

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

**AGENDA
RED BANK PLANNING BOARD
MARCH 26, 2025**

The Red Bank Planning Board will hold a regular meeting on Wednesday, March 26, 2025, at 7:00 PM at 90 Monmouth Street, Red Bank, NJ.

Administrative Matters

1. Meeting Minutes:
February 12, 2025 - Regular Meeting Minutes

Public Hearing

1. **222 River Street, Block 71, Lot 5**
Applicant: Red Bank Primary School, RD Zone. Informal Review.
Pursuant to the authorization from the Board of Education, plans for site improvements at Red Bank Primary School were submitted to the NJ Department of Education for review and approval. As required by N.J.A.C 6A:2A-3.2, the Planning Board reviews the project as an informal review and provides comments to the Division of Administration and Finance, if any.
2. **Marine Park, Block 9, Lot 5**
Applicant: Borough of Red Bank, WD Zone, Capital Improvement Project
There will be a presentation of the proposed site plans for Marine Park by the Borough Engineer. The Planning Board, per the Municipal Land Use Law, shall review and make recommendations to the Governing Body on capital improvement projects.
3. **Red Bank Train Station Redevelopment Plan Presentation**
Presentation to the Planning Board of the Red Bank Train Station Redevelopment Plan by BFJ Planning.

Public Comments on Non-Agenda Items

Adjournment

DATE PLOTTED: 3/13/2025 2:14 PM
LAST SAVE: 3/13/2025 1:48 PM
FILEPATH: K:\310005\575_06 RED BANK\01-CONSTRUCTION PLAN\01-TITLE.DWG

GENERAL CONSTRUCTION NOTES:

- BUILDING CODES: ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS AS APPLICABLE TO THE PROJECT SITE. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL SUCH REGULATIONS.
- DIMENSIONS: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DRAWINGS AND INSTRUCTIONS: ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR OR APPROVED SUBCONTRACTOR UNLESS OTHERWISE NOTED. ANY OMISSION, AMBIGUITY, DISCREPANCY OR CONFLICT IN THE BID DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR FIELD CHANGES AS MAY BE REQUIRED.
- FIELD DIMENSIONS: THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND ASSUME RESPONSIBILITY FOR THEIR ACCURACY. ANY DISCREPANCY SHALL BE PROMPTLY REPORTED TO THE ENGINEER.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT WITH SUCH PROMPTNESS AS TO CAUSE NO DELAY. APPROPRIATE COPIES CHECKED AND APPROVED BY HIM. ALL SHOP DRAWINGS, SCHEDULES, AND SAMPLES REQUIRED FOR THE WORK, THE ARCHITECT OR ENGINEER SHALL CHECK AND APPROVE SUCH DOCUMENTS AND SAMPLES FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND INTENT OF THE WORK.
- QUALITY: ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST TRADE PRACTICES AND STANDARDS, AND IN CONFORMANCE WITH ALL MANUFACTURES RECOMMENDATIONS.
- SAFETY: PRECAUTIONS, ACCEPTABLE TO THE OWNER, ENGINEER, AND LOCAL AUTHORITY, SHALL BE EXERCISED TO PROTECT ADJACENT PROPERTY AND TENANTS FROM ACCIDENTS CONNECTED WITH THE WORK. O.S.H.A. STANDARDS SHALL BE STRICTLY OBSERVED.
- MATERIALS AND ASSEMBLIES: ALL MATERIALS AND ASSEMBLIES SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY A.N.S.I., N.E.M.A. AND A.S.T.M. AND SHALL BE U.L. LISTED.
- CONTRACTORS: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS:
 - THE CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN COMPLIANCE WITH THE CONTRACT FOR CONSTRUCTION AND APPLICABLE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSIST ALL TRADES IN COORDINATION OF THE WORK AND COMPLIANCE WITH REQUIREMENTS.
- PERMITS AND APPROVALS: ALL CONTRACTORS SHALL OBTAIN NECESSARY PERMITS, APPROVALS AND TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL LOCAL PERMIT FEES.
- ACCESS AND TRAFFIC: NO WORK OR DISTURBANCE SHALL BE PERFORMED BEYOND THE PROJECT LIMIT LINE PRIOR TO OBTAINING APPROPRIATE LOCAL AUTHORITY APPROVALS AND PERMITS. WORK SHALL NOT INTERRUPT, BLOCK OR INTERFERE WITH LOCAL VEHICULAR OR PEDESTRIAN TRAFFIC OR WITH THE USE OF EXISTING FACILITIES AT THE SITE.
- MATERIALS: ALL MATERIALS AND ASSEMBLIES SHALL BE NEW. INSTALLATIONS MUST BEAR MANUFACTURER AND REQUIRED IDENTIFICATION MARKINGS. MATERIALS MUST CONFORM FULLY TO REQUIRED PERFORMANCE STANDARDS AND WARRANTEE REQUIREMENTS. SUBSTITUTIONS REQUIRE WRITTEN APPROVAL FROM THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO EXISTING OR BETTER CONDITION. ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDED, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL EXCESS MATERIAL TO BECOME PROPERTY OF CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. CONTRACTOR TO DISPOSE OF ALL EXCESS MATERIALS IN RESPONSIBLE MANNER.
- SUBSURFACE UTILITIES SHOWN HERE ON ARE BASE ON BEST AVAILABLE INFORMATION AT THE TIME OF PLAN PREPARATION. NO SUBSURFACE UTILITIES WERE UNCOVERED OR EXPLORATORY TEST PITS PERFORMED TO VERIFY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE TO ACCURATELY DETERMINE LOCATIONS OF UNDERGROUND UTILITIES IN THE AREA OF WORK. PRIOR TO BEGINNING CONSTRUCTION, ANY CONFULTS SHALL BE BROUGHT TO ENGINEERS' ATTENTION IMMEDIATELY.
- ALL IMPORTED FILL MATERIALS, INCLUDING SOIL AND STONE, SHALL BE CERTIFIED CLEAN, AND A CERTIFICATION FROM THE PRODUCER SHALL BE PROVIDED WITH THE SUBMITTAL. RECYCLED MATERIALS SUCH AS RECYCLED CONCRETE MAY NOT BE USED UNLESS THEY ARE CERTIFIED CLEAN.

SPECIAL NOTES:

- CONTRACTORS AND SUBCONTRACTORS SHALL EMPLOY ALL PRECAUTIONS TO PROTECT AND PRESERVE PROPERTY AND ENSURE PUBLIC SAFETY.
 - SUGGESTED PROCEDURES ARE SUGGESTIONS AND NOT BINDING TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN WORKING PROCEDURES.
 - THE OWNER AND ITS REPRESENTATIVES SHALL BE HELD HARMLESS WITH REGARD TO ANY CLAIM DUE TO ANY CONTRACTOR NEGLIGENCE OR FAILURE TO ADHERE TO INSTRUCTIONS, BUILDING CODES, REGULATIONS, PERFORMANCE STANDARDS OR PROPER CONSTRUCTION PROCEDURES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO ALL MANUFACTURES' INSTRUCTIONS AND RECOMMENDATIONS AND TO COORDINATE INSTALLATION WITH ALL TRADES. HE SHALL ASSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH CONDITIONS AND REQUIREMENTS OF THE WORK.
 - THE CONTRACTOR SHALL FULLY INFORM OWNERS OF ANY NECESSARY PROCEDURES FOR CARE, MAINTENANCE, OPERATIONS AND SAFETY PROCEDURES REQUIRED FOR EQUIPMENT OR ASSEMBLIES. HE SHALL PROVIDE NEATLY BOUND LITERATURE, SCHEDULE AND PROVIDE REQUIRED OR SUGGESTED INSTRUCTION, AND ALL WARRANTIES AS ARE REQUIRED OR PROVIDED.
- SAFETY:**
- CONSTRUCTION SHALL NOT INTERFERE WITH ANY REQUIRED EGRESS, EITHER FOR THE PROJECT OR ADJACENT PROPERTY OR TENANTS. PUBLIC HALLS AND AVENUES, DOORS, PASSAGES, EXITS AND AREAS OF REFUGE SHALL REMAIN ACCESSIBLE, UNOBSTRUCTED AND PROTECTED AT ALL TIMES.
 - EQUIPMENT AND MATERIALS SHALL BE STORED IN SUCH A MANNER AS TO NOT BLOCK EGRESS OR PASSAGE.
 - DUST AND NOISE SHALL BE MINIMIZED. DUST SHALL BE CONTAINED WITHIN THE CONSTRUCTION AREA AND PREVENTED FROM INFILTRATING PUBLIC AREAS.
 - CONSTRUCTION SHALL BE PERFORMED WITHIN NORMAL BUSINESS HOURS UNLESS OTHERWISE SPECIFICALLY ARRANGED AND APPROVED BY THE OWNER.
 - CONTRACTOR SHALL PROVIDE 6' HEIGHT CHAINLINK FENCE ENCLOSING ALL PROPOSED IMPROVEMENTS FOR THE DURATION OF THE PROJECT.
 - CONTRACTOR SHALL PROVIDE A LOCKABLE PORTAJOHN FOR ALL EMPLOYEES AND SUBCONTRACTORS.

MANUFACTURER'S PRODUCTS:

- THE CONTRACTOR SHALL OBSERVE ALL GUIDELINES, INSTRUCTIONS AND PROCEDURES AND INCLUDE ACCOMPANYING PRODUCTS AS ARE RECOMMENDED BY THE MANUFACTURER AND SUPPLIER OF PRODUCTS AND ASSEMBLIES UTILIZED OR INSTALLED IN THE WORK.
- THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH MANUFACTURER'S RECOMMENDATIONS AND TAKE ALL NECESSARY MEASURES TO INSURE PROPER INSTALLATION OF PRODUCTS, MATERIALS AND ASSEMBLIES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT OR APPARENT CONFLICT IN DOCUMENTS WITH PRODUCT UTILIZATION OR WITH OTHER PRODUCTS AND ASSEMBLIES CALLED FOR IN THE WORK.

GENERAL LAYDOWN AND TEMPORARY FENCING PLAN NOTES:

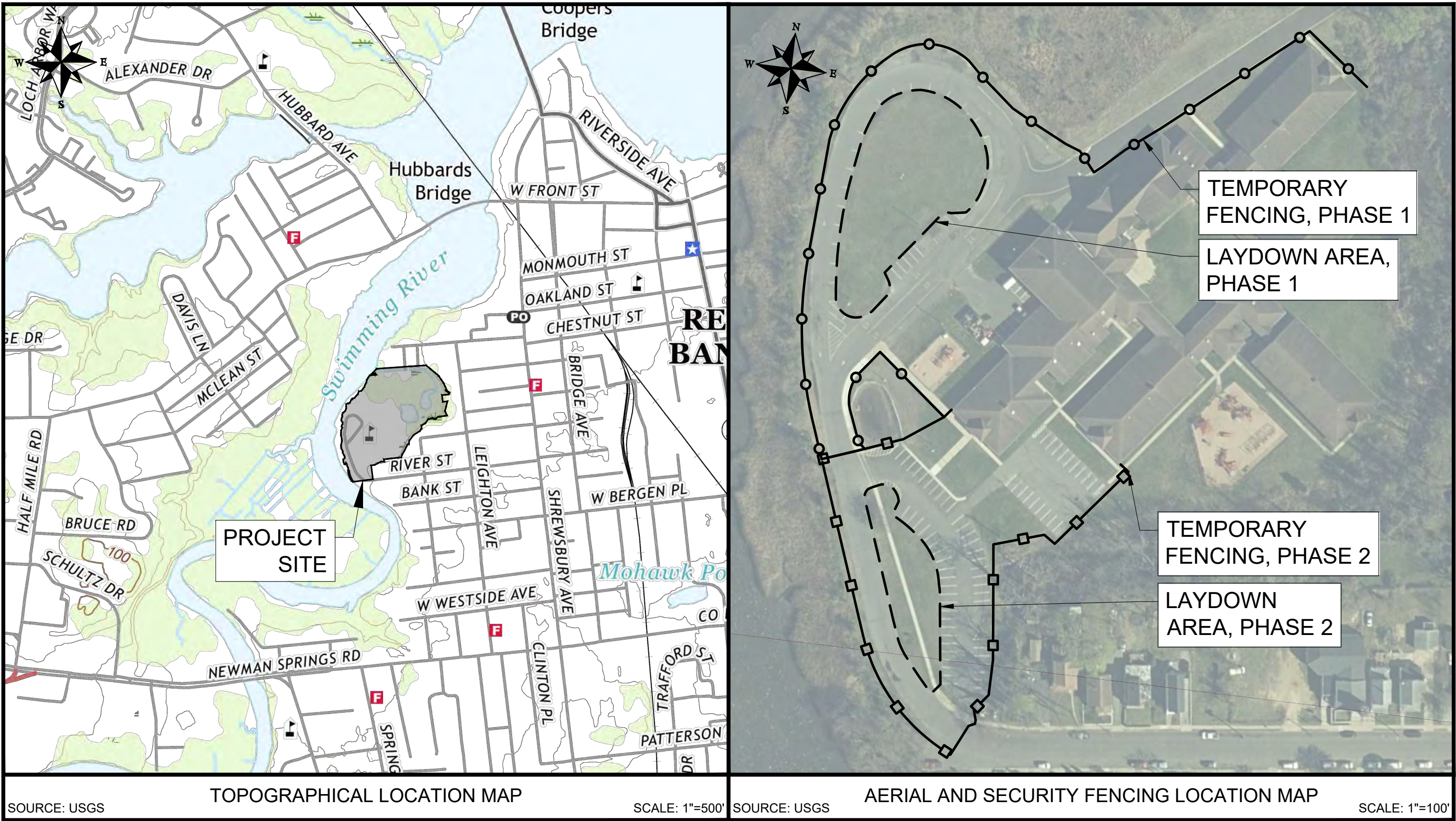
- ANTICIPATED LAYDOWN AREAS WILL BE DISCUSSED AND LOCATED PRIOR TO THE START OF CONSTRUCTION.
- TEMPORARY FENCING ILLUSTRATED ON THIS PLAN IS FOR REFERENCE ONLY AND FINAL LOCATION AND LENGTH OF FENCING SHALL BE DETERMINED IN THE FIELD.
- CONTRACTOR WILL BE REQUIRED TO INSTALL TEMPORARY FENCING AROUND ALL SITE IMPROVEMENTS WHEN PERFORMED. CONTRACTOR IS REQUIRED TO DETERMINE OVERALL AMOUNT OF TEMPORARY FENCE REQUIRED FOR PROPOSED IMPROVEMENTS.
- FENCE SHALL BE SECURELY CLOSED AND LOCKED AT THE END OF EACH WORKING DAY AND DURING ANY WORK SHUTDOWNS.
- CONTRACTOR WILL BE REQUIRED TO COORDINATE AND MOVE FENCING DEPENDING UPON SITE OPERATION THROUGHOUT THE CONSTRUCTION PERIOD.
- FENCE MUST BE WEIGHTED AT ALL LEGS.
- THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO SECURE DOORS EXITING INTO CONSTRUCTION AREA.
- PROVIDE TEMPORARY CONSTRUCTION FENCING TO COMPLETELY ENCOMPASS AREAS THAT WOULD BE DISTURBED DURING CONSTRUCTION, INCLUDING AREAS WHERE MATERIAL WILL BE STORED. THE FENCING MUST COMPLETELY SURROUND ALL CONSTRUCTION AREAS AND MATERIAL STORAGE AREAS.
- PROVIDE, NO TRESPASSING' SIGN ON ALL CONSTRUCTION FENCING AT INTERVALS OF 40 FEET ON CENTER OR CLOSER.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

	TREELINE		TELEPHONE LINE		CONCRETE/MAIBOLE MONUMENT		SIGN
	PINE TREE AND SIZE		ELECTRIC LINE		REBAR		SANITARY CLEANOUT
	CHAIN LINK FENCE		FIBER OPTIC LINE		IRON PIN W/CAP		SANITARY VENT
	SPLIT RAIL FENCE		EDGE OF PAVEMENT		P.K. NAIL/CONTROL POINT		ELECTRIC BOX
	LOT LINE (TAX MAP)		95' CONTOUR LINE MAJOR		9\"/>		GAS VALVE
	EASEMENT LINE (TAX MAP)		94' CONTOUR LINE MINOR		A\"/>		MAILBOX
	SANITARY SEWER LINE		GUIDE RAIL		E\"/>		CURB STOP
	STORM SEWER LINE		HC HANDICAP DESIGNATION		SANITARY MANHOLE		FIBER OPTIC BOX
	OVERHEAD WIRES		TV TOP OF WALL		STORM MANHOLE		TV BOX
	WATER LINE		EW BOTTOM OF WALL		WATER VALVE		TELEPHONE BOX
	GAS LINE		K TOP OF CURB GRADE		DENOTES BRICK		DENOTES CONCRETE
	CABLE LINE		G GUTTER GRADE		DENOTES STONE		DENOTES NUMBER OF STALLS
			99.95 SPOT GRADE		LIGHT POLE		
			IRR VALVE		ASPHALT CORE SAMPLE		
			WATER METER				

RED BANK PRIMARY SCHOOL IMPROVEMENTS

BOROUGH OF RED BANK MONMOUTH COUNTY, NJ BLOCK 71, LOT 5 NJ DOE SUBMISSION #25-4360-060-25-1000



PREPARED FOR: RED BANK BOROUGH BOARD OF EDUCATION 76 BRANCH AVENUE RED BANK, NJ 07701

SCHEDULE OF SHEETS:

SITE IMPROVEMENTS:

SHEET NUMBERS	SHEETS	DESCRIPTION
TS-1	TO	1 TITLE SHEET
DS-1	TO	2-8 DEMOLITION AND SITE PLAN
GD-1	TO	9-14 GRADING AND DRAINAGE PLAN
LP-1	TO	15-16 LIGHTING PLAN
SE-1	TO	17-19 SOIL EROSION AND SEDIMENT CONTROL PLAN
ST-1	TO	20-21 STRUCTURAL DETAILS
CD-1	TO	22-24 CONSTRUCTION DETAILS

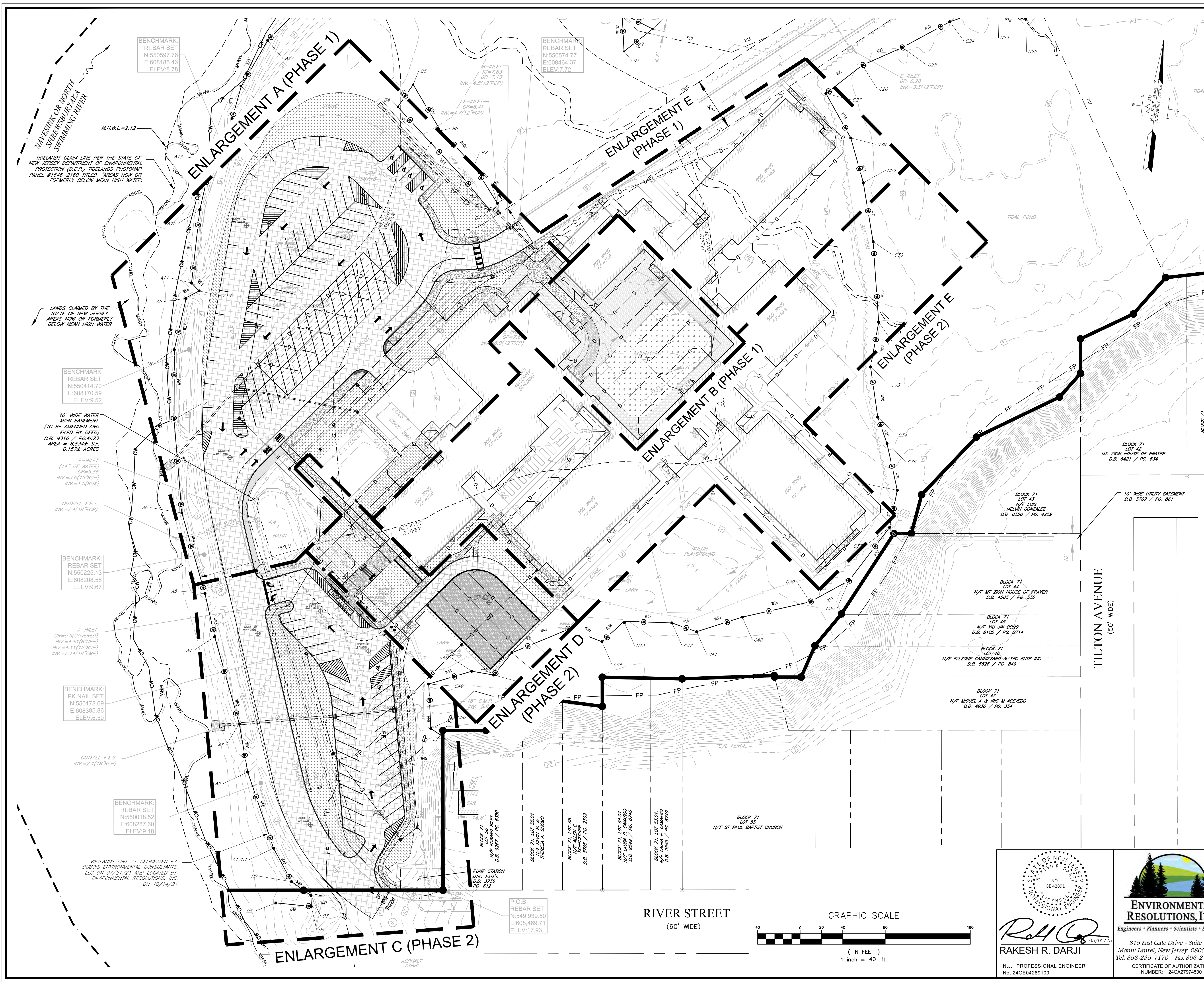
ARCHITECTURAL IMPROVEMENTS:

SHEET NUMBERS	SHEETS	DESCRIPTION
CS-2	25	NOTES, ABBREVIATIONS, DOOR SCHEDULE, DETAILS, AND LIST OF DRAWINGS
CP-1	26	CODE PLAN
A1-1	27	PARTIAL FIRST FLOOR DEMOLITION PLAN AND FLOOR PLAN
A1-2	28	DEMOLITION AND PROPOSED ELEVATIONS
A2-1	29	ENLARGED PLAN, WALL SECTIONS AND DETAILS
A2-2	30	ENLARGED CANOPY PLAN AND ELEVATIONS
A3-1	31	ROOF PLAN AND DETAILS
A4-1	32	PARTIAL FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN, PROPOSED PLAN AND DETAILS
M1-1	33	MECHANICAL PARTIAL FLOOR PLANS
E1-1	34	ELECTRICAL PARTIAL DEMOLITION PLANS
E1-2	35	ELECTRICAL PARTIAL FLOOR PLANS
S1-0	36	FOUNDATION PLAN
S2-0	37	FRAMING PLAN



APPROXIMATE LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN ON THE PLANS. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH AND VERIFY CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAKE DILIGENT INQUIRY AT THE OFFICE OF UTILITY COMPANIES, MUNICIPAL AUTHORITIES AND OTHER OPERATORS OF UNDERGROUND SYSTEMS TO DETERMINE THE EXACT LOCATION OF UTILITY STRUCTURES. PURSUANT TO P.L. 1994 CHAPTER 118 "UNDERGROUND FACILITY PROTECTION ACT", THE CONTRACTOR SHALL, AS A MINIMUM, CONTACT THE NEW JERSEY ONE-CALL SYSTEM AT 811 OR 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO COMMENCING WORK, TO NOTIFY THIS AGENCY OF THIS PROJECT AND TO COORDINATE LOCATION OF UNDERGROUND FACILITIES IN THE VICINITY OF THIS PROJECT.

PLAN NAME:	NO. REVISION AND DATE
TITLE SHEET	
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #: 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25	
FILE: 01-TITLE SCALE: NOTED	SHEET NUMBER: TS-1 SHEET: 01 OF 37



- CONSTRUCTION PHASING NOTES:**
- PHASE 1 CONSTRUCTION SHALL COMMENCE IMMEDIATELY AFTER THE END OF THE SCHOOL YEAR ON JUNE 19, 2025. ALL PHASE 1 WORK IS REQUIRED TO BE COMPLETED PRIOR TO THE START OF THE SCHOOL YEAR ON AUGUST 22, 2025.
 - PHASE 2 CONSTRUCTION SHALL COMMENCE IMMEDIATELY AFTER THE END OF THE SCHOOL YEAR ON JUNE 18, 2026, AT THE LATEST, AND IS REQUIRED TO BE COMPLETED PRIOR TO THE START OF THE SCHOOL YEAR ON AUGUST 21, 2026.
 - THE CONTRACTOR MAY REQUEST TO COMPLETE PORTIONS OF THE PHASE 2 WORK EARLIER THAN SUMMER 2026. THIS REQUEST MUST BE MADE IN WRITING TO THE PROJECT ENGINEER. THE CONTRACTOR SHOULD INCLUDE IN THE REQUEST A SUMMARY OF THE SCOPE OF WORK THAT THEY WISH TO BEGIN EARLY, AND A SCHEDULE OF WORK. PERMISSION TO BEGIN PHASE 2 WORK EARLY SHALL BE GRANTED AT THE DISCRETION OF THE ENGINEER OR OWNER.
 - CONSTRUCTION ACTIVITIES MAY PROCEED DURING BREAKS IN THE SCHOOL YEAR WHEN TEACHERS AND STUDENTS ARE NOT PRESENT ON SITE, AT THE DISCRETION OF THE ENGINEER OR OWNER. THE CONTRACTOR SHALL NOT BEGIN ANY PORTION OF THE WORK UNLESS THAT WORK CAN BE FULLY COMPLETED AND THE WORK AREA RESTORED BEFORE SCHOOL RESUMES.

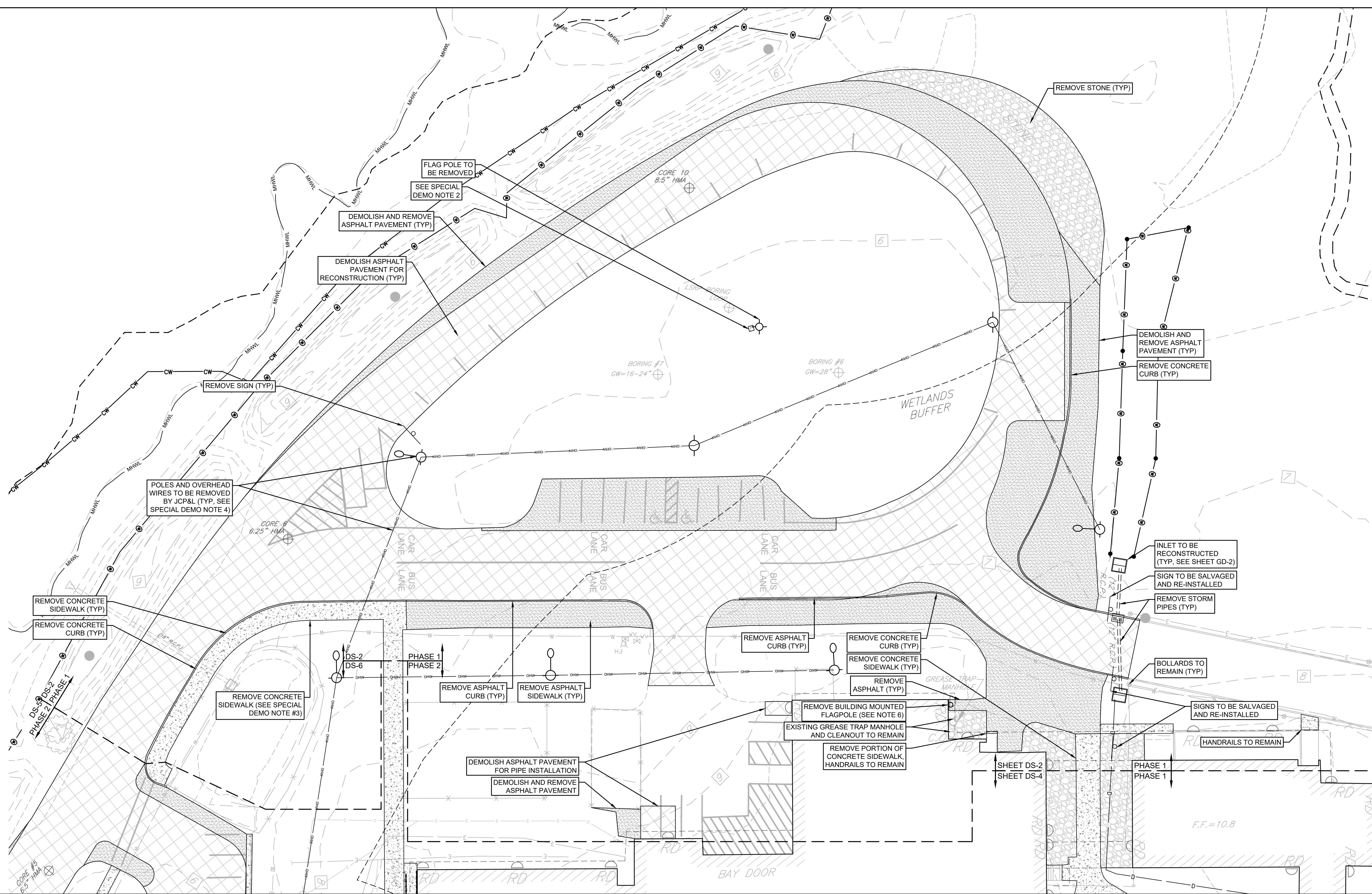
- GENERAL DEMOLITION NOTES:**
- PRIOR TO DEMOLITION, ENGINEER AND CONTRACTOR SHALL WALK THE SITE TO CONFIRM LIMITS OF DEMOLITION.
 - CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO START OF DEMOLITION AND CONSTRUCTION.
 - TEMPORARY 6' HEIGHT CHAIN-LINK FENCING SHALL BE PROVIDED AROUND AREA OF IMPROVEMENTS.
 - ASPHALT SHALL BE SAWCUT AT THE LIMITS OF ASPHALT REMOVAL OR RECONSTRUCTION.
 - CONCRETE CURB SHALL BE REMOVED TO THE NEAREST CONTROL JOINT, OR SHALL BE SAWCUT, AT THE DIRECTION OF THE ENGINEER.
 - CONTRACTOR SHALL PROTECT ALL SITE FEATURES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION, INCLUDING THE BUILDING, DOORS, AND WINDOWS. ANY DAMAGE TO SITE FEATURES DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
 - ALL TREES TO REMAIN SHALL RECEIVE TREE PROTECTION.
 - ALL SALVAGED MATERIALS TO BE PROTECTED FROM DAMAGE AND RE-INSTALLED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER/OWNER.
 - THE CONTRACTOR SHALL APPLY GROUT TO ANY OPENINGS CREATED IN THE BUILDING DUE TO THE REMOVAL OF BUILDING-MOUNTED SITE FEATURES. GROUT SHALL BE COLOR-MATCHED TO THE SURROUNDING WALL.
 - THERE IS AN ABANDONED GEOTHERMAL WELL SYSTEM PRESENT ON THIS SITE, WHERE NECESSARY FOR THE INSTALLATION OF THE ROOF DRAIN COLLECTOR SYSTEM. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF BURIED GEOTHERMAL PIPES. THE PIPES ARE PLASTIC AND APPROXIMATELY ONE INCH (1") IN DIAMETER. WHERE THEY ENTER THE FACADE OF THE BUILDING, THE PIPES SHALL BE NEATLY CUT IN A STRAIGHT LINE CLOSE TO THE FACADE, AND THE PIPE SHALL BE PACKED WITH HYDRAULIC MORTAR TO FILL THE VOID AND CREATE A WEATERTIGHT SEAL WITH THE WALL.
 - REFER TO THE APPENDIX OF THE PROJECT SPECIFICATIONS FOR SOIL BORINGS, GEOTECHNICAL REPORTS, ASPHALT CORE REPORTS, LSRP INFORMATION, AND AN EXISTING SITE CONDITION PHOTOGRAPH REPORT.

- GENERAL SITE CONSTRUCTION NOTES:**
- CONTRACTOR SHALL PROVIDE EXPANSION JOINT WITH BACKER ROD AND SELF-LEVELING JOINT SEALANT WHEREVER PROPOSED CONCRETE MEETS THE BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORTATION/EXPORTATION AND TRANSPORTATION OF MATERIALS AS NECESSARY TO ACHIEVE THE REQUISITE ELEVATION, THICKNESS, AND DESIGN OF PAVEMENTS SHOWN ON THIS PLAN. NO SEPARATE PAYMENT SHALL BE MADE.
 - ALL AREAS BEYOND SIDEWALKS AND PAVEMENT SHALL BE RESTORED AND REGRADED UP TO 3' BEYOND EDGE OF PAVEMENT WITH TOPSOIL AND SEED UNLESS OTHERWISE INDICATED.
 - ALL LOCATIONS WITH GREATER THAN 10:1 SLOPE SHALL RECEIVE SOIL EROSION FABRIC. THIS SHALL BE INCLUDED IN THE PROJECT COST WITH NO SEPARATE PAYMENT.
 - LIMITS OF TURF RESTORATION SHOWN THROUGHOUT THIS PLAN REPRESENTS THE ESTIMATED AREA OF TURF RESTORATION REQUIRED FOR THE REMOVAL OF EXISTING PAVEMENTS AND FOR THE RE-GRADING OF LAWN AREAS. TURF RESTORATION FOR UTILITY TRENCHES IS CONSIDERED INCIDENTAL TO THE UTILITY INSTALLATION AND SHALL NOT BE GROUNDS FOR ADDITIONAL PAYMENT.
 - SEE SHEET LP-1 AND LP-2 FOR LIGHTING IMPROVEMENTS.
 - SEE SHEET GD-1 THROUGH GD-5 FOR GRADING AND DRAINAGE IMPROVEMENTS.
 - SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS.
- STRIPING NOTES:**
- ALL STRIPING SHALL BE INSTALLED WITH LONG-LIFE EPOXY RESIN.
 - PARKING STALL STRIPING SHALL BE 4" WHITE EPOXY.
 - GORE STRIPING SHALL BE 6" WHITE EPOXY.
 - ACCESSIBLE PARKING STALL AND ACCESS AISLE STRIPING SHALL BE 4" BLUE EPOXY.
 - TRAFFIC MARKINGS SHALL BE WHITE EPOXY.
 - STOP BARS SHALL BE 24" WHITE EPOXY.
 - CROSSWALKS SHALL HAVE 6" WHITE EPOXY EDGE LINES AND 24" WHITE EPOXY PIANO KEYS.

- SITE REMEDIATION NOTES:**
- THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED AT THE DISCRETION OF THE PROJECT LSRP. ALL EXCAVATED SOIL DETERMINED TO BE HISTORIC FILL SHALL BE DISPOSED OF AT AN APPROVED FACILITY IN CONFORMANCE WITH ALL NJDEP REGULATIONS. EXCAVATED SOIL DETERMINED TO NOT CONSIST OF HISTORIC FILL MAY BE RE-USED ON SITE AS BACKFILL MATERIAL AT THE DIRECTION OF THE PROJECT LSRP.
 - THE CONTRACTOR WILL BE COMPENSATED FOR HISTORIC FILL DISPOSAL WITH A SOIL DISPOSAL ALLOWANCE INCLUDED IN THIS CONTRACT. THE VALUE OF ANY UNUSED DISPOSAL ALLOWANCES SHALL BE CREDITED TO THE OWNER.
 - THIS SITE IS SUBJECT TO A REMEDIAL ACTION WORKPLAN. THE MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE PROPOSED REMEDIES LISTED IN THE WORK PLAN, INCLUDING THE MINIMUM COVER REQUIREMENTS WHEN HISTORIC FILL IS ENCOUNTERED.
 - ALL EXCAVATION MUST BE PERFORMED TO THE DEPTH SPECIFIED IN THE RELEVANT CONSTRUCTION DETAIL. A GEOTEXTILE MARKER SHALL BE INSTALLED AT THE FINAL DEPTH OF EXCAVATION TO DEMARKATE THE LIMIT OF HISTORIC FILL REMOVAL. IF EXCAVATED MATERIAL IS DETERMINED TO NOT CONSIST OF HISTORIC FILL, IT MAY BE USED FOR BACKFILL.
 - EXCAVATED MATERIAL MUST BE DEWATERED ON SITE PRIOR TO TRANSPORTATION AND DISPOSAL. DEWATERING OF HISTORIC FILL SHALL CONFORM TO THE HISTORIC FILL DEWATERING PAD DETAIL PROVIDED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. HISTORIC FILL WASTEWATER THAT RESULTS FROM DEWATERING MUST BE CAPTURED AND DISPOSED AT A LICENSED FACILITY, IN ACCORDANCE WITH ALL NJDEP AND NJDOT REGULATIONS.
 - TRANSPORTATION AND DISPOSAL OF REGULATED MATERIAL MUST BE PERFORMED BY A LICENSED CONTRACTOR AND FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.



PLAN NAME:	NO. / REVISION AND DATE
OVERALL SITE PLAN	
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT # 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25 FILE: 02-CONSTRUCTION SCALE: NOTED	SHEET NUMBER: DS-1

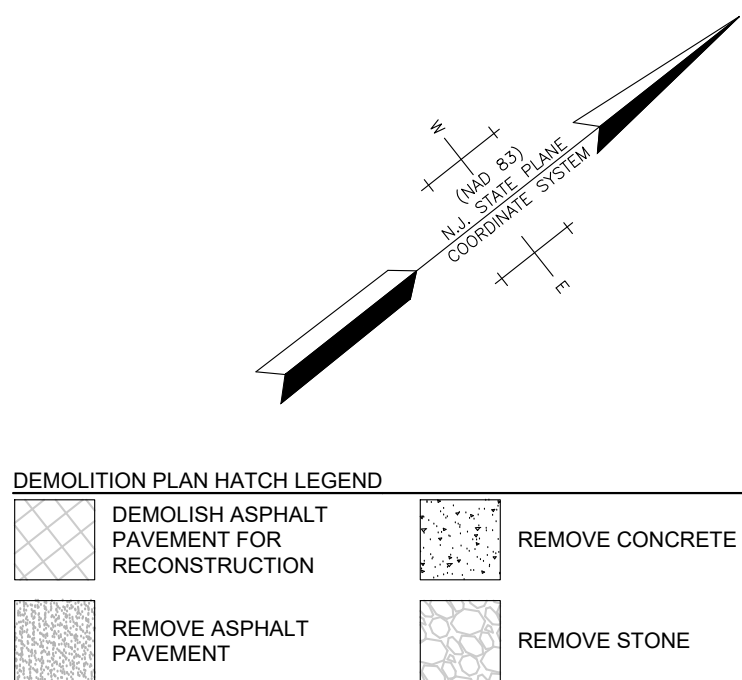


DEMOLITION PLAN, ENLARGEMENT A: LOOP PARKING LOT (PHASE 1)

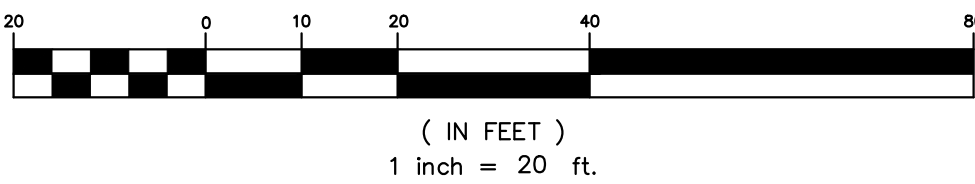
1"=20

- SPECIAL DEMOLITION NOTES, SHEET DS-2:**

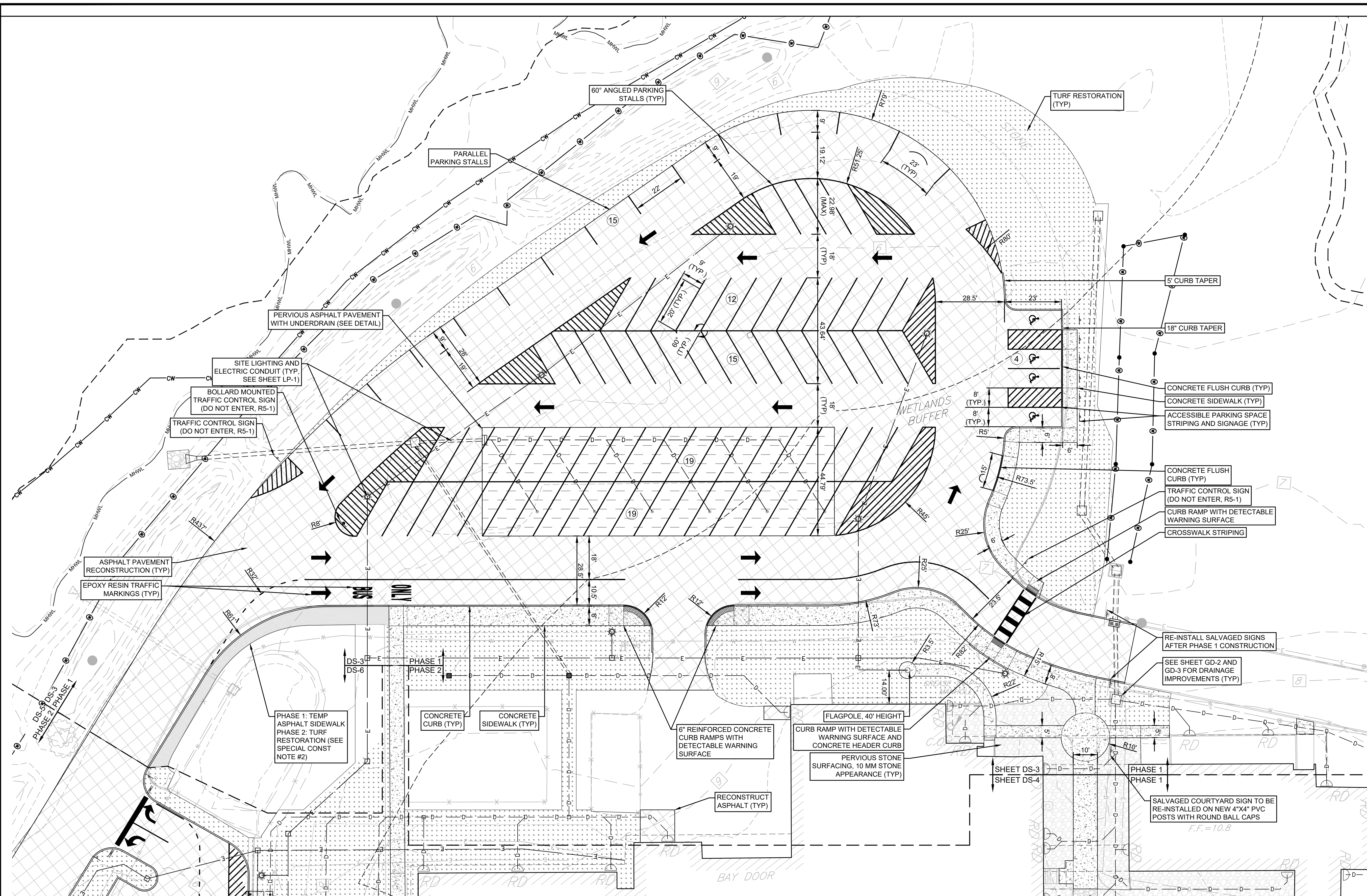
1. SEE SHEET DS-1 FOR GENERAL DEMOLITION NOTES.
2. THE MEMORIAL MOSAIC IN THE CENTER OF THE EXISTING DRIVEWAY LOOP SHALL BE CAREFULLY EXCAVATED AND DELIVERED TO THE SCHOOL DISTRICT.
3. THE SIDEWALK ALONG THE MAIN SCHOOL DRIVEWAY SHALL BE DEMOLISHED AS NECESSARY FOR CURB INSTALLATION AND DRIVEWAY RECONSTRUCTION. THIS SIDEWALK SHALL BE TEMPORARILY RESTORED WITH ASPHALT BETWEEN PHASE 1 AND PHASE 2. THE CONTRACTOR SHALL ENSURE THAT THE TEMPORARY ASPHALT SIDEWALK IS IN FULL COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT. AT THE END OF PHASE 2, THE ASPHALT SIDEWALK SHALL BE REMOVED AND THIS AREA RESTORED AS GRASS.
4. THE ENGINEER IS RESPONSIBLE FOR COORDINATING WITH JCP&L FOR THE REMOVAL OF THE EXISTING UTILITY POLES.
5. CONTRACTOR TO PROTECT EXISTING HANDRAILS TO REMAIN.
6. CONTRACTOR SHALL SEAL WITH GROUT ANY OPENINGS CREATED IN THE REMOVAL OF THE BUILDING-MOUNTED FLAGPOLE. GROUT SHALL BE COLOR-MATCHED TO THE SURROUNDING WALL. REFERENCE IMAGE OF BUILDING-MOUNTED FLAGPOLE IN SPECIFICATIONS APPENDIX B.



