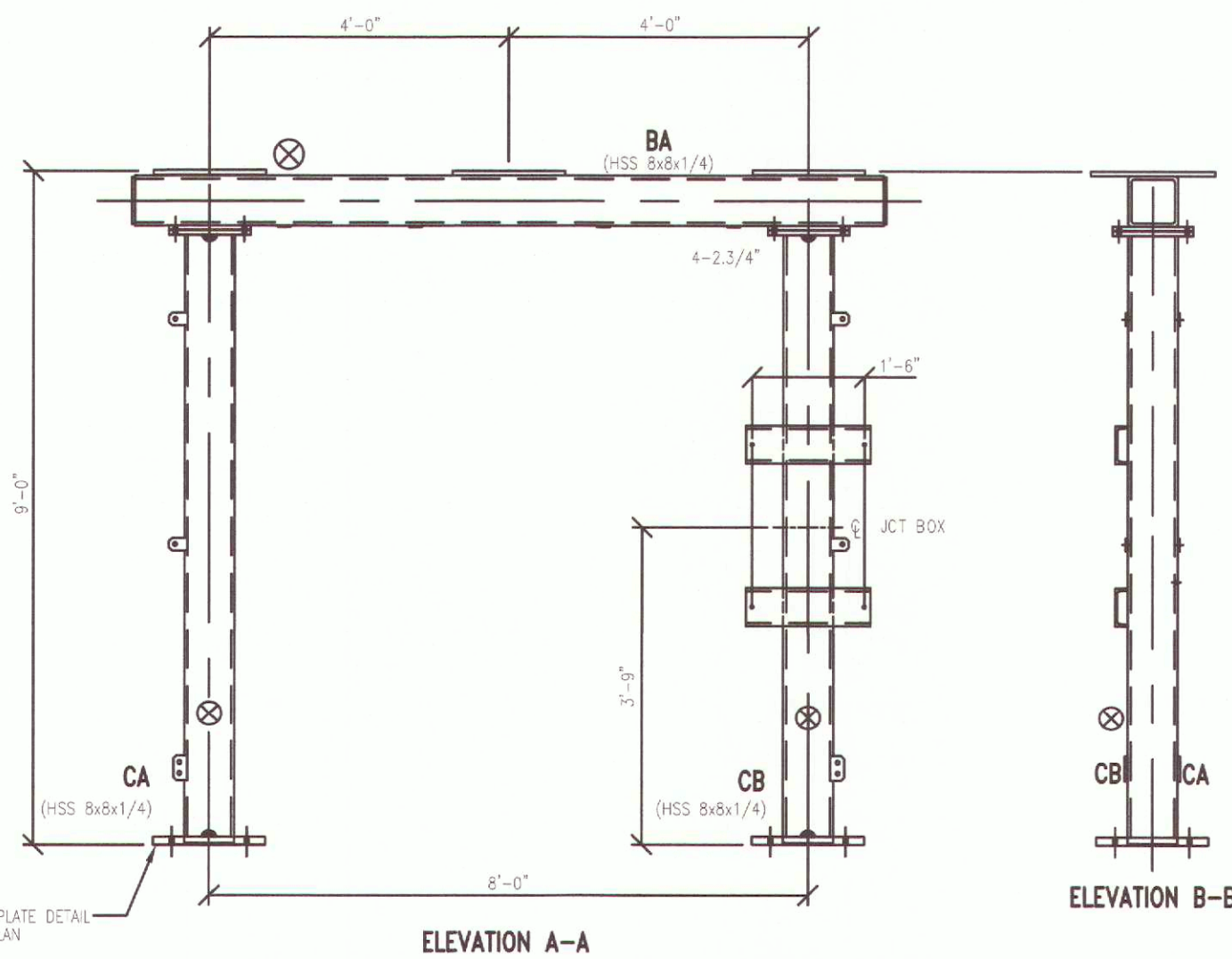
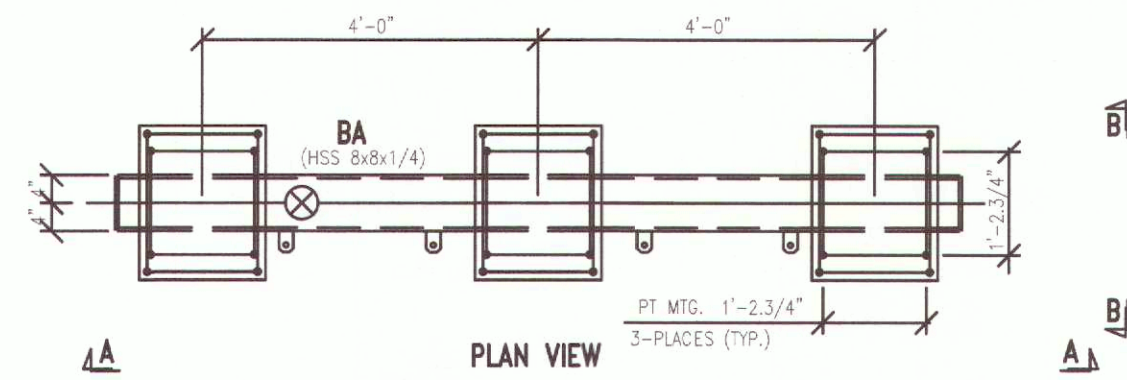
Jersey Central
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101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS
Jeffrey L. Morris
PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

PRELIMINARY AND FINAL PLAT SITE PLANS
RED BANK SUBSTATION
BLOCK 97, LOT 31
CONSTRUCTION DETAILS -6-
BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY
SURVEYED BY: LANGAN DESIGNED BY: REG SCALE: N.T.S. JOB NO. FE17741425 DATE: 7/11/24
DRAWN BY: REG CHECKED BY: JLM
CADD FILE: RED BANK SS-DS SHEET 10 OF 11

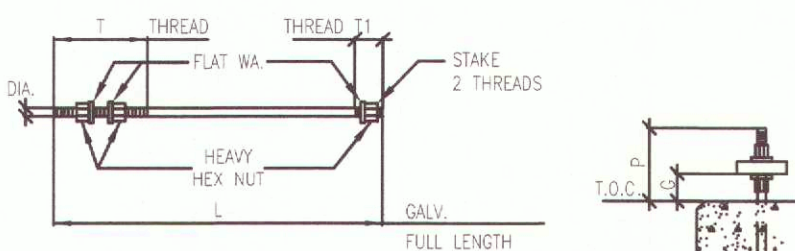


- NOTES:
1. ALL HOLES TO BE 1/16" DIA. UNLESS NOTED OTHERWISE.
 2. AL WELDS ARE TO BE COMPLETED BY THE STEEL VENDOR.
 3. ALL STEEL TO BE HOT DIP GALVANIZED AFTER FABRICATION.
 4. PART NO. TO BE METAL STAMPED PRIOR TO GALVANIZING OR MARKED WITH WEATHERPROOF, ABRASION RESISTANT PAINT STICK AFTER GALVANIZING.
 5. ALL MEMBERS TO BE STRAIGHT & TRUE BEFORE SHIPPING.
 6. ALL STEEL TO BE FREE FROM RUST SCALE & ROUGH OR SHARP EDGES.
 7. ALL BOLTS, NUTS AND WASHERS SHALL BE ASTM A325/A345M AND SUPPLIED BY THE STEEL VENDOR AND SHALL INCLUDE A 10% OVERAGE TO THE QUANTITIES SHOWN.
 8. ALL STEEL SHALL CONFORM TO ASTM A36.
 9. ALL ITEMS ON THIS SHEET ARE UNDER M-116 IN THE BILL OF MATERIAL SERIES ME-259-06.
 10. ALL BOLTS TO BE COMPLETE WITH HEX NUT.
 11. FIELD TO DRILL HOLES IN EXISTING WF TO MOUNT NEW PLATE (MKS).
- 30M JC-259-06

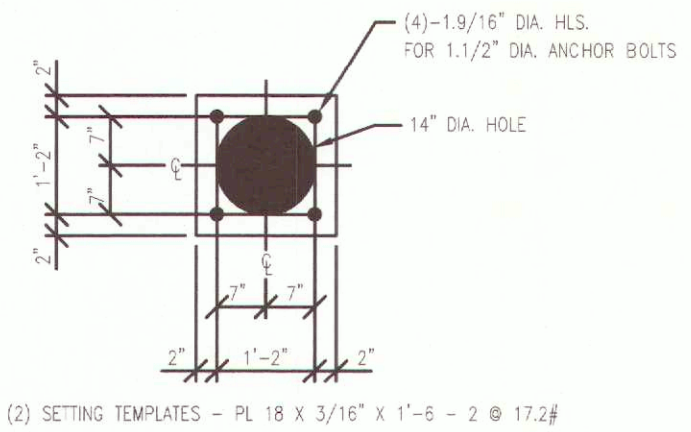


STEEL DETAILS AND MODIFICATION TO EXISTING STRUCTURE

N.T.S.



QNTY	MARK	DIA. X L	T1	T	P	G	WT.EA.
8	AB1/2	1.1/2" DIA.X 48"	2.1/2"	7.7/2"	6.1/2"	5"	29.80#

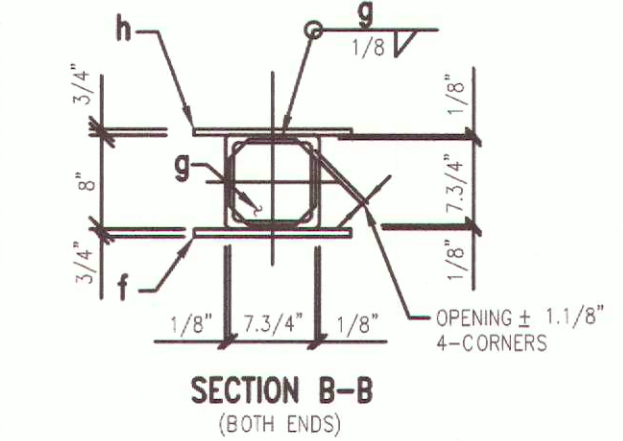
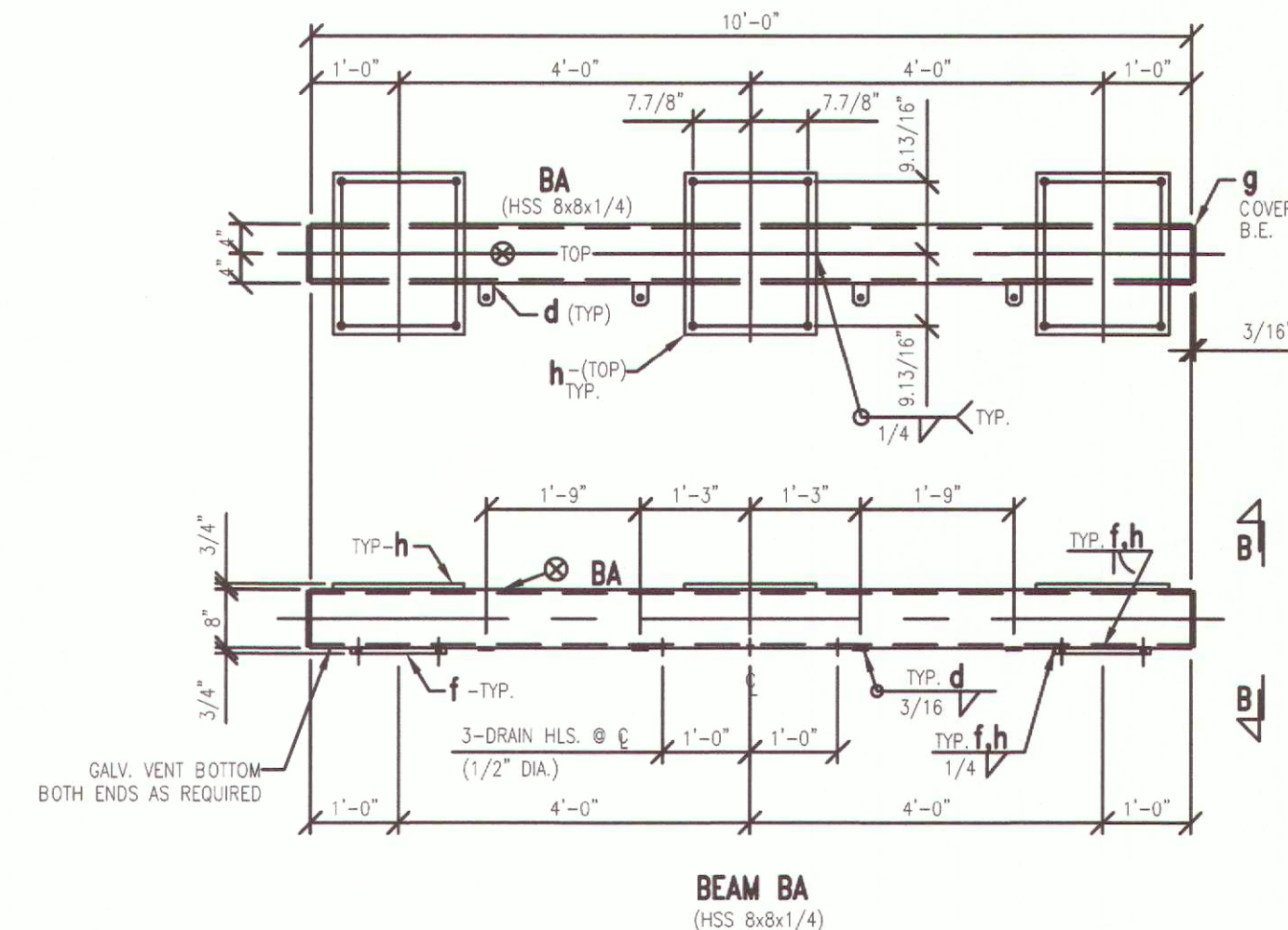
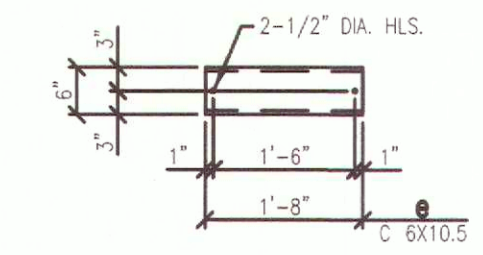
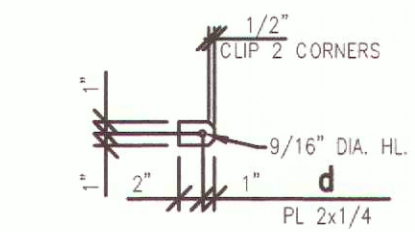
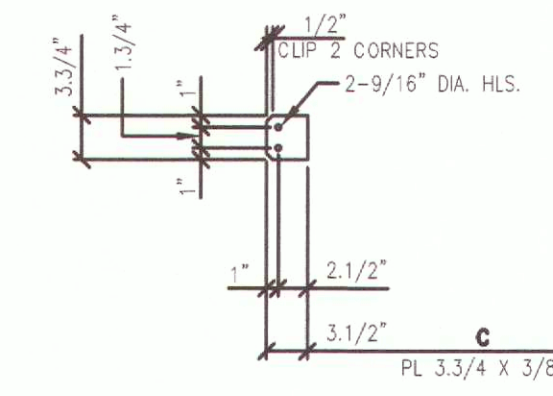
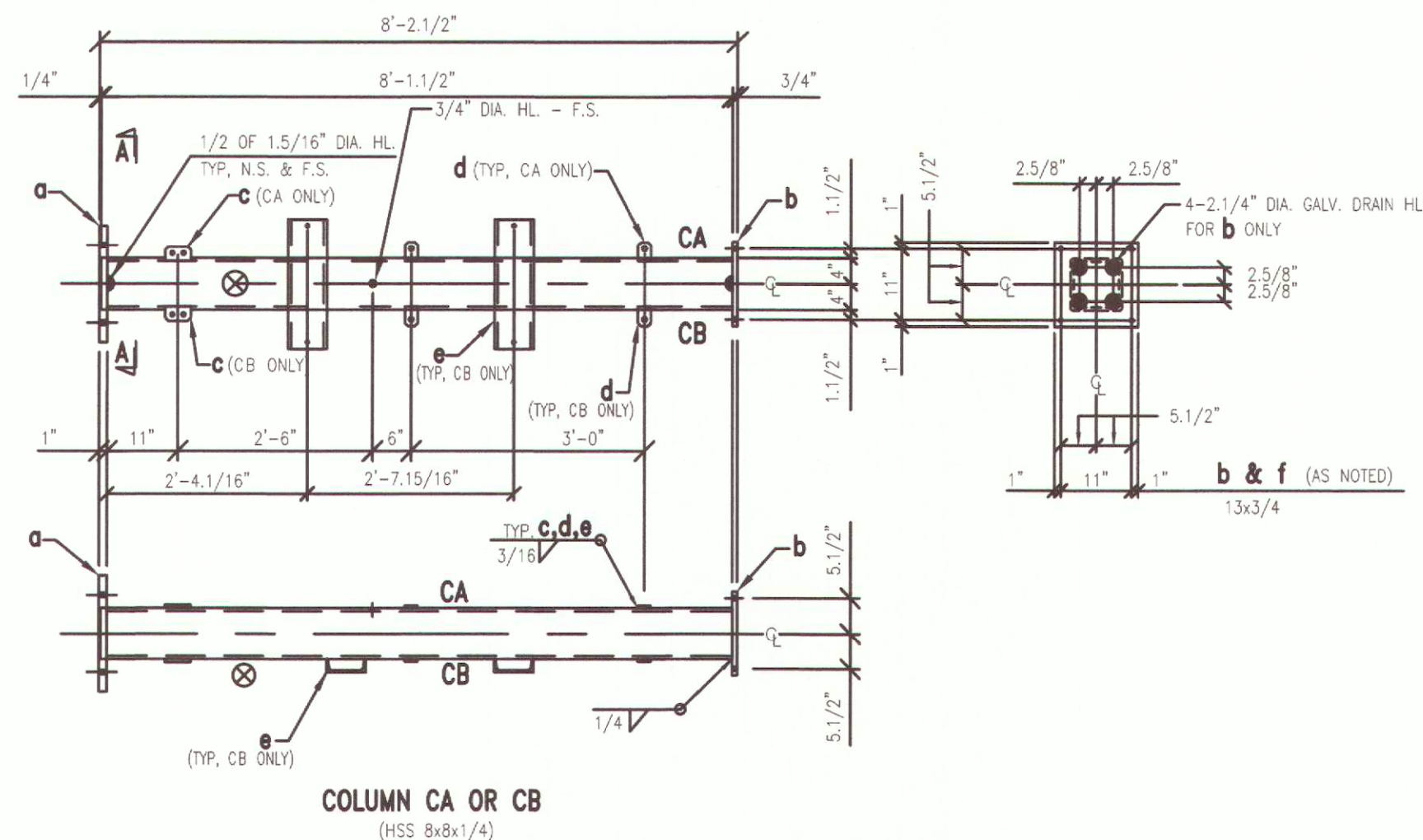
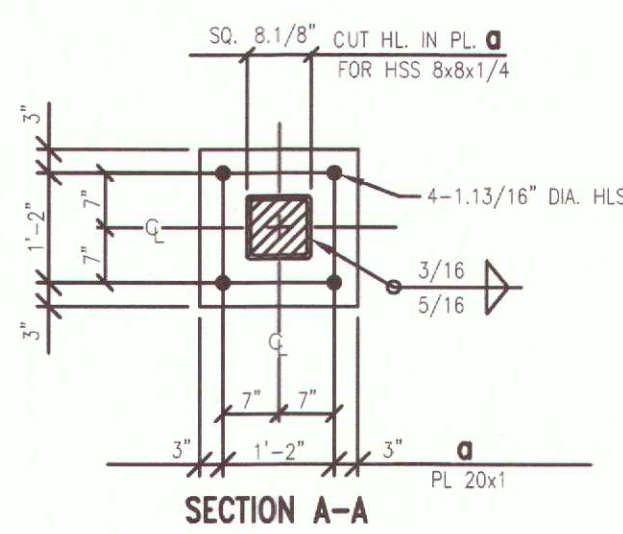