GRAPHIC SCALE



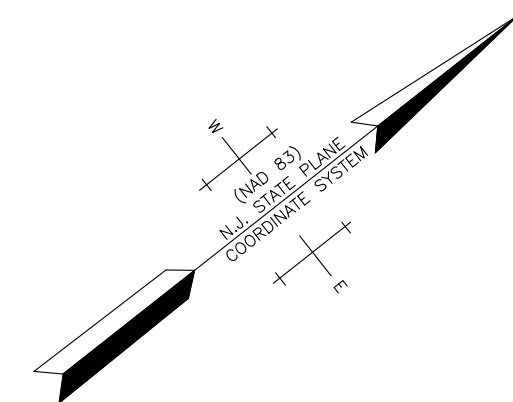
PLAN NAME:	NO. / REVISION AND DATE
DEMOLITION PLAN ENLARGEMENT A (PHASE 1)	
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
FILE: 02-CONSTRUCTION	SHEET NUMBER: DS-2
PROJECT #: 31578-08 DRAWN: BJM DESIGN: RRD	
DATE: 03/13/25	
SCALE: 1"=20'	SHEET: 03 OF



SITE PLAN, ENLARGEMENT A: LOOP PARKING LOT (PHASE 1)

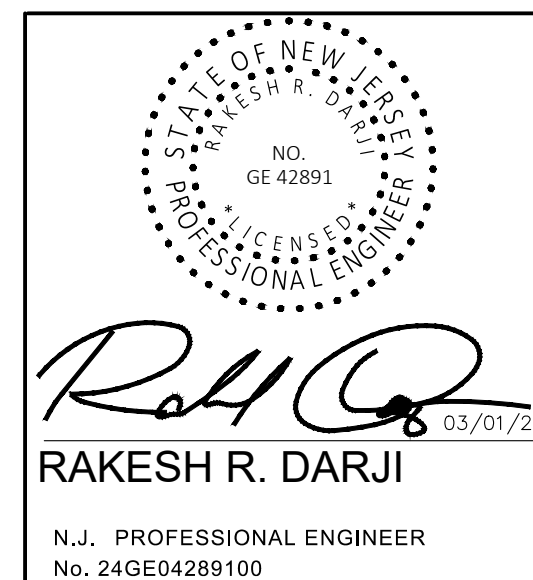
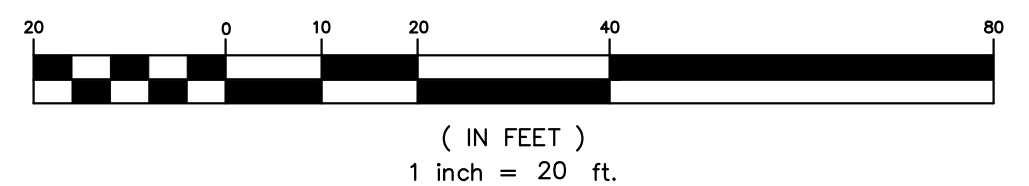
1"=20'

- SPECIAL SITE CONSTRUCTION NOTES, SHEET DS-3:**
1. SEE SHEET DS-1 FOR GENERAL SITE CONSTRUCTION NOTES AND STRIPING SCHEDULE.
 2. TEMPORARY HMA SIDEWALK TO BE CONSTRUCTED AFTER REMOVAL OF CONCRETE CURB AND SIDEWALK ALONG THE DRIVEWAY, WHERE INDICATED. THIS SIDEWALK IS TO BE REMOVED AND TURF RESTORED FOLLOWING THE COMPLETION OF THE PHASE 2 IMPROVEMENTS. IT IS OUR INTENTION TO HAVE THE HMA SIDEWALK TIE INTO THE EXISTING CONCRETE CURB RAMP IN THAT LOCATION.
 3. CONTRACTOR TO PROVIDE CONCRETE JOINTS PER CONCRETE JOINT PLAN, TO BE PROVIDED BY ENGINEER DURING CONSTRUCTION.
 4. SEE SHEET LP-1 FOR LIGHTING IMPROVEMENTS.
 5. SEE SHEET GD-2 AND GD-3 FOR GRADING AND DRAINAGE IMPROVEMENTS.
 6. SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS.



SITE PLAN HATCH LEGEND			
	TURF RESTORATION (4" TOPSOIL, FERTILIZER, AND SEED)		STANDARD CONCRETE PAVEMENT (4" DGA, 4" CONCRETE CLASS B)
	STANDARD HMA PAVEMENT RECONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)		HEAVY DUTY CONCRETE PAVEMENT (4" DGA, 6" REINFORCED CONCRETE CLASS B)
	STANDARD HMA PAVEMENT, NEW CONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)		PERVIOUS STONE SURFACING, 6MM (APPEARANCE (SEE DETAIL))
	PERVIOUS HMA PAVEMENT (SEE DETAIL)		PERVIOUS STONE SURFACING, 10MM (APPEARANCE (SEE DETAIL))
	RUBBER POUR-IN-PLACE RUBBER SURFACING W/ UNDERDRAIN (SEE DETAIL)		DETECTABLE WARNING SURFACE
	ASPHALT SIDEWALK 3" HMA 9.5M64, 6" DGA		

GRAPHIC SCALE



PLAN NAME:			
SITE PLAN ENLARGEMENT A (PHASE 1)			
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY			
PROJECT #: 31578-08	DRAWN: B.M.	DESIGN:RRD	DATE: 03/13/25
FILE: 02-CONSTRUCTION		SCALE: 1"=20'	

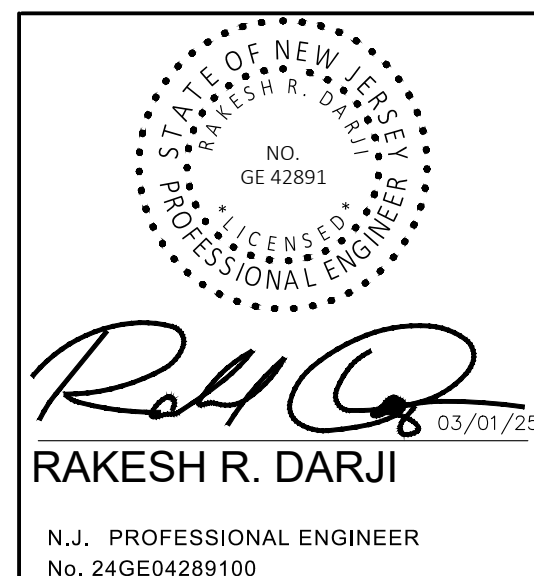
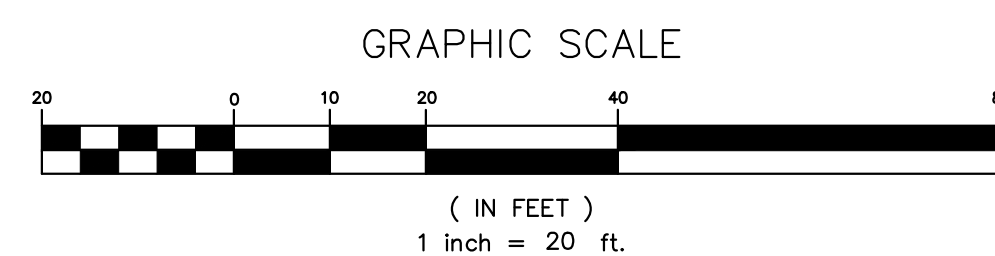
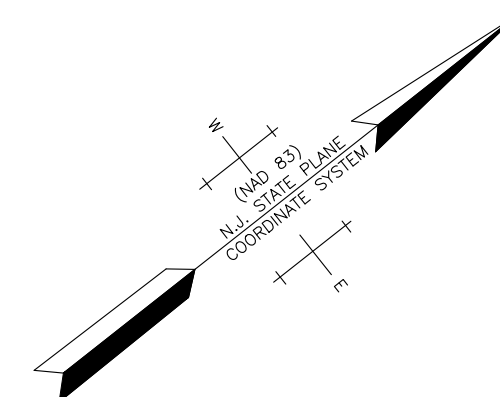
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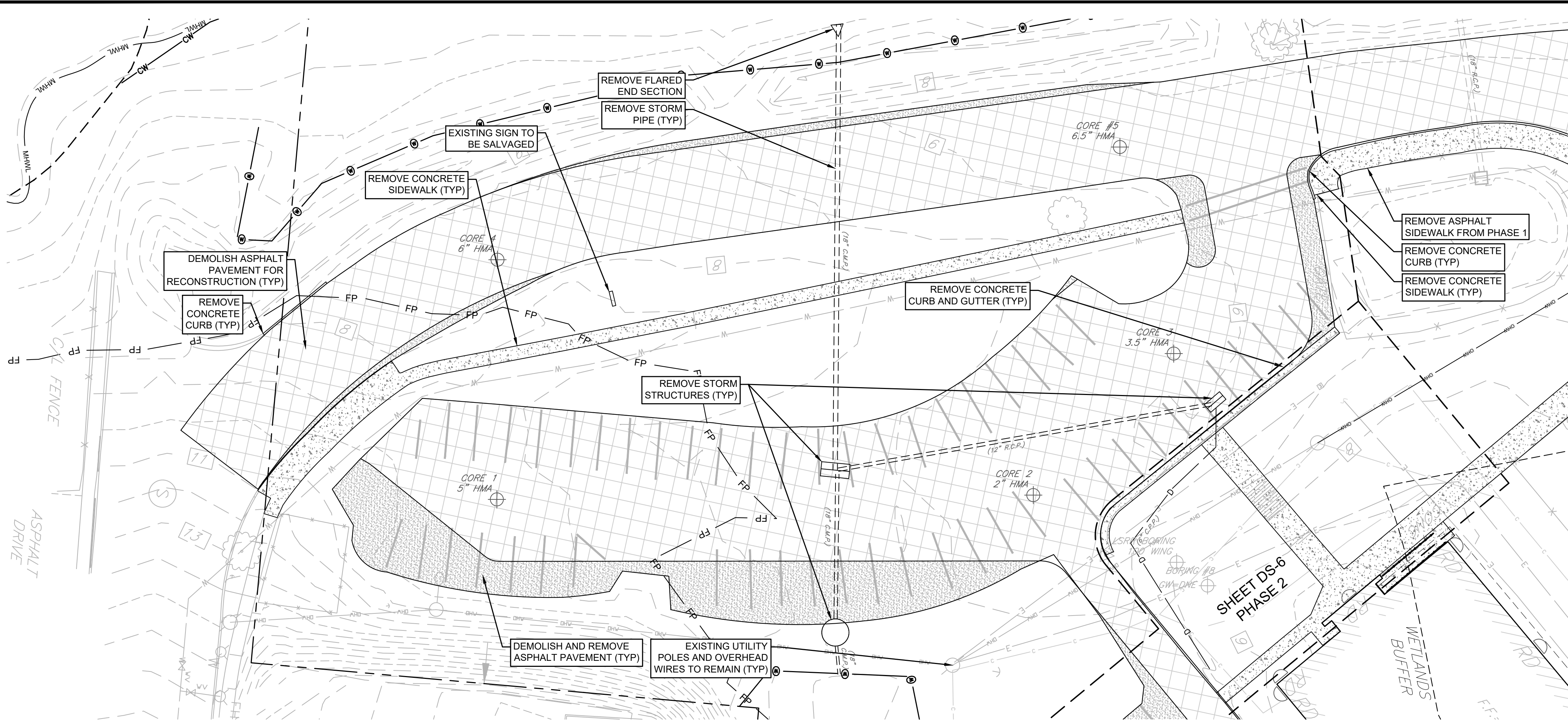
- SPECIAL DEMOLITION NOTES, SHEET DS-4:**
1. SEE SHEET DS-1 FOR GENERAL DEMOLITION NOTES.
 2. CONTRACTOR SHALL VERIFY THE TYPE AND ABANDONMENT STATUS OF THE UTILITY LINE CONNECTED TO THE CLEANOUTS SHOWN ON THIS PLAN PRIOR TO DEMOLITION.
 3. CONTRACTOR SHALL ENSURE THAT THE COURTYARD FENCE IS PROTECTED FROM DAMAGE DURING CONSTRUCTION. AFTER CONSTRUCTION, THE CONTRACTOR MAY EJECT TO TEMPORARILY REMOVE AND STORE THE GATE DURING CONSTRUCTION AND RE-INSTALL THE GATE AFTER CONSTRUCTION. THIS WILL BE ALLOWED FOR THE CONTRACTOR'S CONVENIENCE AND WILL NOT BE ELIGIBLE FOR ADDITIONAL PAYMENT. THE GATE MUST BE INSTALLED IN THE SAME CONDITION AND FUNCTION AS THE PRE-CONSTRUCTION CONDITION.
- SPECIAL SITE CONSTRUCTION NOTES, SHEET DS-4:**
1. SEE SHEET DS-1 FOR GENERAL SITE CONSTRUCTION NOTES.
 2. CONCRETE PLACED ADJACENT TO THE BUILDING SHALL BE DOWELED INTO BUILDING FOUNDATION AND SHALL BE CONSTRUCTED WITH HAUNCH TO THE DEPTH OF THE TOP OF THE BUILDING FOUNDATION AT BUILDING FACE.
 3. CONTRACTOR TO PROVIDE CONCRETE JOINTS PER CONCRETE JOINT PLAN, TO BE PROVIDED BY ENGINEER DURING CONSTRUCTION.
 4. SEE SHEET GD-3 FOR PROPOSED GRADING.
 5. SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS.

DEMOLITION PLAN HATCH LEGEND	
	DEMOLISH ASPHALT PAVEMENT FOR RECONSTRUCTION
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE
	REMOVE STONE
SITE PLAN HATCH LEGEND	
	TURF RESTORATION (4" TOPSOIL, FERTILIZER, AND SEED)
	STANDARD HMA PAVEMENT RECONSTRUCTION (4" DGA, 4" HMA BASE, 2" HMA SURFACE)
	STANDARD HMA PAVEMENT, NEW CONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)
	PERVIOUS HMA PAVEMENT (SEE DETAIL)
	RUBBER POUR-IN-PLACE RUBBER SURFACING W/ UNDERDRAIN (SEE DETAIL)
	ASPHALT SIDEWALK 3" HMA 9.5M64, 6" DGA
	STANDARD CONCRETE PAVEMENT (4" DGA, 4" CONCRETE CLASS B)
	HEAVY DUTY CONCRETE PAVEMENT (4" DGA, 6" REINFORCED CONCRETE CLASS B)
	PERVIOUS STONE SURFACING 8MM APPEARANCE (SEE DETAIL)
	PERVIOUS STONE SURFACING 10MM APPEARANCE (SEE DETAIL)
	DETECTABLE WARNING SURFACE

SITE PLAN HATCH LEGEND			
	TURF RESTORATION (4" TOPSOIL, FERTILIZER, AND SEED)		STANDARD CONCRETE PAVEMENT (4" DGA, 4" CONCRETE CLASS B)
	STANDARD HMA PAVEMENT RECONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)		HEAVY DUTY CONCRETE PAVEMENT (4" DGA, 6" REINFORCED CONCRETE CLASS B)
	STANDARD HMA PAVEMENT, NEW CONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)		PERVIOUS STONE SURFACING 6MM APPEARANCE (SEE DETAIL)
	PERVIOUS HMA PAVEMENT (SEE DETAIL)		PERVIOUS STONE SURFACING 10MM APPEARANCE (SEE DETAIL)
	RUBBER POUR-IN-PLACE RUBBER SURFACING W/ UNDERPAINT (SEE DETAIL)		DETECTABLE WARNING SURFACE

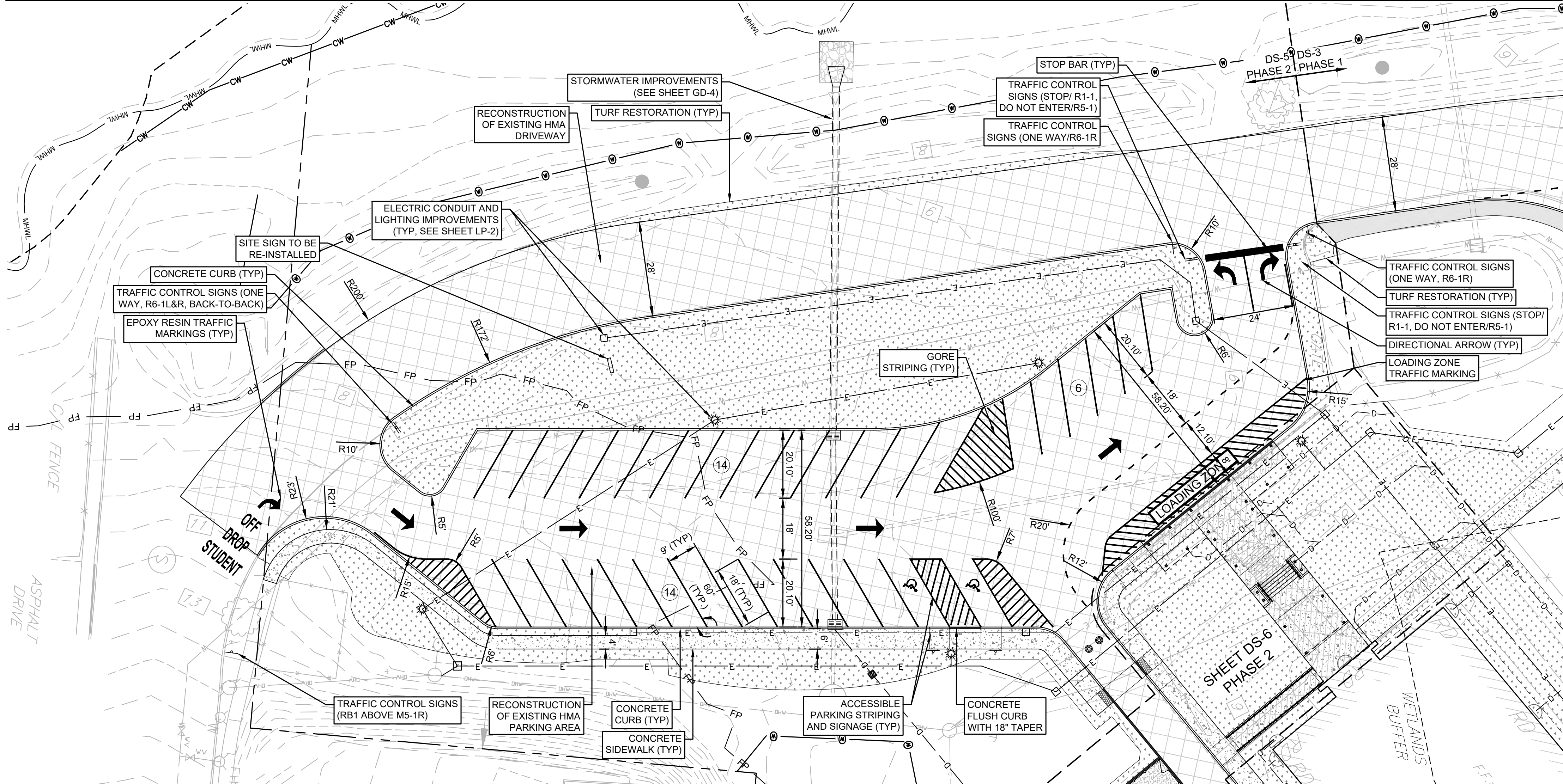


PLAN NAME:			NO.	REVISION AND DATE
DEMOLITION AND SITE PLAN ENLARGEMENT B (PHASE 1)				
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY				
			SHEET NUMBER:	
			DS-4	
PROJECT #: 31578-08		DRAWN: BJM	DESIGN:RRD	DATE: 03/13/25
FILE: 02-CONSTRUCTION		SCALE: 1"=20'		
SHEET:		05 OF		



DEMOLITION PLAN, ENLARGEMENT C: LOWER SCHOOL PARKING LOT (PHASE 2)

1"=20'



SITE PLAN, ENLARGEMENT C: LOWER SCHOOL PARKING LOT (PHASE 2)

1"=20'

SPECIAL DEMOLITION NOTES, SHEET DS-5:

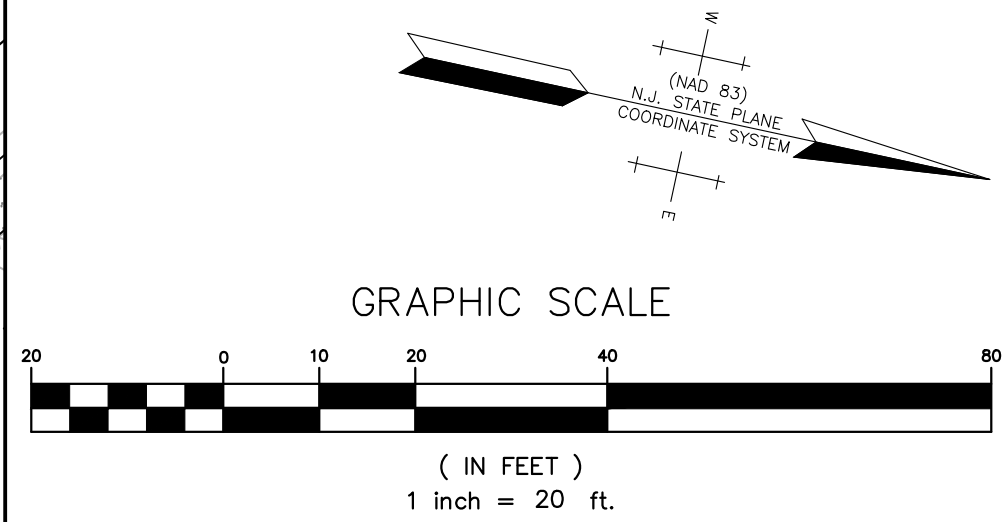
1. SEE SHEET DS-1 FOR GENERAL DEMOLITION NOTES.
2. THE CONTRACTOR SHALL PROTECT FROM DAMAGE THE UTILITY POLES AND OVERHEAD WIRES THAT ARE TO REMAIN DURING CONSTRUCTION.
3. REMOVED STORM PIPES SHALL BE REPLACED WITH STRUCTURAL FILL.
4. FINAL LOCATION OF RE-INSTALLED SITE SIGN TO BE DETERMINED BY THE ENGINEER.
5. THE ENGINEER IS RESPONSIBLE FOR COORDINATING WITH JCP&L FOR THE REMOVAL OF THE EXISTING UTILITY POLES.

SPECIAL SITE CONSTRUCTION NOTES, SHEET DS-5:

1. SEE SHEET DS-1 FOR GENERAL SITE CONSTRUCTION NOTES AND STRIPING SCHEDULE.
2. SEE SHEET LP-2 FOR LIGHTING IMPROVEMENTS.
3. SEE SHEET GD-4 FOR GRADING AND DRAINAGE IMPROVEMENTS.
4. SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS.

DEMOLITION PLAN HATCH LEGEND	
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE
	REMOVE STONE

SITE PLAN HATCH LEGEND	
	STANDARD CONCRETE PAVEMENT (4" DGA, 4" CONCRETE CLASS B)
	HEAVY DUTY CONCRETE PAVEMENT (4" DGA, 6" REINFORCED CONCRETE CLASS B)
	PERVIOUS STONE SURFACING, 6MM APPEARANCE (SEE DETAIL)
	PERVIOUS STONE SURFACING, 10MM APPEARANCE (SEE DETAIL)
	DETECTABLE WARNING SURFACE



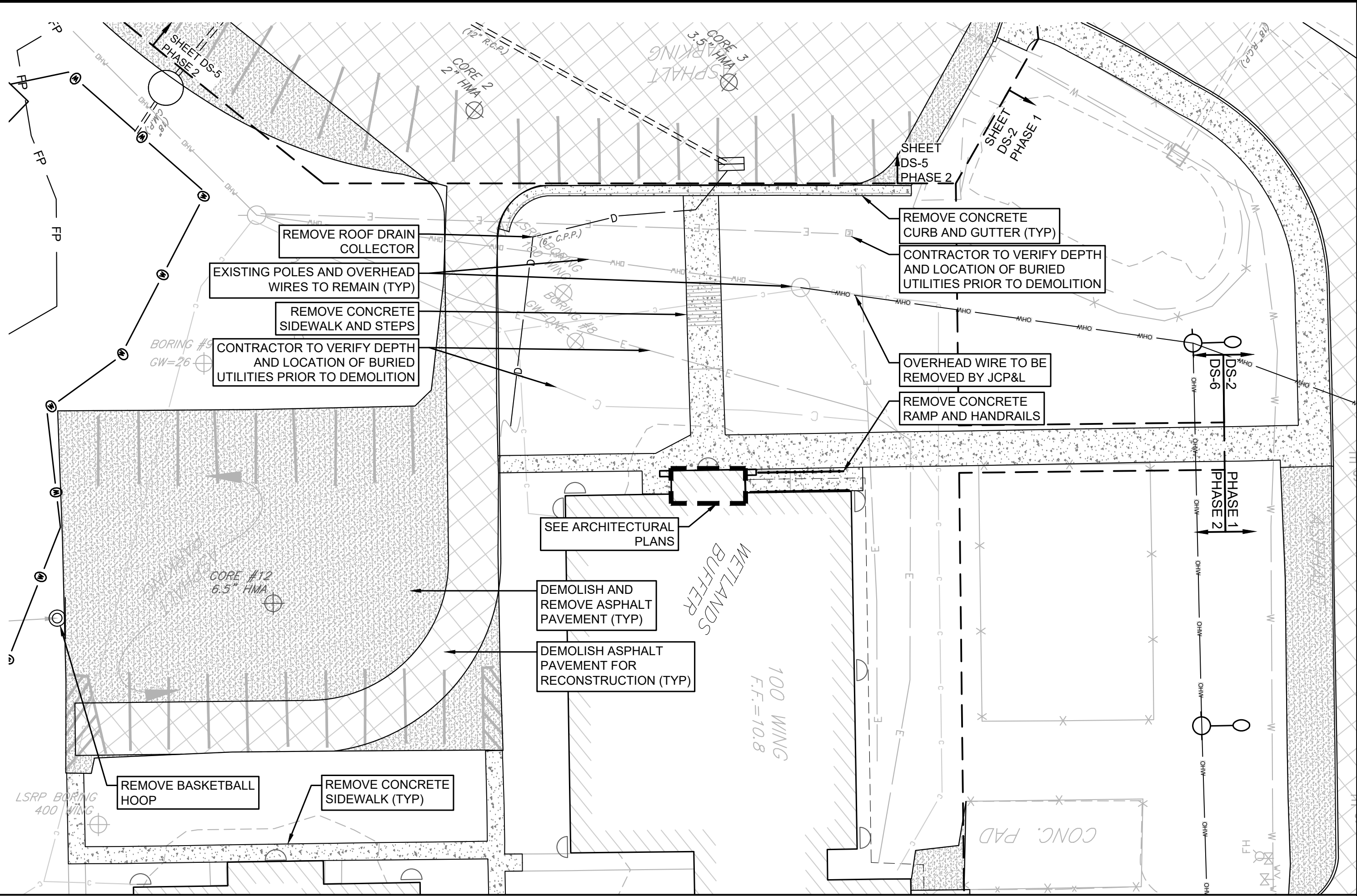
STATE OF NEW JERSEY
RANKED & DULY LICENSED PROFESSIONAL ENGINEER
NO. GE 42891
R.R.D.
Rakesh R. Darji
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100

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CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500

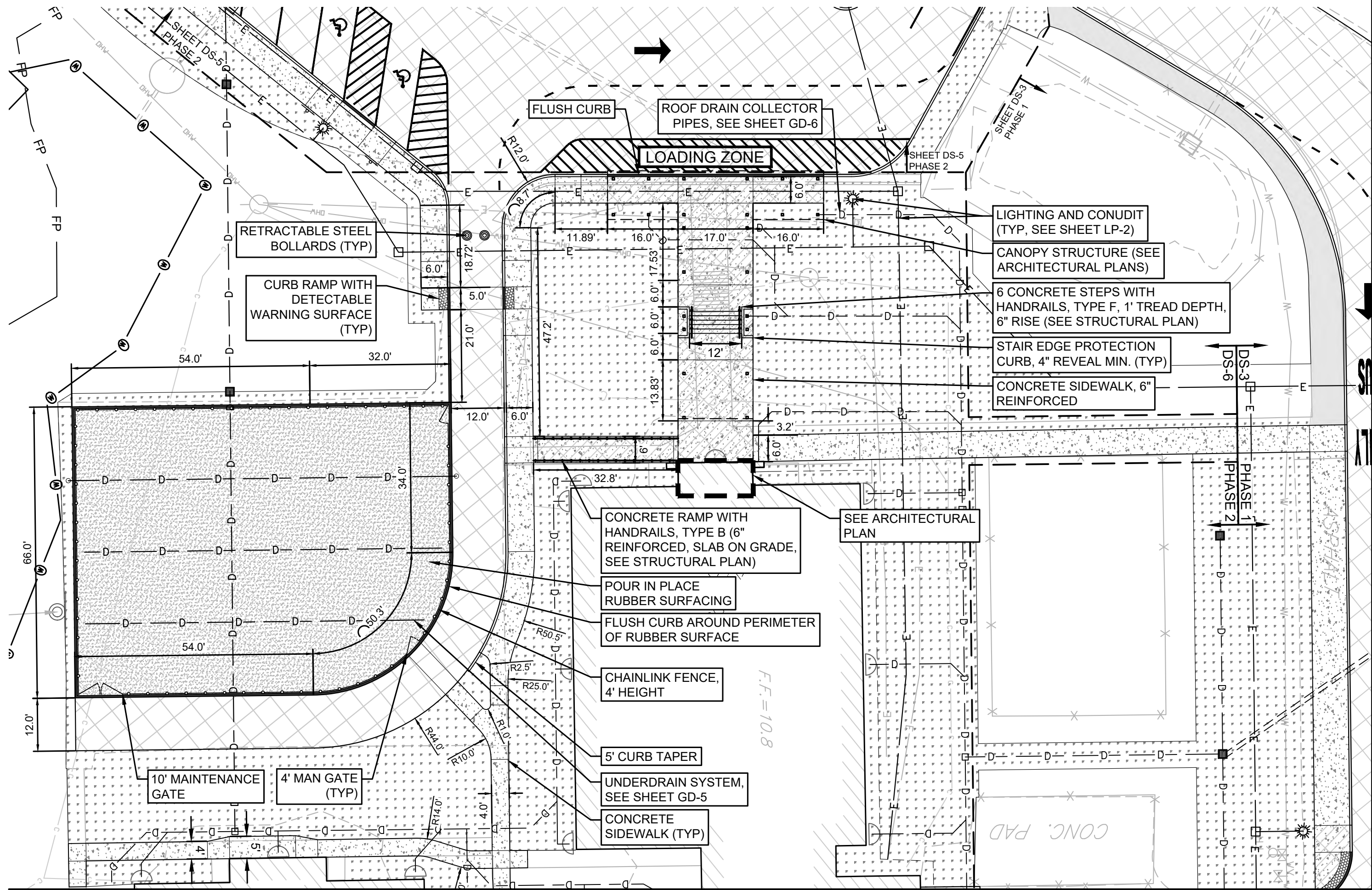
PLAN NAME:
DEMOLITION AND SITE PLAN ENLARGEMENT C (PHASE 2)
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY
PROJECT #: 31578-08 | DRAWN: BJM | DESIGN: RRD | DATE: 03/13/25
FILE: 02-CONSTRUCTION | SCALE: 1"=20'

NO. | REVISION AND DATE
SHEET NUMBER:
DS-5
SHEET: 06 OF 37

DATE PLOTTED: 3/13/2025 2:16 PM
LAST SAVE: 3/13/2025 12:57 PM
FILEPATH: K:\3100031575_08 RED BANK\01-CONSTRUCTION PLAN\02-CONSTRUCTION.DWG



DEMOLITION PLAN, ENLARGEMENT D: LOWER SCHOOL ENTRYWAY AND SIDE PARKING LOT (PHASE 2) 1"=20'



SITE PLAN, ENLARGEMENT D: LOWER SCHOOL ENTRYWAY AND SIDE PARKING LOT(PHASE 2) 1"=20'

SPECIAL DEMOLITION NOTES, SHEET DS-6:

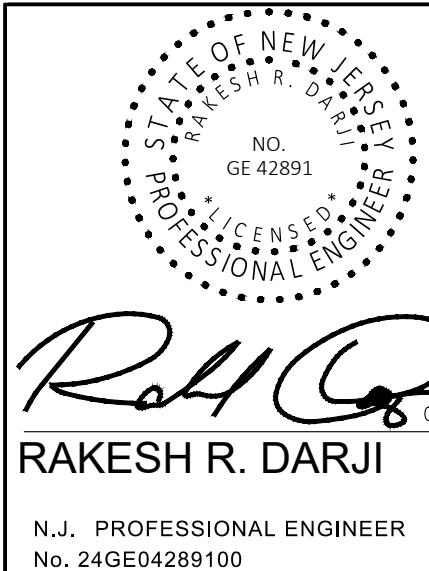
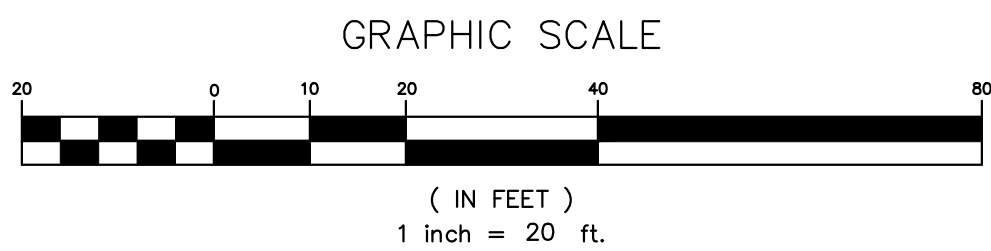
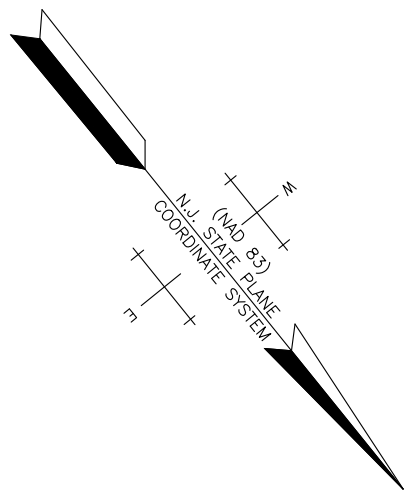
1. SEE SHEET DS-1 FOR GENERAL DEMOLITION NOTES.
2. SEE ARCHITECTURAL PLANS FOR BUILDING DEMOLITION DETAILS.
3. IT IS ANTICIPATED THAT THE EXISTING UNDERGROUND ELECTRIC CONDUIT LOCATED NEAR THE PROPOSED CANOPY WILL BE RELOCATED BY JCP&L BEFORE THE BEGINNING OF PHASE 2 CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR COORDINATING WITH JCP&L.
4. THE EXISTING UNDERGROUND TELECOM LINE IN THE VICINITY OF THE CANOPY SHALL REMAIN AND THE CONTRACTOR SHALL ENSURE THAT IT IS NOT IMPACTED BY CONSTRUCTION ACTIVITIES.

SPECIAL SITE CONSTRUCTION NOTES, SHEET DS-6:

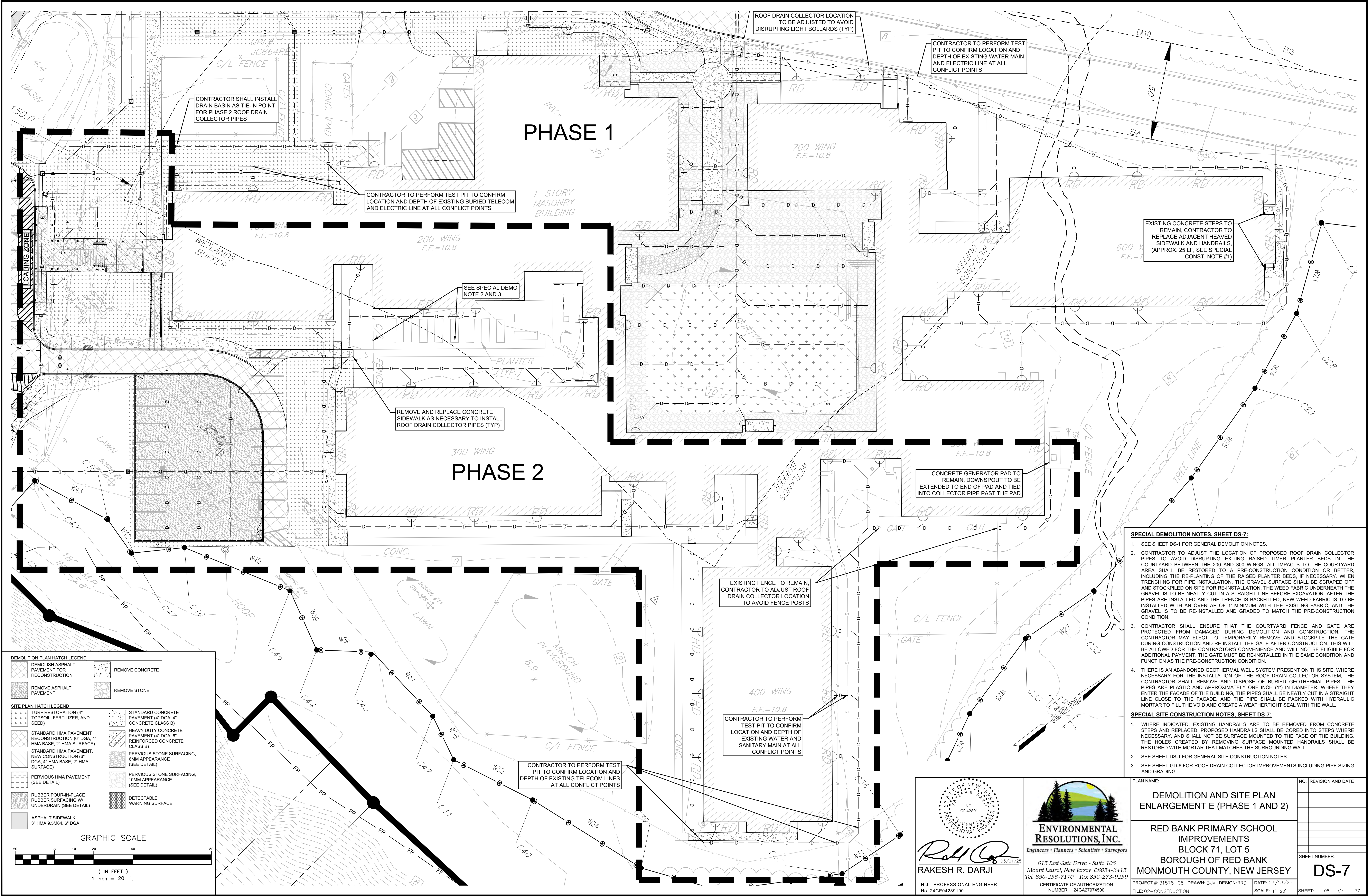
1. SEE SHEET DS-1 FOR GENERAL SITE CONSTRUCTION NOTES.
2. CHAINLINK FENCE SHALL BE INSTALLED WITH EXPOSED HARDWARE ON THE EXTERIOR OF THE PLAY AREA.
3. SEE SHEET LP-2 FOR LIGHTING IMPROVEMENTS.
4. SEE SHEET GD-5 FOR GRADING AND DRAINAGE IMPROVEMENTS.
5. SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS.
6. CANOPY STRUCTURE, CANOPY SUPPORT POST LOCATIONS, AND ALL OTHER ARCHITECTURAL IMPROVEMENTS ILLUSTRATED ON THIS PLAN ARE DIAGRAMMATIC IN NATURE AND MAY NOT EXACTLY REFLECT THE PROPOSED ARCHITECTURAL IMPROVEMENTS. REFER TO ARCHITECTURAL PLANS FOR FULL DETAILS REGARDING THE CANOPY AND BUILDING MODIFICATION IMPROVEMENTS.