ERECTION DETAILS

N.T.S.

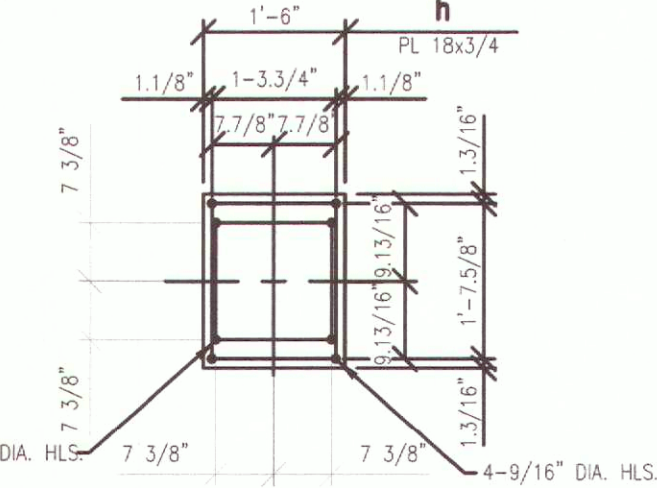
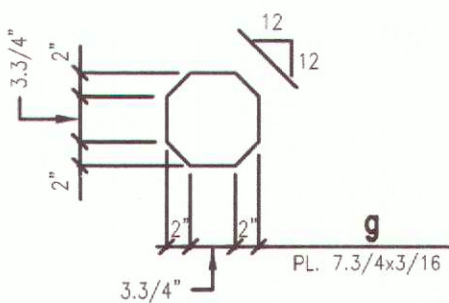
34.5KV POTENTIAL TRANSFORMER STRUCTURE DETAILS

N.T.S.



STEEL DETAILS

N.T.S.



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
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N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

Jersey Central
Power & Light

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101 CRAWFORDS CORNER ROAD, HOLMDEL, NJ 07733

JEFFREY L. MORRIS

Jeffrey L. Morris

PROFESSIONAL ENGINEER & LAND SURVEYOR N.J. LIC. 30979

PRELIMINARY AND FINAL PLAT SITE PLANS

RED BANK SUBSTATION

BLOCK 97, LOT 31

CONSTRUCTION DETAILS -7-

BOROUGH OF RED BANK MONMOUTH COUNTY NEW JERSEY

SURVEYED BY: LANGAN DESIGNED BY: REG SCALE: N.T.S. JOB NO. FE17741425 DATE: 7/11/24

DRAWN BY: REG CHECKED BY: JLM

CADD FILE: RED BANK SS-DS SHEET 11 OF 11



RBPB-R9400

October 15, 2024

Via Email

Shawna Ebanks, Director of Community Development
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

**Re: Jersey Central Power and Light Company
160 East Newman Springs Road
Block 97, Lot 31
Application No. #24-P15743; Zone: LI
Preliminary and Final Major Site Plan
Second Engineering Review**

Dear Ms. Ebanks:

As requested, we have reviewed the above-referenced major site plan application. The applicant submitted the following documents in support of this application:

1. Preliminary and Final Plat Site Plans prepared by Jeffrey L. Moris, P.E., of Boswell Engineering, dated July 11, 2024, **last revised September 30, 2024, consisting of eleven (11) sheets.**
2. Boundary and Topographic Survey prepared by David Avery, P.L.S., of Langan Engineering and Environmental Services, LLC., dated April 8, 2024.
3. Zoning Denial Letter dated June 10, 2024.
4. Red Bank Planning Board Application
5. Project Narrative
6. Request for Certified Property Owner List prepared by Benjamin A. Nadell, Esq., of Saul Ewing dated June 6, 2024.
7. Certified Property Owners Letter dated June 13, 2024.
8. Land Development Escrow Agreement
9. W9 completed by the applicant, dated April 30, 2024.
10. Political Contribution Disclosure Statement & Conflict Disclosure Form dated June 10, 2024.
11. Disclosure of Ownership dated July 12, 2024.
12. **Supplement Submission No. 1, prepared by Benjamin A. Nadell, Esq., of Saul Ewing dated October 2, 2024.**

The subject property, Lot 31 of Block 97 is located in the Light Industrial – (LI) Zone of the Borough of Red Bank with frontage along Mohawk Lane and Central Ave. Lot 31 is a developed lot containing a JCP&L Substation with a 1-story building and office trailer. The applicant is proposing improvements to improve upon the capacity and reliability of the Red Bank Substation. Improvements will include a new control house enclosure, laminate pole, underground transmission work, chain link security fencing, a sliding access gate, additional transformers and electrical equipment, and the replacement of several concrete pads.

Based on our recent site visit and review of the plans, we offer the following for Board consideration:



Re: Jersey Central Power and Light Company
160 East Newman Springs Road
Block 97, Lot 31
Application No. #24-15473;
Preliminary and Final Major Site Plan and Conditional Use
Second Engineering Review

1. **Planning and Zoning**

- 1.1 The existing substation is a conditionally permitted use pursuant to requirements of 490-150D and 490-121. The applicant has provided a response regarding compliance with same. The applicant shall provide testimony to confirm compliance with the conditional use standards. We offer the following comments regarding compliance with this section.
- a. The applicant agreed to sufficiently screen the new improvements proposed with this application pursuant to §490-121.D. However, no such screening appears to be provided on the plans. The applicant shall address this and shall provide revised plans noting areas of screening including landscaping, solid fencing, etc. **Continuing comment. The applicant shall clarify if any landscaping improvements are proposed or if relief is sought.**
 - b. Per §490-121.G, structures shall not encroach upon or unreasonably interfere with the use of public sidewalks or rights-of-way. A proposed riser-pole will slightly encroach within the Central Avenue right-of-way. It is this office's opinion that these improvements do not unreasonably interfere with the public sidewalk or right-of-way. **Continuing comment. It is this offices opinion that the application complies.**
 - c. Pursuant to §490-121.E, only one principal building is permitted on the property. Pursuant to the Borough's definition of Accessory Building;
"--any structure with a ground-floor area in excess of 500 square feet or a building containing living space shall never be considered an accessory building."
An approximately 700SF, 1-story building exists today, and the applicant proposes a 1,624SF, 1-story control house building.

Based on the comments above, a D(3) conditional use variance would be required. Testimony shall be provided to support this request.

2. **Off Site and Off Tract Improvements**

- 2.1 The applicant proposes an underground transmission cable connection into a proposed rise pole in the R.O.W. **Continuing comment.**
- 2.2 We note during a site visit on July 26, 2024, Mohawk Lane was paved along the frontage of the substation. **Continuing comment.**
- 2.3 The applicant shall be aware that any damages to the existing pavement, sidewalk, and curb, due to the proposed construction shall be repaired or replaced to the satisfaction of the Township's Engineer. A note shall be added to the plans indicating same. **Continuing comment.**
- 2.4 The Survey shows a portion of Mohawk Lane as part of the applicant's property limits, indicating it had been conveyed to the Borough's right-of-way but no record was found. The Borough Tax Map depicts Mohawk Lane as a 30-foot-wide right of way, which is not concurrent with the Survey. If it is determined that the conveying of this land was not filed, the Board should consider if same should be conducted with this application.



Re: Jersey Central Power and Light Company
160 East Newman Springs Road
Block 97, Lot 31
Application No. #24-15473;
Preliminary and Final Major Site Plan and Conditional Use
Second Engineering Review

3. **On-Site Improvements**

- 3.1 The applicant proposes to extend the 7-foot chain-link and barbed fence to accommodate the proposed improvement. Pursuant to Borough Ordinance barbed wire is permitted when fences are taller than 6-feet. **Continuing comment.**
- 3.2 The applicant shall provide testimony regarding traffic impacts resulting from the proposed use. The applicant shall clarify how often the site is accessed and by whom. **Continuing comment.**
- 3.3 The applicant shall provide testimony regarding trash and recycling pickup. If stored outside, an enclosure with adequate screening shall be provided. **Continuing comment.**
- 3.4 The applicant shall provide testimony regarding site loading and deliveries and advise of the largest truck requiring access to the site. **Continuing comment.**

4. **Grading and Drainage**

- 4.1 The applicant does not propose any grading or drainage structures with this application. The applicant shall provide testimony to any onsite drainage issues. **Continuing comment.**

5. **Landscaping and Lighting**

- 5.1 The applicant proposes no new landscaping or lighting. **Continuing comment.**
- 5.2 We recommend the applicant provide landscaping plans consisting of low-growth plantings to improve aesthetics and screening to the residential uses near intersection of Pearl Street and Mohawk Avenue. Additionally, we recommend the same be provided behind the park bench abutting Mohawk Pond. **Continuing comment.**
- 5.3 A lighting detail has been provided. The applicant shall clarify the locations of any proposed light fixtures. **Continuing comment.**

6. **Miscellaneous**

- 6.1 The Fire Official should review the plans for emergency access. **Continuing comment.**
- 6.2 As indicated on NJ Geoweb, there are potentially wetlands on site from Mohawk Pond. As limits of improvement are to be contained to the substation area, no further action is required. **Continuing comment.**
- 6.3 Approvals or waivers should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following: **Continuing comment.**
 - a. NJ Transit
 - b. Red Bank Borough Building Department



**Re: Jersey Central Power and Light Company
160 East Newman Springs Road
Block 97, Lot 31
Application No. #24-15473;
Preliminary and Final Major Site Plan and Conditional Use
Second Engineering Review**

- c. Red Bank Borough Fire Official
- d. Red Bank Borough Department of Public Utilities
- e. Red Bank Borough Department of Public Works
- f. Monmouth County Department of Health