DEMOLITION PLAN HATCH LEGEND	
	DEMOLISH ASPHALT PAVEMENT FOR RECONSTRUCTION
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE
	REMOVE STONE

SITE PLAN HATCH LEGEND	
	TURF RESTORATION (4" TOPSOIL, FERTILIZER, AND SEED)
	STANDARD HMA PAVEMENT RECONSTRUCTION (6" DGA, 4" HMA BASE, 2" HMA SURFACE)
	STANDARD HMA PAVEMENT, NEW CONSTRUCTION (8" DGA, 4" HMA BASE, 2" HMA SURFACE)
	PERVIOUS HMA PAVEMENT (SEE DETAIL)
	RUBBER POUR-IN-PLACE RUBBER SURFACING W/ UNDERDRAIN (SEE DETAIL)
	ASPHALT SIDEWALK 3" HMA 9.5M64, 6" DGA
	STANDARD CONCRETE PAVEMENT (4" DGA, 4" CONCRETE CLASS B)
	HEAVY DUTY CONCRETE PAVEMENT (4" DGA, 6" REINFORCED CONCRETE CLASS B)
	PERVIOUS STONE SURFACING, 6MM APPEARANCE (SEE DETAIL)
	PERVIOUS STONE SURFACING, 10MM APPEARANCE (SEE DETAIL)
	DETECTABLE WARNING SURFACE



PLAN NAME:	NO. / REVISION AND DATE
DEMOLITION AND SITE PLAN ENLARGEMENT D (PHASE 2)	
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #: 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25 FILE: 02-CONSTRUCTION	SHEET NUMBER: DS-6
SCALE: 1"=20'	SHEET: 07 OF 37

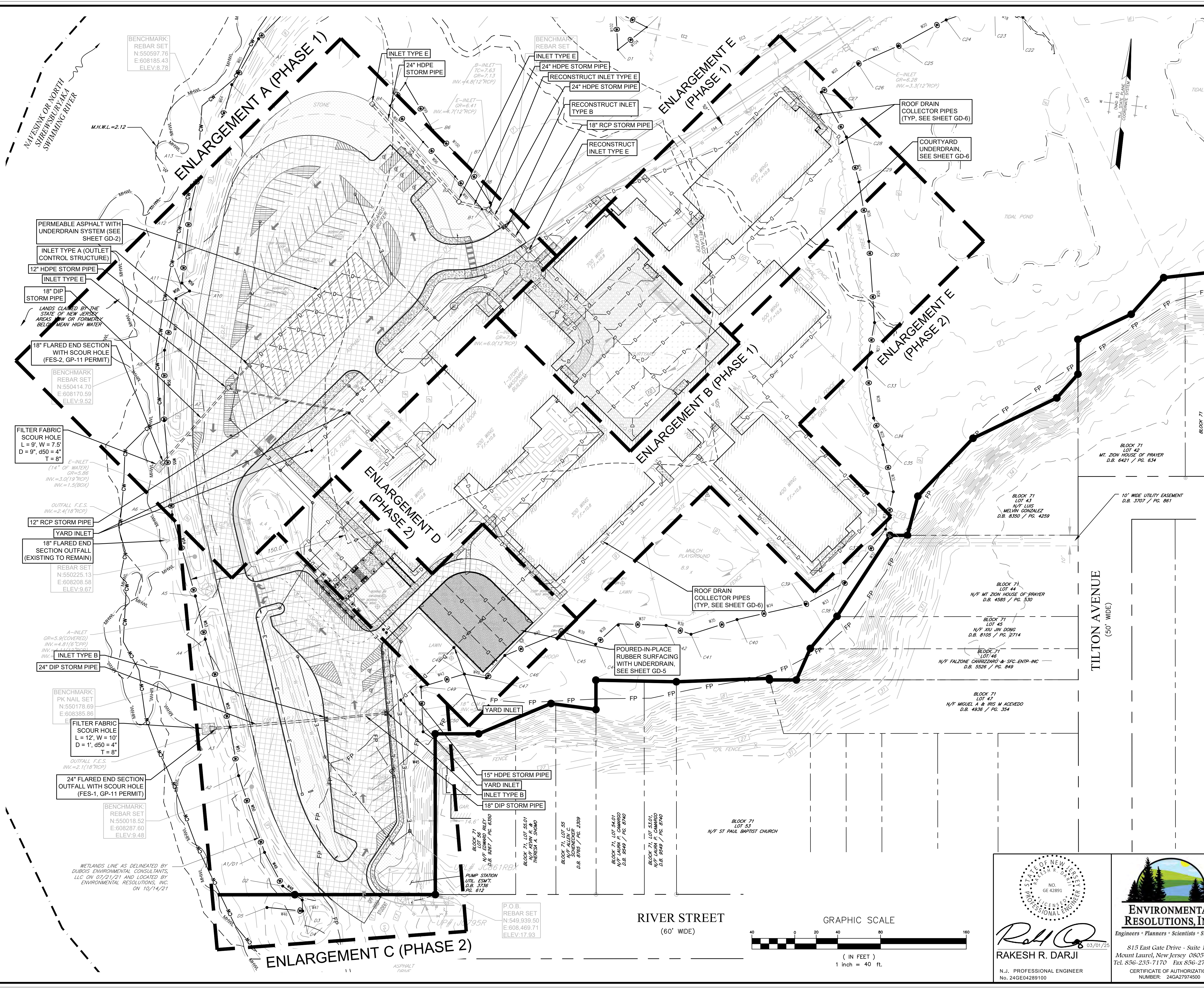


- SPECIAL DEMOLITION NOTES, SHEET DS-7:**
- SEE SHEET DS-1 FOR GENERAL DEMOLITION NOTES.
 - CONTRACTOR TO ADJUST THE LOCATION OF PROPOSED ROOF DRAIN COLLECTOR PIPES TO AVOID DISRUPTING EXISTING RAISED TIER PLANTER BEDS IN THE COURTYARD BETWEEN THE 200 AND 300 WINGS. ALL IMPACTS TO THE COURTYARD AREA SHALL BE RESTORED TO A PRE-CONSTRUCTION CONDITION OR BETTER, INCLUDING THE RE-PLANTING OF THE RAISED PLANTER BEDS, IF NECESSARY. WHEN TRENCHING FOR PIPE INSTALLATION, THE GRAVEL SURFACE SHALL BE SCRAPED OFF AND STOCKPILED ON SITE FOR RE-INSTALLATION. THE WEED FABRIC UNDERNEATH THE GRAVEL IS TO BE NEATLY CUT IN A STRAIGHT LINE BEFORE EXCAVATION. AFTER THE PIPES ARE INSTALLED AND THE TRENCH IS BACKFILLED, NEW WEED FABRIC IS TO BE INSTALLED WITH AN OVERLAP OF 1' MINIMUM WITH THE EXISTING FABRIC, AND THE GRAVEL IS TO BE RE-INSTALLED AND GRADED TO MATCH THE PRE-CONSTRUCTION CONDITION.
 - CONTRACTOR SHALL ENSURE THAT THE COURTYARD FENCE AND GATE ARE PROTECTED FROM DAMAGED DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR MAY ELECT TO TEMPORARILY REMOVE AND STOCKPILE THE GATE DURING CONSTRUCTION AND RE-INSTALL THE GATE AFTER CONSTRUCTION. THIS WILL BE ALLOWED FOR THE CONTRACTOR'S CONVENIENCE AND WILL NOT BE ELIGIBLE FOR ADDITIONAL PAYMENT. THE GATE MUST BE RE-INSTALLED IN THE SAME CONDITION AND FUNCTION AS THE PRE-CONSTRUCTION CONDITION.
 - THERE IS AN ABANDONED GEOTHERMAL WELL SYSTEM PRESENT ON THIS SITE, WHERE NECESSARY FOR THE INSTALLATION OF THE ROOF DRAIN COLLECTOR SYSTEM, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF BURIED GEOTHERMAL PIPES. THE PIPES ARE PLASTIC AND APPROXIMATELY ONE INCH (1") IN DIAMETER. WHERE THEY ENTER THE FACADE OF THE BUILDING, THE PIPES SHALL BE NEATLY CUT IN A STRAIGHT LINE CLOSE TO THE FACADE, AND THE PIPE SHALL BE PACKED WITH HYDRAULIC MORTAR TO FILL THE VOID AND CREATE A WEATHERTIGHT SEAL WITH THE WALL.

- SPECIAL SITE CONSTRUCTION NOTES, SHEET DS-7:**
- WHERE INDICATED, EXISTING HANDRAILS ARE TO BE REMOVED FROM CONCRETE STEPS AND REPLACED. PROPOSED HANDRAILS SHALL BE CORED INTO STEPS WHERE NECESSARY, AND SHALL NOT BE SURFACE MOUNTED TO THE FACE OF THE BUILDING. THE HOLES CREATED BY REMOVING SURFACE MOUNTED HANDRAILS SHALL BE RESTORED WITH MORTAR THAT MATCHES THE SURROUNDING WALL.
 - SEE SHEET DS-1 FOR GENERAL SITE CONSTRUCTION NOTES.
 - SEE SHEET GD-6 FOR ROOF DRAIN COLLECTOR IMPROVEMENTS INCLUDING PIPE SIZING AND GRADING.



PLAN NAME: DEMOLITION AND SITE PLAN ENLARGEMENT E (PHASE 1 AND 2)		NO. REVISION AND DATE	
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY		SHEET NUMBER: DS-7	
PROJECT # 31578-08	DRAWN: BJM	DESIGN: RDD	DATE: 03/13/25
FILE: 02-CONSTRUCTION	SCALE: 1"=20'	SHEET: 08 OF 37	



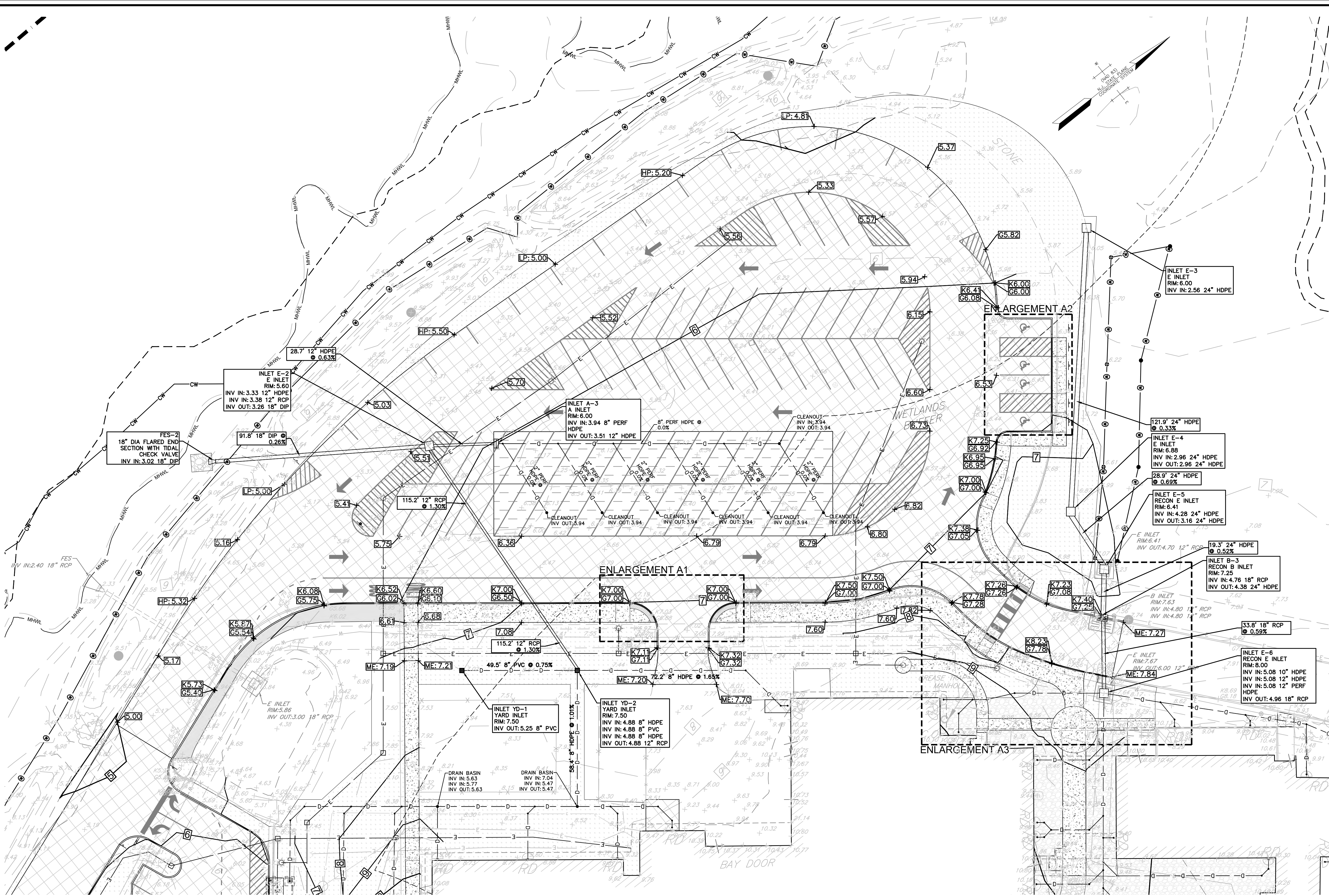
CONSTRUCTION PHASING NOTES:

1. PHASE 1 CONSTRUCTION SHALL COMMENCE IMMEDIATELY AFTER THE END OF THE SCHOOL YEAR ON JUNE 19, 2025. ALL PHASE 1 WORK IS REQUIRED TO BE COMPLETED PRIOR TO THE START OF THE SCHOOL YEAR ON AUGUST 22, 2025.
 2. PHASE 2 CONSTRUCTION SHALL COMMENCE IMMEDIATELY AFTER THE END OF THE SCHOOL YEAR ON JUNE 18, 2026, AT THE LATEST, AND IS REQUIRED TO BE COMPLETED PRIOR TO THE START OF THE SCHOOL YEAR ON AUGUST 21, 2026.
 3. THE CONTRACTOR MAY REQUEST TO COMPLETE PORTIONS OF THE PHASE 2 WORK EARLIER THAN SUMMER 2026. THIS REQUEST MUST BE MADE IN WRITING TO THE PROJECT ENGINEER. THE CONTRACTOR SHOULD INCLUDE IN THE REQUEST A SUMMARY OF THE SCOPE OF WORK THAT THEY WISH TO BEGIN EARLY, AND A SCHEDULE OF WORK. PERMISSION TO BEGIN PHASE 2 WORK EARLY SHALL BE GRANTED AT THE DISCRETION OF THE ENGINEER OR OWNER.
 4. CONSTRUCTION ACTIVITIES MAY PROCEED DURING BREAKS IN THE SCHOOL YEAR WHEN TEACHERS AND STUDENTS ARE NOT PRESENT ON SITE, AT THE DISCRETION OF THE ENGINEER OR OWNER. THE CONTRACTOR SHALL NOT BEGIN ANY PORTION OF THE WORK UNLESS THAT WORK CAN BE FULLY COMPLETED AND THE WORK AREA RESTORED BEFORE SCHOOL RESUMES.
- GRADING AND DRAINAGE NOTES:
1. CONTRACTOR SHALL BE REQUIRED TO CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
 2. SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2%.
 3. RUNNING SLOPES OF SIDEWALKS NOT TO EXCEED 5%.
 4. RAMP LANDINGS SHALL NOT HAVE SLOPES GREATER THAN 2% IN ANY DIRECTION.
 5. LANDINGS AT DOORS SHALL BE MINIMUM OF 6" IN DEPTH AND NOT TO HAVE SLOPES IN EXCESS OF 2% IN ANY DIRECTION.
 6. GRADING OF ASPHALT AREAS SHALL NOT BE LESS THAN 0.5%.
 7. CONTRACTOR TO FEATHER ADJACENT GRADE BY CUTTING OR FILLING TO MEET NEW ELEVATION OF SIDEWALK OR CURBING. DISTURBED LAWN/PLANTED AREAS TO BE TURF RESTORED OR MULCHED TO MEET EXISTING CONDITIONS.
 8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE TO ALL STORM INLETS.
 9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 10. CONTRACTOR SHALL PERFORM TEST PITS TO CONFIRM DEPTH AND LOCATION OF EXISTING BURIED UTILITIES ON SITE AT ALL LOCATIONS OF POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED FEATURES.

STATE OF NEW JERSEY
PROFESSIONAL ENGINEER
NO. GE 42891
05/01/25
Rakesh R. Darji
RAKESH R. DARJI
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100

ENVIRONMENTAL RESOLUTIONS, INC.
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CERTIFICATE OF AUTHORIZATION
NUMBER: 24GE027974500

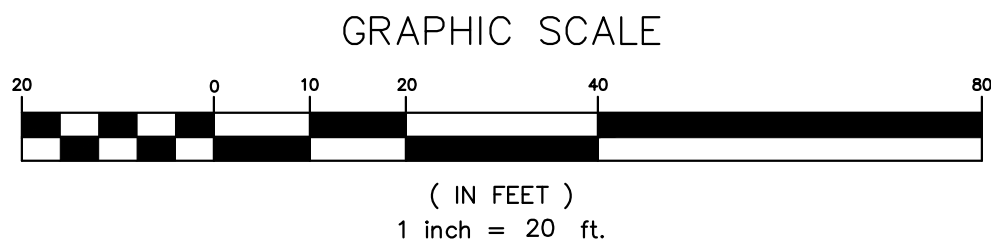
PLAN NAME: OVERALL GRADING AND DRAINAGE PLAN	NO. REVISION AND DATE
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #: 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25 FILE: 03-GRADE_DRAIN	SHEET NUMBER: GD-1
SCALE: 1"=40'	SHEET: 09 OF 37



GRADING AND DRAINAGE PLAN, ENLARGEMENT A: LOOP PARKING LOT (PHASE 1)

GRADING AND DRAINAGE NOTES:

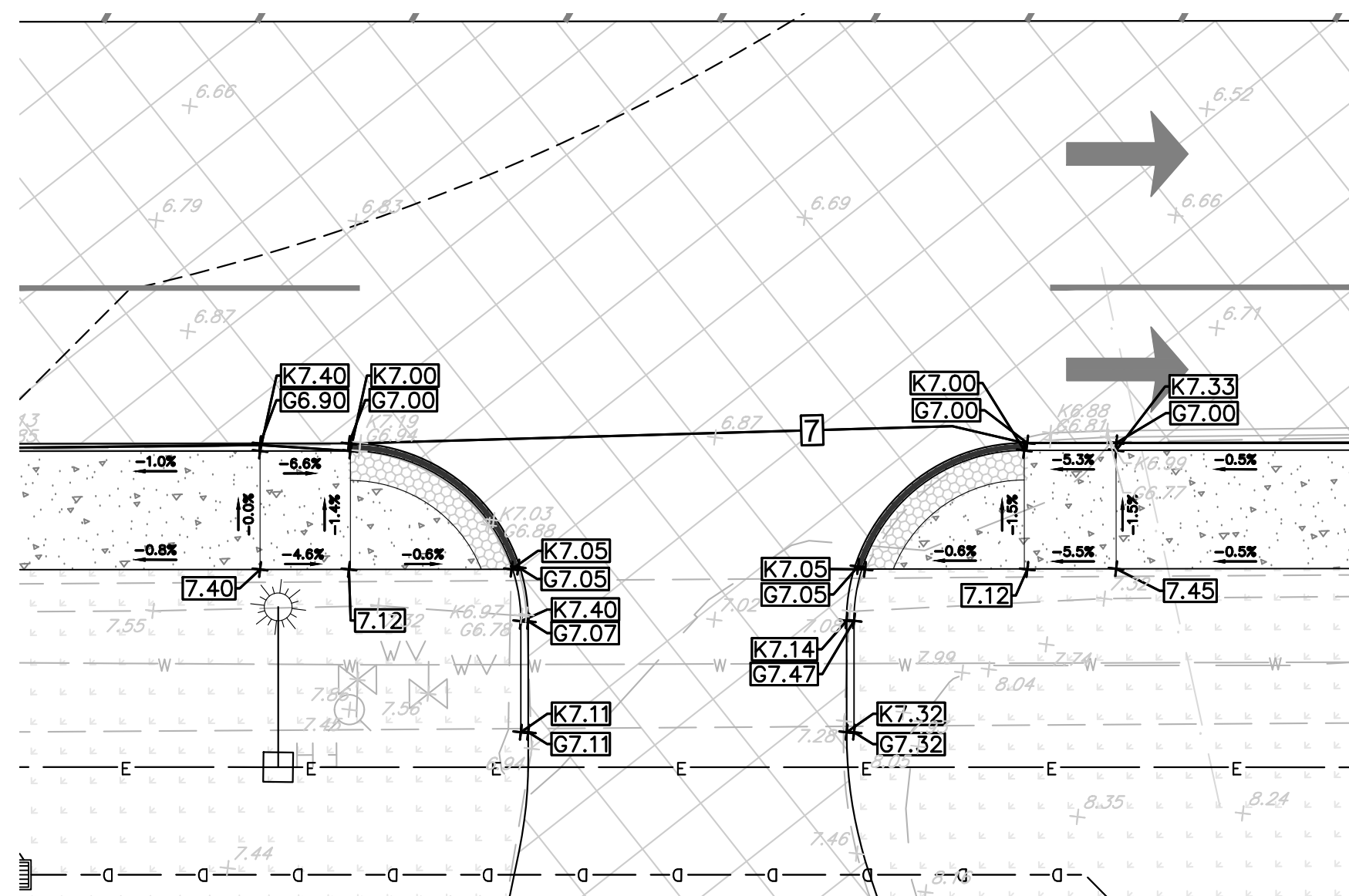
1. CONTRACTOR SHALL BE REQUIRED TO CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
2. SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2%.
3. RUNNING SLOPES OF SIDEWALKS NOT TO EXCEED 5%.
4. RAMP LANDINGS SHALL NOT HAVE SLOPES GREATER THAN 2% IN ANY DIRECTION.
5. LANDINGS AT DOORS SHALL BE MINIMUM OF 6" IN DEPTH AND NOT TO HAVE SLOPES IN EXCESS OF 2% IN ANY DIRECTION.
6. GRADING OF ASPHALT AREAS SHALL NOT BE LESS THAN 0.5%.
7. CONTRACTOR TO FEATHER ADJACENT GRADE BY CUTTING OR FILLING TO MEET NEW ELEVATION OF SIDEWALK OR CURBING. DISTURBED LAWN/PLANTED AREAS TO BE TURF RESTORED OR MULCHED TO MEET EXISTING CONDITIONS.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE TO ALL STORM INLETS.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
10. CONTRACTOR SHALL PERFORM TEST PITS TO CONFIRM DEPTH AND LOCATION OF EXISTING BURIED UTILITIES ON SITE AT ALL LOCATIONS OF POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED FEATURES.



STATE OF NEW JERSEY
NO. 42891
LICENSED PROFESSIONAL ENGINEER
Rakesh R. Darji
03/01/25
Rakesh R. Darji
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100

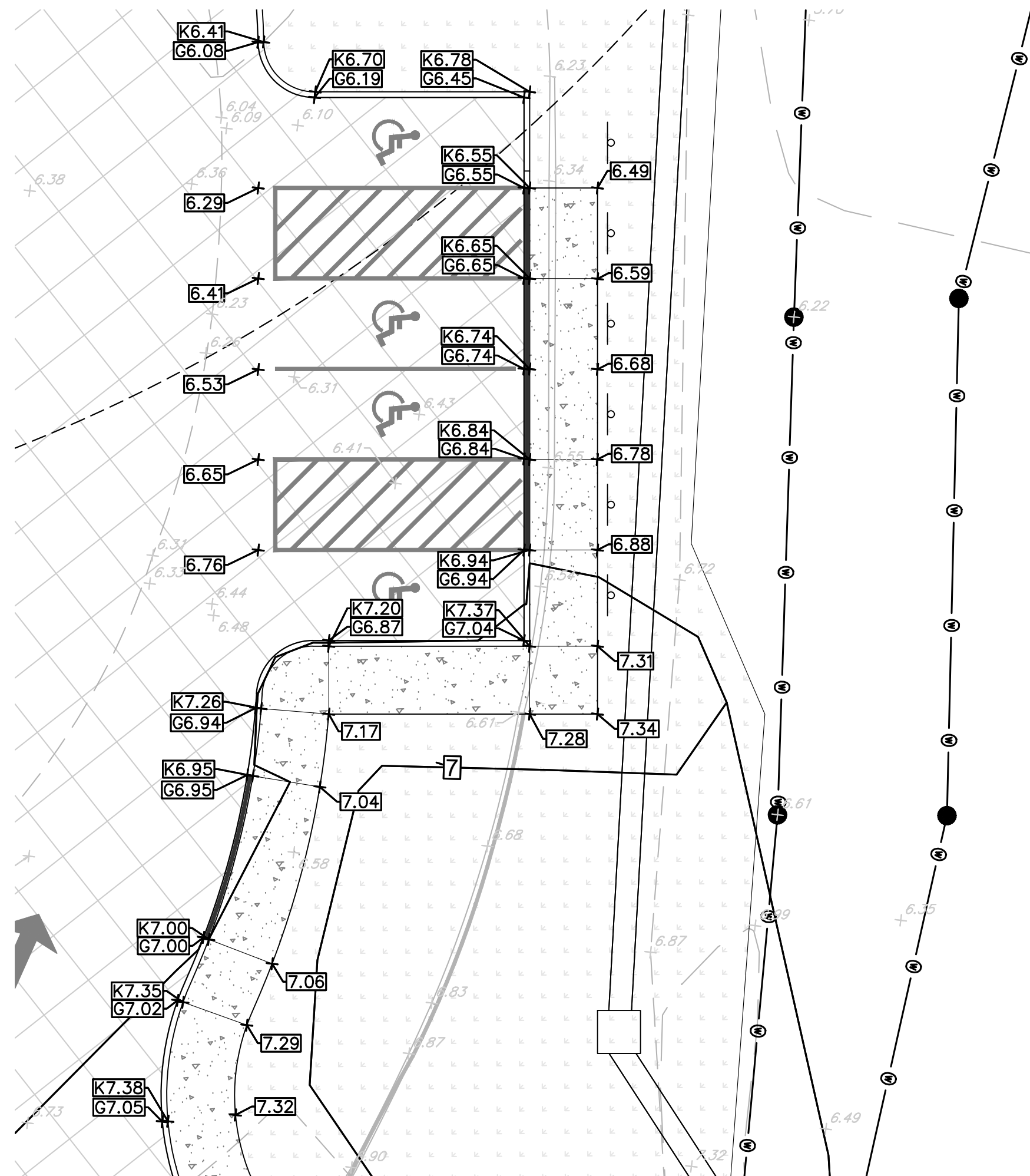
ENVIRONMENTAL RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
815 East Gate Drive - Suite 103
Mount Laurel, New Jersey 08054-3415
Tel. 856-235-7170 Fax 856-273-9239
CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500

PLAN NAME: GRADING AND DRAINAGE PLAN ENLARGEMENT A (PHASE 1)	NO. REVISION AND DATE
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #: 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25 FILE: 03-GRADE_DRAIN	SHEET NUMBER: GD-2
SCALE: 1"=20'	SHEET: 10 OF 37



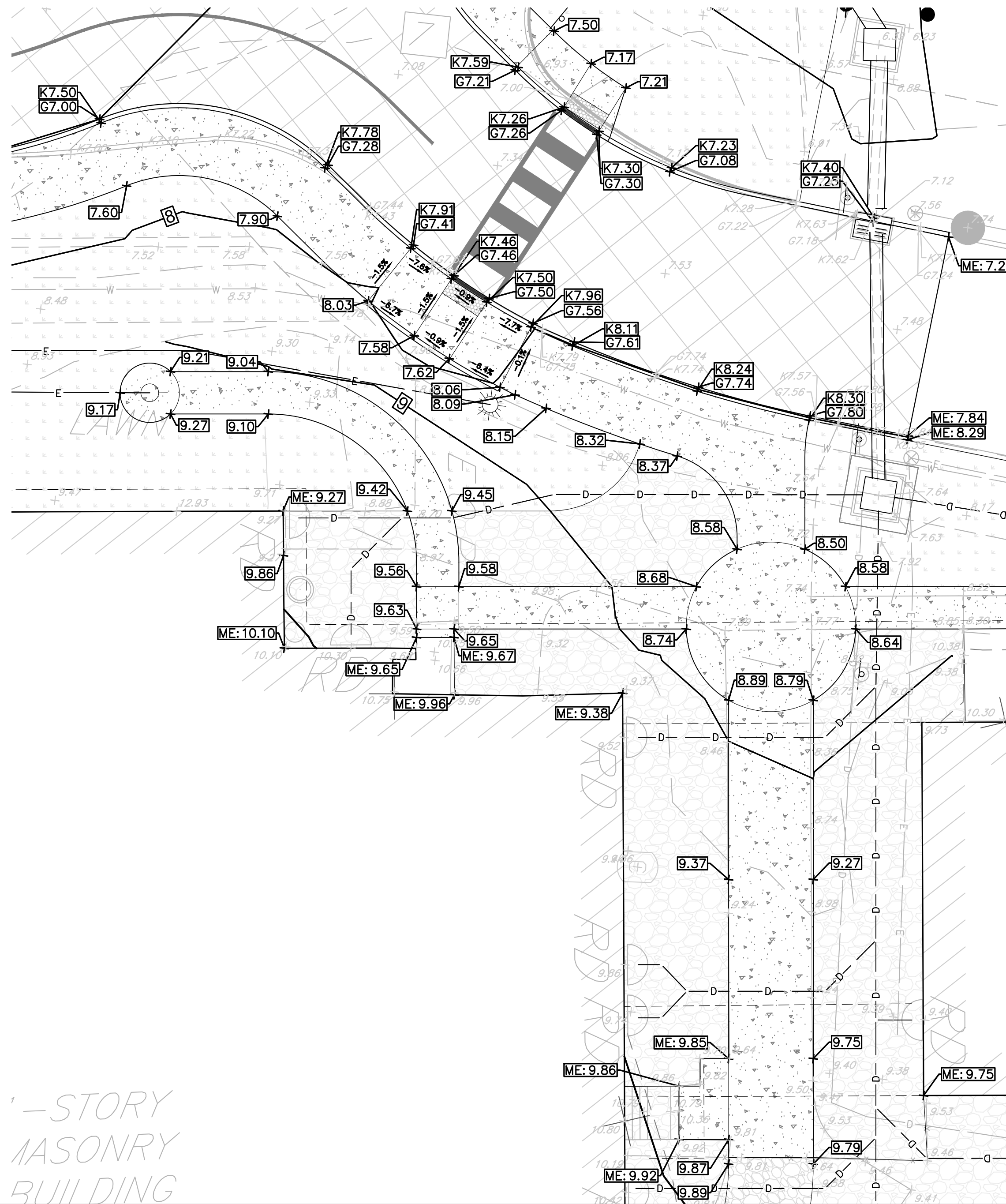
GRADING ENLARGEMENT A1 (PHASE 1)

1"=10'



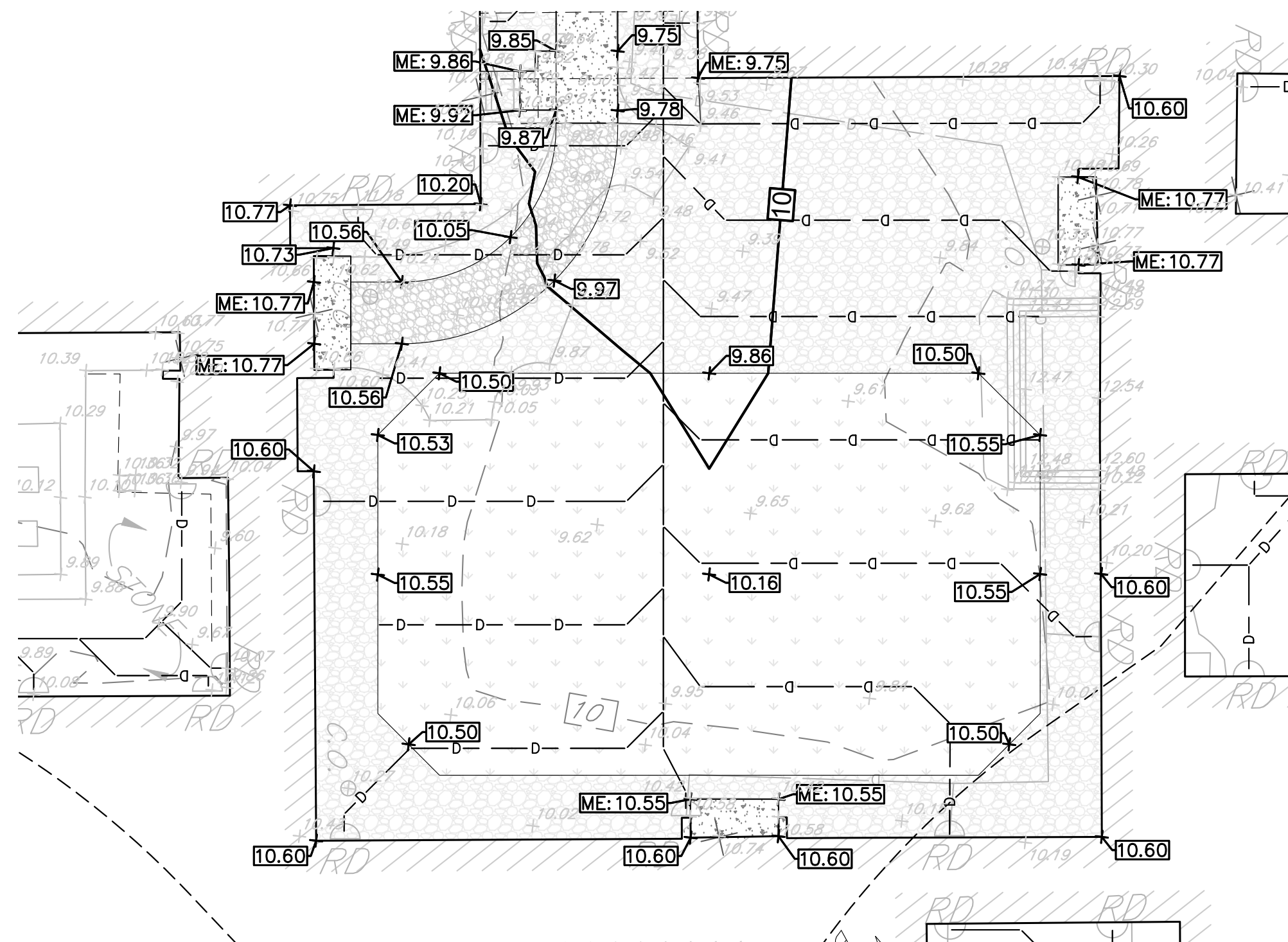
GRADING ENLARGEMENT A2 (PHASE 1)

1"=10'



GRADING ENLARGEMENT A3 (PHASE 1)

1"=10

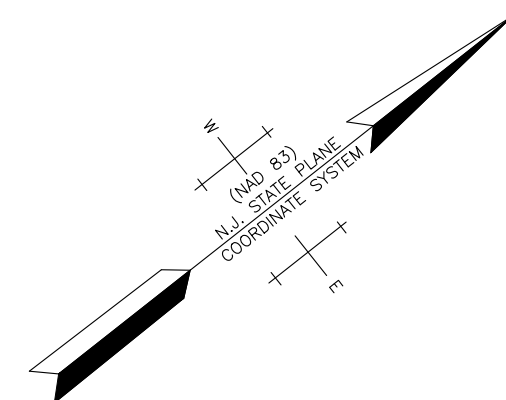


GRADING ENLARGEMENT B: COURTYARD (PHASE 1)

1"=2

GRADING AND DRAINAGE NOTES:

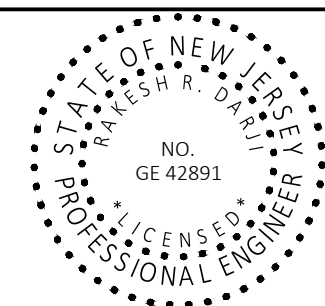
1. CONTRACTOR SHALL BE REQUIRED TO CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
2. SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2%.
3. RUNNING SLOPES OF SIDEWALKS NOT TO EXCEED 5%.
4. RAMP LANDINGS SHALL NOT HAVE SLOPES GREATER THAN 2% IN ANY DIRECTION.
5. LANDINGS AT DOORS SHALL BE MINIMUM OF 6' IN DEPTH AND NOT TO HAVE SLOPES IN EXCESS OF 2% IN ANY DIRECTION.
6. GRADING OF ASPHALT AREAS SHALL NOT BE LESS THAN 0.5%.
7. CONTRACTOR TO FEATHER ADJACENT GRADE BY CUTTING OR FILLING TO MEET NEW ELEVATION OF SIDEWALK OR CURBING. DISTURBED LAWN/PLANTED AREAS TO BE TURF RESTORED OR MULCHED TO MEET EXISTING CONDITIONS.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE TO ALL STORM INLETS.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
10. CONTRACTOR SHALL PERFORM TEST PITS TO CONFIRM DEPTH AND LOCATION OF EXISTING BURIED UTILITIES ON SITE AT ALL LOCATIONS OF POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED FEATURES.



GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.



R. H. R.

RAKESH R. DARJI

N.J. PROFESSIONAL ENGINEER
No. 24GE04289100



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

815 East Gate Drive ~ Suite 103
Mount Laurel, New Jersey 08054-3415
Tel. 856-235-7170 Fax 856-273-9239

CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500

PLAN NAME:	
------------	--

GRADING AND DRAINAGE PLAN ENLARGEMENTS A1-A3 AND B (PHASE 1)

RED BANK PRIMARY SCHOOL
IMPROVEMENTS
BLOCK 71, LOT 5
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

PROJECT #: 31578-08	DRAWN: BJM	DESIGN:RRD	DATE: 03/13/2
FILE: 03-GRADE_DRAIN			SCALE: 1"=10'

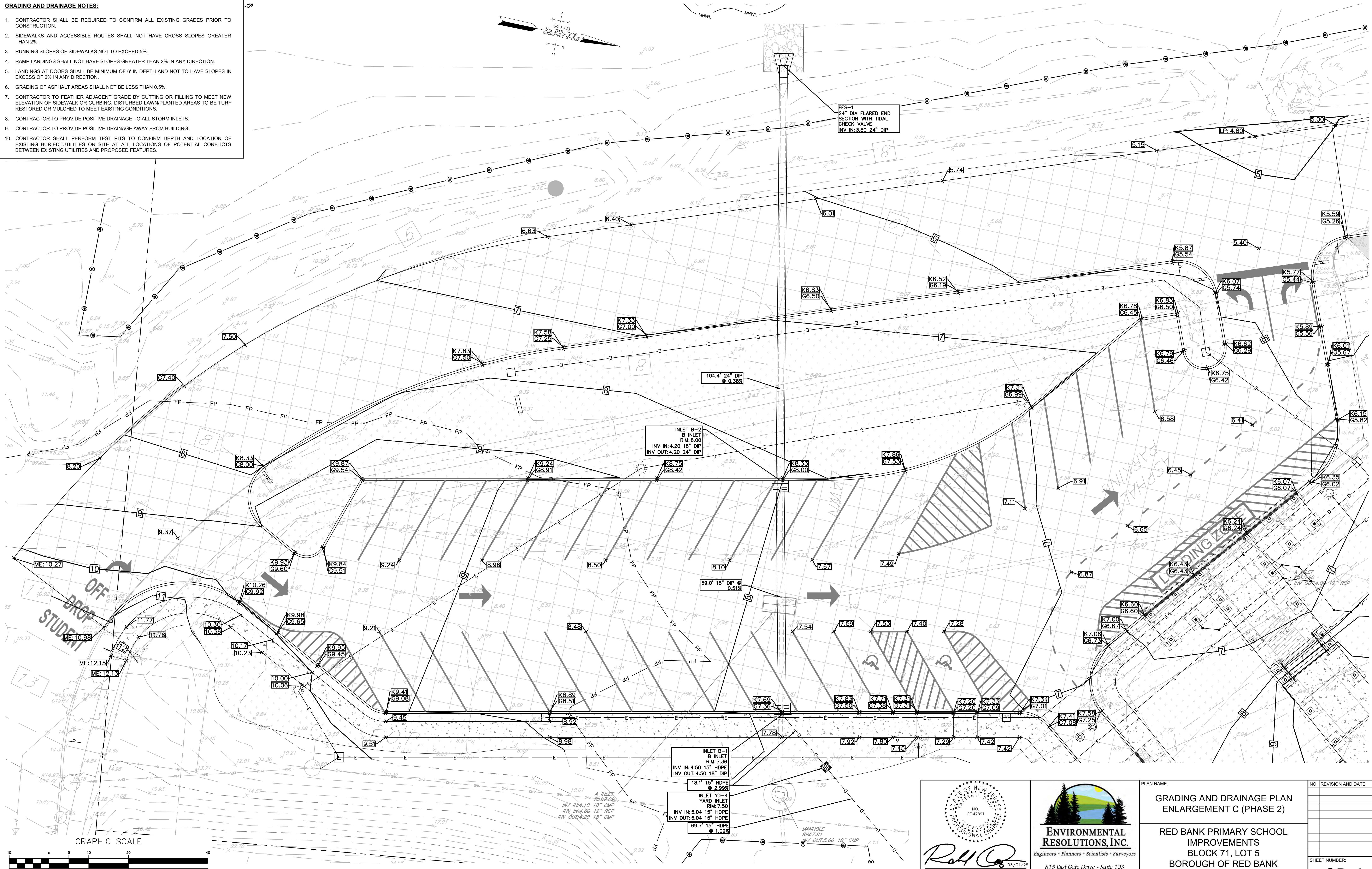
NO.	REVISION AND DATE
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SHEET NUMBER

GD-3

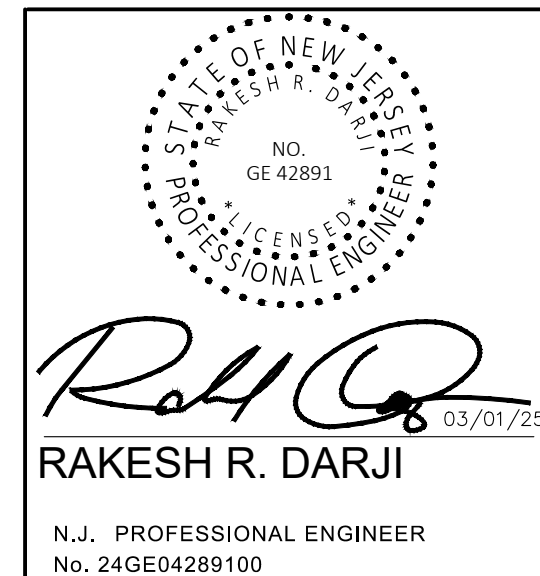
SHEET: 11 OF 11

1. CONTRACTOR SHALL BE REQUIRED TO CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
2. SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2%.
3. RUNNING SLOPES OF SIDEWALKS NOT TO EXCEED 5%.
4. RAMP LANDINGS SHALL NOT HAVE SLOPES GREATER THAN 2% IN ANY DIRECTION.
5. LANDINGS AT DOORS SHALL BE MINIMUM OF 6' IN DEPTH AND NOT TO HAVE SLOPES IN EXCESS OF 2% IN ANY DIRECTION.
6. GRADING OF ASPHALT AREAS SHALL NOT BE LESS THAN 0.5%.
7. CONTRACTOR TO FEATHER ADJACENT GRADE BY CUTTING OR FILLING TO MEET NEW ELEVATION OF SIDEWALK OR CURBING. DISTURBED LAWN/PLANTED AREAS TO BE TURF RESTORED OR MULCHED TO MEET EXISTING CONDITIONS.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE TO ALL STORM INLETS.
9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
10. CONTRACTOR SHALL PERFORM TEST PITS TO CONFIRM DEPTH AND LOCATION OF EXISTING BURIED UTILITIES ON SITE AT ALL LOCATIONS OF POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED FEATURES.



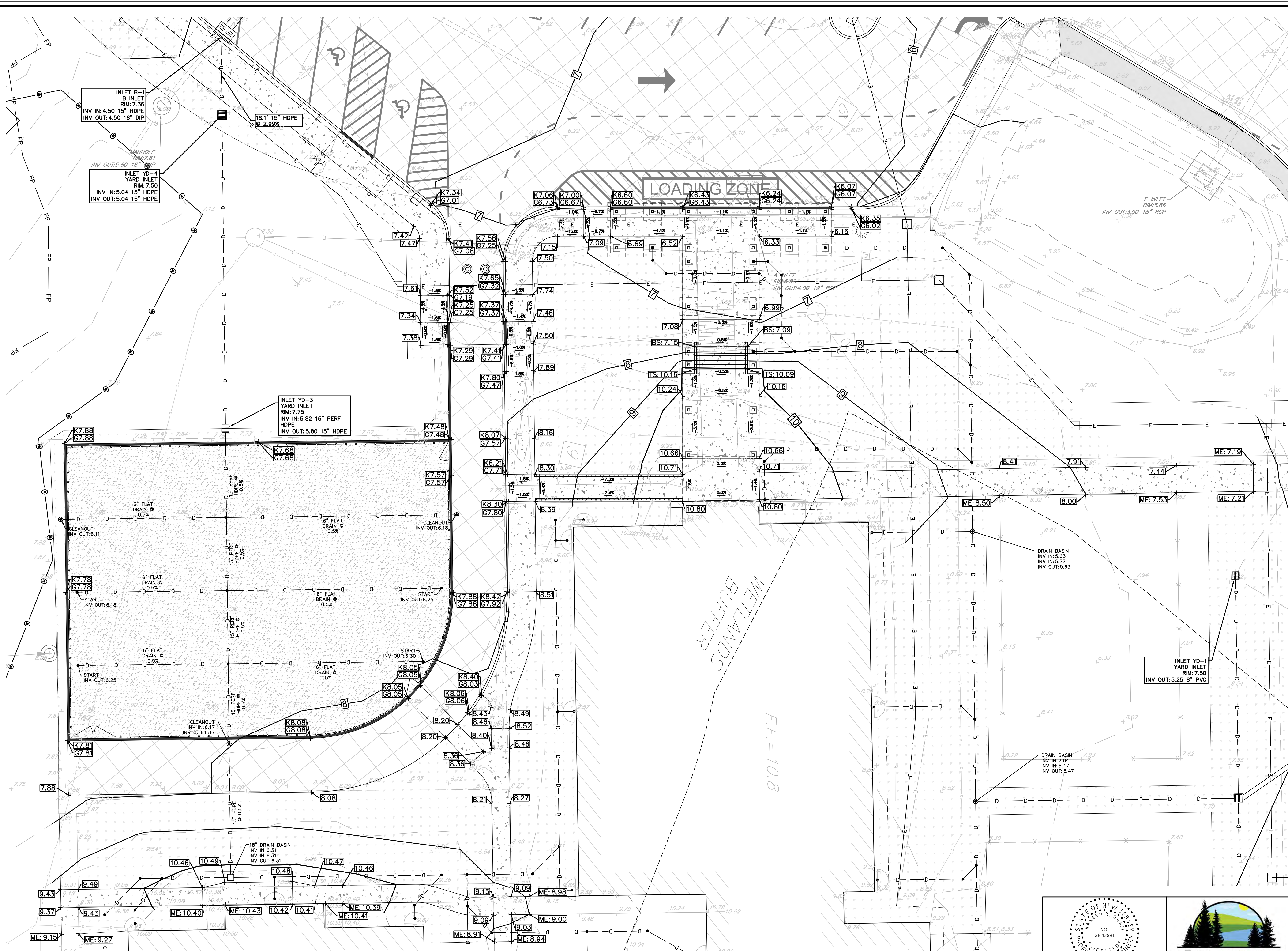
GRADING AND DRAINAGE PLAN, ENLARGEMENT C: LOWER SCHOOL PARKING LOT (PHASE 2)

1"=10'

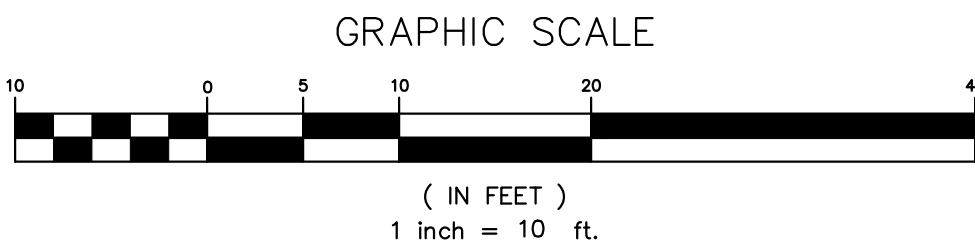


PLAN NAME:			
GRADING AND DRAINAGE PLAN ENLARGEMENT C (PHASE 2)			
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY			
PROJECT #: 31578--08		DRAWN: BJM	DESIGN:RRD
FILE: 03--GRADE--DRAIN		DATE: 03/13/25 SCALE: 1"=10'	

[illegible]



- ### **GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR SHALL BE REQUIRED TO CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION.
 2. SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2%.
 3. RUNNING SLOPES OF SIDEWALKS NOT TO EXCEED 5%.
 4. RAMP LANDINGS SHALL NOT HAVE SLOPES GREATER THAN 2% IN ANY DIRECTION.
 5. LANDINGS AT DOORS SHALL BE MINIMUM OF 6" IN DEPTH AND NOT TO HAVE SLOPES IN EXCESS OF 2% IN ANY DIRECTION.
 6. GRADING OF ASPHALT AREAS SHALL NOT BE LESS THAN 0.5%.
 7. CONTRACTOR TO FEATHER ADJACENT GRADE BY CUTTING OR FILLING TO MEET NEW ELEVATION OF SIDEWALK OR CURBING. DISTURBED LAWN/PAVED AREAS TO BE TURF RESTORED OR MULCHED TO MEET EXISTING CONDITIONS.
 8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE TO ALL STORM INLETS.
 9. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 10. CONTRACTOR SHALL PERFORM TEST PITS TO CONFIRM DEPTH AND LOCATION OF EXISTING BURIED UTILITIES ON SITE AT ALL LOCATIONS OF POTENTIAL CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED FEATURES.
 11. THE EXISTING ELECTRIC SERVICE IN THE VICINITY OF THE PROPOSED CANOPY IS INTENDED TO BE RELOCATED BY JCP&L BEFORE THE BEGINNING OF PHASE 2 IMPROVEMENTS. THIS RELOCATION WILL BE COORDINATED BY THE ENGINEER AND IS NOT PART OF THE CONTRACTOR'S SCOPE. THE LOCATION OF THE EXISTING ELECTRIC SERVICE LINES ARE SHOWN FOR REFERENCE.