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

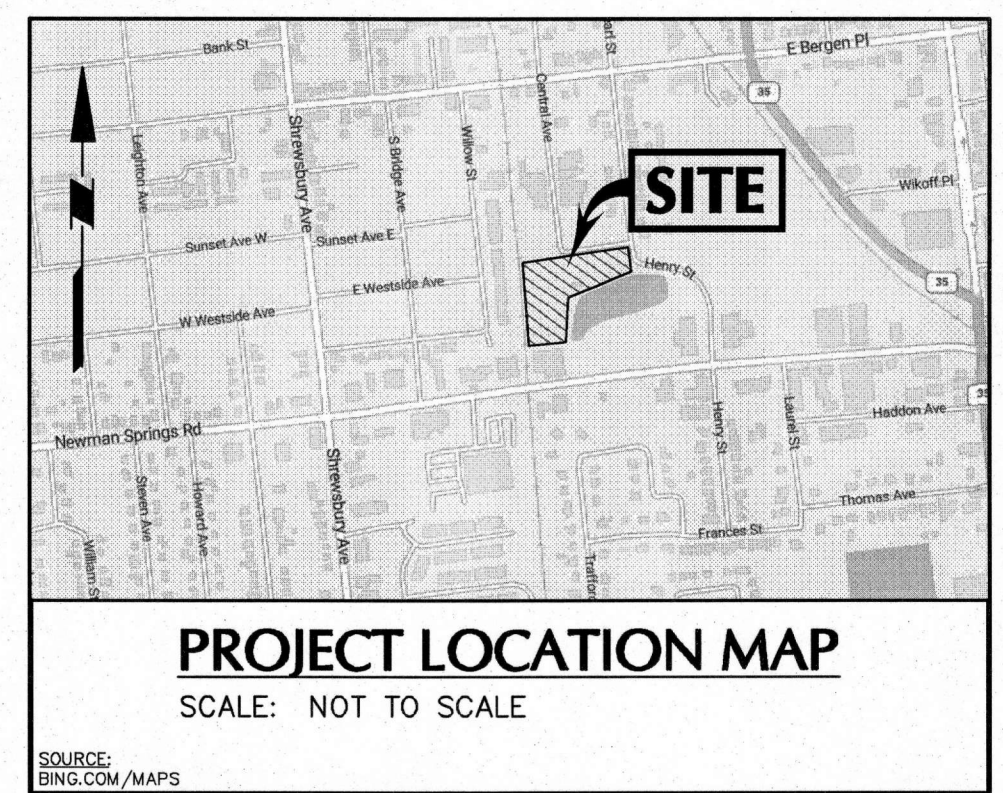
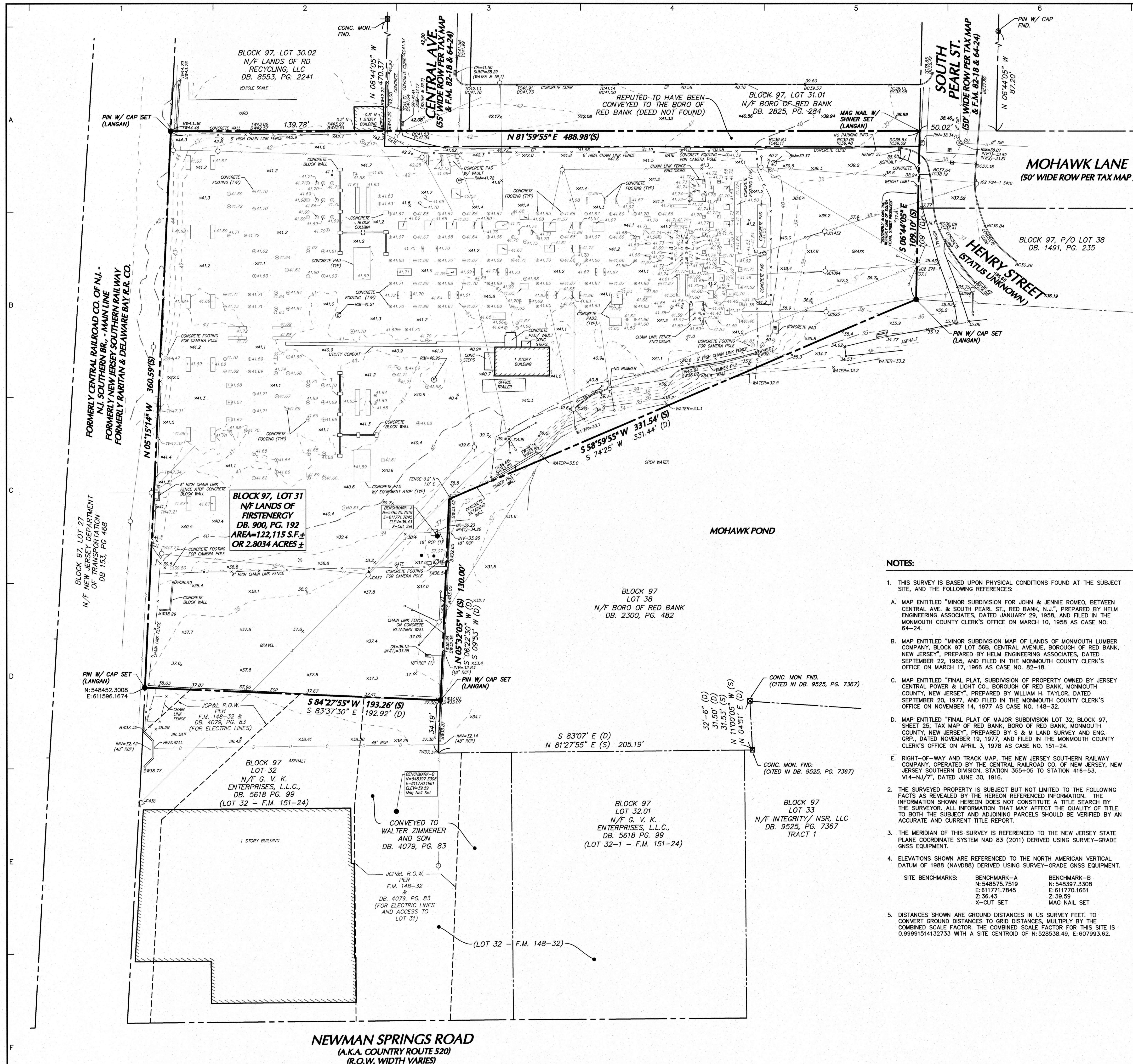
EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
BOARD ENGINEER

JACQUELINE DIRMANN, P.E., C.M.E., C.F.M.
CLIENT MANAGER

JD:GTG:GMM:AJA

cc: Jim Gant, Borough Manager
Kevin Kennedy, Zoning Board Attorney
Jersey Central Power and Light, Applicant/Owner, (tbyrne@firstenergycorp.com)
Benjamin A. Nadell, Esq, Applicant's Attorney (benjamin.nadell@saul.com)
Jeffrey L. Morris, P.E, Applicant's Engineer (jmorris@boswellengineering.com)
Allison Coffin, PP, AICP, Applicant's Planner (alli.coffin@gmail.com)

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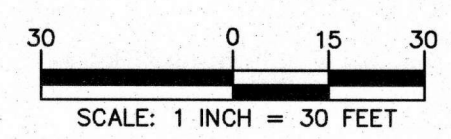
LEGEND OF SYMBOLS & ABBREVIATIONS			
	HYDRANT		STORM DRAIN
	STREET LIGHT		SANITARY LINE
	AREA LIGHT		COMBINED UTILITY LINE
	SIGNAL POLE		UNKNOWN UTILITY LINE
	POLE		GAS LINE
	GUY WIRE		WATER LINE
	ANCHOR POLE		ELECTRIC BOX
	MANHOLE		SOIL BORING
	MANHOLE (DRAINAGE)		MONITORING WELL
	MANHOLE (SANITARY SEWER)		TEST PIT
	MANHOLE (ELECTRIC)		BENCHMARK
	MANHOLE (NATURAL GAS)		ROOF DRAIN
	MANHOLE (TELEPHONE)		SPOT ELEVATION
	MANHOLE (FORCE MAIN)		CONCRETE
	MANHOLE (UNKNOWN UTILITY)		DETECTABLE PAD
	WATER VALVE		DROP CURB
	GAS VALVE		BROKEN WHITE STRIPE
	SHRUB		SINGLE YELLOW STRIPE
	CATCH BASIN		DOUBLE YELLOW STRIPE
	NO VISIBLE PIPE		SINGLE WHITE STRIPE
	TREE		REINFORCED CONCRETE PIPE
	SIGN		DUCTILE IRON PIPE
			CORRUGATED METAL PIPE
			NO VISIBLE PIPE
			CLEAN OUT
			EDGE OF PAVEMENT
			LANDSCAPED AREA
			SURVEY BEARING & DISTANCE
			DEED BEARING & DISTANCE
			CONTOUR LINE

- NOTES:
- THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - MAP ENTITLED "MINOR SUBDIVISION FOR JOHN & JENNIE ROMEO, BETWEEN CENTRAL AVE. & SOUTH PEARL ST., RED BANK, N.J.", PREPARED BY HELM ENGINEERING ASSOCIATES, DATED JANUARY 29, 1958, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 10, 1958 AS CASE NO. 64-24.
 - MAP ENTITLED "MINOR SUBDIVISION MAP OF LANDS OF MONMOUTH LUMBER COMPANY, BLOCK 97 LOT 30, CENTRAL AVE., BOROUGH OF RED BANK, NEW JERSEY", PREPARED BY HELM ENGINEERING ASSOCIATES, DATED SEPTEMBER 22, 1965, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 17, 1966 AS CASE NO. 82-18.
 - MAP ENTITLED "FINAL PLAT, SUBDIVISION OF PROPERTY OWNED BY JERSEY CENTRAL POWER & LIGHT CO., BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY WILLIAM H. TAYLOR, DATED SEPTEMBER 20, 1977, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON NOVEMBER 14, 1977 AS CASE NO. 148-32.
 - MAP ENTITLED "FINAL PLAT OF MAJOR SUBDIVISION LOT 32, BLOCK 97, SHEET 25, TAX MAP OF RED BANK, BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY S & M LAND SURVEY AND ENG. GRP., DATED NOVEMBER 19, 1977, AND FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON APRIL 3, 1978 AS CASE NO. 151-24.
 - RIGHT-OF-WAY AND TRACK MAP, THE NEW JERSEY SOUTHERN RAILWAY COMPANY, OPERATED BY THE CENTRAL RAILROAD CO. OF NEW JERSEY, NEW JERSEY SOUTHERN DIVISION, STATION 355+05 TO STATION 416+53, V14-NJ/77, DATED JUNE 30, 1916.
 - THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
 - THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - STREET NAMES, BLOCK AND LOT NUMBERS ARE SHOWN IN ACCORDANCE WITH THE BOROUGH OF RED BANK TAX MAPS.
 - TOPOGRAPHIC AND PLANNETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING FEBRUARY AND MARCH 2024.
 - PER THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY: BOROUGH OF RED BANK, NUMBER: 340321, PANEL:0179 SUFFIX:F, PANEL 179 OF 457, MAP NUMBER 3402500179F, EFFECTIVE DATE:SEPTEMBER 25, 2009." THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
 - WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
 - THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.
 - NO EVIDENCE OF DRILLING, WELLS OR ANY OTHER EQUIPMENT RELATED TO OIL OR MINERAL EXTRACTION WAS OBSERVED IN THE COURSE OF CONDUCTING THIS SURVEY. SURVEYOR IS NOT QUALIFIED TO IDENTIFY MINERAL OR OIL EXTRACTION OR PRODUCTION EQUIPMENT AND THEREFORE THIS STATEMENT SHOULD NOT BE CONSTRUED TO INDICATE A DEFINITIVE LACK OF SUCH EQUIPMENT OR ACTIVITY ON SITE.
 - CORNER MARKERS WERE SET AS SHOWN ON 5 APRIL, 2024.

Date	Description	No.
REVISIONS		
1. I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NJAC 13:40-5.1 "Preparation of Land Surveys", and to the best of my professional knowledge, information and belief, and in my professional opinion, accurately represents the conditions found on the date of the field survey at the subject property."		
SIGNATURE DAVID AVERY DATE SIGNED 4/8/24		
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GS03964600		

BOUNDARY AND TOPOGRAPHIC SURVEY - RED BANK SUBSTATION

Project No.	Drawing No.
100899301	VT601
Date	8 APRIL, 2024
Drawn By	UG
Checked By	DRA
Sheet 1 of 1	





Borough of Red Bank

90 Monmouth Street
Red Bank, NJ 07701

Shawna S. Ebanks, PP, AICP
Director Community Development

732-530-2752
sebanks@redbanknj.org

Borough of Red Bank

90 Monmouth Street 3rd Floor, Red Bank, NJ

Reference Number: 23-15454

Date Entered: 10/31/2023 10:00:00 PM

Applicant Name:

Address: 196 BROAD ST Block: 103 Lot: 14 Zone: PO

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

Application is in need of minor subdivision approval and bulk variances relief from the Planning Board.

Please contact the Planning and Zoning Department regarding submission requirements, noticing and scheduling for the Planning Board agenda.
732-858-8353

You have 45 days to appeal this denial.

For the Historic Preservation Commission Application, click [HERE](#).

The required applications for seeking a variance are available on the website or the planning board secretary at borough hall.

Sincerely,

Shawna Ebanks
Zoning Officer

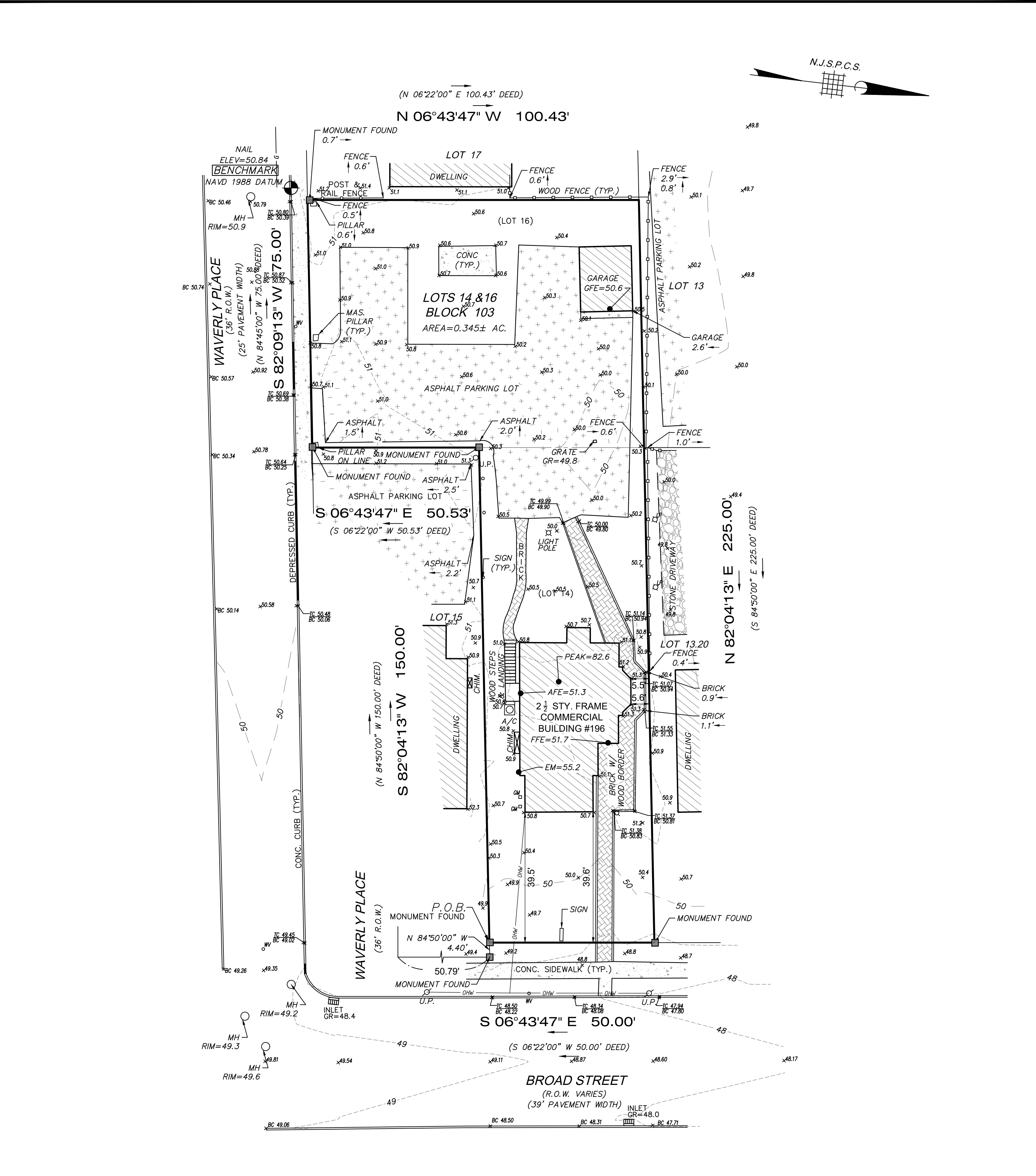


Borough of Red Bank

90 Monmouth Street
Red Bank, NJ 07701

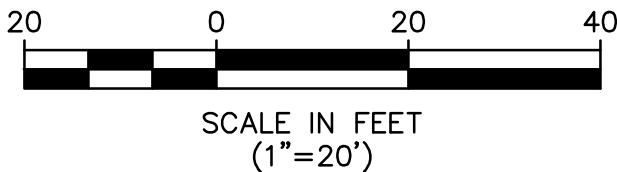
Shawna S. Ebanks, PP, AICP
Director Community Development

732-530-2752
sebanks@redbanknj.org



NOTES:
VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK
PREPARED FOR: 196 BROAD, LLC.
IMPORTANT NOTES, PLEASE REVIEW:
• I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 3-29-24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
• THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
• OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
• THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
• BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
• PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))
• UNDERGROUND UTILITY LINES SHOWN HEREON BASED UPON A MARKUP DONE BY OTHERS

- LEGEND**
- CO CLEANOUT
 - GM GAS METER
 - GV GAS VALVE
 - MW MONITORING WELL
 - LP LIGHT POLE
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - ICV IRRIGATION CONTROL VALVE



CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 14 & 16 BLOCK 103

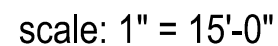
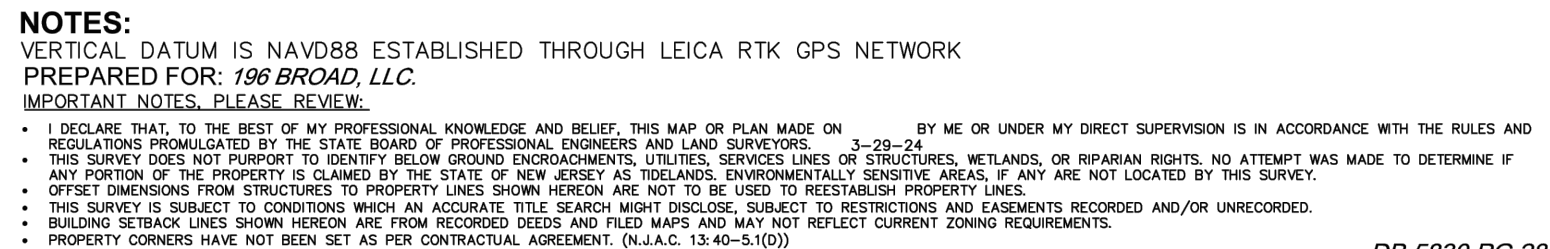
BOROUGH OF RED BANK

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=20'	Drawn By: LJS	Date: 3-29-24	JOB #: 23-08130b	CAD File #: 23-08130bLJS	Sheet #: 1 of 1
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David J. VonSteenburg

DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500



NOTE 1: LIST OF AREAS, BUILDING COVERAGE CALCULATIONS _____ 1,950 SF

A. PROPOSED PRINCIPAL BUILDING _____ 1,950 SF

NOTE 2: LIST OF AREAS, HABITABLE FLOOR AREA CALCULATIONS _____

B. PROPOSED 1ST FLOOR HABITABLE AREA _____ 1,950 SF

C. PROPOSED 2ND FLOOR HABITABLE AREA _____ 1,950 SF

NOTE 3: LIST OF AREAS, IMPERVIOUS CALCULATIONS _____

D. PROPOSED DRIVEWAY EASEMENT TO PROVIDE ACCESS FOR LOT 14 _____ 2,240 SF

E. PROPOSED ASPHALT DRIVEWAY (LEFT SIDE) _____ 820 SF

NOTE 1: LIST OF AREAS, BUILDING COVERAGE CALCULATIONS

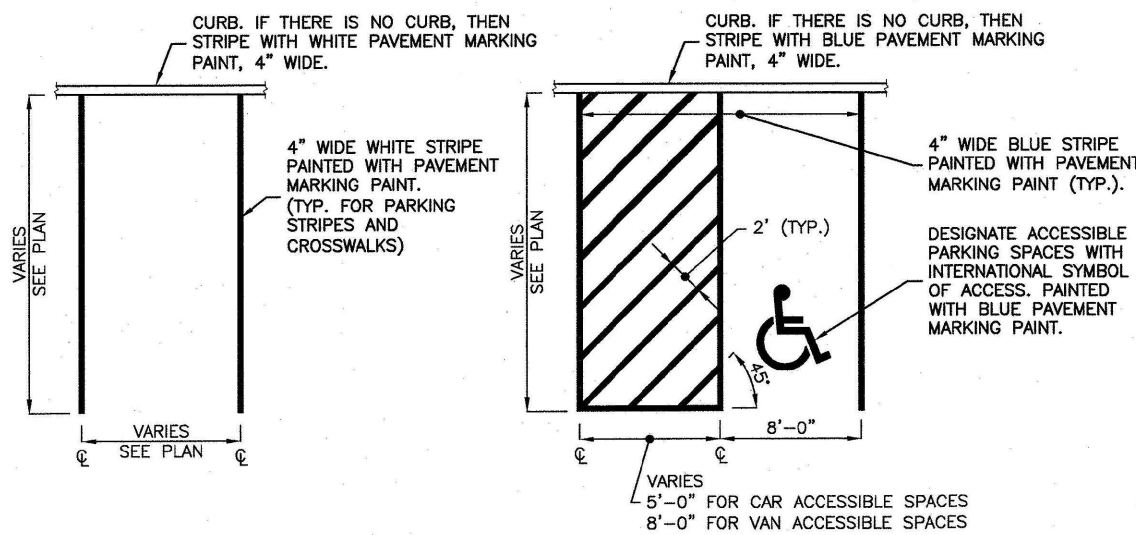
A. EXISTING PRINCIPAL BUILDING	1,444 SF
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NOTE 2: LIST OF AREAS, IMPERVIOUS CALCULATIONS

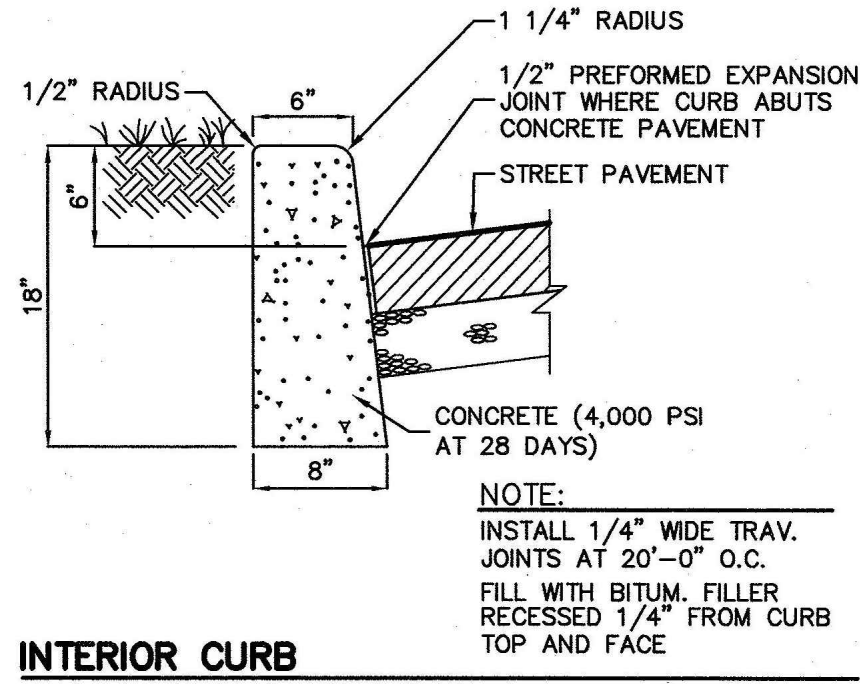
B. EXISTING BRICK WALKWAY	1,010 SF
C. EXISTING ASPHALT DRIVEWAY (TO BE REMOVED)	5,030 SF
D. MODIFIED REDUCED EXISTING BRICK WALKWAY	626 SF
E. PROPOSED BRICK WALKWAY	245 SF
F. PROPOSED ASPHALT DRIVEWAY	1,450 SF

The logo for thinkDESIGN ARCHITECTURE is a circular emblem. The words "thinkDESIGN" are written in a bold, sans-serif font along the top arc, and "ARCHITECTURE" is written along the bottom arc. The center of the circle is empty.

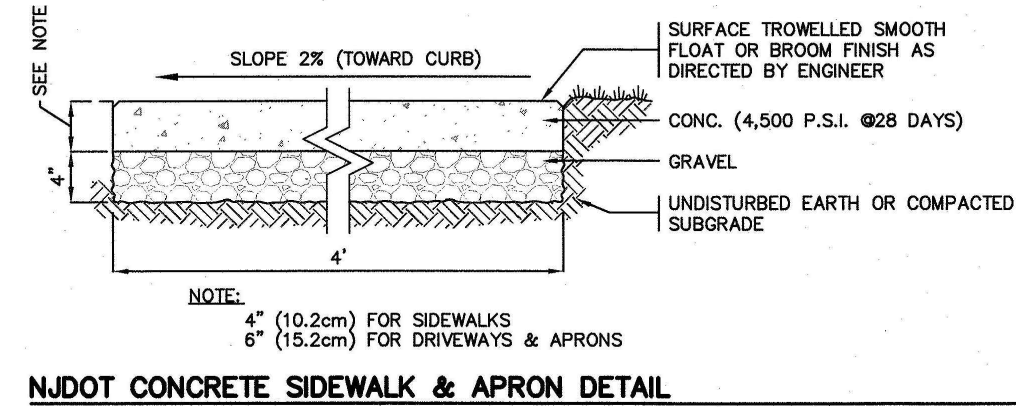
TYPICAL SITE DEVELOPMENT DETAILS AND NOTES



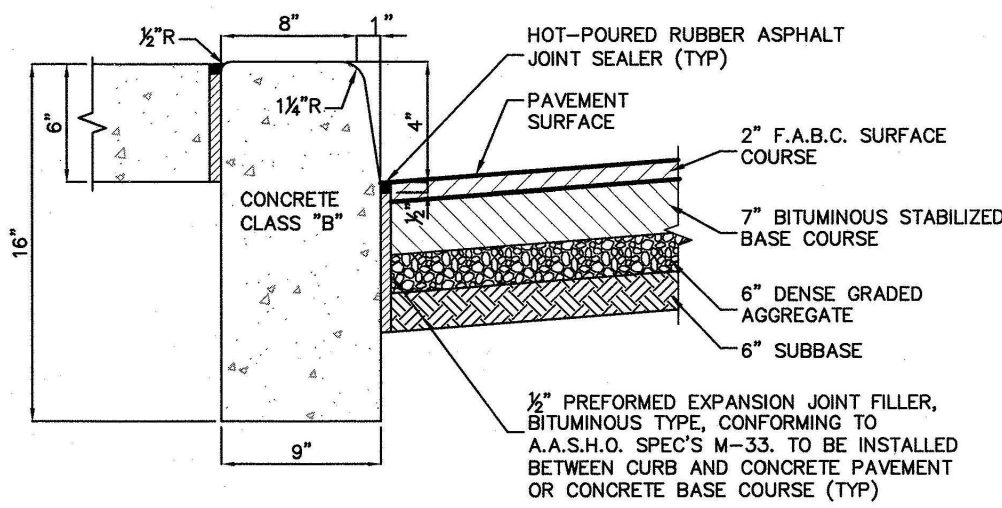
1 PARKING SPACE STRIPING DETAILS



5 NJDOT CONCRETE INTERIOR CURB DETAIL



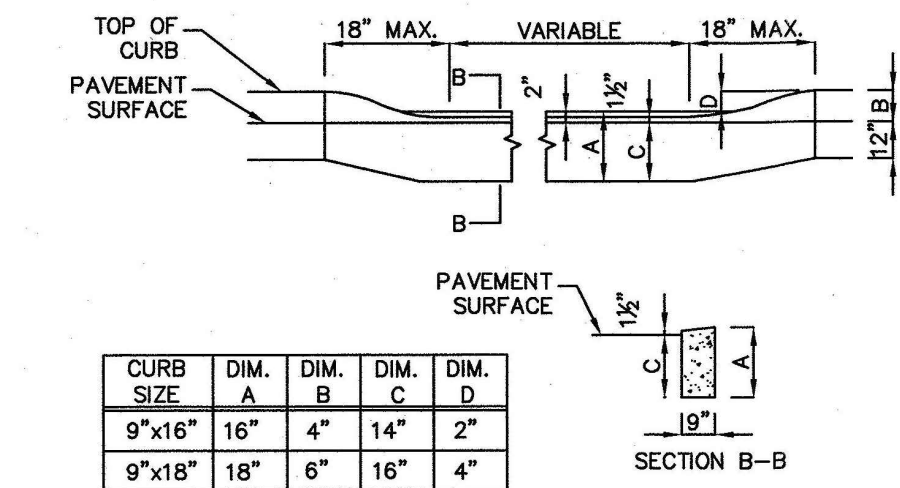
2 NJDOT CONCRETE SIDEWALK AND APRON DETAIL



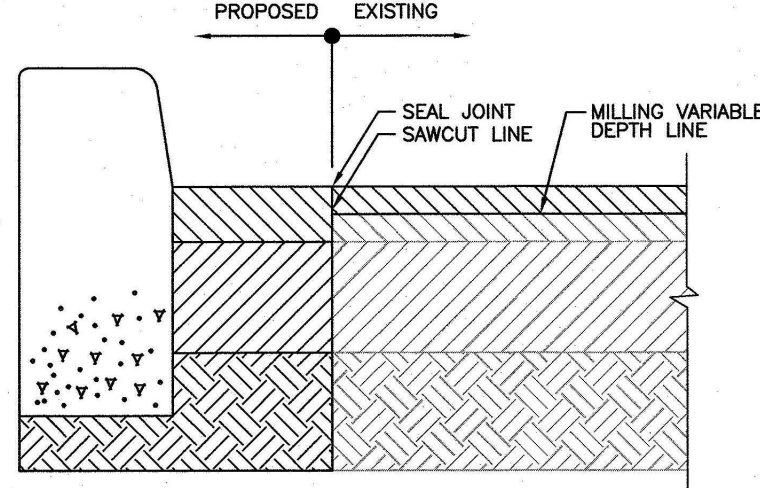
6 NJDOT CONCRETE CURB AND PAVEMENT DETAIL

1. All soil erosion and sediment control practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey (NJ Standards), and will be installed in proper sequence and maintained until permanent stabilization is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding and mulching. If the season prohibits temporary seeding, the disturbed area will be mulched with unratted straw at a rate of 2 tons per acre anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch binder).
3. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2 tons per acre, according to the NJ Standards.
4. Stabilization Specifications:
- A. Temporary Seeding and Mulching:
- Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicated otherwise) worked into the soil a minimum of 4".
 - Seed - Perennial Ryegrass 100 lbs./acre (2.3 lbs./1,000 sf) or other approved seeds; plant between March 1 and May 15 or between August 15 and October 1.
 - Mulch - Unratted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch binder).
- B. Permanent Seeding and Mulching:
- Topsoil - Uniform application to a depth of 5" (unsettled).
 - Ground Limestone - Applied uniformly according to soil test recommendations.
 - Fertilizer - Apply 11 lbs./1,000 sf of 10-20-10 or equivalent with 50% water insoluble nitrogen (unless a soil test indicated otherwise) worked into the soil a minimum of 4".
 - Seed - Turf type tall fescue (blend of 3 cultivars) 350 lbs./acre (8 lbs./1,000 sf) or other approved seeds; plant between March 1 and October 1 (summer seedings require irrigation).
 - Mulch - Unratted straw or hay at a rate of 70 to 90 lbs./1,000 sf applied to achieve 95% soil surface coverage. Mulch shall be anchored by approved methods (i.e., peg and twine, mulch netting, or liquid mulch binder).
5. The site shall at all times be graded and maintained such that all stormwater run-off is diverted to soil erosion and sediment control facilities.
6. Soil erosion and sediment control measures will be inspected and maintained on a regular basis, including after every storm event.
7. Stockpiles are not to be located within 50' of a floodplain, slope, roadway or drainage facility. The base of all stockpiles shall be contained by a haybale sediment barrier or silt fence.
8. A crushed stone, vehicle wheel-cleaning blanket will be installed wherever a construction access road intersects any paved roadway. Said blanket will be composed of 1"-2" crushed stone, 6" thick, will be at least 30' x 100' and should be underlain with a suitable synthetic sediment filter fabric and maintained.
9. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the District.
10. Driveways must be stabilized with 1"-2" 1/2" crushed stone or subbase prior to individual lot construction.
11. All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public right-of-ways, will be removed immediately. Paved roadways must be kept clean at all times.
12. Catch basin inlets will be protected with an inlet filter designed in accordance with Section 28-1 of the NJ Standards.
13. Storm drainage outlets will be stabilized, as required, before the discharge points become operational.
14. Dewatering operations must discharge directly into a sediment control bag or other approved filter in accordance with Section 14-1 of the NJ Standards.
15. Dust shall be controlled via the application of water, calcium chloride or other approved method in accordance with Section 16-1 of the NJ Standards.
16. Trees to remain after construction are to be protected with a suitable fence installed at the drip line or beyond in accordance with Section 9-1 of the NJ Standards.
17. The project owner shall be responsible for any erosion or sedimentation that may occur below stormwater outfalls or off-site as a result of construction of the project.
18. Any revision to the certified Soil Erosion and Sediment Control Plan must be submitted to the District for review and approval prior to implementation in the field.
19. A copy of the certified Soil Erosion and Sediment Control Plan must be available at the project site throughout construction.