GRADING AND DRAINAGE PLAN, ENLARGEMENT D: LOWER SCHOOL ENTRYWAY AND SIDE PARKING LOT (PHASE 2)

1"=10



PLAN NAME:

GRADING AND DRAINAGE PLAN
ENLARGEMENT D (PHASE 2)

RED BANK PRIMARY SCHOOL
IMPROVEMENTS
BLOCK 71, LOT 5
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

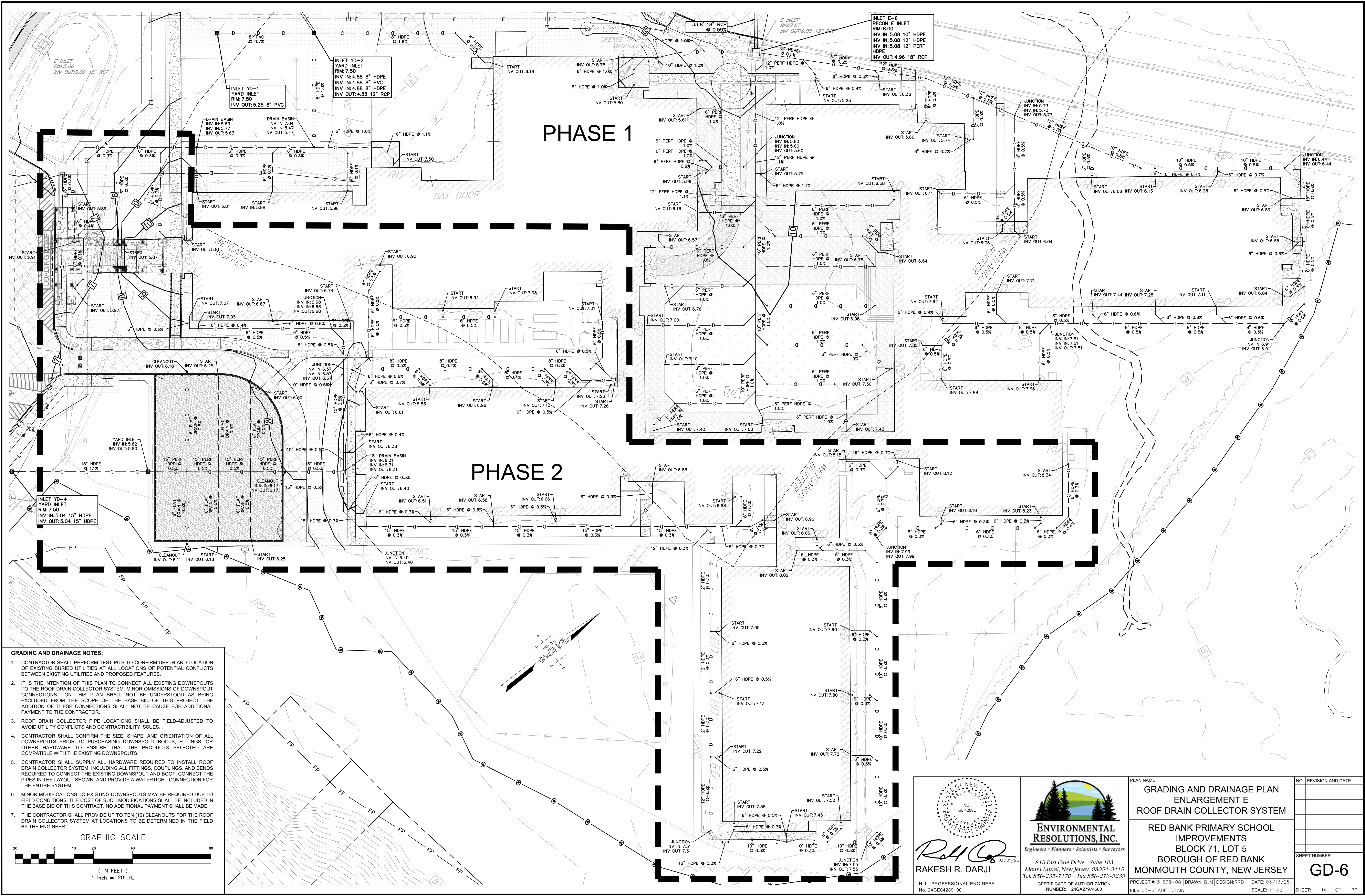
PROJECT #:	31578--08	DRAWN:	BJM	DESIGN:	RND	DATE:	03/13/20
FILE:	03--GRADE_DRAIN					SCALE:	1"=10'

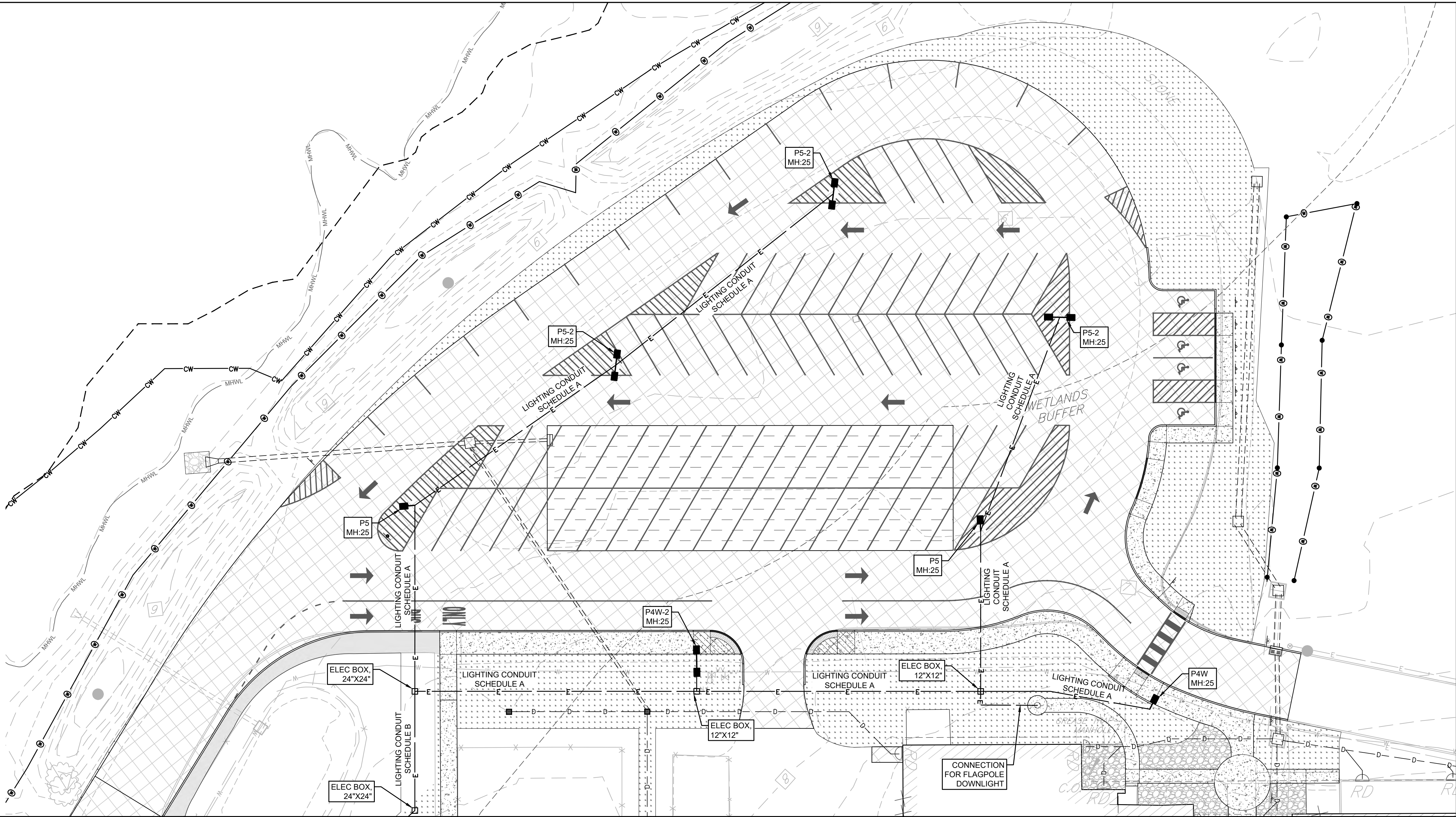
NO.	REVISION AND DATE

SHEET NUMBER:

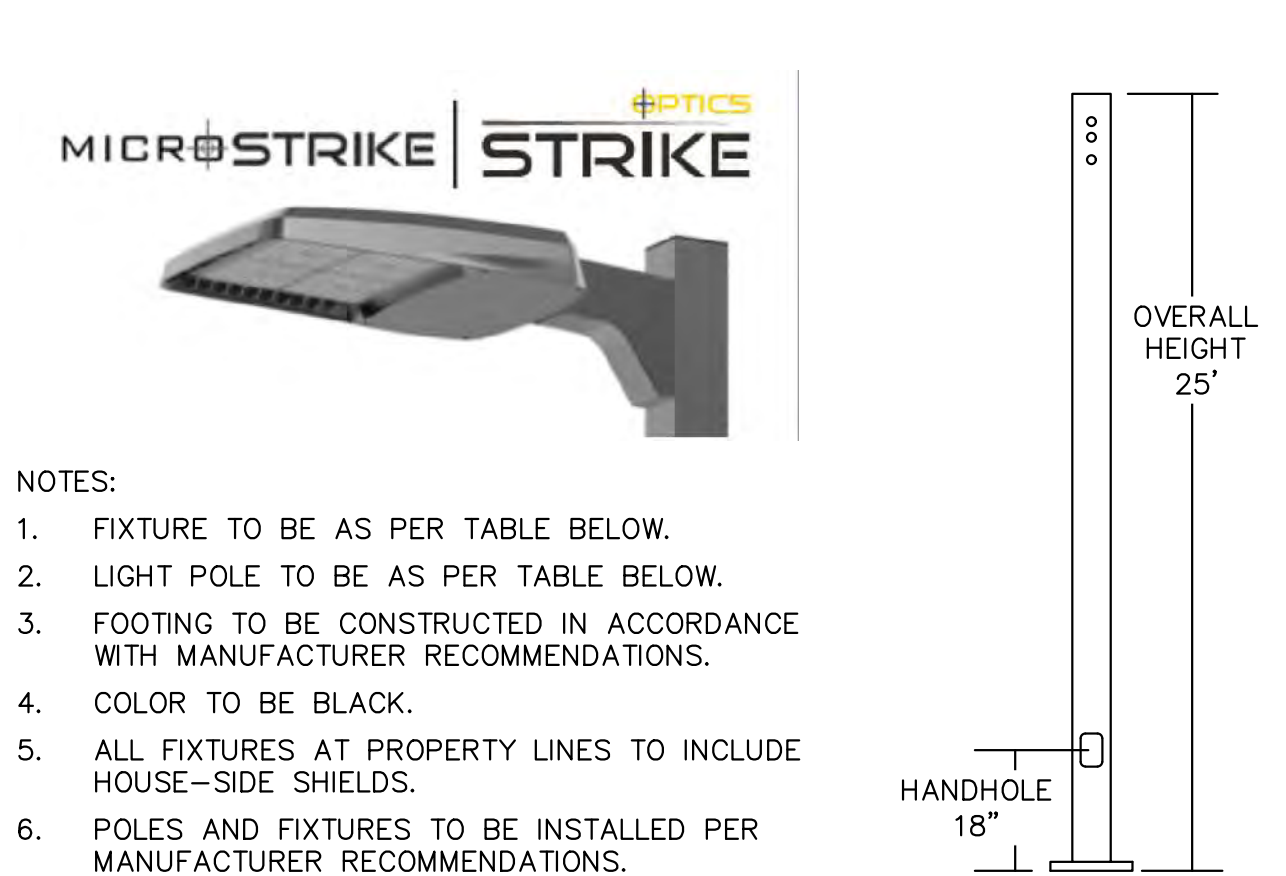
GD-5

SHEET: 13 OF 3

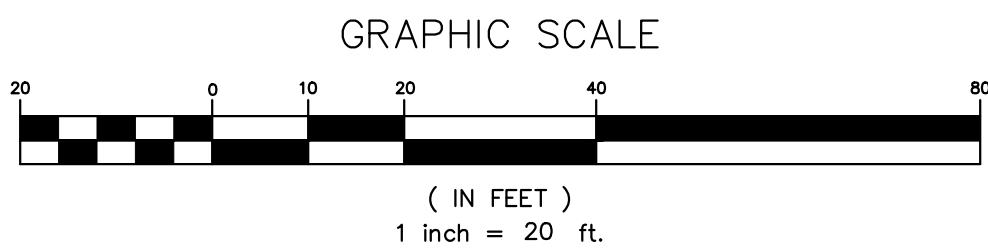




LIGHTING PLAN, LOOP PARKING AREA (SEE NOTE 10 FOR PHASING)



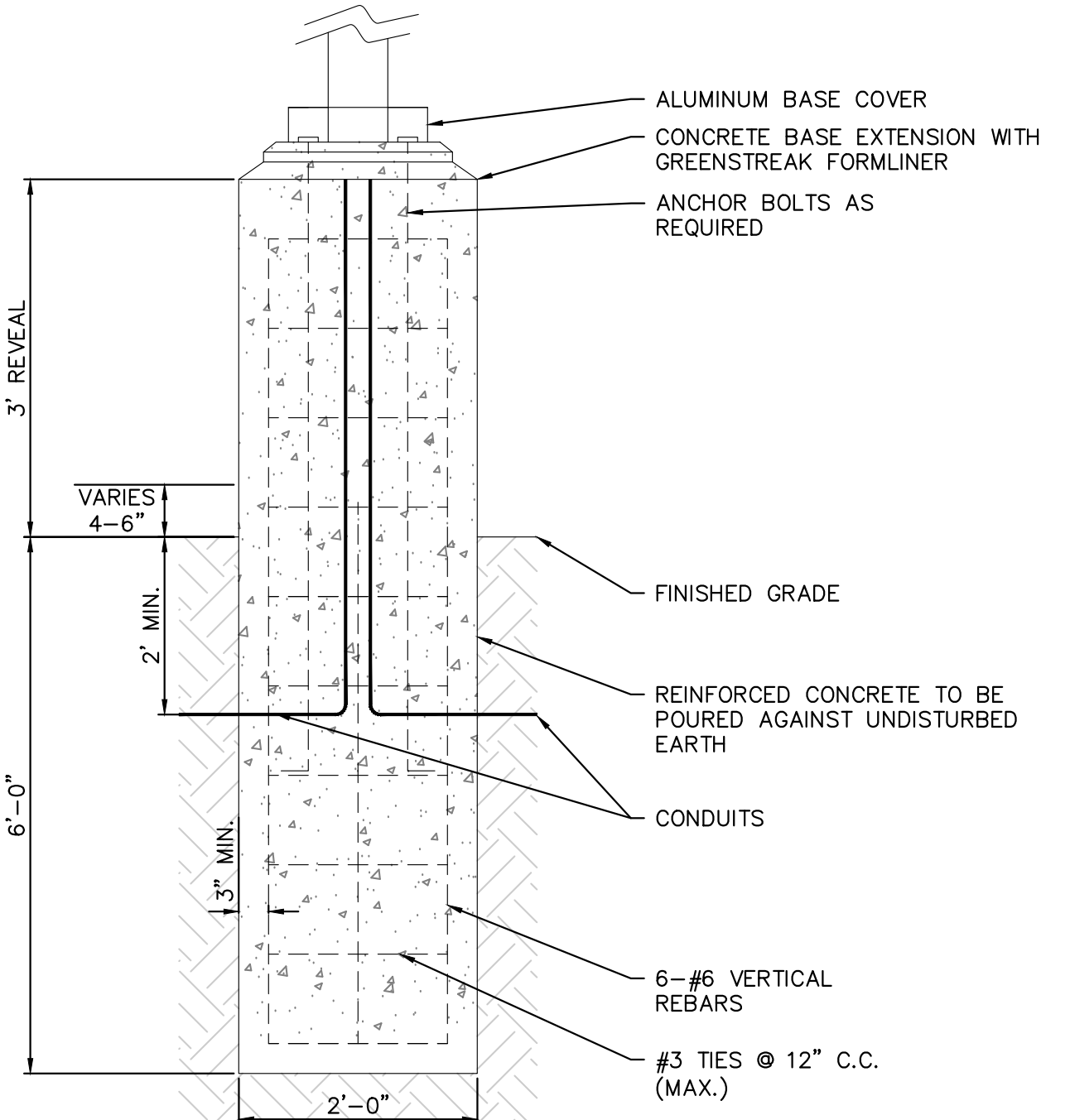
- NOTES:
1. FIXTURE TO BE AS PER TABLE BELOW.
 2. LIGHT POLE TO BE AS PER TABLE BELOW.
 3. FOOTING TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
 4. COLOR TO BE BLACK.
 5. ALL FIXTURES AT PROPERTY LINES TO INCLUDE HOUSE-SIDE SHIELDS.
 6. POLES AND FIXTURES TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.



CONDUITS SCHEDULE					
KEY	CONDUIT		CONDUCTORS		
	SIZE	TYPE	SIZE X QUAN	NEUTRAL	GROUND
A	1	PVC	6 x 1	6 x 1	6 x 1
B	1 1/2	PVC	6 x 2	6 x 2	6 x 2
C	3/4	PVC	12 x 1	12 x 1	12 x 1
D	3	PVC	Pull String		
	3	PVC	Pull String		
	2	PVC	Pull String		
E	3	PVC	Pull String		
	3	PVC	Pull String		
F	2	PVC	Pull String		
G	3	PVC	Pull String		
	3	PVC	Pull String		

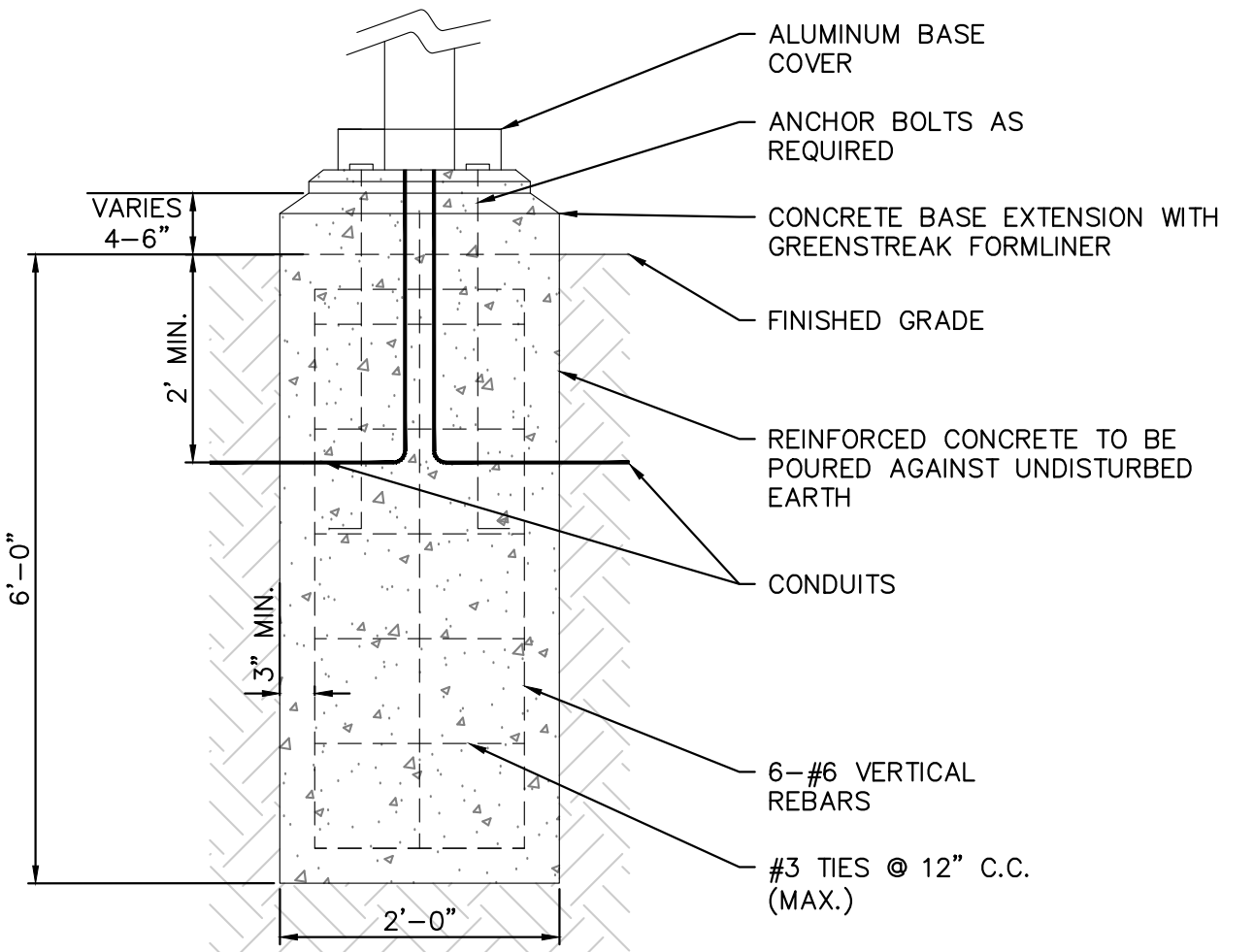
PHASE 1 LIGHTING SCHEDULE										
QTY	ARRANGEMENT	FIXTURE TYPE	DESCRIPTION	MANUFAC	LUMCAT	CCT	LLF	TOTAL WATTS	DELIVERED LUMENS	POLE SPEC
1	SINGLE	P4W	LED AREA LIGHT POLE, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS	BEACON	VP-1-160L-75-4K7-4W-UNV-ARM-COLOR-(CONTROL) + POLE	4000K	0.9	72.1	10267	BEACON SSS-B 25FT
1	BACK-BACK	P4W-2	LED TWIN AREA POLE LIGHTS, 2 @ 180, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS EA	BEACON	(2@180) VP-1-160L-75-4K7-4W-UNV-ARM-COLOR-(CONTROL) + ARM + POLE	4000K	0.9	144.2	20534	BEACON SSS-B 25FT
2	SINGLE	P5	LED AREA LIGHT POLE, TYPE 5 DISTRIBUTION, NOM 10,500 LUMENS	BEACON	VP-1-160L-75-4K7-5QW-UNV-ARM-COLOR-(CONTROL) + POLE	4000K	0.9	72.1	10512	BEACON SSS-B 22FT
3	BACK-BACK	P5-2	LED TWIN AREA LIGHT POLE, 2 @ 180 , TYPE 5 DISTRIBUTION, NOM 10,500 LUMENS EA	BEACON	(2 @ 180) VP-1-160L-75-4K7-5QW-UNV-ARM-COLOR-(CONTROL) + POLE	4000K	0.9	144.2	21024	BEACON SSS-B 22FT

- LIGHTING NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATION PRIOR TO DIGGING AT ALL UTILITY CROSSINGS, AND ALL UTILITY CROSSING ARE TO BE INVESTIGATED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. WHERE CONFLICTS ARISE WITH EXISTING UTILITIES, CONTRACTOR TO INFORM THE ENGINEER IMMEDIATELY TO DETERMINE AN ALTERNATE INSTALLATION
 3. LIGHT POLE LOCATIONS TO BE FIELD ADJUSTED AS NECESSARY. POLES ADJACENT TO PARKING AREAS SHALL BE LOCATED A MINIMUM OF 3' FROM THE FACE OF CURB TO THE CENTER OF THE POLE.
 4. LIGHT POLES INSTALLED IN STRIPED GORE AREAS SHALL HAVE A 3' EXPOSED CONCRETE PEDESTAL. SEE DETAIL.
 5. CONTRACTOR TO PROVIDE SIGNED AND SEALED ELECTRICAL PLANS FOR PROPOSED LIGHTING AND SIGNED AND SEALED STRUCTURAL PLANS FOR LIGHTING FOUNDATIONS.
 6. CONTRACTOR TO SECURE PERMITS FOR THE NEW ELECTRIC SERVICE AND SHALL PROVIDE COMMISSIONING FOR START UP OF LIGHTS.
 7. SITE LIGHTING WILL BE WIRED TO AN EXTERNAL METERING POINT. SEE THE DETAIL ON SHEET LP-2. THE METERING POINT IS TO BE CONSTRUCTED BY THE CONTRACTOR PER THE DETAIL AND PER JCP&L REQUIREMENTS. AFTER THE METERING POINT IS CONSTRUCTED, THE ENGINEER WILL COORDINATE WITH JCP&L TO INSTALL THE ELECTRIC METER FOR THE NEW LIGHTING.
 8. CONTRACTOR TO PROVIDE ALL NECESSARY EQUIPMENT, INCLUDING WIRING, CONDUIT, HANDHOLES, AND CONCRETE, TO PROVIDE FULLY OPERATIONAL LIGHTS.
 9. SCHEDULE 40 PVC SHALL BE USED UNDER SIDEWALKS AND IN LAWN. SCHEDULE 80 PVC SHALL BE USED UNDER ALL VEHICULAR PAVEMENTS. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH ELECTRICAL PLANS. CONDUIT SIZES PROVIDED ON THIS PLAN ARE ESTIMATED. MINIMUM CONDUIT SIZES SHALL BE CONFIRMED ELECTRICAL PLAN.
 10. ALL PROPOSED LIGHTING CONDUIT AND ELECTRIC METERING POINT SHALL BE INSTALLED DURING PHASE 1. SITE LIGHTING IN THE LOOP PARKING AREA SHALL BE INSTALLED DURING PHASE 1. CONDUIT FOR THE FUTURE EV CHARGERS, MARQUEE SIGN, AND LIGHTS FOR THE DROP-OFF PARKING LOT SHALL BE INSTALLED DURING PHASE 2. PHASE 1 CONDUIT INSTALLED UNDER PAVEMENTS TO BE RECONSTRUCTED IN PHASE 2 SHALL BE TEMPORARILY RESTORED WITH ASPHALT TO GRADE UNTIL FINAL RESTORATION DURING PHASE 2. RESTORATION SHALL INCLUDE RE-STRIPING AS NECESSARY.



- NOTES:
1. LIGHT POLES SHALL BE 3 FEET FROM THE FACE OF CURB.
 2. EXPOSED CONCRETE FOUNDATION SECTION TO BE PAINTED YELLOW.

LIGHT FIXTURE AND POLE FOUNDATION, EXPOSED SECTION N.T.S.

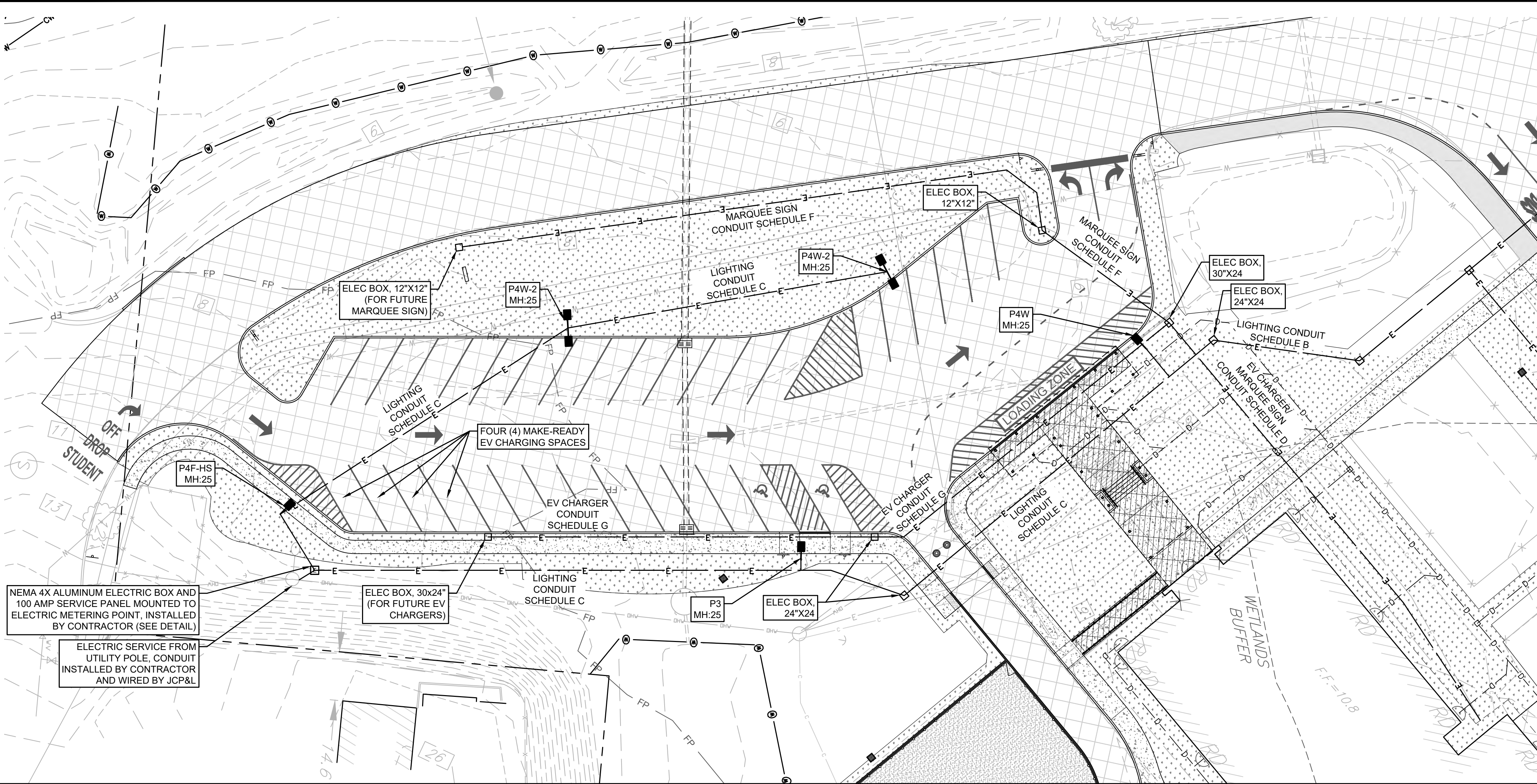


- NOTES:
1. LIGHT POLES SHALL BE 3 FEET FROM THE FACE OF CURB.

LIGHT FIXTURE AND POLE FOUNDATION N.T.S.



PLAN NAME:	LIGHTING PLAN PHASE 1	NO. / REVISION AND DATE
	RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #:	31578-08	SHEET NUMBER:
DRAWN:	BJM	LP-1
DESIGN:	RRD	
DATE:	03/13/25	
FILE:	05-LIGHTING	
SCALE:	1"=20'	
SHEET:	15 OF 37	

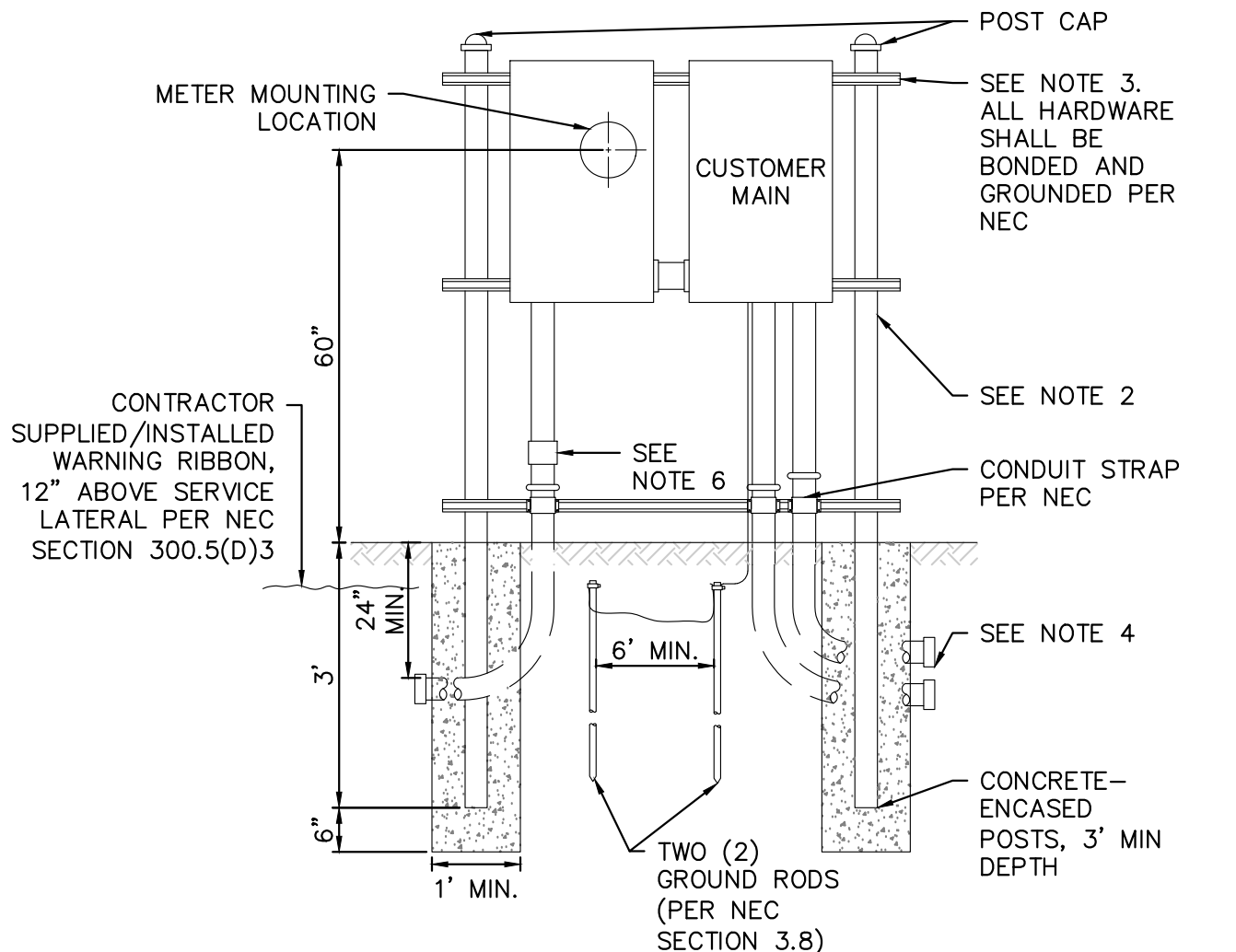


LIGHTING IMPROVEMENTS, DROP-OFF PARKING LOT (SEE NOTES FOR PHASING)

1"=20'

LIGHTING NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATION PRIOR TO DIGGING AT ALL UTILITY CROSSINGS, AND ALL UTILITY CROSSING ARE TO BE INVESTIGATED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. WHERE CONFLICTS ARISE WITH EXISTING UTILITIES, CONTRACTOR TO INFORM THE ENGINEER IMMEDIATELY TO DETERMINE AN ALTERNATE INSTALLATION.
3. LIGHT POLE LOCATIONS TO BE FIELD ADJUSTED AS NECESSARY. POLES ADJACENT TO PARKING AREAS SHALL BE LOCATED A MINIMUM OF 3' FROM THE FACE OF CURB TO THE CENTER OF THE POLE.
4. LIGHT POLES INSTALLED IN STRIPED GORE AREAS SHALL HAVE A 3' EXPOSED CONCRETE PEDESTAL. SEE DETAIL.
5. CONTRACTOR TO PROVIDE SIGNED AND SEALED ELECTRICAL PLANS FOR PROPOSED LIGHTING AND SIGNED AND SEALED STRUCTURAL PLANS FOR LIGHTING FOUNDATIONS.
6. CONTRACTOR TO SECURE PERMITS FOR THE NEW ELECTRIC SERVICE AND SHALL PROVIDE COMMISSIONING FOR START UP OF LIGHTS.
7. SITE LIGHTING WILL BE WIRED TO AN EXTERNAL METERING POINT. SEE THE DETAIL ON SHEET LP-2. THE METERING POINT IS TO BE CONSTRUCTED BY THE CONTRACTOR PER THE DETAIL AND PER JCP&L REQUIREMENTS. AFTER THE METERING POINT IS CONSTRUCTED, THE ENGINEER WILL COORDINATE WITH JCP&L TO INSTALL THE ELECTRIC METER FOR THE NEW LIGHTING.
8. CONTRACTOR TO PROVIDE ALL NECESSARY EQUIPMENT, INCLUDING WIRING, CONDUIT, HANDHOLES, AND CONCRETE, TO PROVIDE FULLY OPERATIONAL LIGHTS.
9. SCHEDULE 40 PVC SHALL BE USED UNDER SIDEWALKS AND IN LAWN. SCHEDULE 80 PVC SHALL BE USED UNDER ALL VEHICULAR PAVEMENTS. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH ELECTRICAL PLANS. CONDUIT SIZES PROVIDED ON THIS PLAN ARE ESTIMATED. MINIMUM CONDUIT SIZES SHALL BE CONFIRMED ELECTRICAL PLAN.
10. PROPOSED LIGHTING CONDUIT AND ELECTRIC METERING POINT SHALL BE INSTALLED DURING PHASE 1. SITE LIGHTING IN THE LOOP PARKING AREA SHALL BE INSTALLED DURING PHASE 1. SITE LIGHTING IN DROP-OFF PARKING LOT SHALL BE INSTALLED DURING PHASE 2. CONDUIT FOR THE FUTURE EV CHARGERS, MARQUEE SIGN, AND LIGHTS FOR THE DROP-OFF PARKING LOT SHALL BE INSTALLED DURING PHASE 2. PHASE 1 CONDUIT INSTALLED UNDER PAVEMENTS TO BE RECONSTRUCTED IN PHASE 2 SHALL BE TEMPORARILY RESTORED WITH ASPHALT TO GRADE UNTIL FINAL RESTORATION DURING PHASE 2. RESTORATION SHALL INCLUDE RE-STRIPING AS NECESSARY.

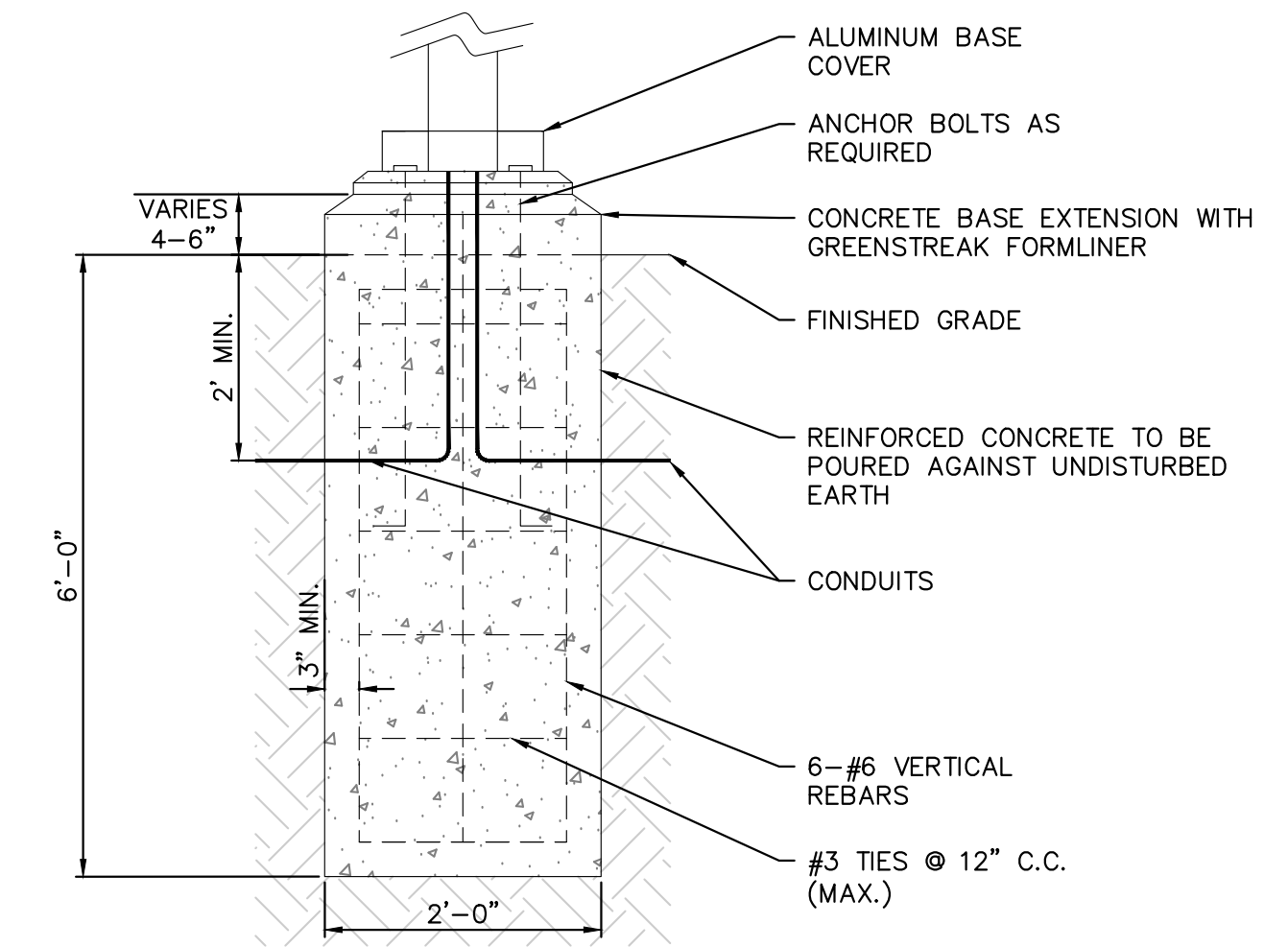


NOTES:

1. FOR CONTRACTOR/UTILITY COMPANY RESPONSIBILITIES, SEE SPECIFICATIONS.
2. SUPPORT POST (CONTRACTOR-INSTALLED): USE TWO 2.5" MIN. GALVANIZED RIGID METAL CONDUIT (RMC) STEEL, MIN. 0.205" THICK, CAPPED AND CONCRETE ENCASED IN THE GROUND. A THIRD SUPPORT POST SHOULD BE ADDED IF THE STRUCTURE LENGTH EXCEEDS SIX (6) FEET.
3. MINIMUM MOUNTING HARDWARE: USE THREE 12 GUAGE 1-5/8" X 1-5/8" CONTINUOUS SLOT HOT DIPPED GALVANIZED CHANNEL (E.Q., UNI-STRUT) COMPLETE WITH 1-1/4" X 5/16" DIA. 13 THD. SPRING NUT (2 PER CHANNEL), 5/16" HEX NUT, AND LOCK WASHER SECURELY MOUNTED TO SUPPORT POSTS. THE SELECTED HARDWARE SHALL BE CAPABLE OF SUPPORTING THE LOAD WITHOUT SAGGING OR DEFLECTION. SUPPLY-SIDE CONDUIT SHALL BE RIGID GALVANIZED OR IMC STEEL, OR SCHEDULE 80 PVC (ELECTRICAL GRADE).
5. THE CUSTOMER SHALL HAVE GROUND MOVEMENT PROTECTION PER NEC 300.5(J) TO PREVENT DAMAGE DUE TO SETTLING.
6. THIS EXHIBIT CAN ALSO BE USED FOR STAND-ALONE, SELF-CONTAINED METERING OR TRANSFORMER-RATED METERING INSTALLATION. CUSTOMER TO CONTACT LOCAL METERING SERVICES FOR DETAILS.