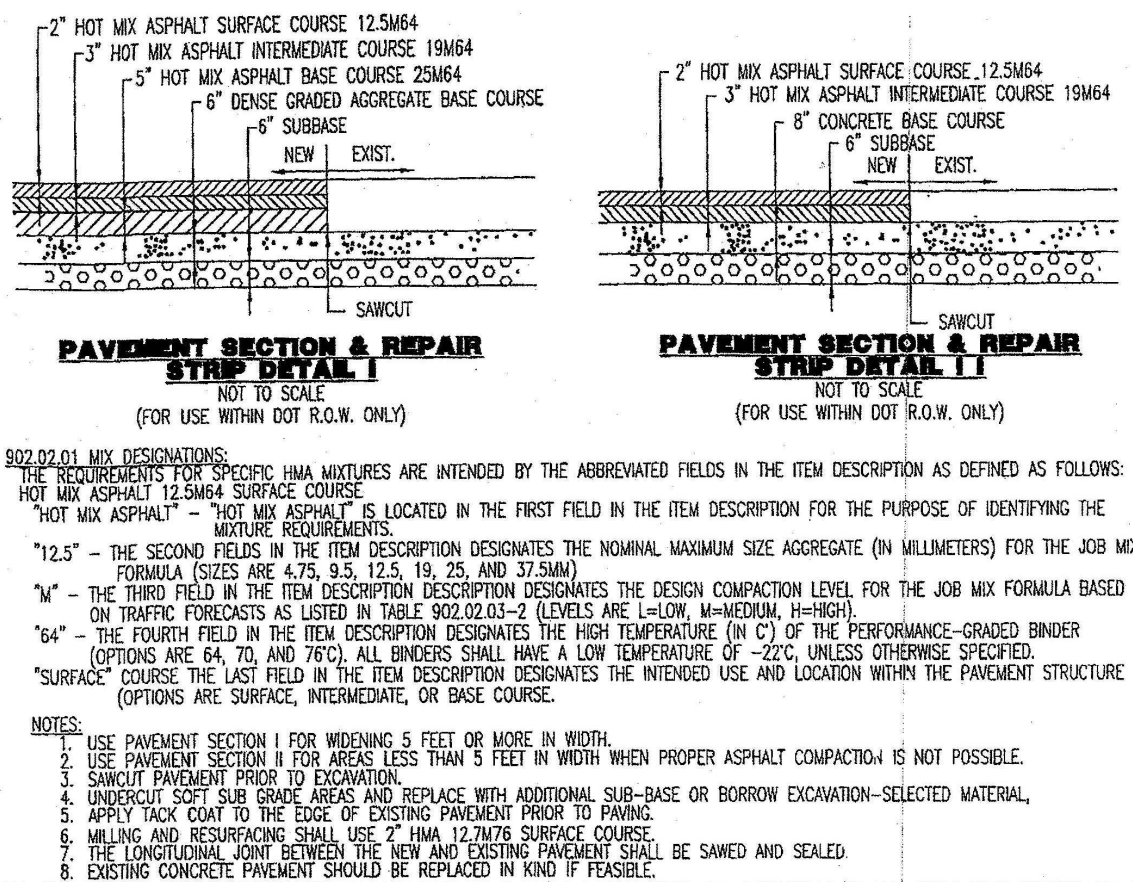
9 SOIL EROSION AND SEDIMENT CONTROL NOTES



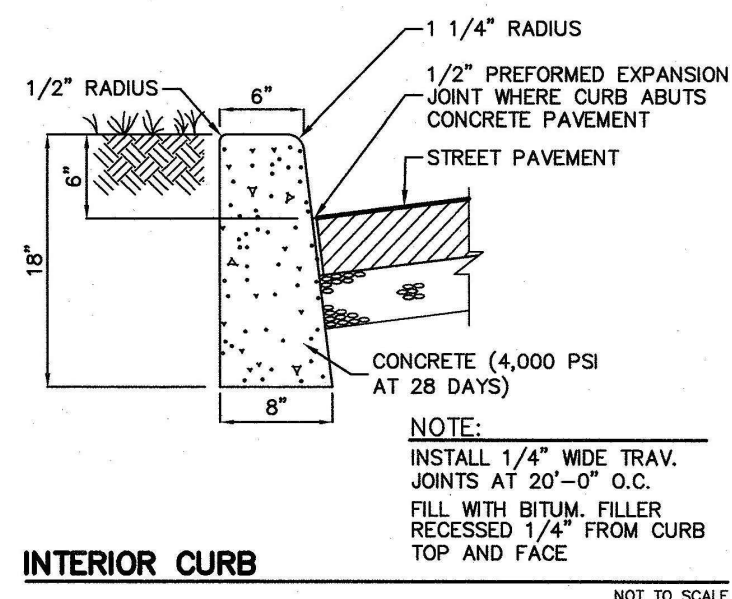
3 NJDOT DEPRESSED CURB AT DRIVEWAY DETAIL



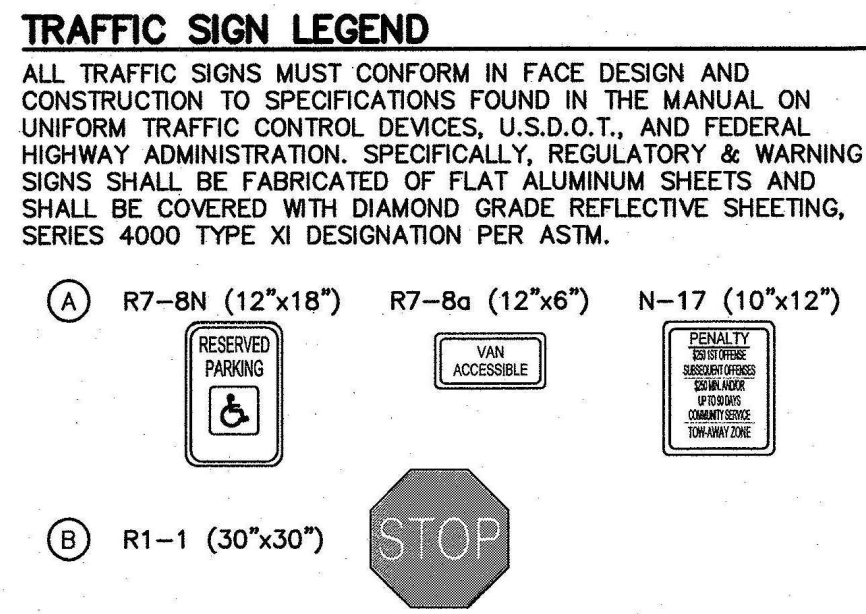
7 NJDOT PAVEMENT SAWCUT DETAIL



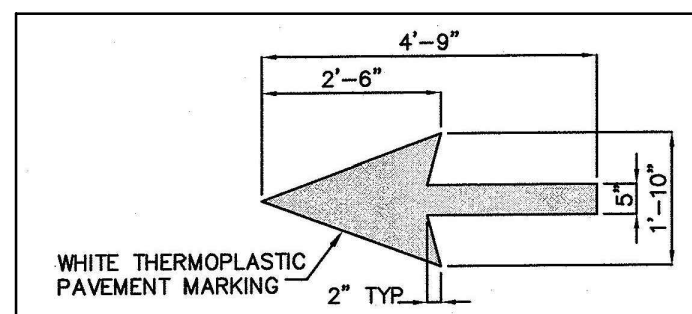
10 NJDOT PAVEMENT SECTION & REPAIR STRIP DETAIL



4 NJDOT INTERIOR CONCRETE CURB DETAIL



8 TRAFFIC AND PARKING SIGN LEGEND



11 TRAFFIC ARROW PAVEMENT MARKING

196 BROAD, LLC

thinkDESIGN

ARCHITECTURE

103 MAPLE AVENUE, RED BANK, NJ 07701
(P) 718.987.3729 www.thinkDESIGNarch.com

Client:

Application #

Scale:

Project Description:

PROPOSED SUBDIVISION

Project Location:

196 BROAD STREET
RED BANK, NEW JERSEY

Drawing Title:

SITE PLAN, ZONING ANALYSIS

Job No.:

F23155

Drawn by:

EBB

Date:

12/01/2023

Checked by:

FM3

Drawing No.:

SUBD-101.00

Page No.:

2 of 3

Rev.:

06-20-24

Date:

06-20-24

Description:

REVISED AS PER TOWNSHIP COMMENTS

1.0 SELECTION AND HANDLING OF PLANT MATERIAL

- PLANTS WITH UNDERSIZED OR BROKEN ROOT BALLS, EXCESSIVE CURLING AND/OR GIRDLING OF ROOTS, INJURY FROM ROUGH TREATMENT, OR DROUGHT STRESS WILL BE REJECTED.
- PLEASE NOTE:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GUARANTEE THAT THE ROOT BALLS ARE PROPERLY SIZED. PLEASE BE AWARE THAT FOR PROPER SIZING, EXCESS ALIEN SOIL SHALL BE REMOVED PRIOR TO DIGGING. SEE DIAGRAM 1.2.
- ROOT BALLS SHALL BE KEPT MOIST AT ALL TIMES.
- PLANTS SHALL BE COVERED DURING TRANSPORT TO PREVENT DESICCATION FROM WIND. IN WARM WEATHER PLANTS SHALL BE COVERED JUST PRIOR TO TRAVEL AND UNCOVERED IMMEDIATELY UPON REACHING DESTINATION TO AVOID HEAT BUILD UP UNDER THE TARP. PLANT MATERIAL SHALL NOT BE LEFT IN DIRECT SUNLIGHT OR ON HIGH HEAT ABSORPTION MATERIALS, SUCH AS BUT NOT LIMITED TO, ASPHALT AND/OR METAL TRUCK BEDS TO PREVENT THE MILTING OF MATERIAL.
- TREES SHALL BE MOVED BY THEIR ROOT BALL NOT THEIR TRUNK. TREES LARGER THAN 6" SHALL BE MOVED WITH PROPER STRAPPING SECURING ROOT BALL TO EQUIPMENT. LEAVE STRAPPING THROUGH THE LACING, NOT AROUND THE TRUNK. TREE TRUNK SHALL BE PROTECTED AT ALL TIME FROM COMPRESSION AND SEARING.
- IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN:
 - PLACE IN PARTIAL SHADE WHEN POSSIBLE.
 - COVER ROOT BALL WITH MOISTENED MULCH OR AGED WOODCHIPS.
 - SUPPLY PROPER IRRIGATION AS NOT TO ALLOW THE ROOT BALL TO DRY OUT.
 - UNITE PLANT MATERIAL AND ALLOW PROPER SPACING OF PLANTS FOR AIR CIRCULATION TO PREVENT DISEASE, MILTING, LEAF LOSS AND GENERAL HEALTH OF PLANTS.

1.1 STANDARD ROOT BALL SIZES FOR NURSERY-GROWN SHADE TREES

DECIDUOUS TREES

CALIPER* (IN)	HEIGHT RANGE	MAX. HEIGHT	MIN. BALL DIA. (IN)	MIN. BALL DEPTH (IN)
1/2"	5'-6'	8'	12"	4"
3/4"	6'-8'	10'	14"	10 1/2"
1"	8'-10'	11'	16"	12"
1 1/4"	10'-12'	12'	18"	13 1/2"
1 1/2"	12'-14'	14'	20"	13 1/2"
1 3/4"	14'-16'	16'	22"	14 1/2"
2"	16'-18'	18'	24"	16"
2 1/2"	18'-20'	20'	26"	16 1/2"
3"	20'-22'	22'	28"	18 1/2"
3 1/2"	22'-24'	24'	30"	18 1/2"
4"	24'-26'	26'	32"	20"
4 1/2"	26'-28'	28'	34"	20"
5"	28'-30'	30'	36"	22 1/2"

MULTI-STEM TREES

HEIGHT	MIN. BALL DIA. (IN)	MIN. BALL DEPTH (IN)
4'	14"	12 1/2"
5'	16"	12"
6'	18"	13 1/2"
7'	20"	15 1/2"
8'	22"	14 1/2"
10'	24"	16"
12'	26"	18 1/2"
14'	28"	21 1/2"
16'	30"	23 1/2"
18'	32"	25 1/2"
20'	34"	27 1/2"

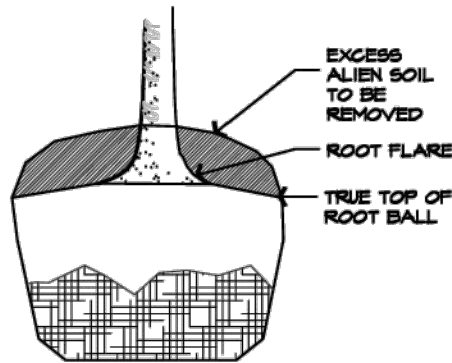
CONIFEROUS TREES

HEIGHT	MIN. BALL DIA. (IN)	MIN. BALL DEPTH (IN)
4'	16"	12"
5'	20"	13 1/2"
6'	22"	14 1/2"
7'	24"	16"
8'	27"	16 1/2"
10'	34"	21 1/2"
12'	38"	25 1/2"
14'	42"	28"
16'	46"	32"
18'	50"	35 1/2"

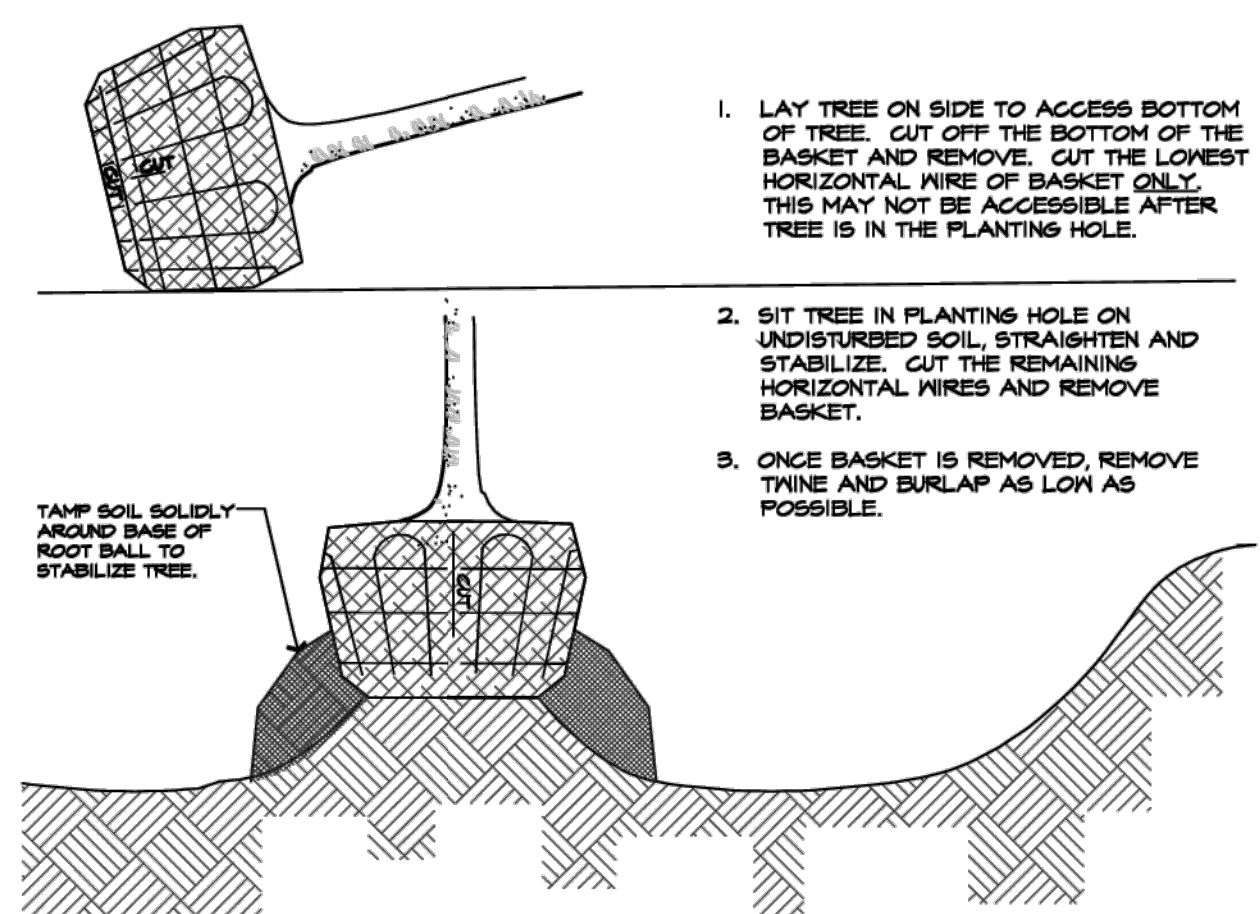
- SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, FOR COMPLETE LIST OF NURSERY STANDARDS FOR OTHER TYPES AND SIZES OF TREES AND SHRUBS.
- UP TO AND INCLUDING THE 4-IN. CALIPER SIZE, THE CALIPER MEASUREMENT INDICATES THE DIAMETER OF THE TRUNK 6 IN. ABOVE GROUND LEVEL. FOR LARGER SIZES, THE CALIPER MEASUREMENT IS TAKEN 12 IN. ABOVE GROUND LEVEL.

1.2 TREE ROOT FLARE DIAGRAM

- PRIOR TO DIGGING TREE AT NURSERY LOCATE THE ROOT FLARE. THIS WILL ALLOW FOR PROPER ROOT BALL SIZING BEFORE DIGGING.
- PRIOR TO PLANTING, VERIFY THE TOP ELEVATION OF THE TRUE ROOT BALL BY REMOVING BURLAP. IF ALIEN SOIL IS PRESENT REMOVE UNTIL THE ROOT FLARE IS EXPOSED.
- AT THIS TIME ANY GIRDLING OR CIRCLING ROOTS SHOULD BE REMOVED. EXCESSIVE GIRDLING OR CIRCLING ROOTS WILL CAUSE THE TREE TO BE REJECTED.
- ONCE SOIL IS REMOVED RETIE DRUM LACING. IF BASKET IS PRESENT, RETIE TO BASKET.
- IF TO MUCH SOIL IS REMOVED IN THE FIELD THE ROOT BALL IS EFFECTIVELY UNDERSIZED AND WILL BE REJECTED.



1.3 REMOVAL OF WIRE BASKETS (if present)



- LAY TREE ON SIDE TO ACCESS BOTTOM OF TREE. CUT OFF THE BOTTOM OF THE BASKET AND REMOVE. CUT THE LOWEST HORIZONTAL WIRE OF BASKET ONLY. THIS MAY NOT BE ACCESSIBLE AFTER TREE IS IN THE PLANTING HOLE.
- SIT TREE IN PLANTING HOLE ON UNDISTURBED SOIL. STRAIGHTEN AND STABILIZE. CUT THE REMAINING HORIZONTAL WIRES AND REMOVE BASKET.
- ONCE BASKET IS REMOVED, REMOVE TWINE AND BURLAP AS LOW AS POSSIBLE.

1.4 GENERAL RANGE OF SOIL MODIFICATIONS AND VOLUMES FOR VARIOUS SOIL CONDITIONS

POST CONSTRUCTION SOIL CONDITION	MIN. WIDTH PREPARED SOIL FOR TREES (X)	TYPE OF PREPARATION
GOOD SOIL, NOT PREVIOUSLY GRADED OR COMPACTED, TOPSOIL LAYER INTACT	6 FT. OR TWICE THE WIDTH OF THE ROOT BALL, WHICHEVER IS GREATER	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON PLANTING DETAILS.
COMPACTED SOIL (NOT PREVIOUSLY GRADED, TOPSOIL LAYER DISTURBED BUT NOT ELIMINATED)	15 FT.	LOOSEN THE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN ON PLANTING DETAILS, ADD COMPOSTED ORGANIC MATTER TO BRING THE CONTENT UP TO 5% DRY WEIGHT.
GRADED SUBSOILS AND GLEAN FILLS WITH CLAY CONTENT BETWEEN 5 AND 55 %	20 FT.	MINIMUM TREATMENT: LOOSEN EXISTING SOILS TO WIDTHS AND DEPTHS SHOWN, ADD COMPOSTED ORGANIC MATTER TO BRING ORGANIC CONTENT UP TO 5% DRY WEIGHT. OPTIMUM TREATMENT: REMOVE TOP 6 TO 10 IN. OF THE EXISTING MATERIAL, LOOSEN EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN IN THE PLANTING DETAILS, ADD 6 TO 10 IN. OF LOAN TOPSOIL.
POOR QUALITY FILLS, HEAVY CLAY SOILS, SOILS CONTAMINATED WITH RUBBLE OR TOXIC MATERIAL	20 FT.	REMOVE EXISTING SOILS TO THE WIDTHS AND DEPTHS SHOWN, REPLACE WITH LOAN AND TOPSOIL.

1.4 SOIL MODIFICATIONS cont.

- THE QUALITY OF SOIL AVAILABLE FOR PLANTING VARIES WIDELY FROM SITE TO SITE, ESPECIALLY AFTER CONSTRUCTION ACTIVITY HAS OCCURRED. THE NATURE OF CONSTRUCTION RESULTS IN COMPACTION, FILLING, CONTAMINATION, AND GRADING OF THE ORIGINAL SOIL. A SITE RARELY MAKING IT USELESS FOR PLANTING. PREVIOUS HUMAN ACTIVITY AT A SITE CAN ALSO AFFECT THE ABILITY OF THE SOIL TO SUPPORT PLANTS.
- WHENEVER POSSIBLE THE SOIL IMPROVEMENT AREA SHOULD BE CONNECTED FROM TREE TO TREE.
- ALWAYS TEST SOIL FOR PH, NUTRIENT LEVELS, AND TEXTURAL CLASS AND ADJUST THESE AS REQUIRED. SUBMIT TEST RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING ALONG WITH SOIL IMPROVEMENT SUGGESTIONS. SOIL TESTS CAN BE ACQUIRED FROM YOUR LOCAL COUNTY AGRICULTURAL EXTENSION OR AT BUTTERS COOPERATIVE EXTENSION 152-1524-4245.
- LOOSEN SOIL WITH A BACK HOE OR OTHER LARGE COARSE-TILING EQUIPMENT WHEN POSSIBLE. THIS SHOULD NOT BE PERFORMED WHEN SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER AREA IS LOOSEN IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT NEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- PLANT BED/TREE PIT DRAINAGE: LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO INSTALLATION OF PLANTS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO PLANTING.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
 - MYCOR® TREE SAVER®** IS A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS. DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8-INCHES (20-CM), AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8-INCHES (20-CM) INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION. COMPATIBILITY: SPECIES: MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE. USE OF TREE SAVERS WITH THESE SPECIES WILL NOT HARM THEM. SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 5 TO 6. FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON YOUR INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION. OTHER PESTICIDES, HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
 - HEALTHY START MACRO TABS 12-8-5** FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-5 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT. MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUGCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

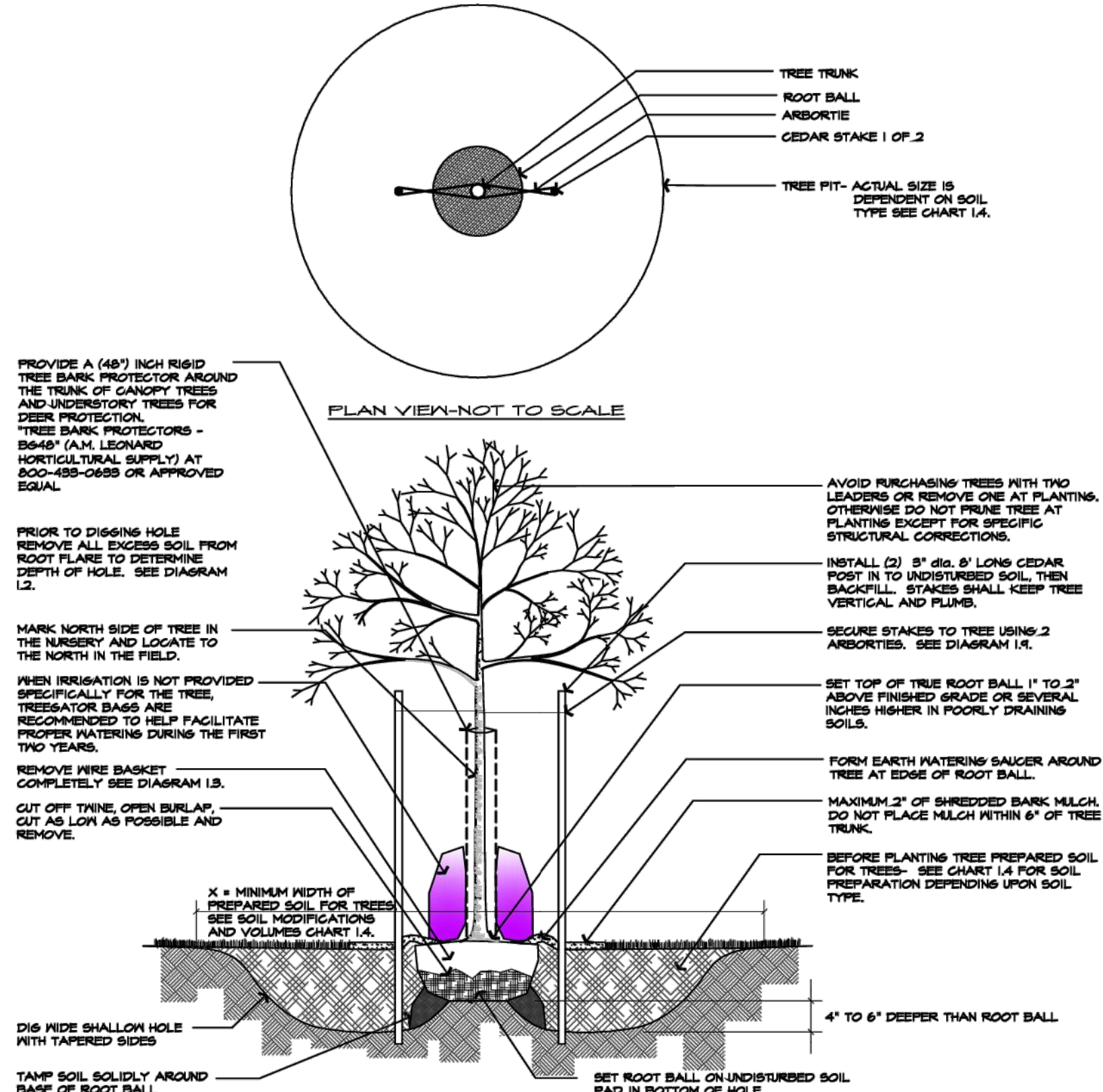
Plant Health Care, Inc., 440 William Pitt Way, Pittsburgh, PA 15226, Tel: (800) 421-4081, Fax: (412) 826-3445, www.planthealthcare.com

1.5 BARE ROOT TREE PLANTINGS

- SUBMERSE ROOTS IN ROOT DIP GEL- BARE ROOT PLANTING AID WITH MYCORRHIZAE or approved equal DIRECTIONS: EMPTY THE CONTENTS OF THIS PACKAGE IN FOUR GALLONS OF WATER. LET MIX STAND FOR TEN MINUTES, STIRRING OCCASIONALLY. THE PRODUCT WILL FORM A SLURRY OR THICK MIXTURE, SO THE ACTIVE INGREDIENTS WILL ADHERE TO THE ROOTS. DIP EACH PLANT FOR ABOUT 5 SECONDS, PLANT IMMEDIATELY. THERE IS NO HARM IN LEAVING THE PLANT IN THE MIX, BUT NO ADVANTAGE. FOUR GALLONS OF MIX WILL TREAT 100-500 PLANTS. THE NUMBER OF PLANTS DEPENDS ON ROOT MASS AND HOW MUCH OF THE MIXTURE THE ROOTS OF YOUR PLANTS ABSORB. THE END AND ECTOMYCORRHIZA WILL BE USEFUL ON ALMOST ALL PLANTS. THE MAJOR EXCEPTIONS ARE RHODODENDRONS AND AZALEAS BUT THE ROOTS28 BIOTIMULANT AND THE WATER HOLDING GEL WILL STILL BE BENEFICIAL.
- CUT OFF ALL BROKEN ROOTS.
- MAKE FRESH CUTS AT ENDS OF ROOTS.
- DIG PLANT HOLES AT LEAST 3 X THE WIDTH AND DEPTH OF THE ROOT MASS.
- PLANT ROOT FLARE AT GRADE OR GRAFT JUST ABOVE GRADE.
- BACK FILL ALL HOLES WITH PLANTING MIX APPROVED BY LANDSCAPE ARCHITECT.