ELECTRIC METERING POINT

N.T.S.



NOTES:

1. LIGHT POLES SHALL BE 3 FEET FROM THE FACE OF CURB.

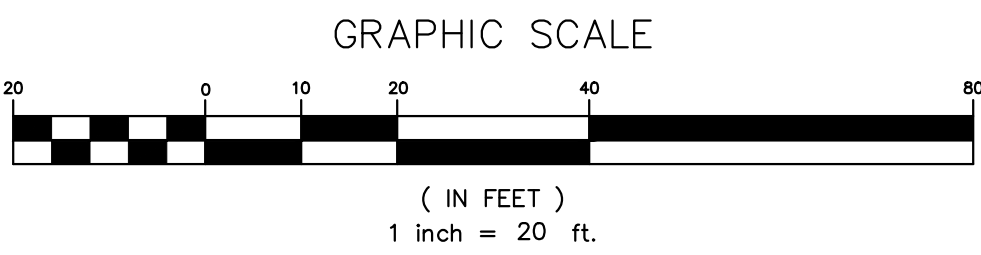
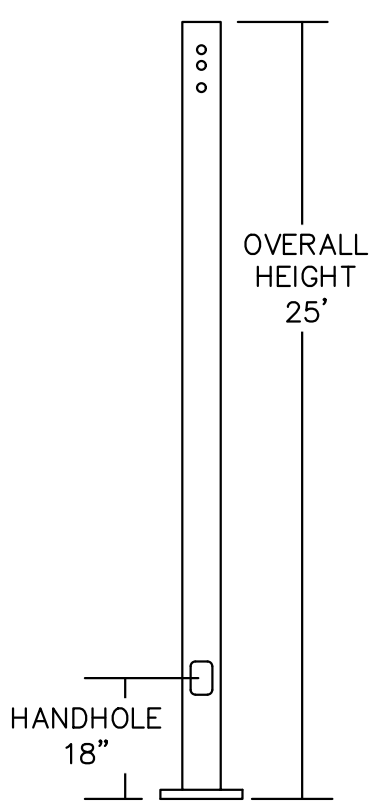
LIGHT FIXTURE AND POLE FOUNDATION

N.T.S.



NOTES:

1. FIXTURE TO BE AS PER TABLE BELOW.
2. LIGHT POLE TO BE AS PER TABLE BELOW.
3. FOOTING TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
4. COLOR TO BE BLACK.
5. ALL FIXTURES AT PROPERTY LINES TO INCLUDE HOUSE-SIDE SHIELDS.
6. POLES AND FIXTURES TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

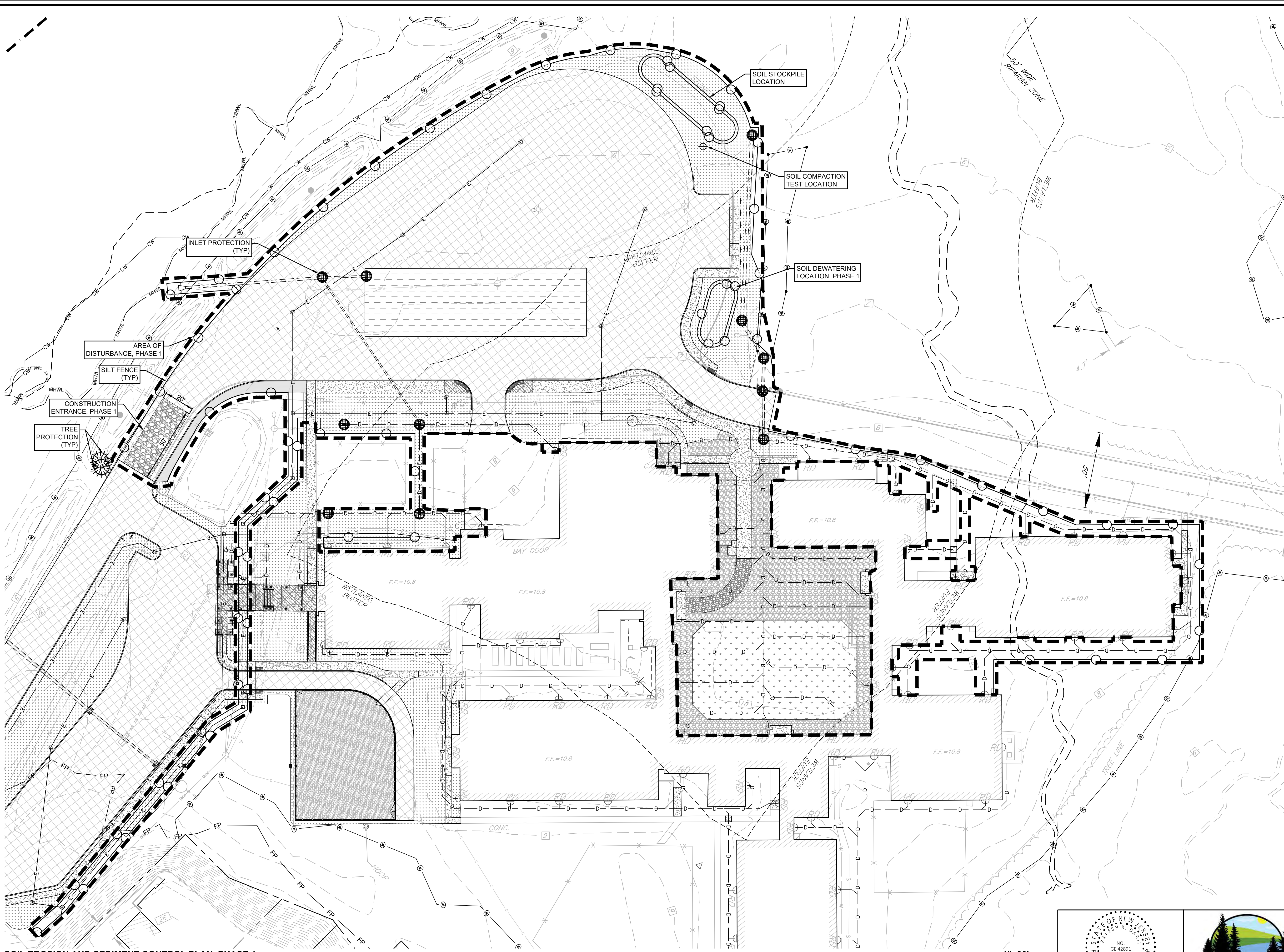


KEY	CONDUITS SCHEDULE				
	SIZE	TYPE	SIZE X QUAN	NEUTRAL	GROUND
A	1	PVC	6 x 1	6 x 1	6 x 1
B	1 1/2	PVC	6 x 2	6 x 2	6 x 2
C	3/4	PVC	12 x 1	12 x 1	12 x 1
D	3	PVC	Pull String		
	3	PVC	Pull String		
	2	PVC	Pull String		
E	3	PVC	Pull String		
	3	PVC	Pull String		
F	2	PVC	Pull String		
G	3	PVC	Pull String		
	3	PVC	Pull String		

PHASE 2 LIGHTING SCHEDULE										
QTY	ARRANGEMENT	FIXTURE TYPE	DESCRIPTION	MANUFAC	LUMCAT	CCT	LLF	TOTAL WATTS	DELIVERED LUMENS	POLE SPEC
1	SINGLE	P3	LED AREA LIGHT POLE, TYPE 3 DISTRIBUTION, NOM 10,500 LUMENS	BEACON	VP-1-160L-75-4K7-3	4000K	0.9	72.1	10461	BEACON SSS-B 25FT
1	SINGLE	P4F-HS	LED AREA LIGHT MOUNTED TO EXISTING POLE, TYPE 4F DISTRIBUTION, NOM 9400 LUMENS, HOUSE SIDE SHIELD ON BACK OF HOUSING	BEACON	VP-1-160L-75-4K7-4F-HSS-90-B-UNV-(ARM)-(CONTROL)	4000K	0.9	72.5	9352	BEACON SSS-B 25FT
1	SINGLE	P4W	LED AREA LIGHT POLE, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS	BEACON	VP-1-160L-75-4K7-4W-UNV-ARM-COLOR-(CONTROL) + POLE	4000K	0.9	72.1	10267	BEACON SSS-B 25FT
2	BACK-BACK	P4W-2	LED TWIN AREA POLE LIGHTS, 2 @ 180, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS EA	BEACON	(2@180) VP-1-160L-75-4K7-4W-UNV-ARM-COLOR-(CONTROL) + ARM + POLE	4000K	0.9	144.2	20534	BEACON SSS-B 25FT

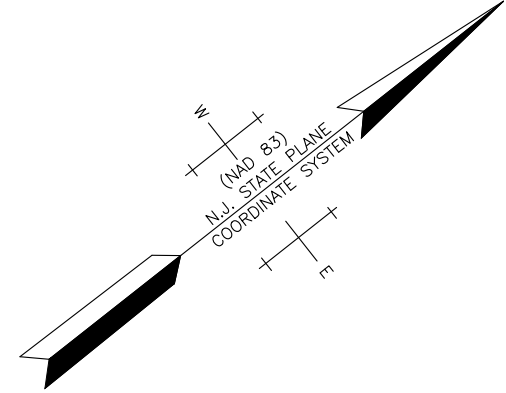
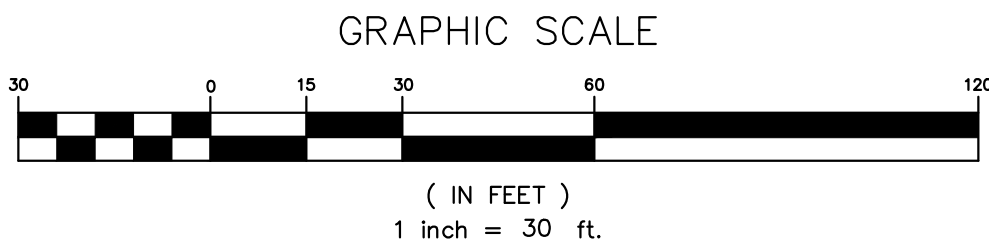


PLAN NAME:	LIGHTING PLAN PHASE 2	NO. / REVISION AND DATE
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY		SHEET NUMBER: LP-2
PROJECT #: 31578-08	DRAWN: BJM	DESIGN: RRD
DATE: 03/13/25	SCALE: 1"=20'	SHEET: 16 OF 37



SOIL EROSION AND SEDIMENT CONTROL PLAN, PHASE 1

1"=30'



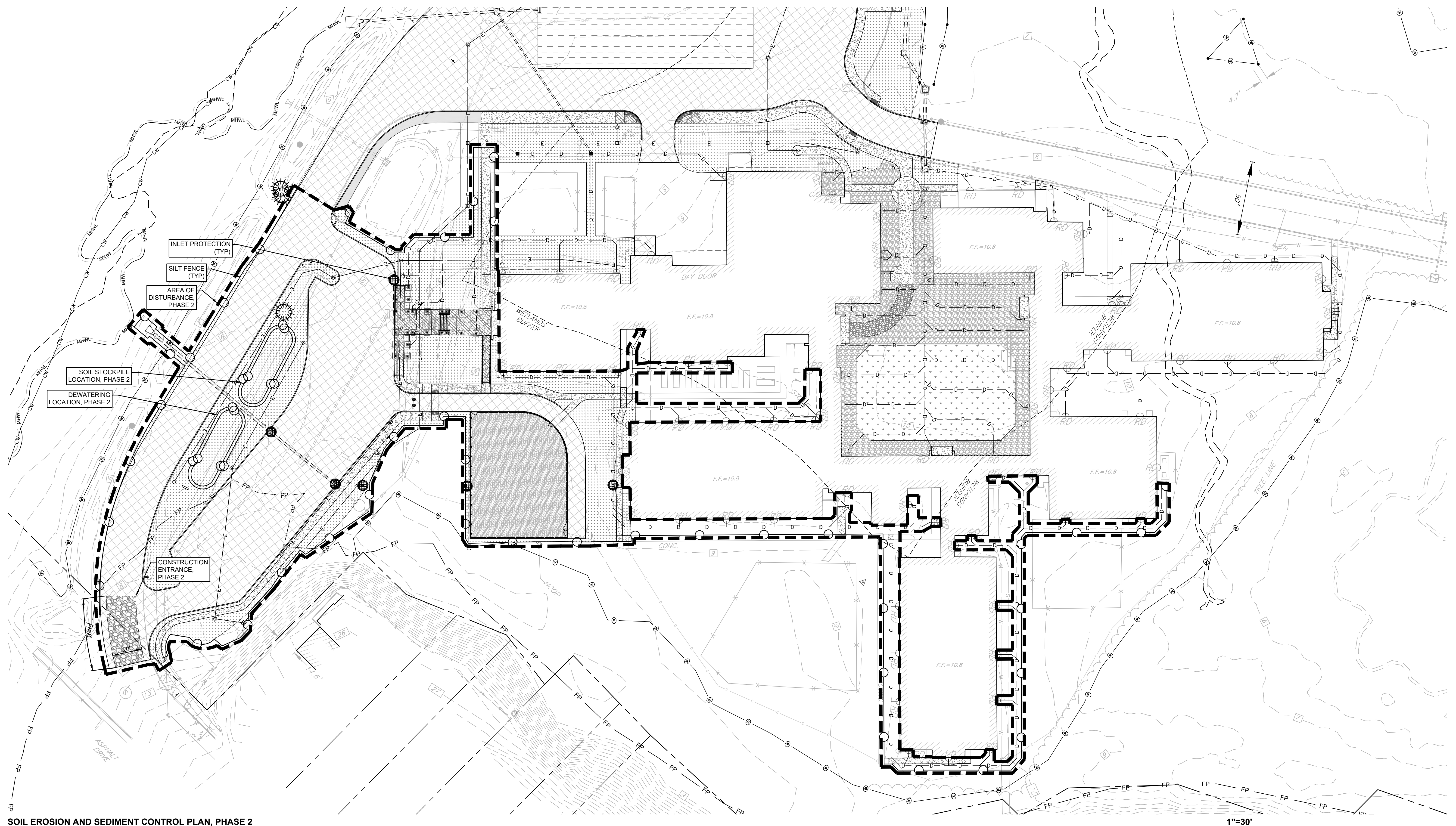
VALUE	PHASE 1	PHASE 2
PROJECT AREA (AC)	2.14	1.62
AREA OF DISTURBANCE (AC)	2.14	1.62
AREA OF SOIL RESTORATION	0.24	0.10
EXISTING IMPERVIOUS (AC)	1.06	0.91
PROPOSED IMPERVIOUS (AC)	1.10	0.89
NET CHANGE (AC)	0.04	-0.02

- SESC LEGEND**
- LIMIT OF DISTURBANCE
 - - - SILT FENCE
 - ⊕ COMPACTION TEST
 - ⊗ INLET PROTECTION


Rakesh R. Darji
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100


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Tel. 856-235-7170 Fax 856-273-9239
CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500

PLAN NAME:	SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 1	NO. REVISION AND DATE
	RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT #:	31578-08	SHEET NUMBER:
DATE:	03/13/25	SE-1
SCALE:	1"=30'	

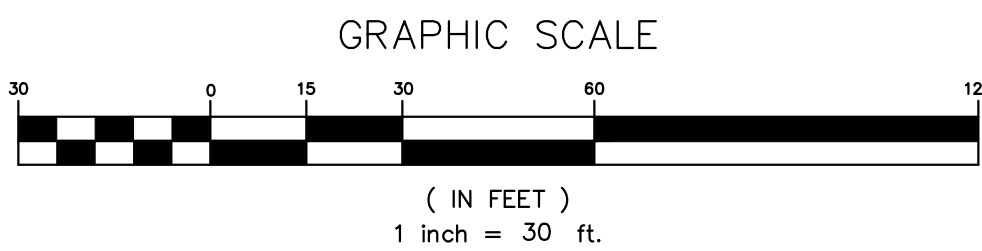
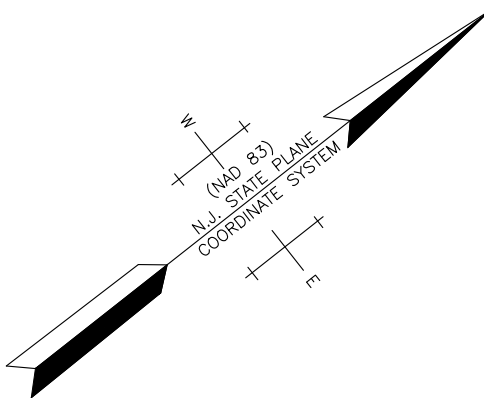


SOIL EROSION AND SEDIMENT CONTROL PLAN, PHASE 2

SESC LEGEND

- | | |
|---|----------------------|
|  | LIMIT OF DISTURBANCE |
|  | SILT FENCE |
|  | COMPACTION TEST |
|  | INLET PROTECTION |

VALUE	PHASE 1	PHASE 2
PROJECT AREA (AC)	2.14	1.62
AREA OF DISTURBANCE (AC)	2.14	1.62
AREA OF SOIL RESTORATION	0.24	0.10
EXISTING IMPERVIOUS (AC)	1.06	0.91
PROPOSED IMPERVIOUS (AC)	1.10	0.89
NET CHANGE (AC)	0.04	-0.02



PLAN NAME: SOIL EROSION AND SEDIMENT CONTROL PLAN PHASE 2			
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY			
PROJECT #: 31578-08	DRAWN: BJM	DESIGN: RRD	DATE: 03/13/25
FILE: 06-SESC			SCALE: 1"=30'

NO.	REVISION AND DATE

SHEET NUMBER:

SE-2

SHEET: 18 OF 37

SOIL DISTURBANCE GUIDELINES:

THE PROPERTY IS LOCATED IN A FORMATION WHICH MAY CONTAIN ACID PRODUCING SOILS. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED TO MINIMIZE THE POTENTIAL IMPACT IF ACID PRODUCING SOILS ARE UNCOVERED:

- THE GUIDELINES IN THE SOIL EROSION AND SEDIMENT CONTROL NOTES ARE TO BE FOLLOWED.
- MINIMIZE THE TIME DISTURBED SOILS ARE EXPOSED TO THE AIR.
- STABILIZE AREAS WHICH ARE NOT CURRENTLY UNDER CONSTRUCTION WITH MULCH OR TEMPORARY SEEDING.

IF ACID PRODUCING SOILS ARE UNCOVERED DURING CONSTRUCTION, FOLLOW THE PROCEDURES BELOW:

- STOCKPILE ACID PRODUCING SOILS SEPARATELY FROM REGULAR SOIL.
- IF THE ACID PRODUCING SOILS WILL BE EXPOSED FOR MORE THAN 8 HOURS, COVER THEM WITH CRUSHED LIMESTONE AT A RATE OF 1,375 POUNDS PER 1,000 SQUARE FEET AND A 1 FOOT THICK LAYER OF COMPACTED TOPSOIL.
- EQUIPMENT USED FOR EXCAVATION OR BACKFILLING IN ACID PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY'S OPERATION IN SUCH A WAY THAT WILL NOT CAUSE THE SPREADING OF ACID PRODUCING SOIL DEPOSITS ONTO UNCONTAMINATED SOIL OR INTO THE WATERCOURSE.
- ACID PRODUCING SOILS SHALL BE DISPOSED OF PROPERLY AND SHALL NOT BE MIXED INTO OR SPREAD OVER NONACID PRODUCING SOILS; AND
- ANY ACID PRODUCING SOILS REMAINING AFTER CONSTRUCTION SHALL BE COVERED WITH LIME AND A LAYER OF NONACID PRODUCING SOIL SUFFICIENT TO FACILITATE THE GROWTH OF VEGETATION.
- EVERY EFFORT SHOULD BE MADE TO MINIMIZE THE SPREADING OR MIXING OF ACID PRODUCING SOIL DEPOSITS (INCLUDING SOIL CONTAMINATED WITH SUCH DEPOSITS) ONTO OR INTO SOIL FREE OF SUCH DEPOSITS (ON OR OFF THE CONSTRUCTION SITE). NO CONSTRUCTION SHOULD TAKE PLACE DURING RAINSTORMS OR WHILE THE GROUND IS SATURATED. IF SUCH CONSTRUCTION IS LIKELY TO SMEAR OR SPREAD ACID PRODUCING SOIL DEPOSITS OVER UNCONTAMINATED SOIL OR INTO WATERWAYS. IF ACID PRODUCING SOIL DEPOSITS MUST BE STOCKPILED ON TOP OF SOIL HERETOFORE FREE OF SUCH DEPOSITS, THE AREA USED FOR STOCKPIILING SHOULD BE MINIMIZED. EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE APPLIED WHERE ACID PRODUCING SOIL DEPOSITS ARE EXPOSED OR STOCKPILED, TO PREVENT OR REDUCE THE MOVEMENT OF ACID PRODUCING MATERIAL INTO WATERCOURSES OR ONTO CONTAMINATED SOIL.
- EXCAVATED MATERIAL SHOULD BE RETURNED TO TRENCHES OR PITS IN THE ORDER OF ITS REMOVAL, I.E., LOWER MATERIAL FIRST, FOLLOWED BY UPPER MATERIAL. (HOWEVER, IF ACID PRODUCING SOIL DEPOSITS ARE FOUND ONLY IN THE UPPER MATERIAL, THEN THE UPPER MATERIAL SHOULD BE RETURNED FIRST. THIS EXCEPTION ALSO APPLIES TO THE FOLLOWING SENTENCES). WHERE ACID PRODUCING SOIL DEPOSITS ARE STOCKPILED ON SOIL HERETOFORE UNCONTAMINATED WITH SUCH DEPOSITS, THE TOP TWO INCHES OF SUCH SOIL SHOULD BE SCRAPED OFF AND BURIED ALONG WITH THE LOWER MATERIAL. THE SURPLUS MATERIAL RESULTING DUE TO PERMANENT GRADE REDUCTION, PLACEMENT OF PIPES OR OTHER STRUCTURES, AND SOIL SCRAPED FROM AREAS UNDER TEMPORARY STOCKPILES OF ACID PRODUCING SOIL DEPOSITS, SHOULD BE SUBSTITUTED FOR AN EQUAL QUANTITY OF DEEPER MATERIAL WHICH IN TURN SHOULD BE REMOVED TO A SUITABLE DISPOSAL SITE. AFTER BACKFILLING THE DEEPER MATERIAL, PULVERIZED LIMESTONE SHOULD BE SPREAD OVER THE TOP OF THE MATERIAL, AT THE RATE OF TEN (10) TONS PER ACRE (1000 SQUARE FEET), BEFORE THE APPLICATION OF THE SURFACE LAYER OF SOIL. THIS LINING PROCEDURE IS APPLICABLE ONLY IN WELL-DRAINED AREAS. THE TOP LAYER OF SOIL, FREE OF ACID PRODUCING SOIL DEPOSITS, STRIPPED AND STOCKPILED IN ITEM 3 ABOVE, SHOULD THEN BE REPLACED. IF NECESSARY, ADDITIONAL QUANTITIES OF TOPSOIL SHOULD BE IMPORTED SO AS TO ENSURE AT LEAST ONE (1) FOOT DEEP COVER OF SOIL, FREE OF ACID PRODUCING SOIL DEPOSITS. RESTRICTIONS ESTABLISHED IN THE RULES CONCERNING THE AMOUNT OF NET FILL THAT MAY BE PLACED IN FLOOD HAZARD AREAS MUST ALSO BE COMPLIED WITH.
- TEMPORARY VEGETATIVE COVER SHOULD NOT BE USED FOR STABILIZATION OF ACID PRODUCING SOIL DEPOSITS UNLESS THE LIMING AND TOPSOIL APPLICATION REQUIREMENTS OF ITEM 6, AND THE SURFACE SOIL PH REQUIREMENTS OF ITEM 6 ARE FIRST MET. OTHERWISE, TEMPORARY STABILIZATION OF ACID PRODUCING SOIL DEPOSITS SHOULD BE ACCOMPLISHED WITH "MULCH ONLY", IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY," NO MORE THAN EIGHT HOURS SHOULD ELAPSE BEFORE THE APPLICATION OF MULCH. (MULCHING FOR TEMPORARY STABILIZATION IS NOT A SUBSTITUTE FOR THE LIMESTONE AND TOPSOIL APPLICATION REQUIREMENTS OF ITEMS 6 AND 7. G. MULCH SHOULD NOT BE DIRECTLY APPLIED TO THE EXPOSED SURFACE OF ACID PRODUCING SOIL DEPOSITS, BUT RATHER TO THE TOPSOIL APPLIED TO COVER SUCH DEPOSITS.)

PERMANENT VEGETATION SHOULD BE ESTABLISHED AS SOON AS POSSIBLE TAKING INTO ACCOUNT THE SIX WEEKS THAT MAY BE NEEDED FOR THE "INCUBATION TEST" DISCUSSED BELOW. RE-VEGETATION MUST BE PERFORMED UNDER THE DIRECTION OF A SOILS SPECIALIST OR AGRONOMIST, WHO BY TRAINING OR EXPERIENCE IS FAMILIAR WITH THE PROBLEMS OF RE-VEGETATING ACID PRODUCING SOIL DEPOSITS. THE SOILS SPECIALIST OR AGRONOMIST SHOULD PERFORM PH TESTS ON THE SURFACE LAYER OF SOIL WHERE THE VEGETATION WILL ROOT (ALLOWING FOR ROOT EXPANSION DUE TO PLANT GROWTH). IF THE PH IS BELOW 4.0, THE SOILS SPECIALIST OR AGRONOMIST SHOULD ALSO PERFORM INCUBATION LIME REQUIREMENT TESTS (SOIL SAMPLE ALLOWED TO OXIDIZE FOR SIX (6) WEEKS) TO DETERMINE LIME APPLICATION RATES. THE PH OF THE SURFACE LAYER OF SOIL MUST BE RAISED TO AT LEAST 5.0 BEFORE SEEDING OR PLANTING. SEEDING SHOULD ALWAYS BE ACCOMPANIED BY MULCHING.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
- SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE STANDARDS. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE STANDARDS.
- ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH IN ACCORDANCE WITH THE STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A SILT FENCE, PROPOSED LOCATIONS MUST BE DELINEATED ON THE PLANS.
- A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE RIP RAP PAD MUST BE 100 FEET IN LENGTH AND THE STONE MUST BE 1.5" - 4" IN SIZE. PLACED 12" THICK AND THE FULL WIDTH OF THE ENTRANCE. IT SHOULD BE UNDERPINNED WITH A SUITABLE SYNTHETIC FILTER FABRIC AND MAINTAINED. THE STRUCTURE MUST BE DELINEATED AND DETAILED ON THE PLANS.
- IF A STONE CONSTRUCTION ACCESS IS TO BE USED AS AN EXIT ONTO A MAJOR HIGHWAY, A THIRTY (30) FOOT PAVED TRANSITION AREA SHALL BE INSTALLED.
- ALL DRIVEWAYS MUST BE STABILIZED WITH 2 1/2" CRUSHED STONE OR SUB BASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- ALL CATCH BASIN INLETS WILL BE PROTECTED DURING CONSTRUCTION (FILTER DETAILS APPEAR ON PLAN).
- ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSIDE AREA. FIELD PLACEMENT AND USE OF THE STRUCTURE MUST BE APPROVED BY THE DISTRICT EROSION CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF DEWATERING ACTIVITIES.
- THE MONMOUTH COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
- SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE MUST BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE SEEDBED PREPARATION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION RATES AT THE REQUEST OF THE MONMOUTH COUNTY SOIL CONSERVATION DISTRICT.
- NJSA 4-24-39, ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES. ALL SITE WORK FOR THE PROJECT MUST BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE AS A PREREQUISITE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- NJSA 4-24-39, ET SEQ. REQUIRES THAT UPON PERMANENT SITE STABILIZATION AND COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL APPLY TO THE SOIL CONSERVATION DISTRICT FOR A FINAL COMPLIANCE INSPECTION TO CHECK THAT ALL THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES.
- OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE DISTRICT EROSION CONTROL INSPECTOR.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
- ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ALL SUBSEQUENT OWNERS.
- IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPIILING TOPSOIL, THE STOCKPILE SHALL BE SEEDDED WITH TEMPORARY VEGETATION. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON FORS THE ESTABLISHMENT OF TEMPORARY SEED.
- ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE MONMOUTH COUNTY SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1.
- THE DISTRICT EROSION CONTROL INSPECTOR MAY REQUIRE ADDITIONAL MEASURES TO BE INSTALLED.
- THE RESPONSIBILITY FOR EROSION CONTROLS FOR INDIVIDUAL LOTS WILL TRANSFER TO SUBSEQUENT OWNERS OF THE LOT. THIS RESPONSIBILITY WILL BE DESCRIBED IN THE DEED, AND A SINGLE FAMILY HOME PLAN CONTAINING ALL NECESSARY EROSION CONTROLS WILL BE PROVIDED TO THE OWNER.
- CONCRETE TRUCK WASHOUT AREAS WILL BE MAINTAINED ON A CONTINUAL BASIS AND AS NEEDED.
- THE STORMWATER POLLUTION PREVENTION PLAN AND THE SPILL RESPONSE PLAN SHALL BE AVAILABLE ON SITE FOR REVIEW BY THE SCD INSPECTOR AND/OR THE NJDEP INSPECTOR.
- THE SCD INSPECTOR OR NJDEP INSPECTOR MAY REQUIRE ADDITIONAL MEASURES FOR STORMWATER POLLUTION PREVENTION TO BE INSTALLED.
- INSPECTIONS OF ALL STORMWATER POLLUTION PREVENTION PLAN MEASURES WILL BE CONDUCTED AND DOCUMENTED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
- WASTE COLLECTION CONTAINERS WILL NOT BE PERMITTED TO OVERFLOW.
- ANY SPILLS OF HAZARDOUS OR SANITARY WASTES WILL BE CLEANED UP IMMEDIATELY, AND IN ACCORDANCE WITH THE SPILL RESPONSE PLAN. SPILL KITS MUST BE AVAILABLE ONSITE OR ADJACENT TO THE SITE.
- ANY HAZARDOUS SUBSTANCE RELEASES IN EXCESS OF REPORTABLE QUANTITIES (RO) ESTABLISHED UNDER 40 C.F.R. 110, 117 AND 302 THAT OCCUR WITHIN A 24 HOUR PERIOD MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER (800 424-8802).
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY SILT FENCE BARRIER AND HAY BALES SHALL BE CONSTRUCTED AS NOTED ON THE DETAIL AND PLACED AS SHOWN ON THE PLAN. BALES SHALL BE REPLACED UPON SATURATION WITH SALT.
- SEQUENCE OF CONSTRUCTION: THE FOLLOWING SCHEDULE SHALL BE ADHERED TO. IF NECESSARY, TO MODIFY THE TIME SEQUENCE, THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED AND SUPPLIED WITH THE MODIFIED TIME SCHEDULE.

A. PHASE I

- INSTALL SILT FENCE.
- EXCAVATE AND GRADE THE SITE TO CONTAIN ALL SURFACE WATER FLOWS THEREON.
- STABILIZE ALL EXPOSED SOIL NOT SUBJECT TO TRAFFIC.
- DEMOLISH AND REMOVE ALL PAVEMENTS, CURBING, AND SITE FEATURES AS NECESSARY.

B. PHASE II

- BRING SUBGRADE TO GRADE.
- INSTALL UNDERDRAIN SYSTEM & DRAINAGE.
- INSTALL UTILITIES.

C. PHASE III

- CONSTRUCT BUILDING, CURBING, RAMP, SIDEWALKS, PAVEMENT, FENCING, INSTALL PLAY EQUIPMENT AND SURFACING.

- TILL/LOOSEN SUBGRADE 6" PER SPECIFICATIONS, SPREAD TOPSOIL TO FINAL GRADE.

D. PHASE IV (DEPENDENT UPON SEASON)

- COMPLETE SEEDING.
 - REMOVE SE&S MEASURES.
- TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SQ. FT. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
 - PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN MARCH 1 AND MAY 1 OR BETWEEN OCTOBER 1 AND DECEMBER 1:

KENTUCKY 31 TALL FESCUE	1.5 LBS./1,000 SQ. FT.
CREeping RED FESCUE	1.0 LBS./1,000 SQ. FT.
CHEWING RED FESCUE	0.8 LBS./1,000 SQ. FT.
PERENNIAL RYEGRASS	0.8 LBS./1,000 SQ. FT.

THIS IS EQUAL TO 4.1 POUNDS PER 1,000 SQ. FT., OR EQUIVALENT TO 178 POUNDS PER ACRE.

IF HYDROSEEDING WILL BE THE METHOD OF APPLICATION, THE SEED RATE SHOULD BE INCREASED BY 25%.

HYDROSEEDDED AREAS MUST STILL RECEIVE STRAW MULCH AND TACKIFIER.

- PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 150 LBS./ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 32.
- FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-10-10 APPLIED AT A RATE OF 14 LBS./1,000 SQ. FT. OR AS DETERMINED BY SOILS TESTING. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 135 LBS./1,000 SQ. FT.
- THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE.
- FAILURE OF THE AFOREMENTIONED PLAN SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION.
- IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS SHALL BE STABILIZED WITH MULCH. MULCH IS TO CONSIST OF SALT HAY OR SHALL BE STRAW APPLIED AT A RATE OF 70 TO 90 LBS. PER 1,000 SQ. FT. MULCH SHALL BE SECURED BY APPROVED METHODS (LIQUID MULCH BINDER, CRIMPING, PEG AND TWINE).
- IN AREAS WITHOUT DOWNSLOPE SEDIMENT CONTROLS, SLOPES EXCEEDING 15 PERCENT GRADIENT SHALL BE PROTECTED WITHIN 48 HOURS OF SOIL EXPOSURE BY SPECIAL TREATMENT, SUCH AS WATER DIVERSION BERMS, SODDING OR DEPARTMENT-APPROVED MULCH NETTING, IN ACCORDANCE WITH THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- TOPSOIL SHALL BE APPLIED IN A UNIFORM APPLICATION TO AND AVERAGE DEPTH OF 4" MINIMUM OF 2". FIRMED IN PLACE TO BE IN ACCORDANCE WITH REVISED SECTION 8 OF THE STANDARDS. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER OF 2.75%. THE ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- SOIL DE-COMPACTION AND TESTING REQUIREMENTS SHOULD NOT BE NECESSARY. SUBGRADE FOR ALL SEEDED AREAS SHALL BE TILLED AND/OR LOOSENED TO A MINIMUM DEPTH OF 6" PER THE SPECIFICATIONS WHERE TRENCH RESTORATION IS NOT BEING PERFORMED.
- THE SOIL RESTORATION AREA IS APPROXIMATELY 16,943 / 0.39 ACRES. THIS AREA OF THE PROJECT PROPOSES TO TILL THE SUBGRADE, TOPSOIL, FERTILIZE, AND SEED THIS AREA. THE EXISTING CULTIVATED FIELDS WITHIN THE LIMIT OF DISTURBANCE WILL BE CONVERTED TO GRASSED ATHLETIC FIELDS WITH THE EXCEPTION OF PARKING AREAS, SITE DRIVEWAY, PATHS AND STONE AREAS. SOIL COMPACTION TESTING SHOULD NOT BE NECESSARY FOR THIS PROJECT.

DUST CONTROL:

DUST CONTROL SHALL BE IN ACCORDANCE WITH PAGE 4.10.1 OF THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. THE FOLLOWING METHODS SHALL BE USED FOR CONTROLLING DUST:

- APPLICATION OF MULCH AND/OR VEGETATIVE COVER AS SPECIFIED IN "SEEDING, LIMING, FERTILIZING AND MULCHING RATES" ON THIS SHEET.
- TILLAGE TO ROUGHEN THE SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. PROCEED FROM THE WINDWARD SIDE OF THE SITE WITH CHISEL TOOTH PLOWS, 12 INCHES APART, OR SPRING TOOTH HARROWS.
- SPRINKLING OF SITE UNTIL SURFACE IS WET. SPRINKLING SHOULD BE DONE PERIODICALLY THROUGHOUT THE CONSTRUCTION PERIOD AS REQUIRED TO CONTROL DUST.

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN - THIS WOULD BE ACCESS ENTRANCE & TOPSOIL STORAGE AREAS.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE LOCAL OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM. AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAIL), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL ENGINEER.

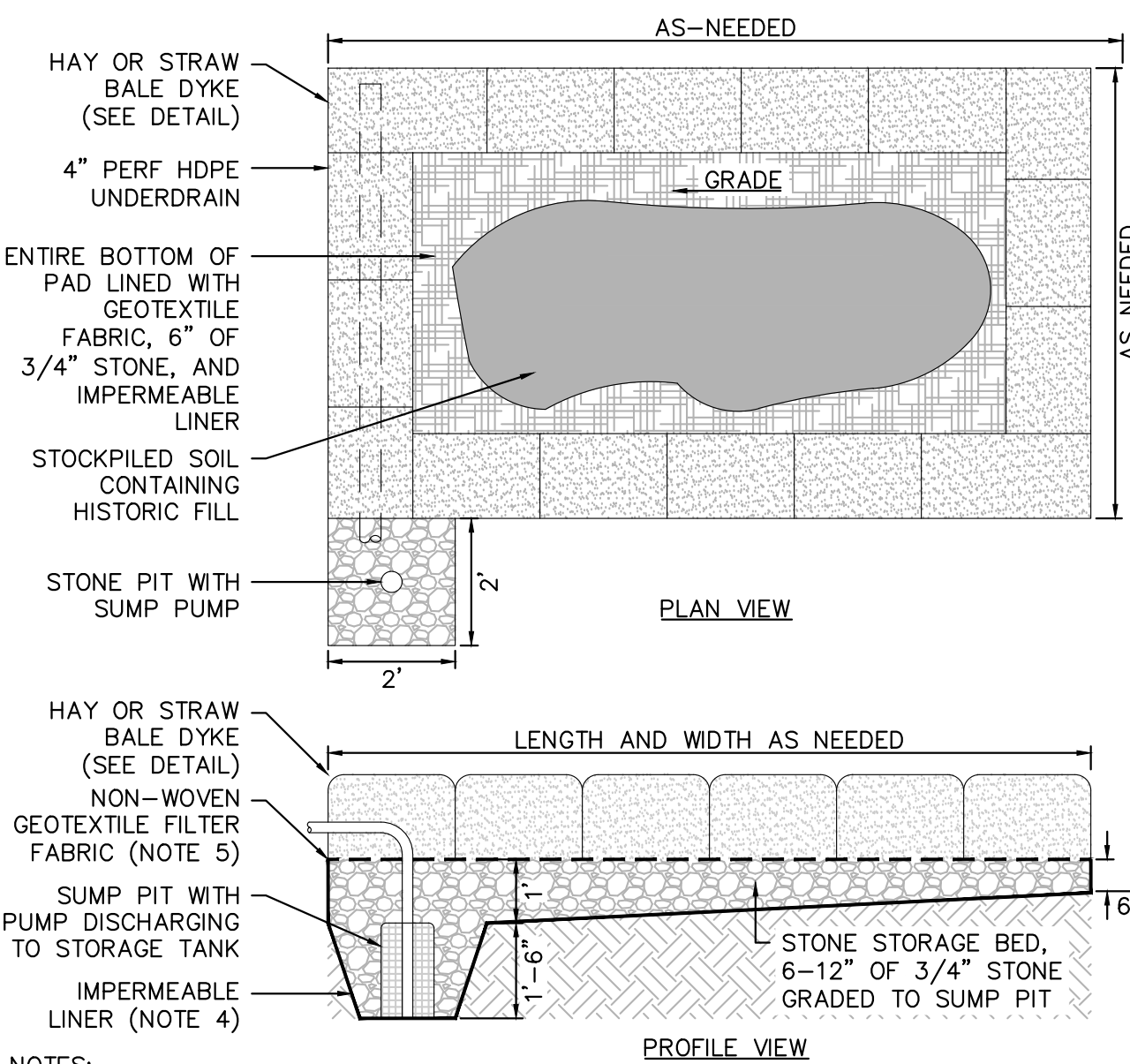
COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL).
 - HAND-HELD PENETROMETER TEST (SEE DETAIL).
 - TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED).
 - NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED). NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

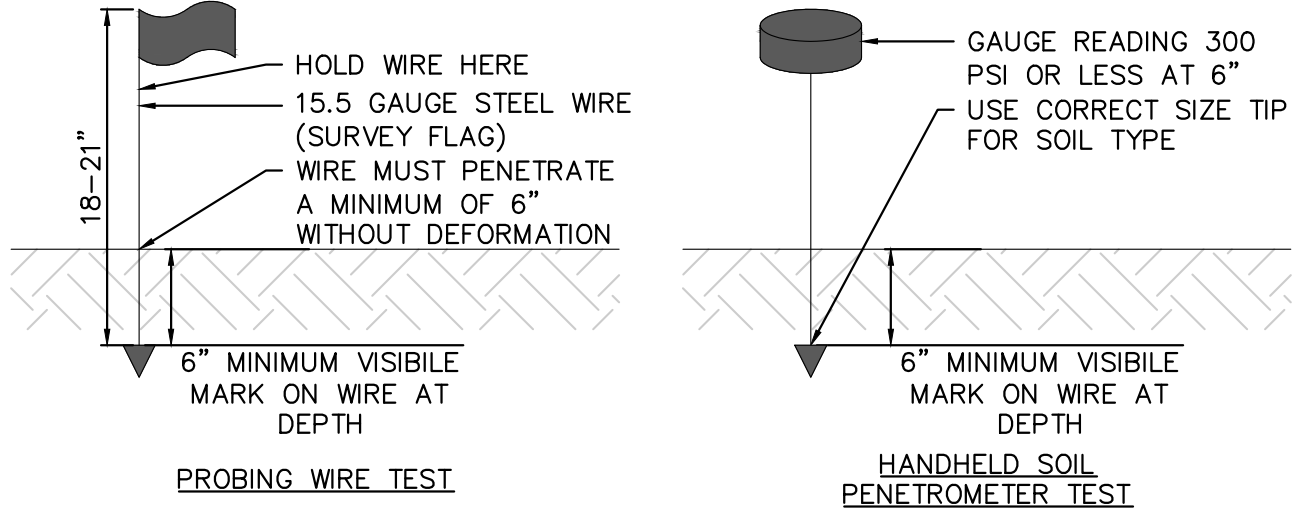


NOTES:

- HISTORIC FILL DEWATERING PAD SHALL BE UTILIZED IMMEDIATELY UPON ENCOUNTERING HISTORIC FILL AND SHALL BE PERFORMED SEPARATE FROM THE DEWATERING OF NON-HISTORIC FILL SOIL. NO MIXING OF HISTORIC FILL AND OTHER SOILS SHALL BE ALLOWED TO OCCUR OR THE ENTIRE VOLUME OF SOIL SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- HISTORIC FILL WASTEWATER SHALL BE CONSTANTLY PUMPED INTO A STORAGE TANK AND PERIODICALLY REMOVED FROM THE SITE SO CONSTANT DEWATERING CAN OCCUR UNTIL HISTORIC FILL IS DISPOSED OFF-SITE.
- HISTORIC FILL SHALL BE DISPOSED OF AT A LICENSED FACILITY IN FULL COMPLIANCE WITH ALL NJDEP AND NJDOT REGULATIONS.
- IMPERMEABLE LINER SHALL BE A 40 MIL PVC LINER MATCHING THE CHARACTERISTICS OF SOLMAX-240-1000, AS MANUFACTURED BY SOLMAX, OR APPROVED EQUAL.
- GEOTEXTILE FILTER FABRIC SHALL BE MIRAFI 140N, AS MANUFACTURED BY TENCATE GEOSYNTHETICS, OR APPROVED EQUAL.