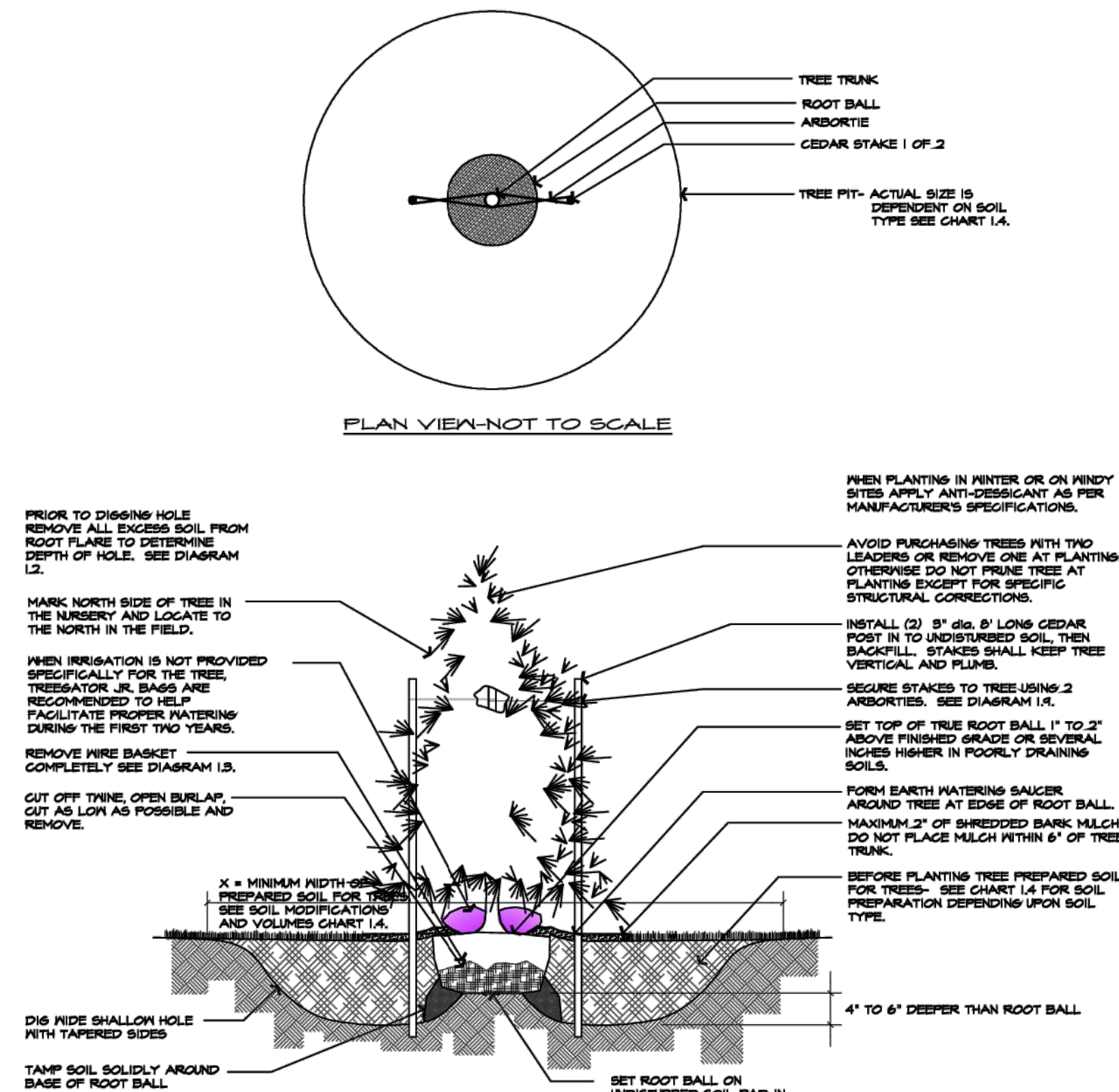
1.6 DECIDUOUS TREE PLANTING DETAIL

- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO GROWING SEASONS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, TREESATOR JR. BAGS ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS. REMOVE WIRE BASKET COMPLETELY SEE DIAGRAM 1.3. CUT OFF TWINE OPEN BURLAP CUT AS LOW AS POSSIBLE AND REMOVE. FORM EARTH WATERING SAUGER AROUND TREE AT EDGE OF ROOT BALL. MAXIMUM 2" OF SHREDDED BARK MULCH. DO NOT PLACE MULCH WITHIN 6" OF TREE TRUNK. BEFORE PLANTING TREE PREPARED SOIL FOR TREES- SEE CHART 1.4 FOR SOIL PREPARATION DEPENDING UPON SOIL TYPE.



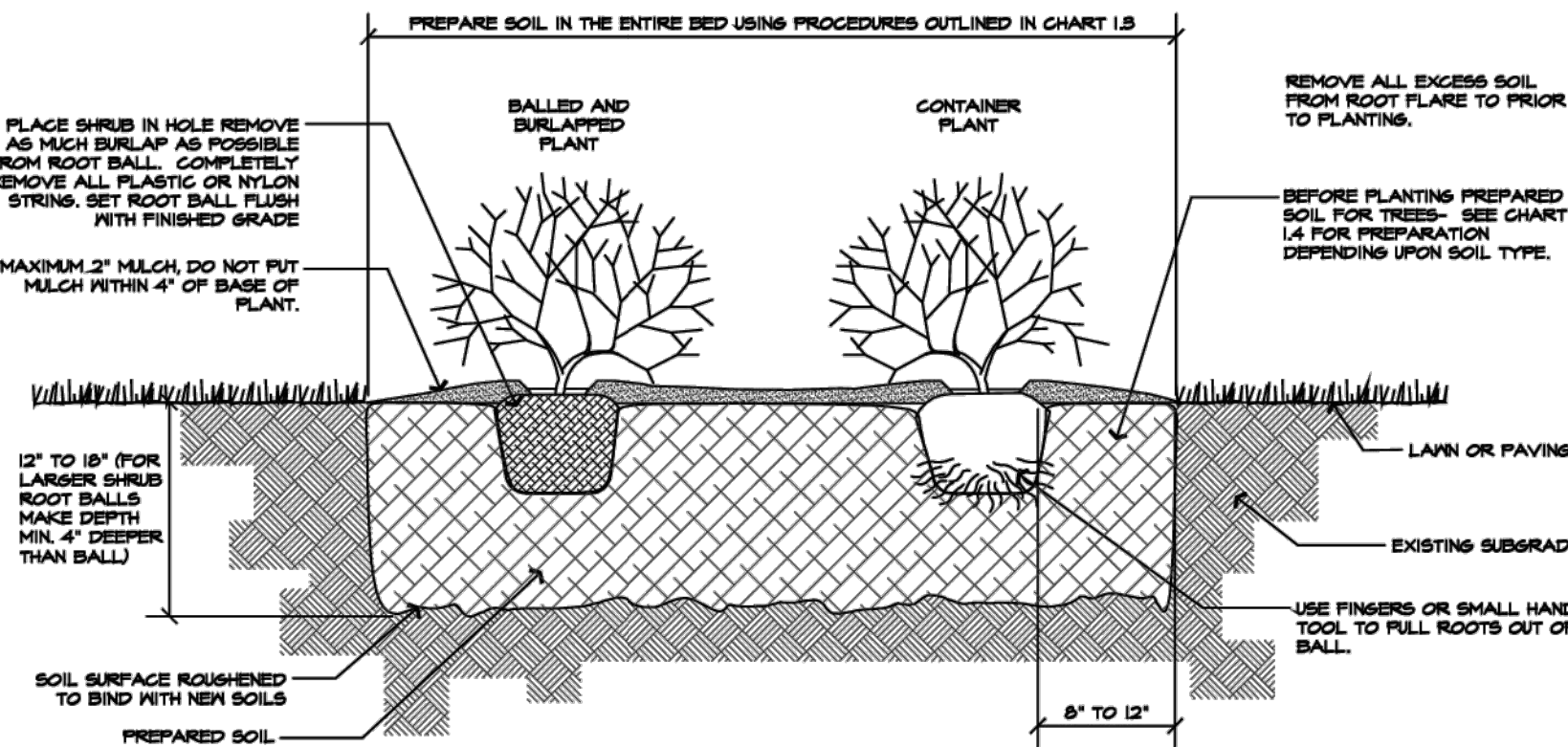
1.7 CONIFEROUS TREE PLANTING DETAIL

- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ARE ACHIEVED. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REMOVE POSSIBLE HIDING SPOTS FOR RODENTS.



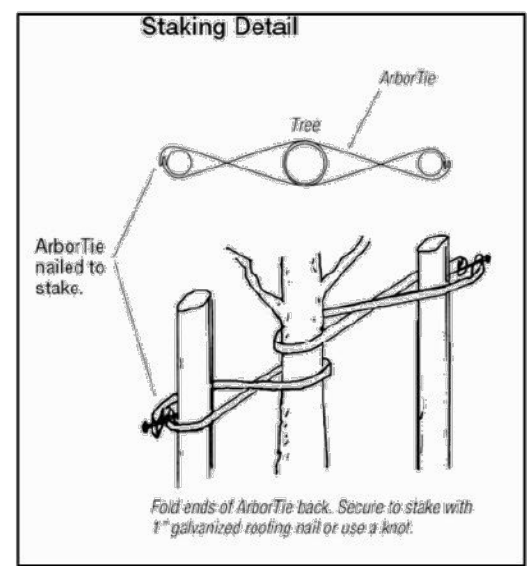
1.8 SHRUB PLANTING DETAIL

- FOR CONTAINER GROWN TREES USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT CIRCLING THE PERIMETER OF THE CONTAINER.
- INCORPORATE COMMERCIALY PREPARED MYCORRHIZAE SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
- PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
- THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.



1.9 ARBORTIE DETAIL

- LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE
- REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
- CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
- SOURCES INCLUDE:
 - GEMPLERS 1-800-382-6144 or GEMPLERS.COM
 - CSP OUTDOORS 1-800-542-6440 or CSPOUTDOORS.COM



1.10 PLANT MATERIAL GUARANTEE

- LANDSCAPE CONTRACTOR SHALL SUPPLY A TWO YEAR PLANT MATERIAL GUARANTEE.
- CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE PLANTINGS IF OWNER FAILS TO PROVIDE PROPER CARE AND WATERING DURING GUARANTEE PERIOD.
- CONTRACTOR SHALL INSTRUCT OWNER AS TO PROPER CARE OF MATERIAL.

Application #

Client

Scale

Project Description

PROPOSED SUBDIVISION

Project Location

196 BROAD STREET
RED BANK, NEW JERSEY

Drawing Title

SITE PLAN, ZONING ANALYSIS

Job No.

Drawn by:

Date:

Drawing No.:

EBB

F23155

12/01/2023

FMS

Page No.

SUBD-102.00

3 OF 3

Rev.

Date:

Description

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06-20-24

REVISED AS PER OWNER COMMENTS

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thinkDESIGN

ARCHITECTURE



RBPB-R9330

October 15, 2024

Via Email

Shawna Ebanks, Director of Community Development
Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07701

**Re: 196 Broad, LLC
Block 103, Lot 14 & 16, 196 Broad Street
Application No. #23-15454; Zone: PO & RA
Minor Subdivision & Site Plan
Second Engineering Review**

Dear Ms. Ebanks:

As requested, we have reviewed the above-referenced minor subdivision and site plan application. The applicant submitted the following documents in support of this application:

1. Proposed Minor Subdivision Site Plan prepared by thinkDesign Architecture, dated December 1, 2023, revised June 20, 2024, consisting of three (3) sheets.
2. Survey of Property prepared by David J. Von Steenburg of Morgan Engineering & Surveying, dated September 11, 2023 (incorporated into Minor Subdivision Plan referenced above).
3. Borough of Red Bank Department of Planning and Zoning Application.
4. Variance Response Letter prepared by Frank Martarella III, A.I.A., N.C.A.R.B., of thinkDesign Architecture, dated July 2, 2024.
5. **Response to First Engineering Review, prepared by Edward J. McKenna, Jr., dated October 10, 2024.**

Subject Property Description and Surrounding Area

The subject properties consist of Lot 16 and Lot 14 within the RA District and the PO District in the Borough of Red Bank. Lot 14 is a 7,500 S.F. lot which fronts on Broad Street (County Rt. 11), and Lot 16 is a 7,534 S.F. lot which fronts on Waverly Place. Lot 14 contains a two and a half story frame building, which is primarily used as a dentist office on the first floor and a residential unit on the second floor. Lot 16 contains an existing parking area and garage. Lot 16 provides driveway access for both lots. Lot 14 is solely within the PO District and Lot 16 is solely within the RA District.

The applicant is proposing a subdivision of this property as well as the construction of a two-story single-family dwelling on Lot 16. Additionally, the applicant is proposing to reconstruct the parking area to serve the existing building on Lot 14. Access to the parking area for the existing building will be accommodated through a shared parking and access easement on Lot 16. Lastly, the applicant is proposing associated site improvements including landscaping, lighting, and an electric vehicle charging station.

Based on our review of the plans and a recent site visit, we offer the following for Board consideration:



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Block 103, Lot 14 & 16, 196 Broad Street
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Near Map Aerial of Subject Property– Block 103, Lot 14 & 16 (June 2024 Imagery)



Existing Parking Lot & Building (Photo taken July 2024)





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Broad Street Frontage (Photo taken July 2024)



Existing Parking Lot (Photo taken July 2024)





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1. **Planning and Zoning**

This application requires Use “d” Variances for the following:

- 1.1 The applicant proposes the access driveway and a portion of the off-street parking for the mixed commercial/residential use of Lot 14 of the PO Professional Office District to be located within Lot 16 of the RA Residential District. As these improvements are considered accessory uses to the principal commercial use of Lot 14 in the PO District, it is of this office’s opinion that the same is a non-permitted use of Lot 16 in the RA District.

Additionally, the Borough defines “Accessory Use or Building” as:

“A subordinate use or building, the purpose of which is incidental to that of a main use or building on the same lot, except that any structure with a ground-floor area in excess of 500 square feet or a building containing living space shall never be considered an accessory building.”

As these improvements are not located within Lot 14, they cannot be considered an accessory/incidental use to the existing principal use on Lot 14.

Therefore, a D(1) Use Variance is required for the driveway access and the portion of the parking lot proposed within Lot 16 as the same is not a permitted use of the RA District, and is not located on the same lot as it’s main use. **Continuing Comment.**

Bulk “c” Variances:

- 1.2 The following pre-existing non-conforming conditions are proposed to remain: **Continuing Comment.**

- a. Ordinance §490-147.E.(2) requires a minimum lot frontage of 75 feet for the proposed use, whereas the existing Lot 14 has a frontage of 50 feet on Broad Street (County Route 11).
- b. Ordinance §490-147.E.(5)(a) requires a minimum side yard setback of 10 feet whereas a side yard setback of 5.83 exists on the northern side of Lot 14 and is proposed to remain.
- c. Ordinance §490-147.E.(5)(a) requires a combined side yard setback of 25 feet whereas the existing lot provides a 16.17 foot combined side yard setback.

- 1.3 Based on the plans provided, it appears the unoccupied open space was calculated incorrectly. Per §490-6 “Unoccupied Open Space” is defined as:

An unoccupied grassed, wooded, or landscaped area open to the sky on the same lot with a principal and/or accessory building. Improved sidewalks, paved paths, or other pedestrian ways within an unoccupied open space area, which exceed four feet in width, shall be deducted in determining the unoccupied open space area. Parking area or traffic channelization islands which are not landscaped, or which have an area of less than 350 square feet shall not be considered as unoccupied open space. Riparian grants may provide up to 25% of the unoccupied open space requirement.



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The applicant shall recalculate the unoccupied open space and provide an updated calculation prior to the hearing to confirm if relief is required. **Continuing Comment. The applicant has indicated revised plans will be provided to confirm. This shall be provided prior to the board hearing.**

- 1.4 Pursuant to Ordinance §490-147.B.(3), PO Zone required accessory uses, a 15-foot wide buffer pursuant to Ordinance §490-81A.(1) and screening pursuant to Ordinance §490-81B.(4) are required along property lines which are common with residential uses. A buffer area and screening meeting these requirements are not provided on Lot 14 in favor of Lot 16 nor in favor of adjacent Lot 13 and Lot 13.02. The plans shall be revised, or variance will be required. **Continuing Comment.**

- 1.5 Pursuant to Ordinance §490-6, “Lot Coverage” is defined as:

The area of a lot covered by buildings and structures and accessory buildings or structures and expressed as a percentage of total lot area. For the purpose of this chapter, parking areas and automobile access driveways shall not be included in lot coverage to the extent required by ordinance, except that any new or expanded paved driveways for one- and two-family dwellings shall count toward lot coverage. New or expanded driveways for one- and two-family dwellings utilizing gravel, concrete tire channels or decorative pavers shall not count towards lot coverage. [Amended 8-21-2019 by Ord. No. 2019-35]

The applicant shall recalculate the lot coverage to include the proposed driveway easement as part of Lot 16, even though it is to be apart of Lot 14. **Continuing Comment. The applicant has indicated revised plans will be provided to confirm. This shall be provided prior to the board hearing.**

The applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law for the granting of the use variance relief. The determination of the positive criteria establishes the benefits of the variance. The determination of the negative criteria establishes the detriments to the public good that would result from the variance. By nature, a variance is a departure from and an impairment of the zone plan. On balance, the benefits of granting the variance must be such that the resulting detriments are not substantial. The greater the benefits of the variance, the greater the detriments must be to be considered substantial.