DEWATERING PAD, HISTORIC FILL MATERIAL

N.T.S.

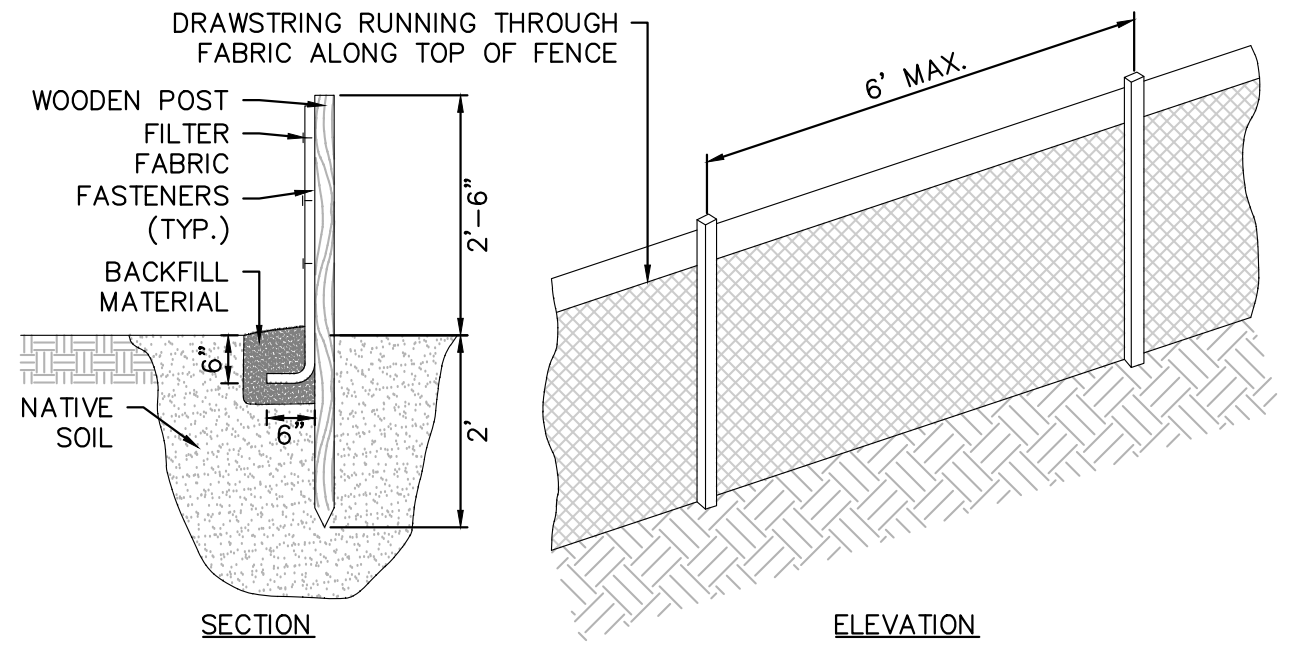


NOTES:

- SOIL MUST BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE SHALL BE USED TO ADVANCE THE WIRE.
- WIRE/PENETROMETER MAY BE RE-INSERTED IF AN OBSTRUCTION IS ENCOUNTERED (I.E. ROCK, ROOT, DEBRIS).
- PROBE MUST PENETRATE A 6" MINIMUM WITH LESS THAN 300 PSI READING ON THE GAUGE.

COMPACTION TESTING

N.T.S.

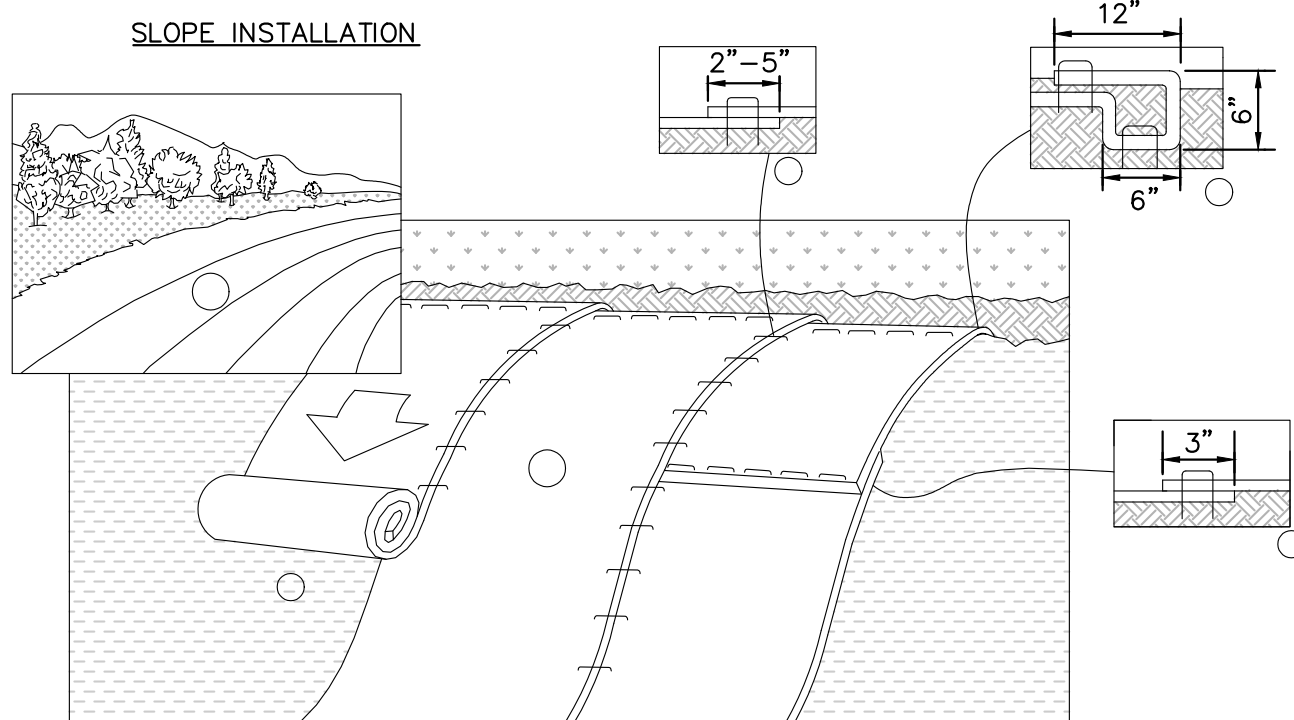


NOTE:

- THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENERS AND THE GEOTEXTILE FABRIC.

SILT FENCE

N.T.S.

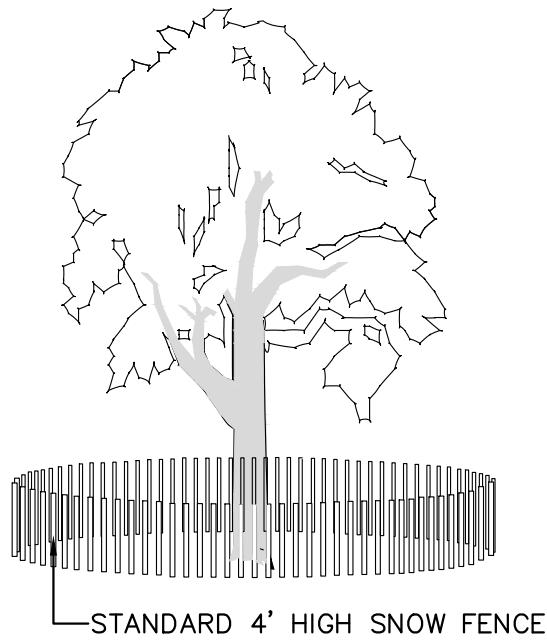


NOTES:

- SOIL EROSION BLANKETS SHALL BE MODEL ERONET DS150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
- CONTRACTOR SHALL STABILIZE ALL SLOPES TO PREVENT EROSION AND WASHOUTS.
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

EROSION CONTROL MATTING

N.T.S.



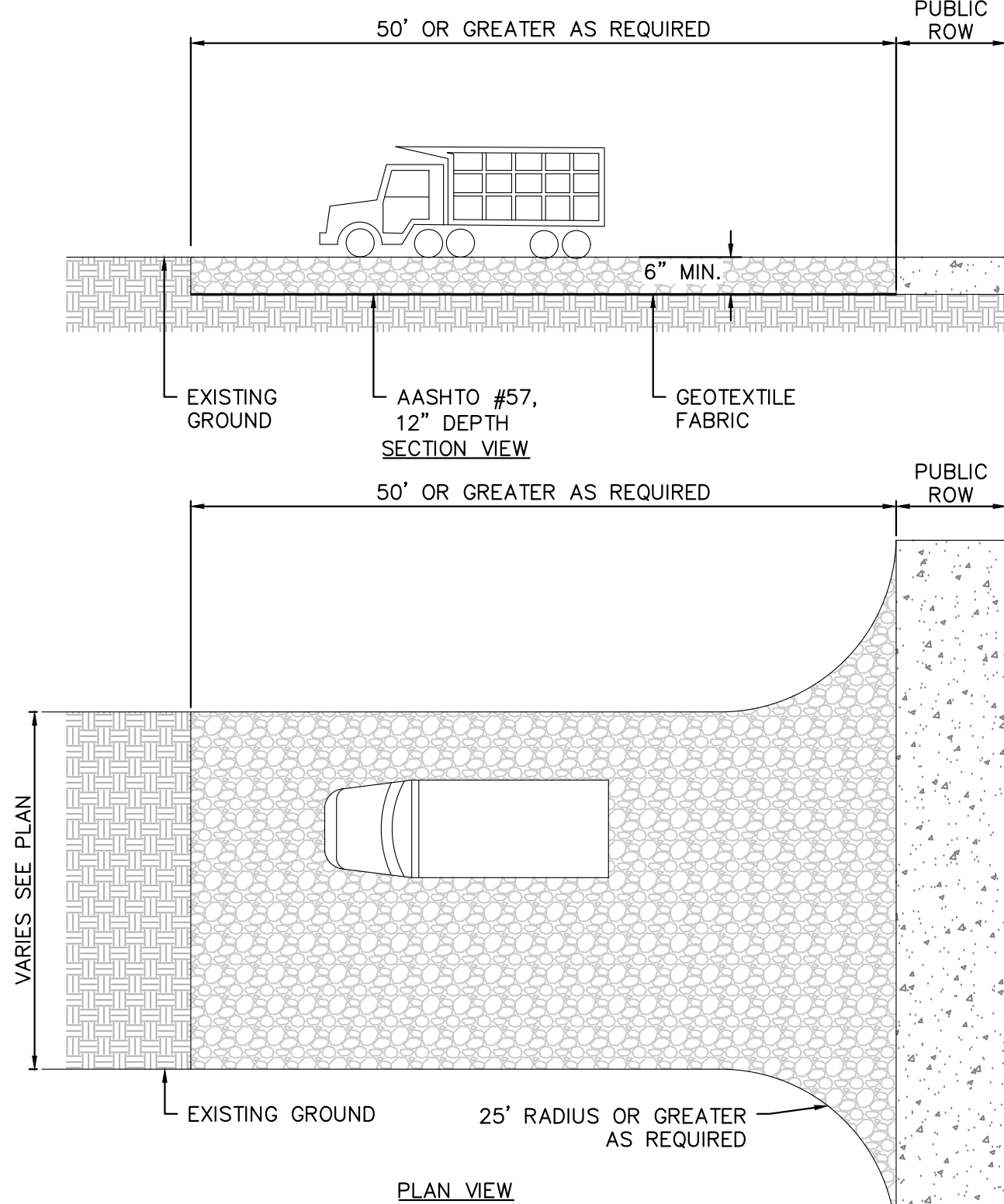
STANDARD 4' HIGH SNOW FENCE

NOTES:

- SNOW FENCE SHALL BE LOCATED FIVE (5) FEET BEYOND THE DRIP LINE OF EXISTING VEGETATION TO REMAIN. SNOW FENCING SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION AND IS TO BE MAINTAINED THROUGHOUT THE DURATION.

TREE PROTECTION

N.T.S.

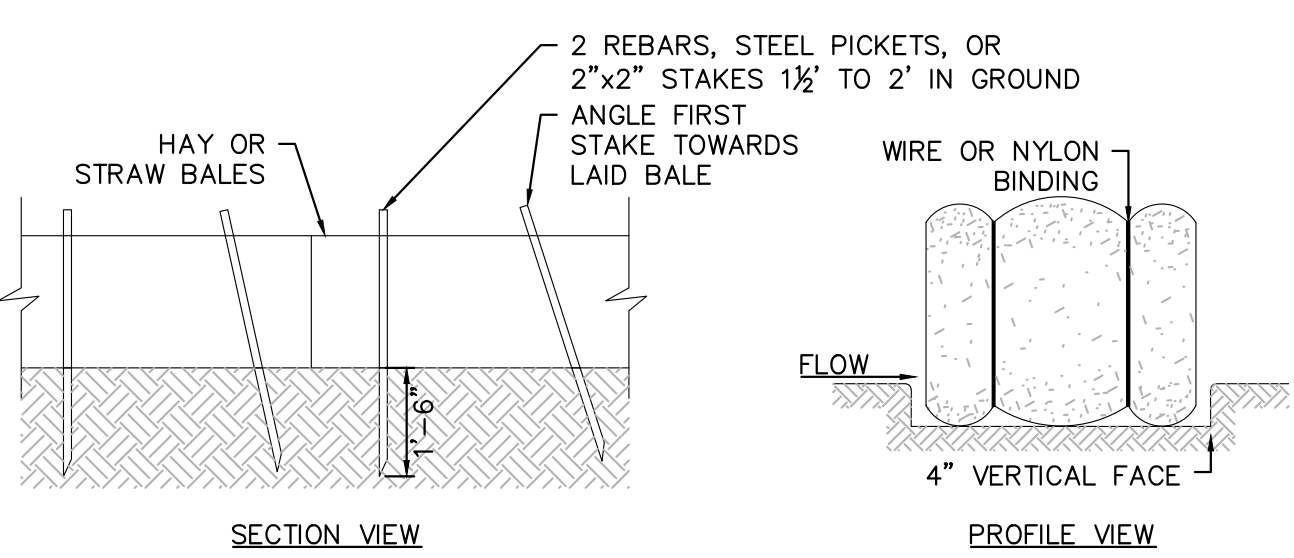


NOTE:

- PROVIDE TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ENTRANCE AND THE PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



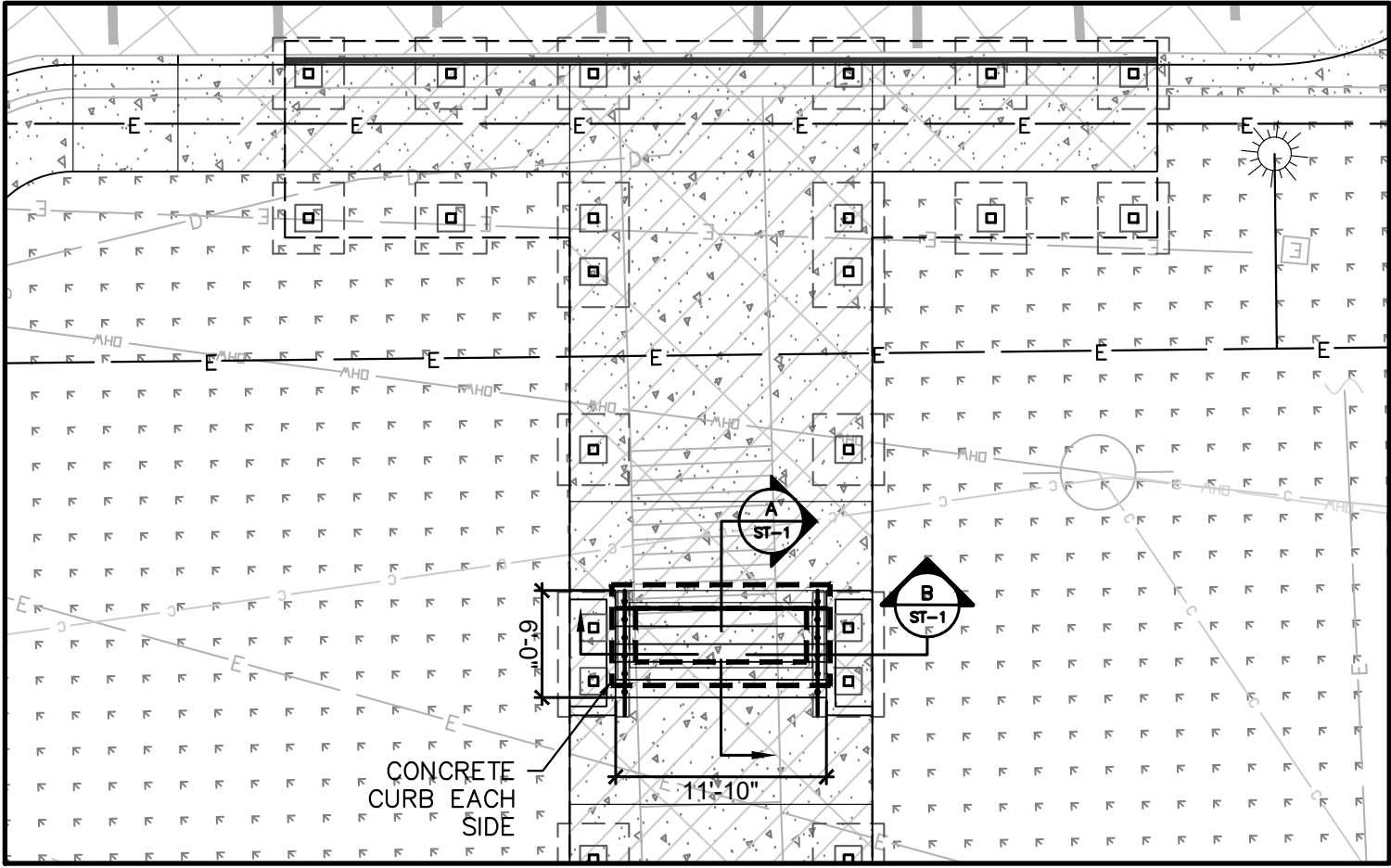
HAY BALE DIKE

N.T.S.

STATE OF NEW JERSEY
BOARD OF PROFESSIONAL ENGINEERS
NO. GE 42891
Rakesh R. Darji
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100

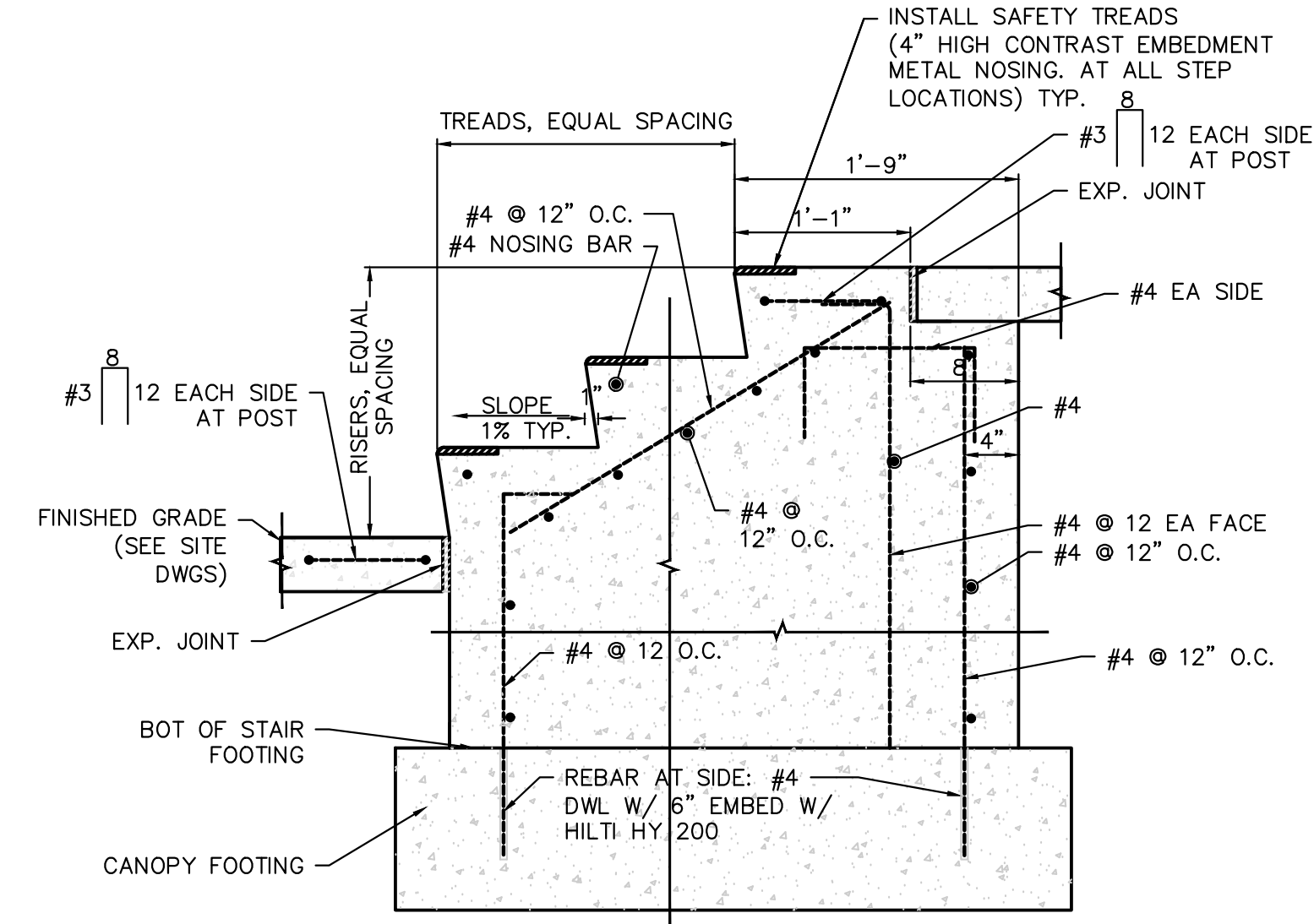
ENVIRONMENTAL
RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
815 East Gate Drive - Suite 103
Mount Laurel, New Jersey 08054-3415
Tel. 856-235-7170 Fax 856-273-9239
CERTIFICATE OF AUTHORIZATION
NUMBER: 24GE027974500

PLAN NAME:
SOIL EROSION AND
SEDIMENT CONTROL
NOTES AND DETAILS
RED BANK PRIMARY SCHOOL
IMPROVEMENTS
BLOCK 71, LOT 5
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY
PROJECT #: 31578-08 | DRAWN: BJM | DESIGN: RRD | DATE: 03/13/25
FILE: 06-SESC | SCALE: 1"=30' | SHEET: 19 OF 37



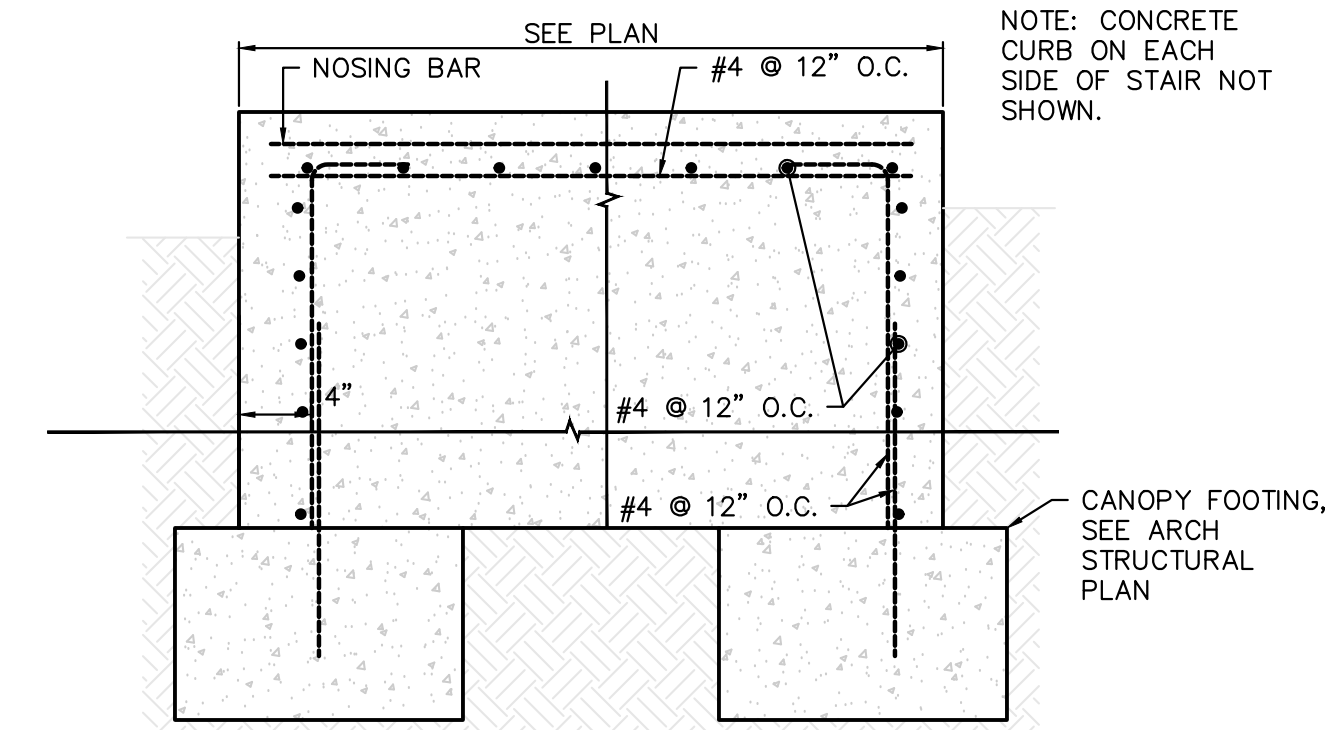
ENTRYWAY PLAN VIEW, FOOTING LOCATIONS

1"=10'



SECTION A

N.T.S.



SECTION B

N.T.S.

STRUCTURAL NOTES:

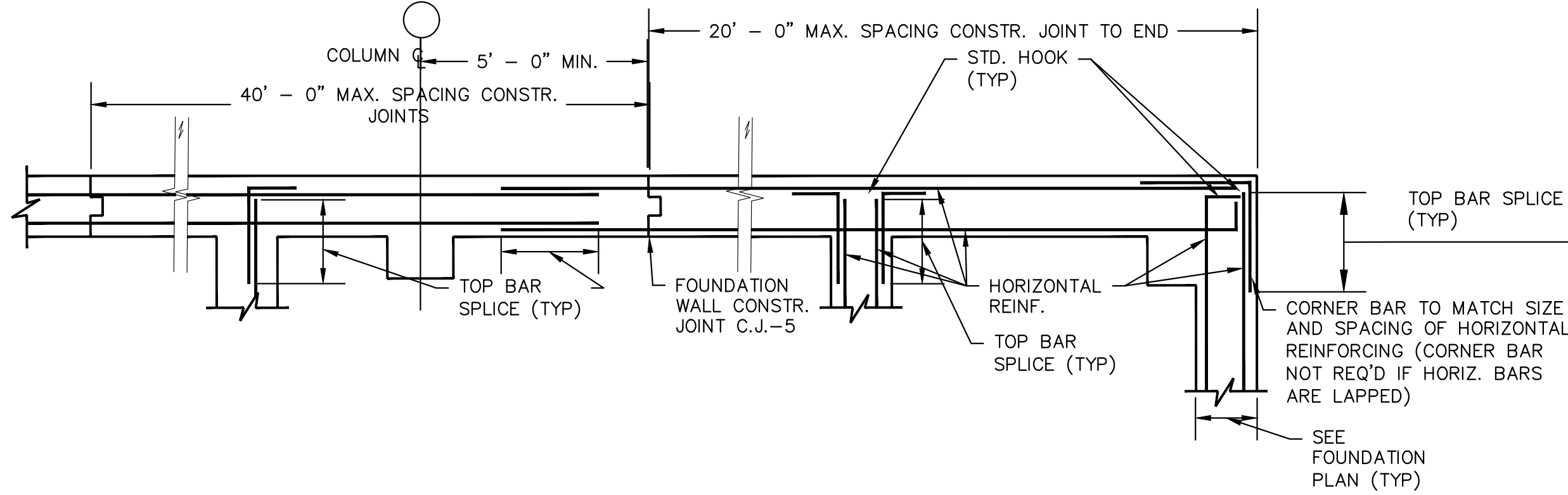
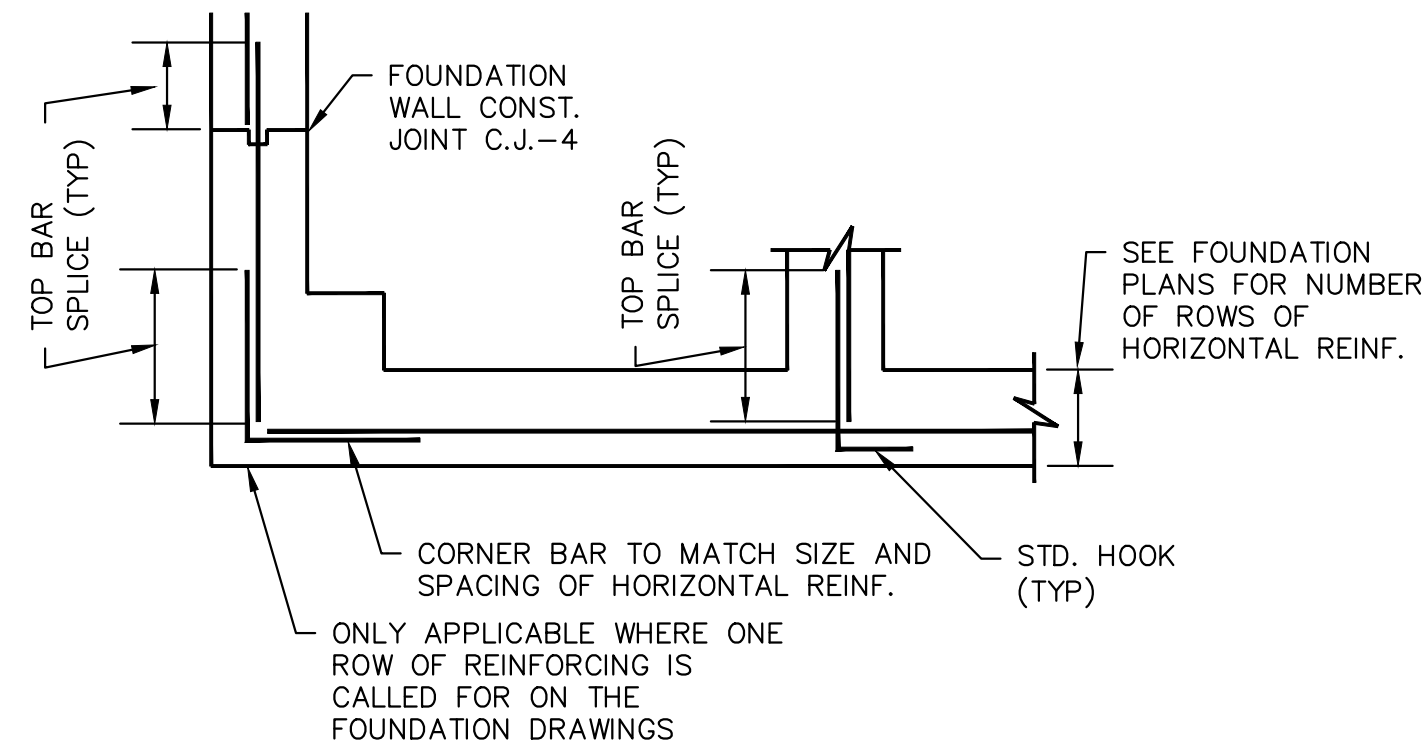
1. BOTTOM OF FOOTINGS FOR STAIRS SHOULD BE A MINIMUM OF 3' BELOW ADJACENT GRADE.
2. INSTALL HANDRAIL ON SIDES OF STAIRS, RAMP, ELEVATED SLABS AND LANDING.
3. CONTRACTOR SHALL INSTALL SAFETY TREADS ON ALL STEPS. SAFETY TREAD MODEL TYPE 241 BF AS MANUFACTURED BY WOOSTER PRODUCTS OR APPROVED EQUAL. TEL. 1-800-321-4936
4. COLOR OF TREADS SHALL BE BLACK AND END 9" FROM EACH EDGE OF CONCRETE.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHEREVER CONSTRUCTION DISTURBANCE HAS OCCURRED.
6. SIDEWALKS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 5% WITH A CROSS SLOPE NOT GREATER THAN 2%.
7. RAMP SHALL NOT EXCEED 8.33%.
8. STEP TREADS SLOPE SHALL NOT EXCEED 2% AND HAVE POSITIVE DRAINAGE.

STEPS & RAMP CONCRETE CONSTRUCTION GENERAL NOTES:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS.
2. REINFORCING STEEL SHALL CONFORM TO AASHTO M31 GRADE 60. REINFORCING STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI 315, LATEST EDITION. WELDED WIRE FABRIC SHALL CONFORM TO AASHTO M55. LAP A MINIMUM OF 2 INCHES AT SIDES AND ENDS.
3. REINFORCING STEEL CONTRACTOR SHALL FURNISH ALL NECESSARY ACCESSORIES. REINFORCING CONTRACTOR SHALL SUBMIT SHOP DETAIL DRAWINGS OF ALL REINFORCING FOR APPROVAL PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS.
4. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO NJDOT SPECIFICATION. CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 3 DAYS OR LONGER AS DIRECTED BY THE ENGINEER. CURE IN ACCORDANCE WITH NJDOT SPECIFICATION.
5. ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON FIRM UNDISTURBED NATURAL SOIL OR CONTROLLED COMPACTED FILL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF UNLESS NOTED OTHERWISE ON DRAWING. CONTRACTOR TO PROVIDE SOILS ENGINEER TEST REPORT VERIFYING THAT FOOTING SUBGRADES CAN OBTAIN THE REQUIRED BEARING CAPACITY PRIOR TO PLACING CONCRETE IN ACCORDANCE WITH THE SPECIFICATIONS.
6. ALL FILLS AND BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8 INCHES (8") IN THICKNESS. THE BACKFILL SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR SHALL PLACE AND COMPACT LAYERS ON ALTERNATING SIDES OF WALL TO MINIMIZE LATERAL PRESSURE ON WALL.
7. SEE SPECIFICATIONS FOR FILL AND BACKFILL MATERIAL.
8. NOT USED
9. FOR LOCATIONS, ARRANGEMENT, SIZE, DETAILS OF UTILITIES AND PROCESS PIPING WITHIN AND PENETRATING CONCRETE STRUCTURES REFER TO THE APPROPRIATE DISCIPLINE'S DRAWINGS. NO PIPING OR CONDUIT MAY PENETRATE FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE CONCRETE DRAWINGS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH THE FOOTING ELEVATIONS AND PIPING OR CONDUIT PRIOR TO POURING THE FOUNDATIONS.
10. NOT USED
11. NOT USED
12. ANY ALUMINUM IN CONTACT WITH DISSIMILAR MATERIALS (CONCRETE, STEEL OR MASONRY) SHALL HAVE THE CONTACT SURFACE COATED WITH A BITUMINOUS PAINT.
13. NOT USED
14. DRILLED IN ADHESIVE ANCHORS SHALL BE HILTI STAINLESS STEEL HAS THREADED RODS WITH NUT AND WASHER INSTALLED WITH HILTI HIT HY 200 ADHESIVE ANCHORING SYSTEM OR EQUIVALENT, MINIMUM EMBEDMENT AS SHOWN ON DRAWINGS.
15. NOT USED
16. COLD WEATHER CONCRETING (AVERAGE DAILY TEMPERATURE BELOW 40 DEGREES FOR MORE THAN THREE CONSECUTIVE DAYS AND THE AIR TEMPERATURE IS NOT GREATER THAN 50 DEGREES FOR MORE THAN HALF OF ANY 24 HOUR PERIOD) SHALL BE DONE IN STRICT ACCORDANCE WITH ACI 308R LATEST EDITION "COLD WEATHER CONCRETING".
17. HOT WEATHER CONCRETING SHALL BE DONE IN STRICT ACCORDANCE WITH ACI 305R LATEST EDITION "HOT WEATHER CONCRETING".
18. UNFORMED CONCRETE SURFACES SCHEDULED TO RECEIVE A SECOND LIFT OF CONCRETE SHALL BE GIVEN A RAKE OR SCRATCHED FINISH.
19. SECTIONS OF FOUNDATION SLABS, WALLS, AND OTHER SLABS SHALL BE PLACED CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS TO PRODUCE A MONOLITHIC UNIT. AT LEAST 48 HOURS SHALL ELAPSE BETWEEN CASTING OF ADJACENT UNITS TO ALLOW SHRINKAGE TO OCCUR PRIOR TO ADJACENT POUR. ALL CONSTRUCTION JOINTS SHALL BE COATED WITH A BONDING AGENT IMMEDIATELY PRIOR TO PLACING SECOND POUR.

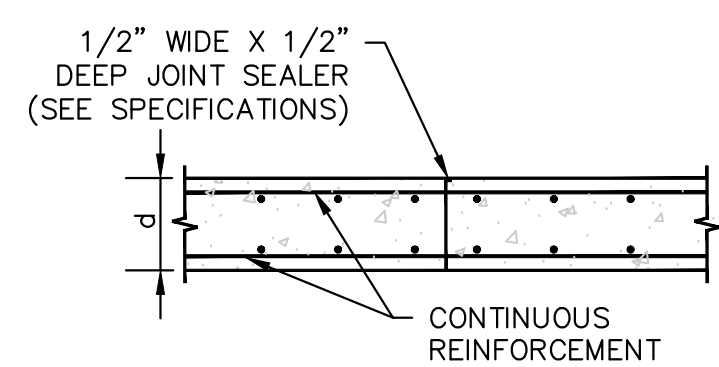
CONCRETE CONSTRUCTION GENERAL NOTES

1



TYPICAL FOUNDATION WALL & FOOTING PLAN DETAIL

3



CONST. JOINT J

5

MIN. TENSION DEVELOPMENT LENGTH** OF LAPPED SPLICES OF UNCOATED BARS (INCHES) FOR f'c=4000 PSI (ACI 318-19)

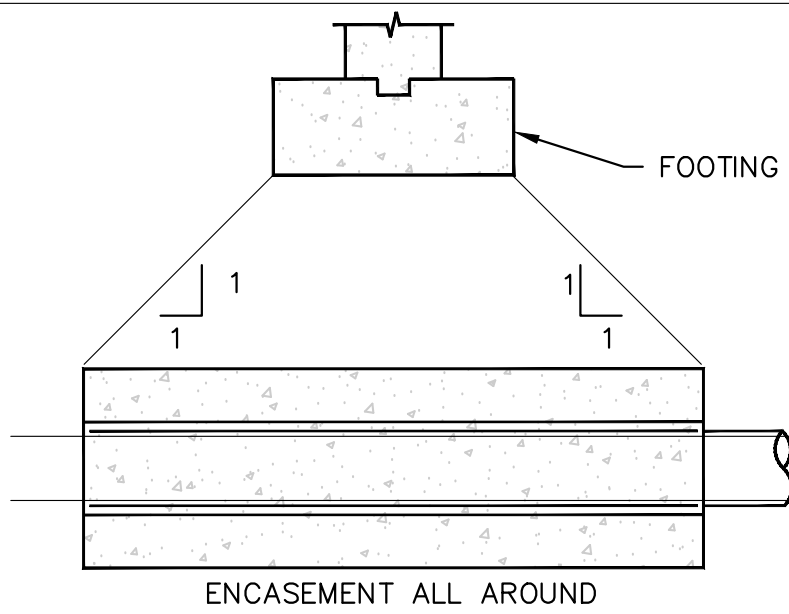
BAR SIZE	CLASS B (ACI 25.5.2)				ANCHORAGE WITH STANDARD HOOKS (INCHES) (4000 PSI MIN.)
	TOP BAR* CATEGORY		ALL OTHERS CATEGORY		
	1	2	1	2	
#3	25	37	20	29	6
#4	33	50	25	38	6
#5	41	62	32	47	8
#6	50	73	38	56	10
#7	71	106	55	82	13
#8	81	121	62	93	15
#9	90	136	69	104	18
#10	101	151	77	116	22
#11	111	166	85	128	25

NOTES:

1. ALL SPLICES SHALL BE CLASS "B" SPLICES UNLESS SPECIFICALLY DESIGNATED AS "CLASS A SPLICE" ON THE DRAWINGS.
2. TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI. LENGTHS ARE IN INCHES.
3. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-19, SECTIONS 25.4.2 AND 25.5.2, RESPECTIVELY.
4. DESIGNATION AS CATEGORY 1 AND 2 DEPENDS ON THE FOLLOWING:
CATEGORY 1:
(CONCRETE COVER AT LEAST 1.0db AND C.-C. AT LEAST 1.0db AND CODE MINIMUM STIRRUPS OR TIES THROUGHOUT Ld) OR (CONCRETE COVER AT LEAST 1.0db AND C.-C. AT LEAST 2.0db)
CATEGORY 2: ALL OTHERS
5. LAP SPLICE LENGTHS (MIN. 12") ARE MULTIPLES OF TENSION DEVELOPMENT LENGTHS; CLASS B = 1.3Ld.
6. ACI 318 DOES NOT ALLOW TENSION SPLICES FOR #14 OR #18 BARS.
7. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE BELOW THE BARS.
8. FOR GRADE 75 REINFORCING BARS, LENGTHS MUST BE MULTIPLIED BY 1.25
9. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUE BY 1.33.
10. FOR EPOXY-COATED BARS WITH COVER < 3db OR CLEAR SPACING < 6db, MULTIPLY THE TABULATED VALUE BY 1.5. FOR ALL OTHER EPOXY-COATED REINFORCING MULTIPLY BY 1.2.

MIN. TENSION DEVELOPMENT LENGTH TABLE

2



TYPICAL FOOTING AND PIPE ENCASEMENT

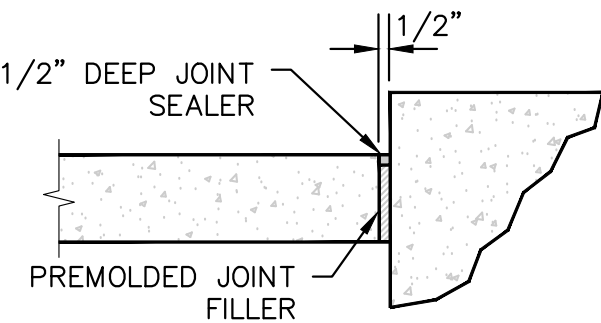
6

MINIMUM*** CONCRETE COVER FOR REINFORCING STEEL

1. CAST AGAINST EARTH 3"
 2. EXPOSED TO EARTH OR WEATHER
#6 TO #18 2"
#5 AND SMALLER 1-1/2"
 3. EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
SLABS, WALLS, JOISTS
#14 AND #18 1-1/2"
#11 AND SMALLER 3/4"
BEAM, COLUMN, PEDESTAL OR TENSION TIE
PRIMARY REINFORCEMENT, HOOPS
STIRRUPS, SPIRALS, TIES 1-1/2"
- IN ACCORDANCE ACI 318-14 T20.6.1.3.1
***WHERE GREATER COVER IS CALLED FOR ON THE DRAWINGS, GREATER COVER SHALL BE USED.

MIN. CONCRETE COVER FOR REINF. STEEL

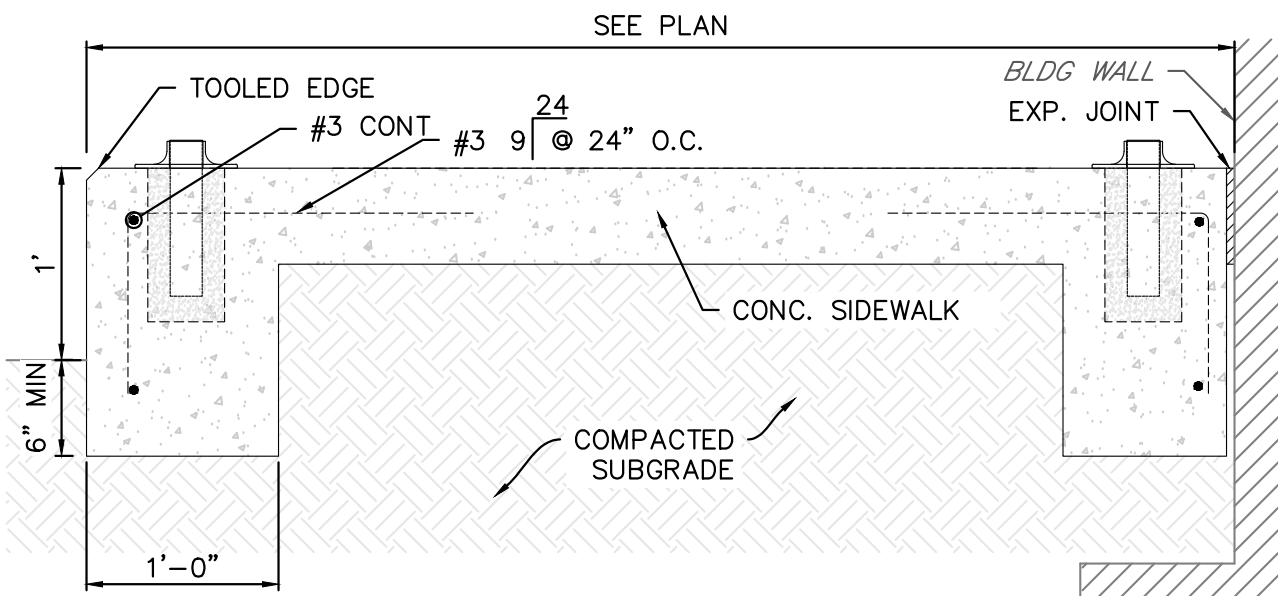
7



NOTE:
REFER TO PLANS FOR REINFORCEMENT SIZE AND SPACING AND SLAB THICKNESS

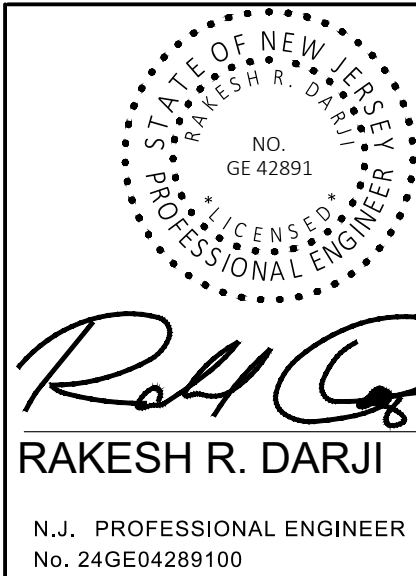
EXPANSION JOINT (EXP JT) DETAIL

9



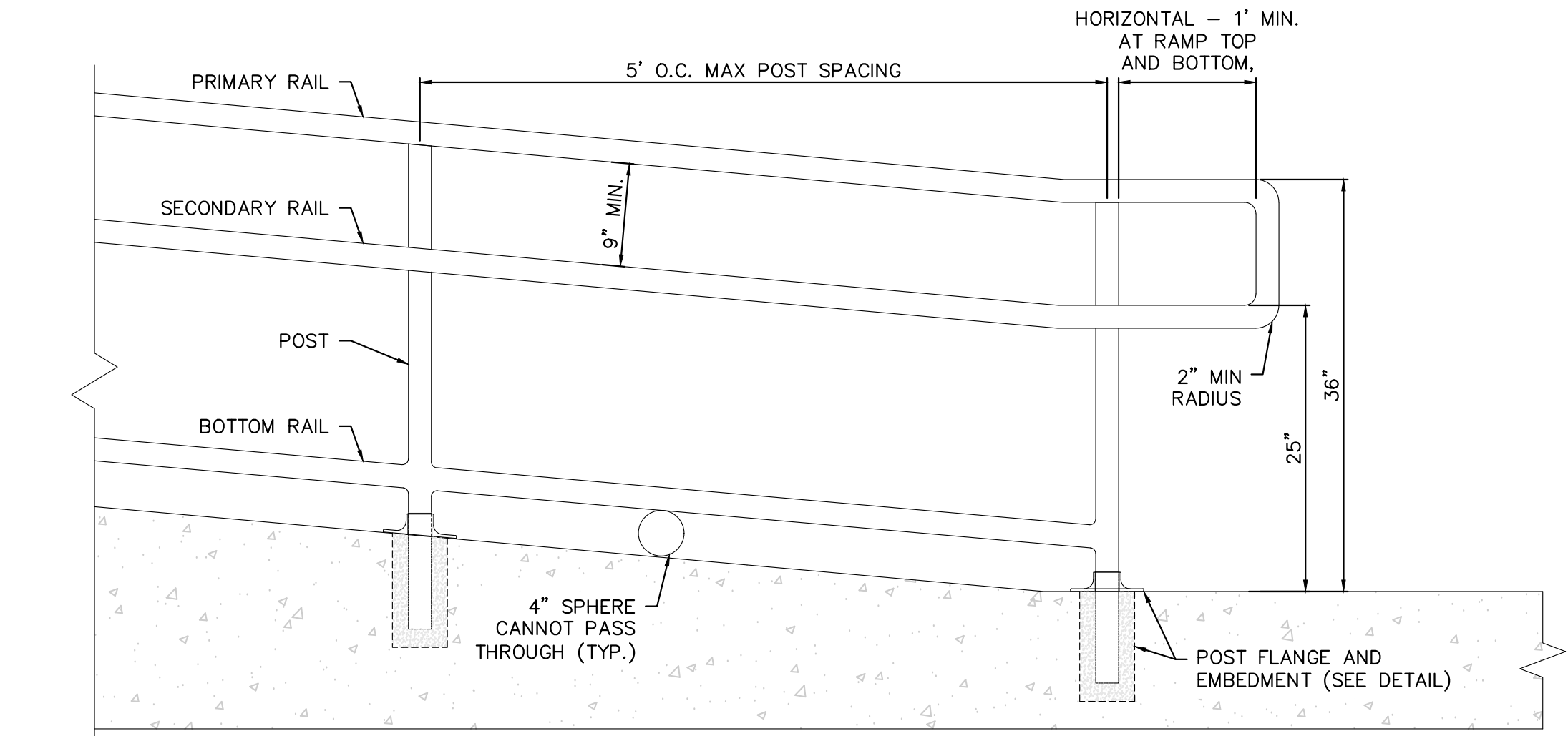
SIDEWALK W/ HANDRAIL/GUARD TYPICAL SECTION

N.T.S.



PLAN NAME:	STRUCTURAL DETAILS
PROJECT #:	31578-08
DRAWN:	BJM
DESIGN:	RRD
DATE:	03/13/25
SCALE:	NOTED
FILE:	04-STRUCTURE

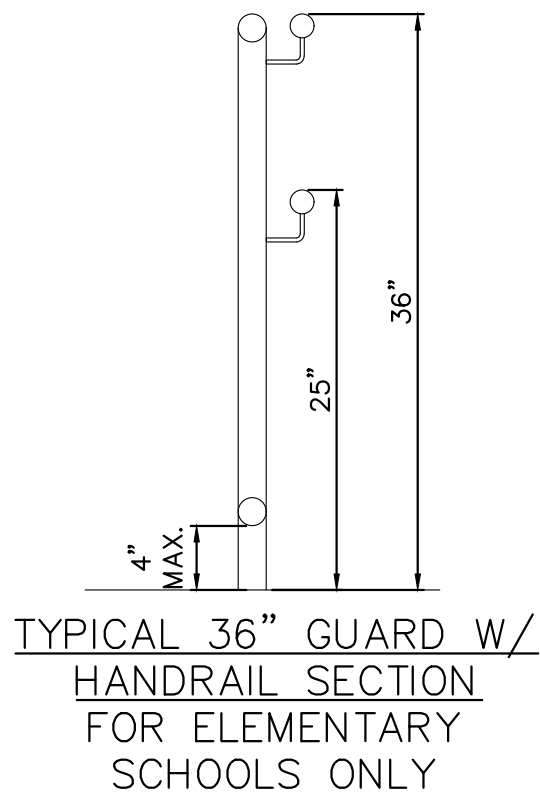
NO. REVISION AND DATE
SHEET NUMBER:
ST-1
SHEET: 20 OF 37



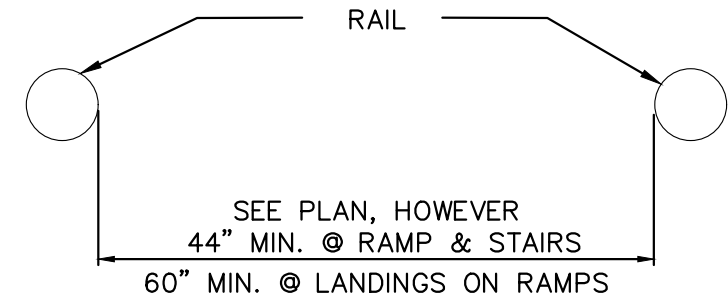
TYPICAL RAMP HANDRAIL DETAIL -TYPE "B"
(SEE REFERRING PLAN FOR WHERE WHERE APPLICABLE)

RAMP HANDRAIL DETAIL

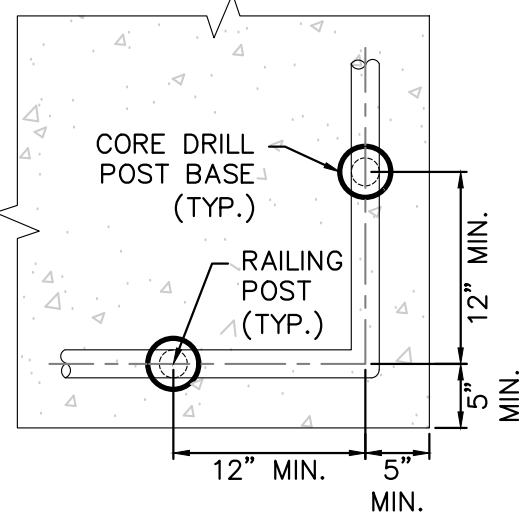
N.T.S.



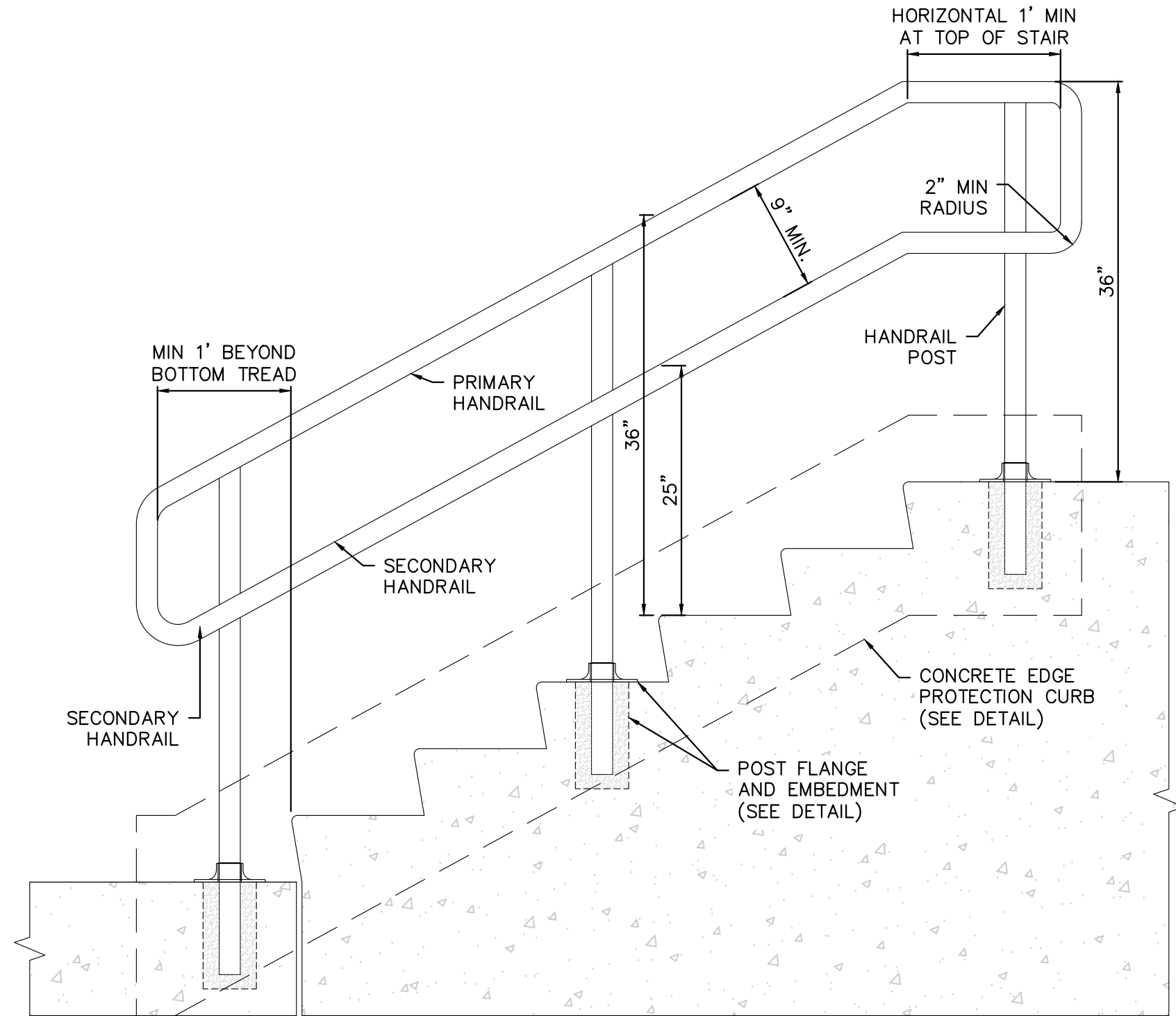
TYPICAL 36" GUARD W/
HANDRAIL SECTION
FOR ELEMENTARY
SCHOOLS ONLY



TYPICAL HANDRAIL SPACING N.T.S.

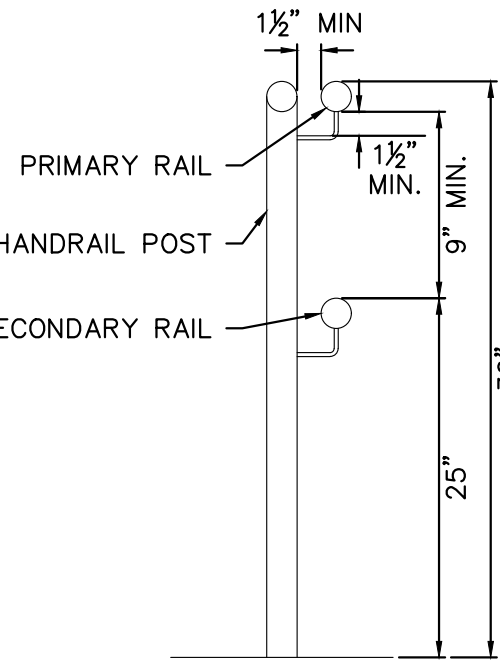


TYPICAL HANDRAIL CORNER N.T.S.

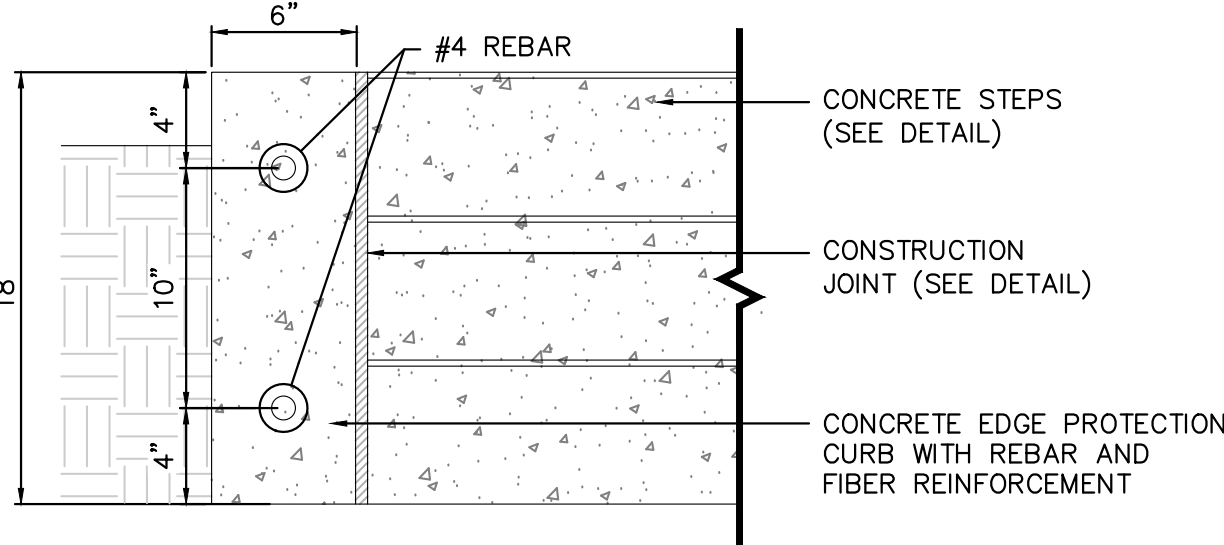


TYPICAL STAIR HANDRAIL TYPE F DETAIL
(SEE REFERRING PLAN FOR WHERE WHERE APPLICABLE)

NOTE: MAX POST SPACING 5'-0"

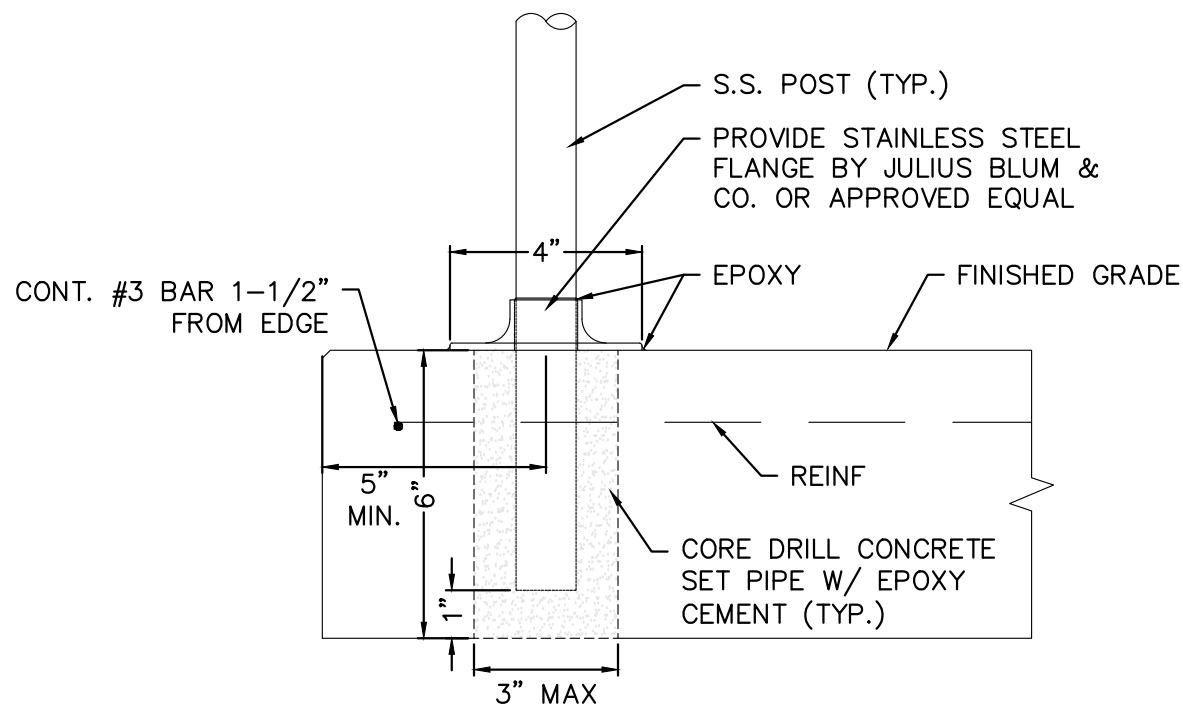


TYPICAL STAIR HANDRAIL
TYPE "F" SECTION
FOR ELEMENTARY
SCHOOLS ONLY



NOTE:
1. CURB TO MAINTAIN MINIMUM 4" REVEAL ABOVE STEPS TO PROVIDE SUFFICIENT EDGE PROTECTION AND SHALL BE SLOPED TO BE PARALLEL TO THE STEPS.
2. REBAR SHALL BE INSTALLED 4" MINIMUM FROM ALL EDGES OF CURB.
3. CONCRETE FIBER REINFORCEMENT SHALL BE FIBERMESH-300, AS MANUFACTURED BY SIKA CORPORATION, OR APPROVED EQUAL.

CONCRETE EDGE PROTECTION CURB N.T.S.



TYPICAL HANDRAIL CORE DETAIL N.T.S.

STEP HANDRAIL DETAIL

N.T.S.

HANDRAIL NOTES:

1. SHOULD THE HANDRAIL/GUARD SYSTEM DETAILS DEViate FROM THOSE SHOWN ON THE PLANS, THE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2021 NEW JERSEY EDITION AS MODIFIED BY NJ UNIFORM CONSTRUCTION CODE. WHERE MEMBER SIZES ARE SHOWN, THEY SHALL BE THE MINIMUM ACCEPTABLE. ANY PROPOSED CHANGES TO THE ABOVE DETAILS THE CONTRACTOR SHALL SUBMIT CALCULATIONS AND DRAWINGS TO THE ENGINEER. TESTING OF BASE CASTINGS OR BASE EXTRUSIONS BY AN INDEPENDENT LAB (MEETING THE REQUIREMENTS OF THE ALUMINUM ASSOCIATION) WILL BE AN ACCEPTABLE SUBSTITUTE FOR CALCULATIONS. CALCULATIONS WILL BE REQUIRED FOR APPROVAL OF ALL OTHER DESIGN ASPECTS. CALCULATIONS, DRAWINGS, AND TEST RESULTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY.
2. HANDRAIL SHALL BE THE PRODUCT OF A COMPANY NORMALLY ENGAGED IN THE MANUFACTURE OF PIPE RAILING. RAILING SHALL BE SHOP ASSEMBLED IN LENGTHS NOT TO EXCEED 24 FEET FOR FIELD ERECTION.
3. POST SPACING SHALL BE A MAXIMUM OF 5'-0" OR AS INDICATED ON PLANS.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE PROVIDED BY MEANS OF INTERNAL JOINT SPLICES SPACED AT A MAXIMUM OF TWENTY-FOUR-FOOT (24') INTERVALS. WHERE REQUIRED, LOCATE WITHIN SIX INCHES (6") OF POSTS.
5. MAINTAIN 5" MINIMUM EDGE DISTANCE FROM CENTERLINE OF THE POST TO ALL CONCRETE EDGES. CONCRETE SHALL BE A MINIMUM OF 5" THICK AT POST CORE LOCATIONS.
6. PIPE SHALL BE PLASTIC WRAPPED AFTER FABRICATION, NOT TO BE REMOVED UNTIL AFTER INSTALLATION IS COMPLETE.
7. APPLY POWDER-COAT FINISH TO HANDRAIL/GUARD SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.

RAILING & POST MATERIAL: STAINLESS STEEL

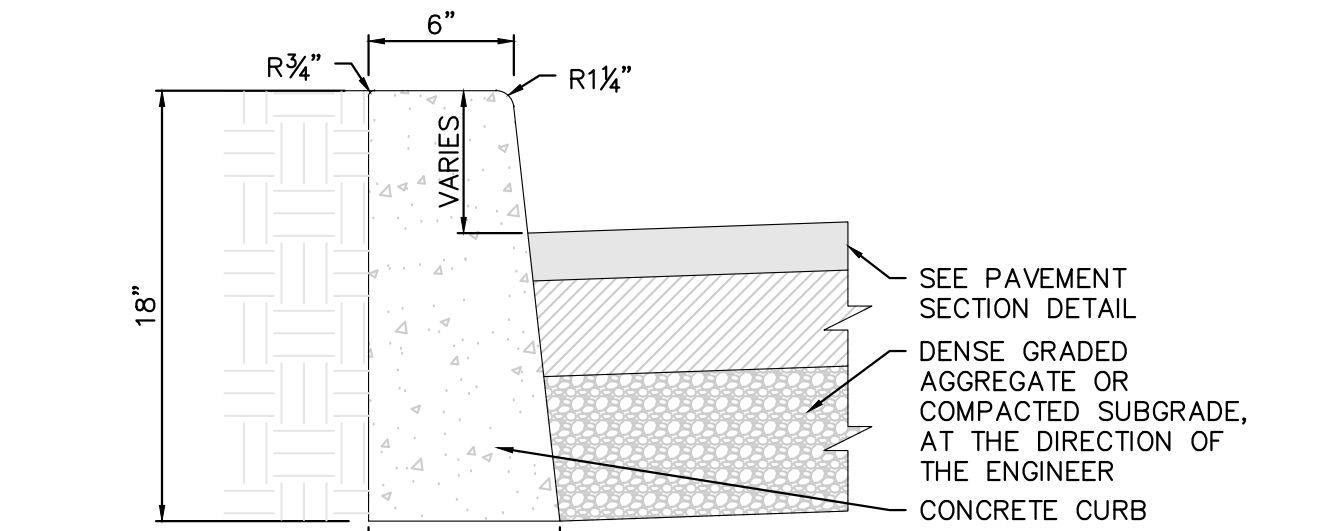
1. TOP RAIL - 1 1/2" SCH. 40 PIPE
2. PICKET - N/A
3. BOTTOM RAIL - 1 1/2" SCH. 40 PIPE
4. HANDRAIL - 1 1/2" SCH. 40 PIPE
5. POST - 1 1/2" SCH. 40 PIPE

STATE OF NEW JERSEY
Rakesh R. Darji
No. GE 42891
LICENSED PROFESSIONAL ENGINEER
RAC
Rakesh R. Darji
N.J. PROFESSIONAL ENGINEER
No. 24GE04289100

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CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500

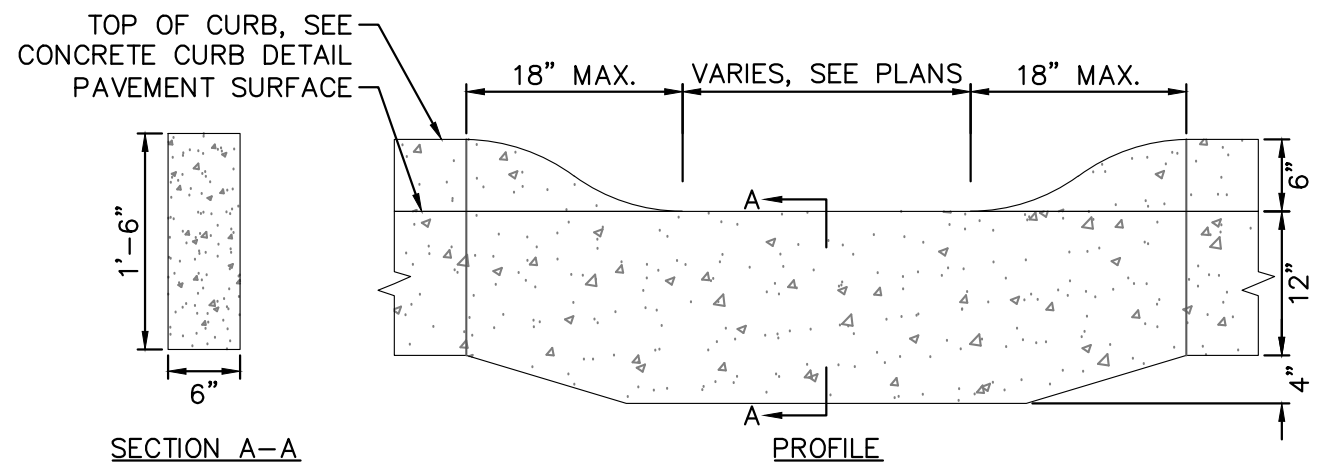
PLAN NAME:
STRUCTURAL DETAILS
RED BANK PRIMARY SCHOOL IMPROVEMENTS
BLOCK 71, LOT 5
BOROUGH OF RED BANK
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PROJECT #: 31578-08 | DRAWN: BJM | DESIGN: RRD | DATE: 03/13/25
FILE: 04-STRUCTURE | SCALE: NOTED

NO. | REVISION AND DATE
SHEET NUMBER:
ST-2
SHEET: 21 OF 37

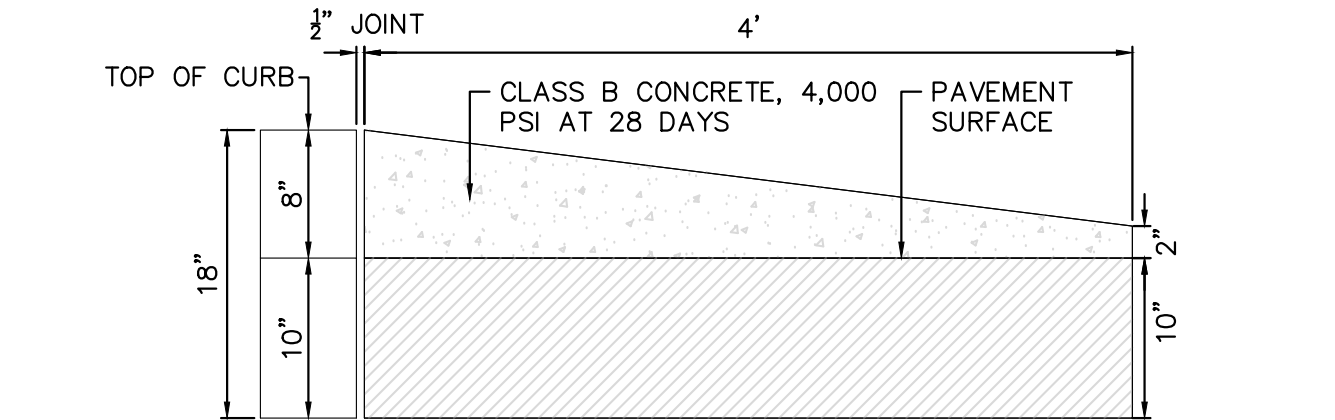


- NOTE:
1. WHEN NEW CURB OR MONOLITHIC CURB AND GUTTER IS CONSTRUCTED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED AND BUTTED TO EXISTING PAVEMENT.
 2. CONCRETE SHALL BE CLASS B, 4,000 PSI AT 28 DAYS.
 3. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB (OR CURB & GUTTER) 20'-0" MAXIMUM APART AND SHALL BE FILLED WITH PRE-FORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CONCRETE CURB **N.T.S.**

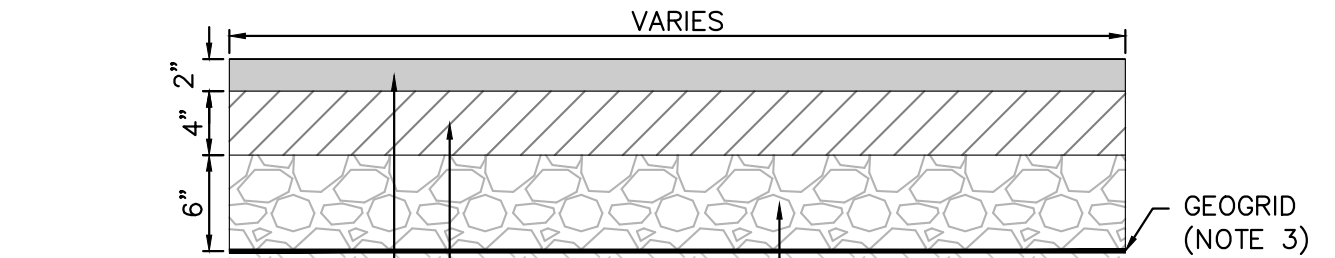


FLUSH CURB **N.T.S.**



- NOTES:
1. WHEN NEW CURB IS INSTALLED ALONG AN EXISTING PAVED AREA, THE EXISTING PAVEMENT SHALL BE CUT IN A STRAIGHT LINE WITH A SHARP TOOL AND THE NEW PAVEMENT SHALL BE TACKED & BUTTED TO EXISTING PAVEMENT.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO SPEC. M-213, RECESSED 1/4" IN FRONT FACE AND TOP OF CURB.
 3. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING OR INSTALLATION.

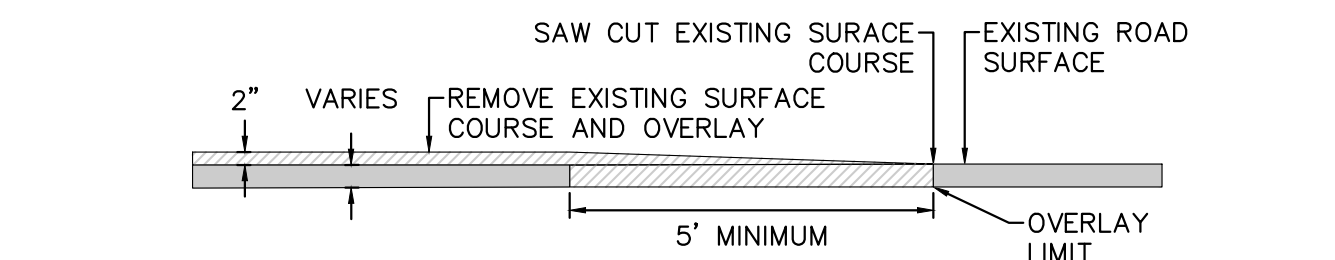
CURB TAPER **N.T.S.**



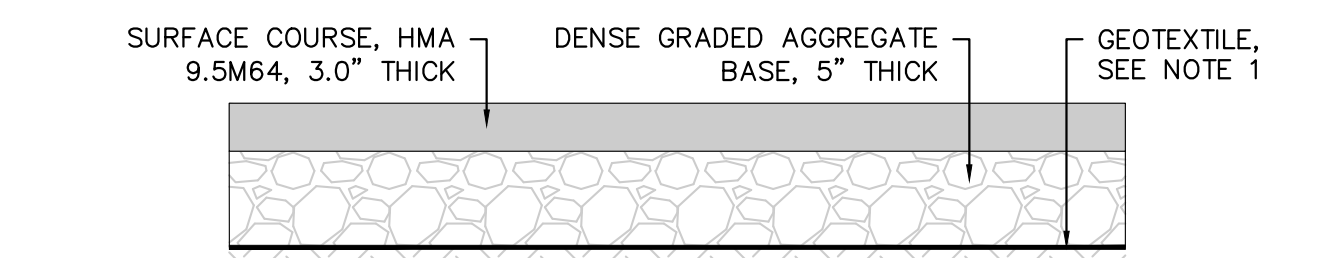
SURFACE COURSE, HMA 9.5M64, 2" THICK
BASE COURSE, HMA 19M64, 4" THICK
DENSE GRADED AGGREGATE, 6" THICK (COMPACTED PER SPECIFICATION)

- NOTES:
1. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A PAVEMENT RECONSTRUCTION AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 8" BELOW FINISHED GRADE.
 2. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.
 3. GEOGRID SHALL BE INTERAX NX850, AS MANUFACTURED BY TENSAR, OR APPROVED EQUAL.

HMA PAVEMENT RECONSTRUCTION **N.T.S.**

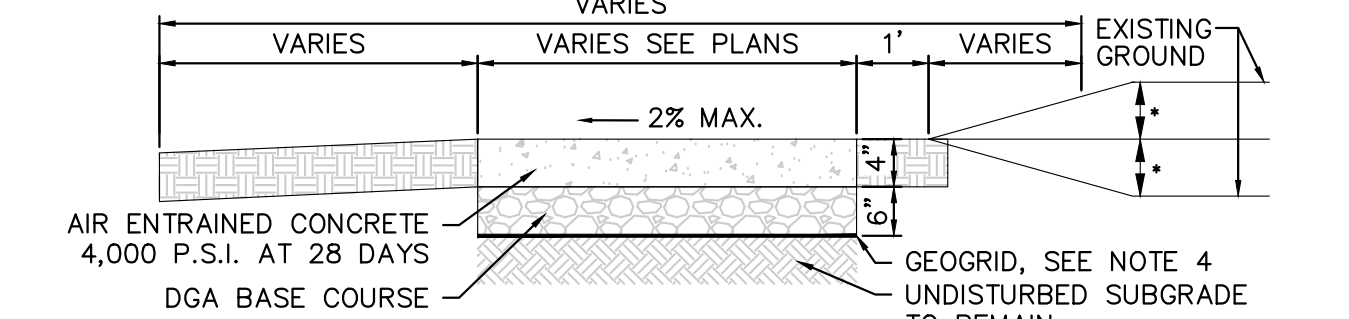


ASPHALT BUTT JOINT **N.T.S.**



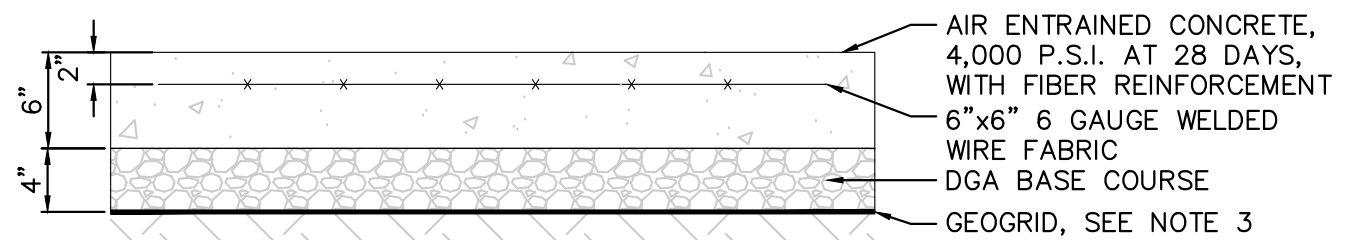
- NOTES:
1. GEOGRID SHALL BE MIRAFI 140N, AS MANUFACTURED BY TENCATE, OR APPROVED EQUAL.

ASPHALT SIDEWALK, 3" THICK (TEMPORARY) **N.T.S.**



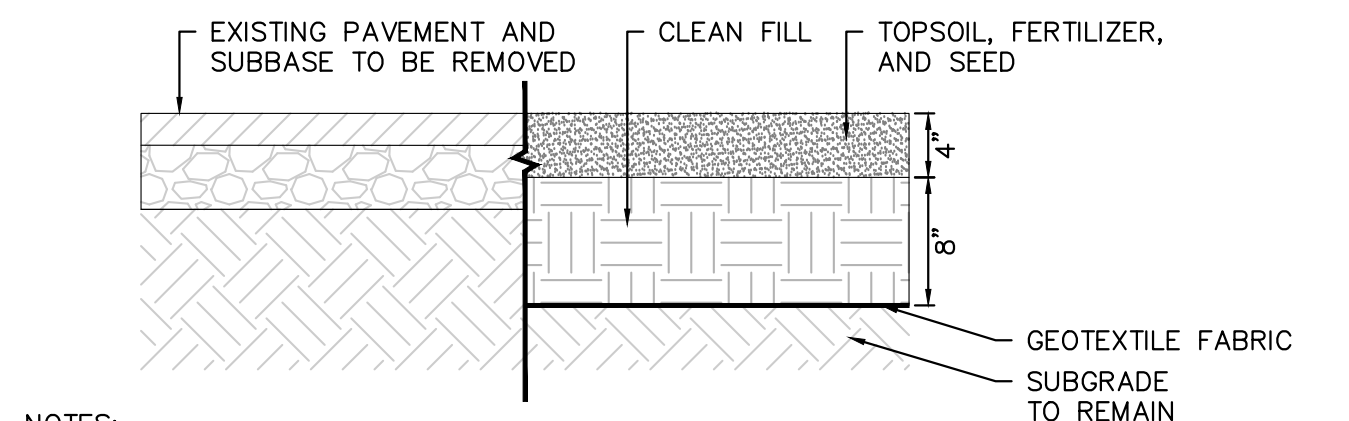
- NOTES:
1. PROVIDE CONTROL JOINTS AT EQUAL INTERVALS IN SIDEWALKS
 2. *MAXIMUM SLOPE = 3 HORIZONTAL TO 1 VERTICAL. STEEPER SLOPES SHALL UTILIZE THE METHOD OF SLOPE STABILIZATION INDICATED ON PLANS.
 3. RUNNING SLOPE OF SIDEWALK NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%.
 4. GEOGRID SHALL BE INTERAX NX850, AS MANUFACTURED BY TENSAR, OR APPROVED EQUAL
 5. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A SIDEWALK AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 8" BELOW FINISHED GRADE
 6. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.

CONCRETE SIDEWALK **N.T.S.**



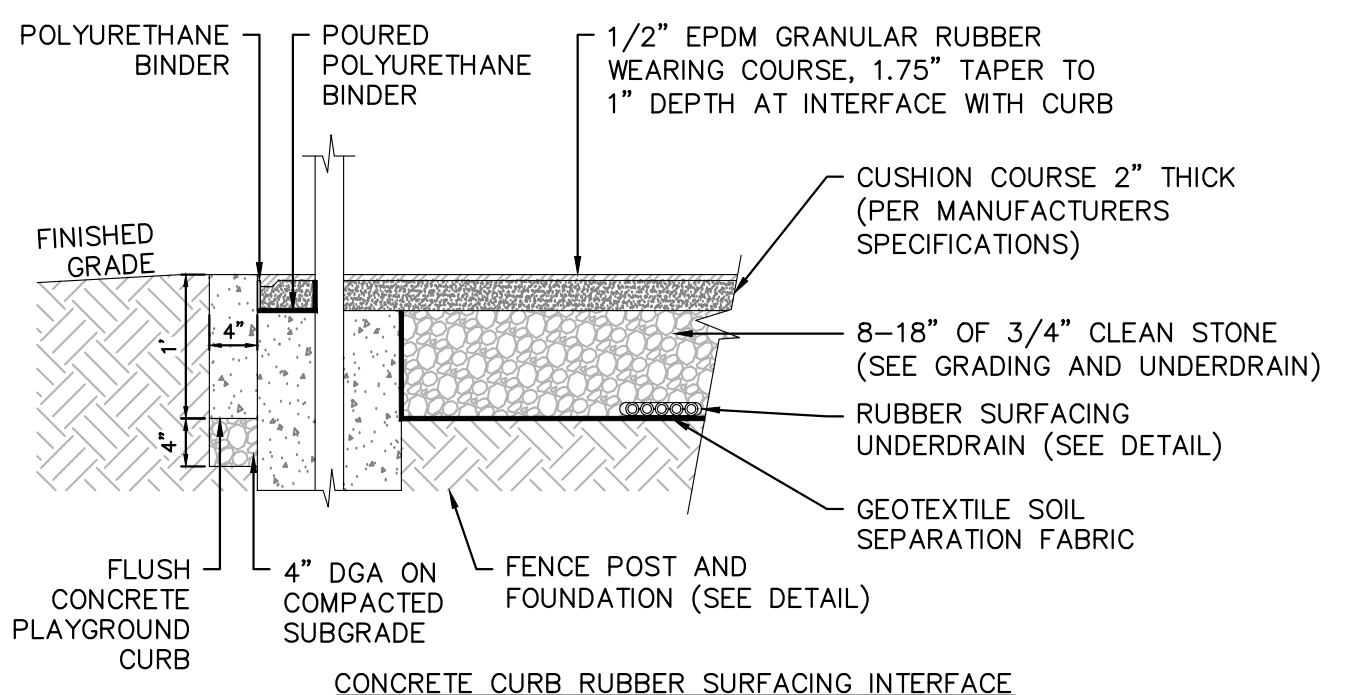
- NOTES:
1. CONTRACTOR IS TO PROVIDE EXPANSION AND CONTROL JOINTS AS DEEMED NECESSARY BY THE ENGINEER.
 2. CONCRETE FIBER REINFORCEMENT SHALL BE FIBERMESH-300, AS MANUFACTURED BY SIKAP CORPORATION, OR APPROVED EQUAL.
 3. GEOGRID SHALL BE INTERAX NX850, AS MANUFACTURED BY TENSAR, OR APPROVED EQUAL.
 4. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A CONCRETE AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 8" BELOW FINISHED GRADE
 5. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.