2. Off-site/Off Tract

- 2.1 It is recommended that new concrete driveway aprons and ADA compliant sidewalk be provided along the Waverly Place frontage. The plans shall be revised to depict same. **Continuing Comment. The applicant has indicated they will comply.**
- 2.2 Plans and construction details shall be revised to clarify limits of pavement repair within the roadway. **Continuing Comment. The applicant has indicated they will comply.**
- 2.3 No utility connections are provided on the plan for the proposed single-family dwelling. The applicant shall revise the plans to include existing and proposed utility connections, and their associated pavement repairs. **Continuing Comment. The applicant has indicated they will comply.**



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- 2.4 Based on site inspection there are several sections of damaged curbing along the Broad Street frontage. We recommend these sections be replaced. The applicant shall include this as part of their application to the Monmouth County Planning Board. **Continuing Comment. The applicant has indicated they will comply.**
- 2.5 As a condition of any approval, the applicant must post off-site water vulnerabilities contribution in the amount of \$320.00 per service unit. **Continuing Comment. The applicant has indicated they will comply.**
- 2.6 Lot 14 fronts Broad Street (County Route 11) we defer to the County for any additional comments related to County Right of Way improvements. **Continuing Comment.**

3. On-Site Improvements

- 3.1 The applicant proposes a total of 8 parking spaces for proposed parking lot on Lots 14 and 16. The parking lot will serve the existing uses. The parking requirements set forth by the Borough of Red Bank Ordinance, have been provided below:

Borough of Red Bank Ordinance (§490-98.O) Requirement:

Lot 16: Single Family – 2 per dwelling unit * 1 unit = 2 spaces

Total Parking Required = 2 Spaces

Total Proposed = 2 Spaces

Lot 14: Medical or Dental – 5 per 1,000 S.F. GFA * 1,449 S.F = 7 spaces

Single Family – 2 per dwelling unit * 1 unit = 2 spaces

Total Parking Required = 9 Spaces

Total Proposed = 8 Spaces

Per parking demand calculation, the parking demand for Lot 14 is nine (9) spaces, whereas the applicant proposes eight (8) spaces, including one (1) EVSE-equipped parking space for one (1) parking space credit. Therefore, the applicant meets the parking requirements of nine (9) spaces. Testimony shall be provided to support the adequacy of the proposed parking supply. **Continuing Comment.**

- 3.2 The applicant shall clarify who will utilize the parking space abutting the building. This will require a multi-point K-turn when egressing from the site and is not recommended. The plans should be revised to address this. **Partially Addressed. The applicant has confirmed this will be reserved for the residential unit. Signage to same shall be included on the plans.**
- 3.3 Based on the number of parking spaces provided, one (1) ADA compliant van-accessible space is required and one (1) is proposed. The applicant shall revise the plans to make the space compliant with van-accessible parking space requirements. Dimensions for the space shall be added to the plan. **Continuing Comment. The applicant has indicated they will comply.**



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- 3.4 The site parking lot and driveway currently require the design waivers for the following proposed conditions:
- a. Ordinance §490-98C(7) requires all aprons, drives, curb and aisles shall be arranged so as to provide at least three (3) foot clearance from adjacent property lines (or from extensions of property lines to street line). The applicant proposes a 24 L.F wide driveway abutting the property line of Lot 15 with no buffer. **Continuing Comment. The applicant has indicated they will revise the plans to comply.**
 - b. Ordinance §490-98E requires hairpin style striping on parking stalls, whereas hairpin style striping is not proposed. **Continuing Comment. Per the response letter, the applicant has requested this waiver relief.**
 - c. Ordinance §490-98J(2) requires a five-foot unbroken landscaping strip along the side and rear property lines, whereas no landscaping strip is proposed along Lot 16 common lot line with Lot 15. Additionally, only a two-foot-wide landscaping strip is proposed along the Lot 14 common lot line with Lot 15. **Continuing Comment. The applicant has indicated they will comply except along a portion of the driveway access.**
- 3.5 The applicant shall provide testimony on the trash and recyclables to be generated with the proposed use, along with the process, times, handling medical waste, frequency of refuse pickup and by whom. **Continuing Comment. The response provided by the applicant is acceptable. If requested by the Board, similar testimony shall be provided.**
- 3.6 Testimony shall be provided regarding the existing and proposed uses including hours of operation, number of employees (total and maximum per shift). **Continuing Comment. The response provided by the applicant is acceptable. If requested by the Board, similar testimony shall be provided.**
- 3.7 The plans shall be revised to include the location of any proposed HVAC equipment or other related outdoor equipment with screening complying with §490-101.A. **Addressed.**
- 3.8 The existing driveways on Waverly Place shall be reconstructed to satisfy current Red Bank Ordinance requirements. **Continuing Comment. The applicant has indicated they will comply.**
- 3.9 Based upon the site visit the existing parking area is in severe disrepair and in need of full reconstruction. The plans shall be revised to clearly depict which areas of pavement are being removed and replaced. Construction details for areas of new pavement shall be provided. **Continuing Comment. The applicant has indicated they will comply.**

4. Traffic Impact & Circulation

- 4.1 The applicant has not provided a traffic impact report. The applicant's engineer shall provide testimony on the proposed traffic to be generated, circulation around the site, and whether any additional signage or pavement markings are necessary. **Addressed. The response provided by the applicant is acceptable. We agree that, if all other uses are to remain, the traffic generation would only be that of new single-family home.**



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- 4.2 Design Vehicle Circulation Plans have not been provided. The applicant shall provide circulation plans for the following:
- Delivery Vehicle – **Partially Addressed. The applicant has indicated no delivery vehicles will access the site. A ‘no delivery trucks beyond this point’ sign or similar is recommended at the driveway access.**
 - Garbage Truck- if to be picked up by private hauler. **Addressed. The applicant has indicated that garbage is curb pickup by the Borough.**
 - Fire Truck – We defer to the local Fire Official for circulation requirements and review. **Continuing Comment.**
 - Passenger vehicles shown circulating the lot and utilizing the parking space abutting the existing building. **Addressed. As the applicant has confirmed this spot is to be utilized by the residential unit, this comment is foregone.**

5. Grading and Drainage

- 5.1 The applicant shall provide elevation spot shots for the proposed grading throughout the parking area, including but not limited to corners of the parking areas, ADA accessible space/aisle, and the proposed driveway. **Continuing Comment. The applicant has indicated they will comply.**
- 5.2 An existing drain is noted on the plan within the parking area on Lot 16. Based upon our site visit it is not readily apparent if this is a storm drain or another utility structure. The applicant shall provide additional information regarding this feature including its intended use. If this is for drainage purposes, the applicant shall confirm its capacity and current status of functionality and perform any necessary maintenance to the structure. **Continuing Comment. The applicant has indicated they will comply.**
- 5.3 The applicant shall provide testimony regarding any drainage issues which currently exist at the site. **Addressed.**

6. Landscaping and Lighting

- 6.1 Ordinance §490-81.C.7 requires two shrubs and one tree for each 250 square FT of open space. Currently, the applicant proposes approximately 6,051 SF of open space, therefore, 24 trees and 48 shrubs are required. The applicant proposes some plantings, however, does not clearly depict the number and species of planting. The applicant shall revise the plans to confirm if this requirement is met. **Continuing Comment.**
- 6.2 Per §490-81.D.(1) of the Ordinance, shade trees are required along all property frontages at a rate of one tree per 50 feet of lot frontage on a Public Right-of-Way. Based on the total lot frontage of 50 L.F. along Broad Street (County Route. 11) (Lot 14) and 75 L.F. along Waverly Place (Lot 16). The applicant shall revise the plans to include the required trees or post a payment in lieu of planting trees at the rate of \$1,000 per tree or \$3,000 for the three (3) total required trees (1 tree on Broad Street (County Route 11) and 2 trees on Waverly Place). **Continuing Comment.**
- 6.3 The application is also subject to the review of the Red Bank Shade Tree Committee and Environmental Commission. The applicant shall address any comments they may have. **Continuing Comment.**



Re: 196 Broad, LLC
Block 103, Lot 14 & 16, 196 Broad Street
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- 6.4 The plans shall be revised to include a landscaping schedule. The schedule shall include species, planting caliper, mature height, planting height, and quantity. **Continuing Comment.**
- 6.5 The applicant shall revise the plan to provide a detail on spacing within the proposed landscaping strip. **Continuing Comment.**
- 6.6 Pursuant to Ordinance §490-147.B.(3) buffers and screening are required along property lines which are common with residential uses. A buffer area and screening are not provided on Lot 14 in favor of Lot 16. The plans shall be revised or variance will be required. **Continuing Comment.**
- 6.7 The applicant shall revise the plans to confirm if the existing bamboo screen along the property is to be maintained or removed. Many bamboo species are considered invasive with rapid growth and spreading habits. If this area is to be cleared for new landscaping it is recommended the applicant ensures the complete removal of all bamboo shoots and rhizomes, and the use of herbicide if necessary, to ensure complete removal. If to be retained, the applicant may want to also consider bamboo root guards to prevent further expansion. **Continuing Comment.**
- 6.8 Freestanding light poles are proposed in the parking area. The applicant shall revise the plans to include illumination values within the parking area. Additionally, the applicant shall provide details for the proposed fixtures and light pole foundations. All lighting shall conform to Borough standards for illumination and spillage. **Continuing Comment. The applicant has indicated they will comply.**

7. **Miscellaneous**

- 7.1 The applicant shall provide the required metes and bounds descriptions and form of easement for the proposed driveway easement. We defer to the board attorney for review of the form of deed. **Continuing Comment. The applicant has indicated they will comply.**
- 7.2 The applicant shall provide architectural floor plans and elevations for the proposed dwelling. **Continuing Comment. The applicant has requested to waive this comment. As new building construction is related to a single-family dwelling, we have no objection to this request.**
- 7.3 During the site visit it was noted that the existing staircase to the second-floor suite is in need of repair. The plans shall be revised to indicate the staircase as being repaired. **Addressed. The applicant has indicated this repair has been completed under a separate permit.**
- 7.4 Testimony shall be provided regarding the proposed use. The applicant shall be prepared to discuss the following: **Continuing Comment. The response provided by the applicant is acceptable. If requested by the Board, similar testimony shall be provided.**
 - a. Hours of operation
 - b. Number of employees (total and maximum per shift).
- 7.5 Approvals or waivers should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following: **Continuing Comment.**
 - a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District – **The applicant's response has suggested this is not applicable. However, the parking area and driveway disturbance exceeds**



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5,000 SF. As such, an FSCD certification will be required prior to construction.

- c. Red Bank Borough Building Department
- d. Red Bank Borough Fire Official
- e. Red Bank Borough Department of Public Utilities
- f. Red Bank Borough Department of Public Works

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
BOARD ENGINEER

JACQUELINE DIRMANN, P.E., C.M.E., C.F.M.
CLIENT MANAGER

JD:GMM

cc: Jim Gant, Borough Manager
Marc Leckstein, Planning Board Attorney
Kevin Kennedy, Zoning Board Attorney
196 Broad, LLC, Applicant (carl.fortunato@ccm.com)
Edward J. McKenna, Jr., Esq., Applicant's Attorney (mckenna@redbanklaw.com)
Frank Martarella III, Applicant's Architect (frank@thinkdesignarch.com)

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**BOROUGH OF RED BANK
DEPARTMENT OF PLANNING AND ZONING
90 Monmouth Street
Red Bank, NJ 07701
732-530-2753**

INTENT TO PROCEED

() Preliminary Site Plan () Final Site Plan () Minor Site Plan () Major Subdivision
(x) Minor Subdivision () Conditional Use (x) C Variance () D Variance

APPLICATION #: 23-15454

I HEREBY MAKE FORMAL APPLICATION TO THE:

 X RED BANK PLANNING BOARD RED BANK ZONING BOARD OF ADJUSTMENT

NAME OF APPLICANT: 196 Broad, LLC

DEVELOPMENT ADDRESS: 196 Broad Street,, Block 103, Lot 14 and 16
Red Bank, New Jersey

ZONE: PO BLOCK: 103 LOTS: 14 and 16

PROPOSED DEVELOPMENT: Subdivision and proposed two story One-Family dwelling

INITIAL REVIEW ESCROW PAID: _____ (AMOUNT) _____ (DATE)
MINIMUM \$500.00 – Single Family Dwellings (Additions)
MINIMUM \$2,000.00 – All Other Applications

Signature of Applicant:  _____

Print Name: CARL FORTUNATO

Date: 1-11-24

Date Received by Board Secretary: _____
(Date of Commencement of Statutory 45-day Completeness Review Period)

Signature of Board Secretary: _____

Contact Information

Property Owner:

Name: 196 Broad, LLC
Address: 103 Maple Ave., Red Bank NJ 07701
Telephone: 917-647-9426
Email: CARL.FORTUNATO@CCM.COM

Attorney:

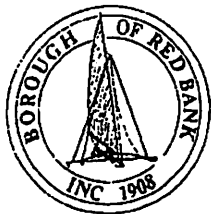
Name of Firm: McKenna, DuPont, Stone and Washburne, P.C.
Name: Edward J. McKenna, Jr., Esq.
Address: 229 Broad Street, Red Bank, NJ 07701
Telephone: (732) 741-6681
Email: mckenna@redbanklaw.com

Architect:

Name of Firm: Think Design Architecture
Name: Frank Martarella III
Address: 103 Maple Avenue, Red Bank, NJ 07701
Telephone: (718) 987-3729
Email: frank@thinkdesignarch.com

Planner:

Name of Firm: _____
Name: _____
Address: _____
Telephone: _____
Email: _____



Borough of Red Bank

DISCLOSURE OF OWNERSHIP

IN CONNECTION WITH DEVELOPMENT APPLICATION # 23-15454

DEVELOPMENT ADDRESS: 196 Broad Street

BLOCK: 103 LOT(S): 14 and 16

APPLICANT NAME: 196 Broad, LLC

IF THE APPLICANT IS A SOLE PROPRIETORSHIP, CHECK HERE ☐ AND SIGN FORM

IF THE APPLICANT IS A CORPORATION OR PARTNERSHIP, COMPLETE THE FOLLOWING
INDICATING ALL OWNERS HOLDING A 10% (OR GREATER) INTEREST:

OWNERS NAME	ADDRESS	(%) INTEREST
<u>Carl Fortunato</u>	<u>17 North Bretwood Dr., Colts Neck, NJ</u>	<u>33.4</u>
<u>Craig Carter</u>	<u>134 Montrose Rd., Colts Neck, NJ</u>	<u>33.3</u>
<u>Frank Martarella III</u>	<u>10 Branch Ct., Marlboro, NJ</u>	<u>33.3</u>

NOTE: IF ANY OWNER HOLDING A 10% (OR GREATER) INTEREST IS ITSELF A
CORPORATION OR PARTNERSHIP, COMPLETE A DISCLOSURE FORM FOR THAT OWNER.

[Signature]
Applicant's Signature

Sworn to and subscribed before me this 11th day of January, 2024

[Signature]
Notary Public **DANA L. HOCKIN**
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 17, 2025