REINFORCED CONCRETE SIDEWALK, 6" THICK **N.T.S.**



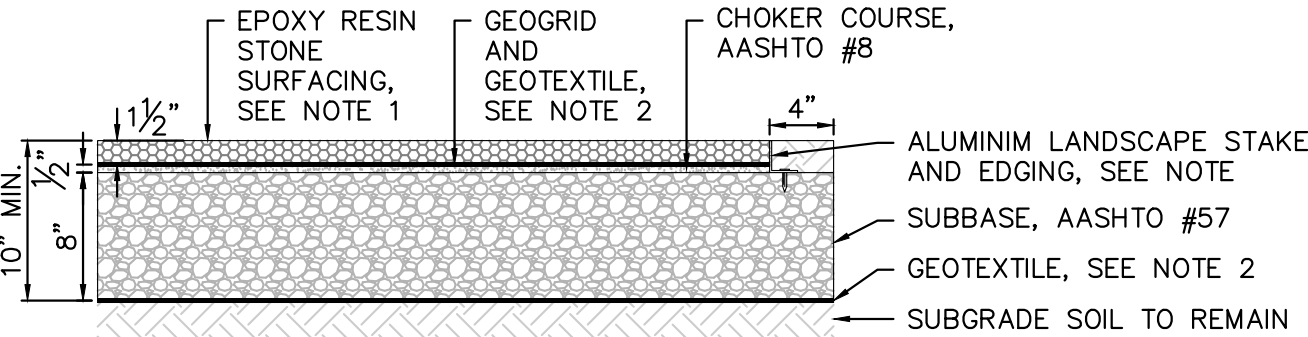
- NOTES:
1. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A TURF RESTORATION AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 1' BELOW FINISHED GRADE
 2. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.
 3. IMPORTED FILL MATERIAL SHALL BE CERTIFIED CLEAN FILL CONFORMING TO THE GRADATION OF NJDOT SOIL AGGREGATE 1-3, OR APPROVED EQUAL.
 4. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N, AS MANUFACTURED BY TENCATE, OR APPROVED EQUAL.

TURF RESTORATION FOR PAVEMENT REMOVAL **N.T.S.**



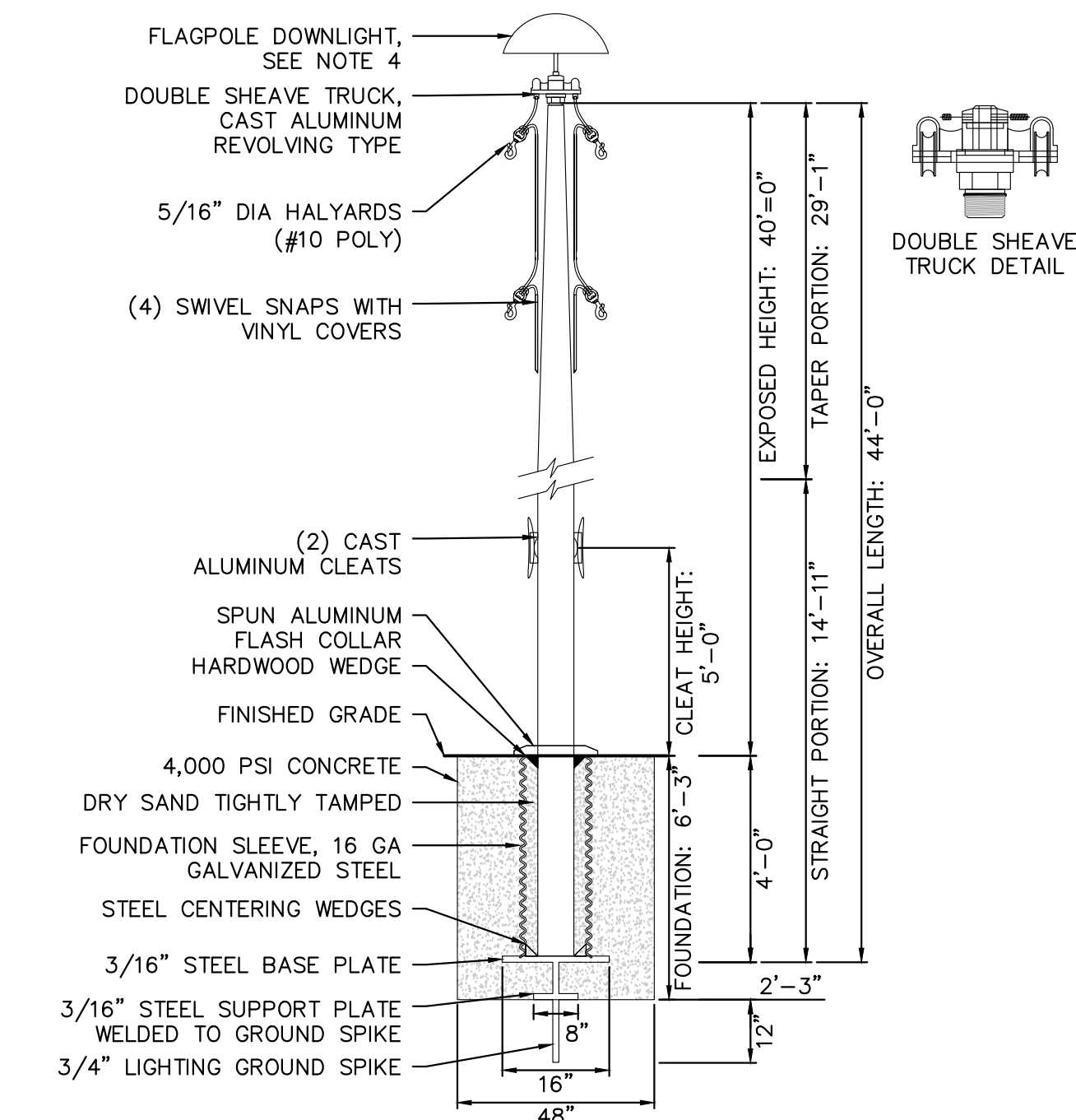
- NOTES:
1. POURED-IN-PLACE RUBBER SURFACING MATERIALS SHALL BE AS MANUFACTURED BY SAFETY TURF OR APPROVED EQUAL. SURFACING COLORS TO BE DETERMINED BY OWNER.
 2. CONTRACTOR TO PROVIDE ALL MATERIALS NECESSARY FOR INSTALLATION.
 3. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N, AS MANUFACTURED BY TENCATE, OR APPROVED EQUAL.
 4. BASE SHALL BE 3/4" CLEAN STONE CONFORMING TO THE MANUFACTURER'S SPECIFICATIONS.
 5. CONTRACTOR MUST PROVIDE TESTING OF ALL REQUESTED SUBSTITUTE MATERIALS TO PROVE THAT THE REQUESTED SUBSTITUTION WILL MEET THE IMPACT ATTENUATION FOR THE CRITICAL FALL HEIGHTS REQUIRED FOR COMPLIANCE TO CPSC SAFETY STANDARDS.
 6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR INSTALLATION.
 7. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN RUBBER SURFACING AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 1' BELOW FINISHED GRADE.
 8. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.

PERVIOUS RUBBER POUR-IN-PLACE SURFACING **N.T.S.**



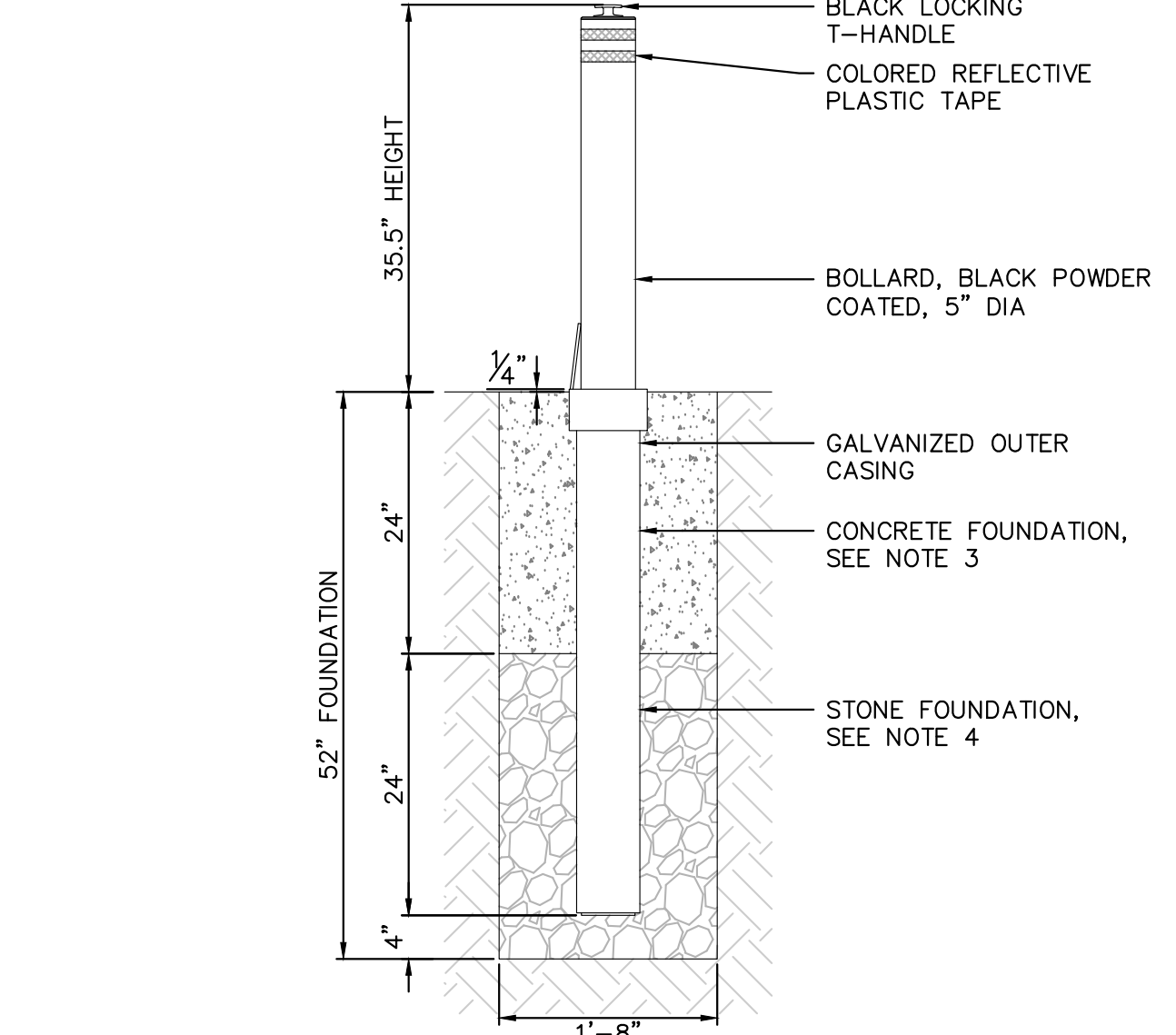
- NOTE:
1. EPOXY RESIN STONE SURFACING SHALL BE ADDASET RESIN BOUND SURFACING, MANUFACTURED BY CHAMELEON WAYS, INC. OR APPROVED EQUAL.
 2. GEOGRID SHALL BE TENSAR H-SERIES HX5.5, AND GEOTEXTILE FABRIC SHALL BE MIRAFI 140N, OR APPROVED EQUAL.
 3. INSTALL 2" x 1/8" ALUMINUM LANDSCAPING EDGING AND 6" LANDSCAPE STAKE ALONG ALL UNCONSTRAINED EDGES OF THE STONE SURFACING. TOP OF EDGING SHALL BE FLUSH WITH FINISHED GRADE. SUBBASE TO EXTEND 4" PAST STONE SURFACING.
 4. THIS SURFACING IS INTENDED TO BE PERVIOUS TO MEET NJDEP PERVIOUS PAVEMENT REQUIREMENTS. STONE SUBBASE AND CHOKER COURSE SHALL NOT BE COMPACTED TO NO GREATER THAN 80% COMPACTION TO ENSURE PERCOLATION.
 5. FINAL COLOR AND STONE SIZE TO BE DETERMINED FROM THE MANUFACTURER'S STANDARD COLOR CATALOG.
 6. THIS PRODUCT MUST BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS BY AN INSTALLER CERTIFIED BY THE MANUFACTURER. CONTACT THE MANUFACTURER FOR A LIST OF CERTIFIED INSTALLERS IN THE REGION.
 7. CONTRACTOR SHALL PROVIDE TO THE OWNER 10% OF THE TOTAL QUANTITY OF THE STONE TO BE CAST ONTO THE EPOXY SURFACE FOR FUTURE REPAIRS BY OWNER.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL.
 9. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN AN EPOXY RESIN STONE SURFACING AREA, IT MUST BE EXCAVATED TO A MINIMUM DEPTH OF 10" BELOW FINISHED GRADE.
 10. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.

EPOXY RESIN STONE SURFACING **N.T.S.**



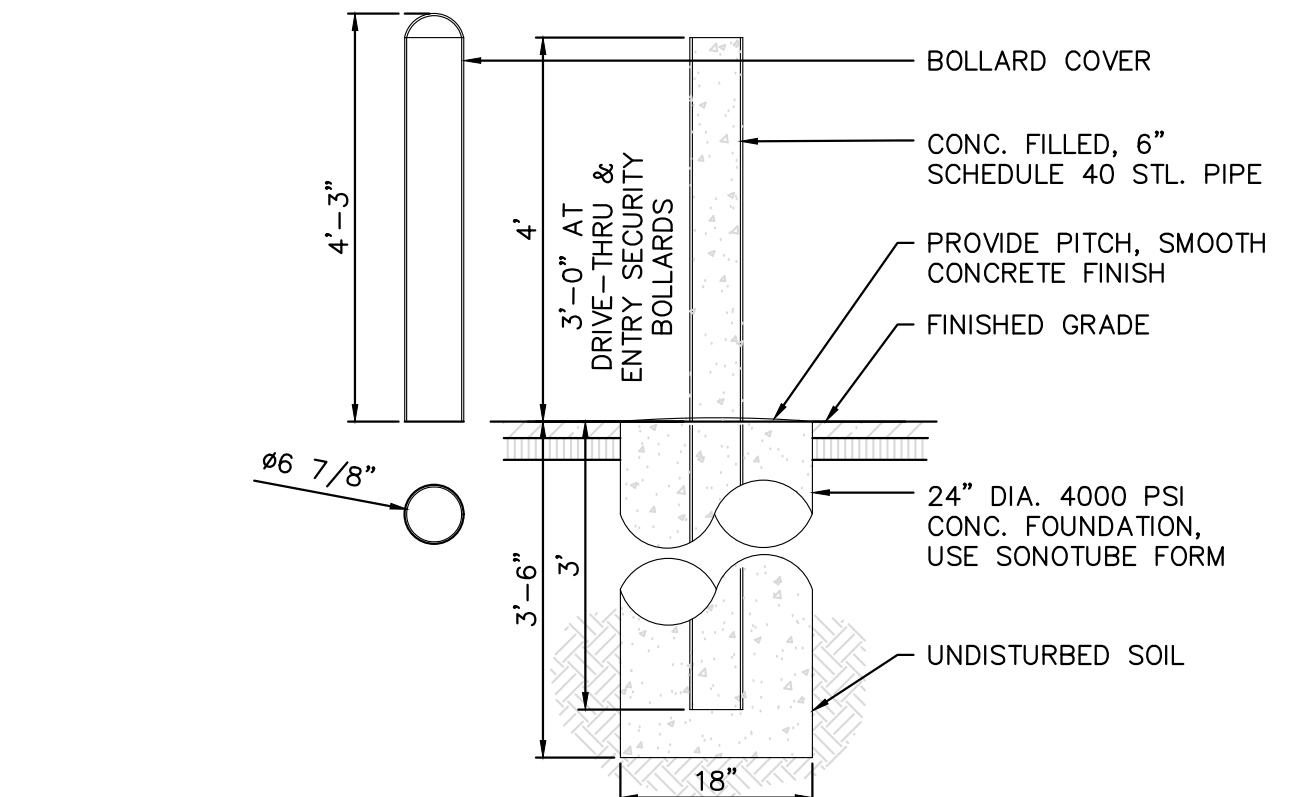
- NOTES:
1. FLAGPOLES SHALL BE THE ARCHITECTURAL SERIES EC40 EXTERNAL DOUBLE HALYARD FLAGPOLE, AS MANUFACTURED BY EDER FLAG, OR APPROVED EQUAL. EDER FLAG MANUFACTURING COMPANY, INC. 1000 W. RAWSON AVENUE, P.O. BOX 397 OAK CREEK, WI 53154-0397 (414)-764-3522
 2. FLAGPOLE SHALL BE ALUMINUM ALLOY 6063T6 WITH 80 GRIT POLISH FINISH.
 3. FLAGPOLE SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 4. FLAGPOLE DOWNLIGHT SHALL BE THE MEGA STARGAZER LED DOWNLIGHT, AS MANUFACTURED BY EAGLE MOUNTAIN FLAG, OR APPROVED EQUAL.
 5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

FLAGPOLE, 40' HEIGHT **N.T.S.**



- NOTES:
1. BOLLARD SHALL BE MANUAL RETRACTABLE BOLLARD BY AMERISTAR, OR APPROVED EQUAL.
 2. SET TOP EDGE OF RECEIVER APPROXIMATELY 1/4" ABOVE GRADE AND BUILD A BERM AROUND THE EDGE TO REDUCE THE POSSIBILITY OF GROUND WATER GETTING INTO THE RECEIVER.
 3. CONCRETE FOUNDATION SHALL UTILIZED NJDOT CONCRETE CLASS B AND SHALL BE POURED IN A SONOTUBE FORM.
 4. STONE FOUNDATION SHALL UTILIZE WELL COMPACTED AASHTO #57 STONE.
 5. FINAL BOLLARD AND REFLECTOR COLOR TO BE CONFIRMED DURING SHOP DRAWING REVIEW.
 6. BOLLARD SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 7. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

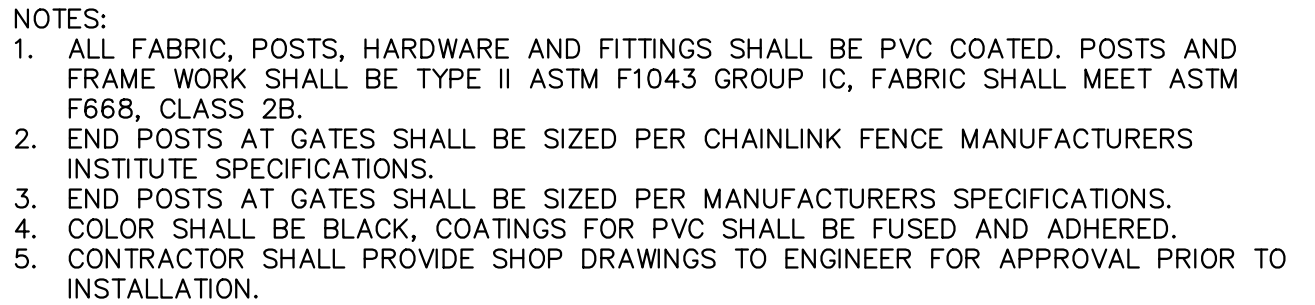
RETRACTABLE BOLLARD **N.T.S.**



- NOTES:
1. 6" DIA. SCHEDULE 40 STL. PIPE AS PROVIDED BY IDEAL SHIELD OR APPROVED EQUAL.
 2. BOLLARD COVER SHALL BE 1/4"-6" SLEEVE AS MANUFACTURED BY IDEAL SHIELD OR APPROVED EQUAL.
 3. IDEAL SHIELD 2525 CLARK STREET, DETROIT, MI 48209 PH: 313-842-7290
 4. PIPE SHALL BE GALVANIZED, AND PAINTED YELLOW IF SHIELD IS NOT SPECIFIED.
 5. PIPE SHALL BE CONC. FILLED IN RECEIVING LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS (EXCEPTION: 4" DIA. STL. PIPE AT DRIVE-THRU AND FRONT WALK). PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT PIPES YELLOW. BOLLARDS ON WALK AND DRIVE-THRU TO RECEIVE GRAY POLYETHYLENE COVER. FINAL COLOR TO BE DETERMINED.
 6. BOLLARD AND COVERS SHALL BE INSTALL PER MANUFACTURERS SPECIFICATIONS.
 7. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

FIXED BOLLARD **N.T.S.**

 RAKESH R. DARJI N.J. PROFESSIONAL ENGINEER No. 24GE04289100	 ENVIRONMENTAL RESOLUTIONS, INC. Engineers • Planners • Scientists • Surveyors 815 East Gate Drive - Suite 103 Mount Laurel, New Jersey 08054-3415 Tel. 856-235-7170 Fax 856-273-9239 CERTIFICATE OF AUTHORIZATION NUMBER: 24GA27974500	PLAN NAME:	NO. / REVISION AND DATE
		CONSTRUCTION DETAILS	
		RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY	
PROJECT # 31578-08 DRAWN: BJM DESIGN: RRD DATE: 03/13/25 FILE: 99--CDETAILS		SHEET NUMBER: CD-1 SHEET: 22 OF 37	



4' OR 5', SEE PLANS

4'

32"

4"

36" FOUNDATION

3"

2"

1"

TOP & BOTTOM RAIL TIES
12" O.C. (TYP.)

END POSTS FOR GATE
SHALL BE 2-7/8"

CHAIN LINK FABRIC, 1"
MESH SIZE, 9 GAUGE WIRE

LOCKABLE FORK FLIP
LATCH

TENSION BAND(TYP.) 15"
O.C.

GATE FRAME PIPE 1-7/8"

GATE HINGE
(TYP.)

1. FABRIC, POSTS, HARDWARE AND FITTINGS SHALL BE PLOYVINYL CHLORIDE COATED (PVC). POSTS AND FRAME WORK SHALL BE TYPE II ASTM F1043 GROUP IC, FABRIC SHALL MEET ASTM A392, CLASS 1.
2. COATINGS SHALL BE CLASS 2B AND SHALL BE FUSED AND ADHERED TO METALLIC COATED STEEL WIRE.
3. END POSTS AT GATES SHALL BE SIZED PER CHAINLINK FENCE MANUFACTURERS INSTITUTE SPECIFICATIONS.
4. COLOR SHALL BE BLACK.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

9'-2 7/8" (TYP)

ACCESSIBLE PARKING SIGNAGE, SEE DETAIL

23'-1 1/2"

6'

6'

60°

10'

NOTES:

1. SEE PLANS FOR EXACT ACCESSIBLE PARKING SPACE LOCATIONS AND LAYOUT.
2. ALL ACCESSIBLE PARKING STRIPING SHALL BE BLUE LONG-LIFE EPOXY RESIN.
3. SLOPE IN ALL DIRECTIONS IN ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2%, SEE GRADING PLANS.
4. DESIGNATE ACCESSIBLE PARKING STALLS WITH THE INTERNATIONAL SYMBOL OF ACCESS. COLOR PER LOCAL REQUIREMENTS.



Four traffic signs are displayed in a row. From left to right: 1. A white octagonal stop sign with a black border and the word "STOP" in black. 2. A white circular "DO NOT ENTER" sign with a black border, a black horizontal bar across the middle, and the words "DO NOT" above and "ENTER" below the bar. 3. A white rectangular "LOWER SCHOOL DROP-OFF" sign with a black border and black text. 4. A white square sign with a black border and a black right-turn arrow.

R1-1
30"x30"

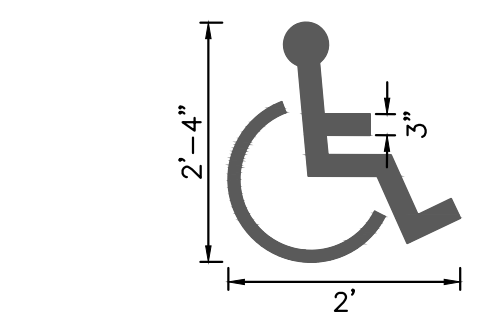
R5-1
30"x30"

RB1
30"x30"

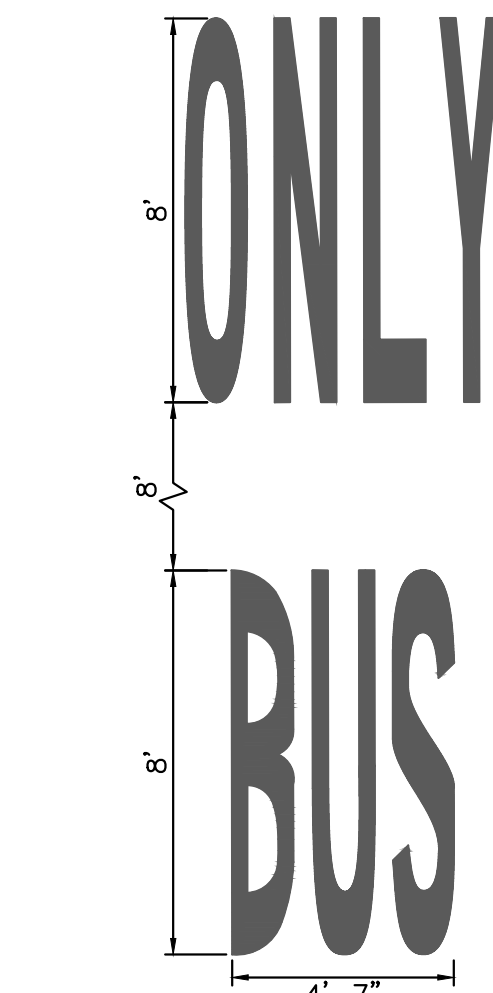
M5-1R
21"x15"

Three traffic signs are shown:

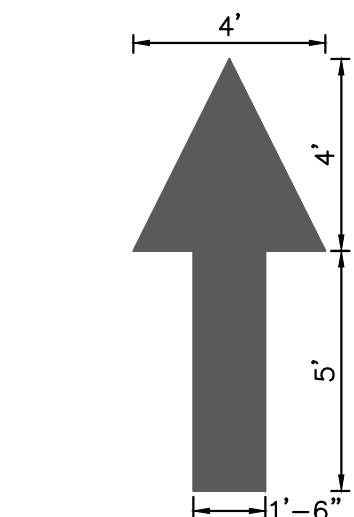
- Top Left:** A rectangular sign with a black border and the text "VAN ACCESSIBLE". Below it, the code "R7-8P" and dimensions "18"x9"" are listed.
- Bottom Left:** A rectangular sign with a black border and the text "PENALTY" in a bold box, followed by "UP TO \$200 FINE", "UNLAWFUL STOPPING", "UP TO 30 DAYS", "COMMUNITY SERVICE", and "TOW-AWAY ZONE". Below it, the code "R7-4(NJ)" and dimensions "10"x12"" are listed.
- Right:** A rectangular sign with a black border and the text "RESERVED PARKING" above a wheelchair symbol and a double-headed arrow. Below it, the code "R7-8" and dimensions "12"x18"" are listed.



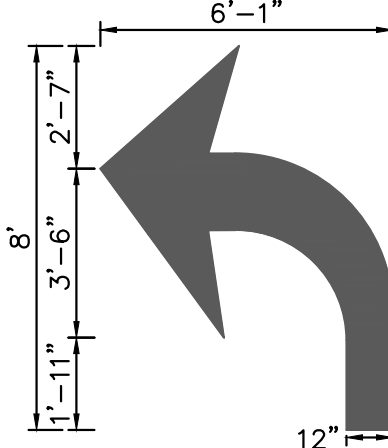
ACCESSIBLE PARKING
SPACE MARKING
9 SF
BLUE EPOXY RESIN



"BUS ONLY" MARKING
64 SF
WHITE EPOXY RESIN

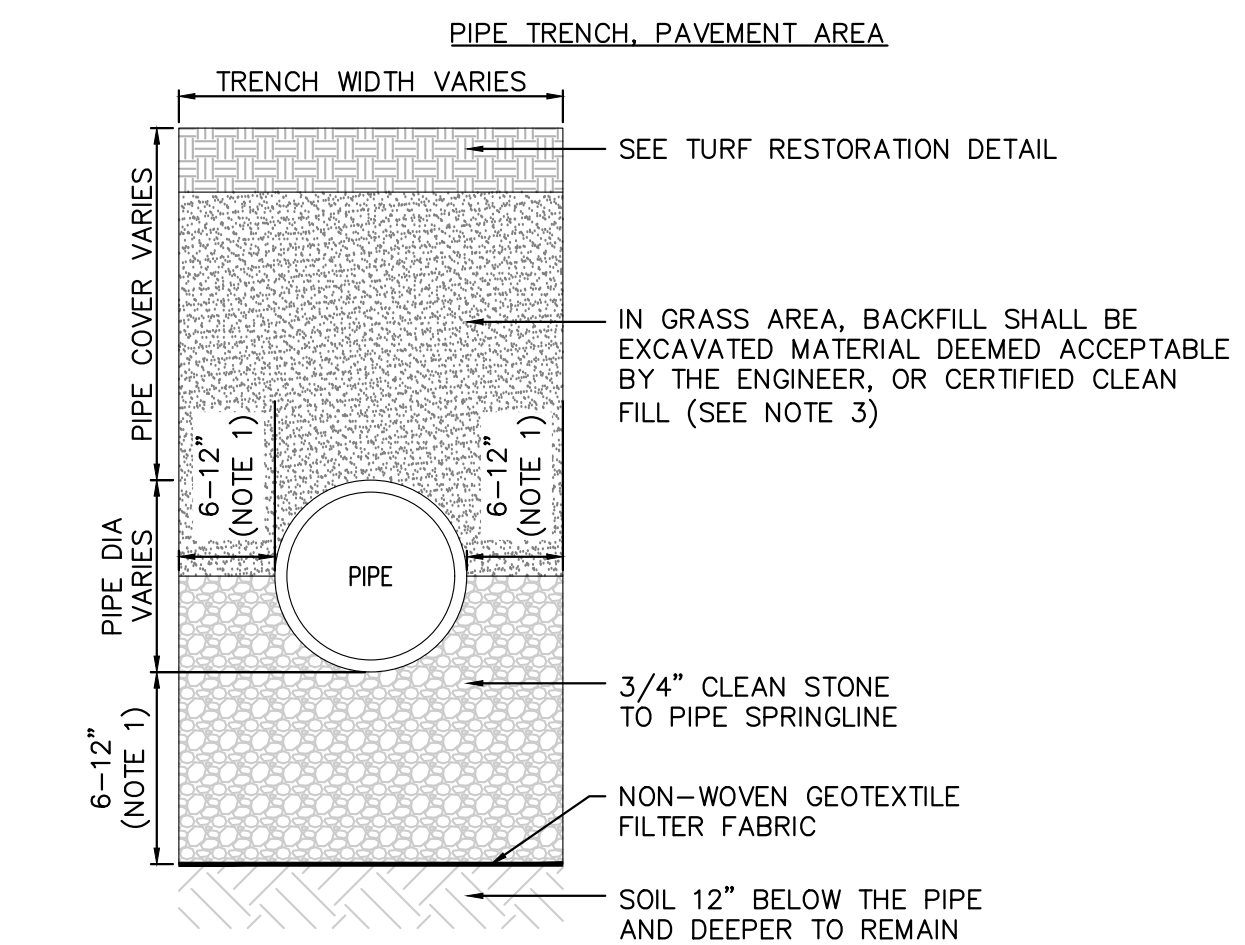


DIRECTIONAL ARROW MARKING:
12.5 SF
WHITE EPOXY RESIN



TURN-LANE MARKING:
14 SF
WHITE EPOXY RESIN

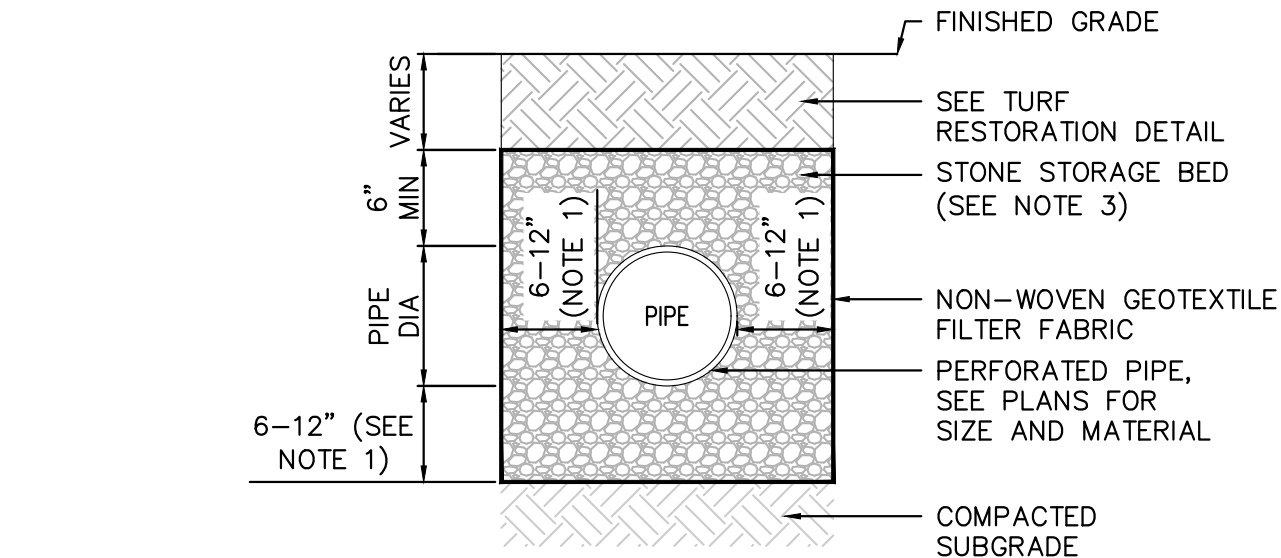
TRAFFIC CONTROL MARKINGS N.T.S.



PIPE TRENCH, GRASS AREA

- NOTES:**
1. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A GRASS TRENCH AREA, THE TRENCH SHALL BE EXCAVATED AT MINIMUM TO A WIDTH OF 1' BEYOND THE OUTSIDE DIAMETER OF THE PIPE AND 1' BELOW THE BOTTOM OF THE PIPE.
 2. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.
 3. BACKFILL MATERIAL IN PAVEMENT AREAS SHALL BE FLOWABLE FILL COMPLYING TO THE REQUIREMENTS OF THE NJDOT STANDARD SPECIFICATIONS. BACKFILL MATERIAL IN GRASS AREAS SHALL BE EXCAVATED MATERIAL DEEMED ACCEPTABLE BY THE ENGINEER AND LSRP, OR CERTIFIED CLEAN FILL CONFORMING TO THE GRADATION OF NJDOT SOIL AGGREGATE 1-3, OR APPROVED EQUAL.
 4. ALL NONMETALLIC PIPE REQUIRES A METALLIC LOCATOR TAPE 12"-18" ABOVE PIPE.
 5. ALL PIPE LIFT HOLES SHALL BE SEALED WITH APPROVED GROUT MATERIAL. ALL JOINTS MUST BE SEALED WITH BUTYR AND WRAPPED IN A GEOTEXTILE FROM THE SPRING LINE ACROSS THE TOP OF THE PIPE.
 6. GEOTEXTILE FILTER FABRIC SHALL BE MIRAFI 140N, AS MANUFACTURED BY TENCATE GEOSYNTHETICS, OR APPROVED EQUAL.
 7. THE CONTRACTOR SHALL PROVIDE MIX DESIGNS FOR THE BACKFILL MATERIAL, STONE, AND FLOWABLE FILL TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

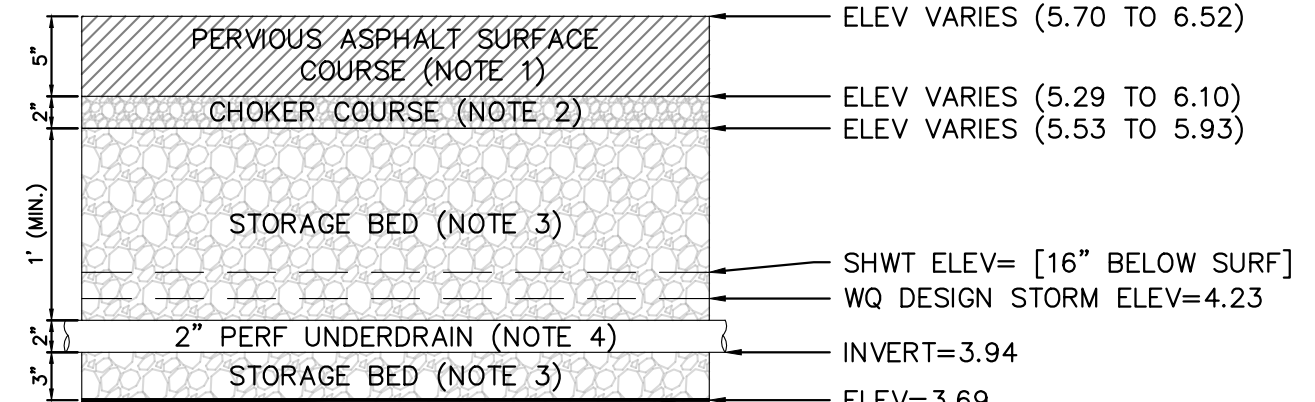
STANDARD PIPE TRENCH **N.T.S.**



NOTES:

1. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A GRASS TRENCH AREA, THE TRENCH SHALL BE EXCAVATED AT MINIMUM TO A WIDTH OF 1' BEYOND THE OUTSIDE EDGE OF THE PIPE AND 1' BELOW THE BOTTOM OF THE PIPE.
2. ALL EXCAVATED MATERIAL DETERMINED TO BE TO HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NDEP REGULATIONS.
3. PERFORATED HDPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. APPROVED EQUAL. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
4. STORAGE BED SHALL BE CLEAN, CRUSHED STONE, NON-DETERIORATING, 1.5" IN DIAMETER, FREE OF FINES.

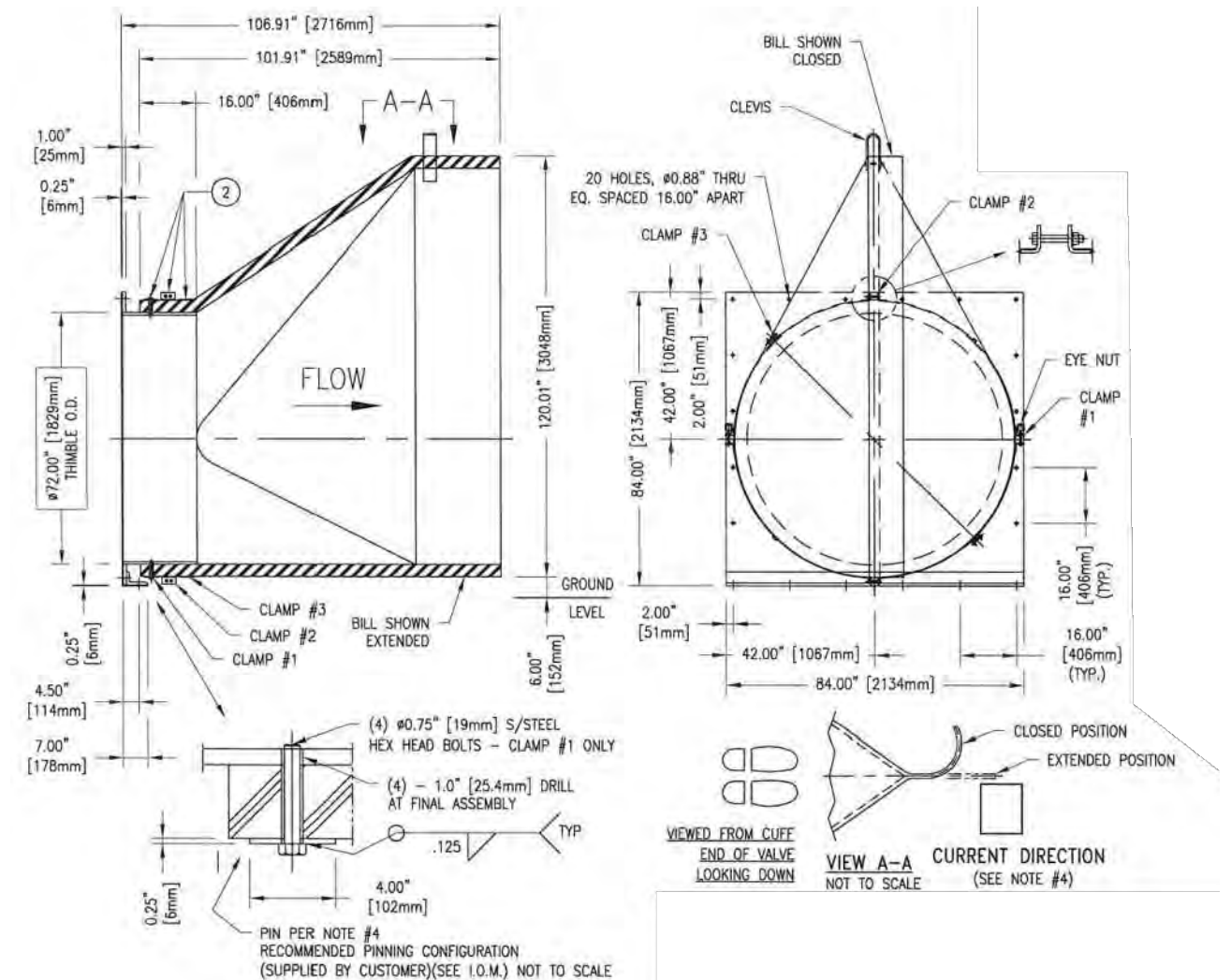
PERFORATED PIPE TRENCH N.T.S.



- NOTES:
1. ASPHALT SURFACE COURSE SHALL HAVE A POROSITY IN THE RANGE OF 15-25% AND SHALL CONTAIN POLYMER MODIFIED BINDER OF THE PERFORMANCE GRADE PG 64E-22. ASPHALT BASE COURSES SHALL CONTAIN BINDER OF THE PERFORMANCE GRADE 19M64. THE INFILTRATION RATE OF THE ASPHALT SURFACE AND BASE COURSE MUST BE EQUAL TO OR GREATER THAN 6.4 INCHES/HOUR.
 2. CHOKER COURSE SHALL CONSIST OF CLEAN, WASHED STONE THAT CONFORMS TO ASHOTO AGGREGATE #57.
 3. STORAGE BED SHALL CONSIST OF CLEAN, WASHED, OPEN-GRADED BROKEN STONE, CONFORMING TO AASHOTO #2.
 4. UNDERDRAIN AND UNDERDRAIN MANIFOLD SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
 5. STORAGE BED IS TO BE INSTALLED IN LIFTS OF 6" OR LESS AND SHALL BE COMPACTED WITH PLATE COMPACTORS.
 6. INSPECTION PORTS SHALL BE INSTALLED AS PER THE GRADING & UTILITY PLAN.
 7. IMPERMEABLE LINER SHALL BE A 40 MIL PVC LINER MATCHING THE CHARACTERISTICS OF SOLMAX-240-1000, AS MANUFACTURED BY SOLMAX, OR APPROVED EQUAL. LINER MUST BE PROVIDED ALONG SIDES AND BOTTOM OF SYSTEM TO PREVENT SEASONAL HIGH GROUNDWATER FROM SEEPING INTO THE SYSTEM.
 8. THIS PAVEMENT IS PROPOSED IN THE VICINITY OF SOIL BORING #S8-7, AND THE RESULTS OF THIS SOIL BORING WERE USED IN THE DESIGN OF THIS STRUCTURE.
 9. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP.
 10. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT A NUDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NUDEP REGULATIONS.

BMP	BOTTOM ELEV.	SHWT ELEV.	LOWEST ORIFICE ELEV.	WQDS ELEV.	BORING #
PERVIOUS PAVING SYSTEM	3.69	4.35	4.23	4.23	6 & 7

PERVIOUS ASPHALT PAVEMENT WITH UNDERDRAIN **N.T.S.**

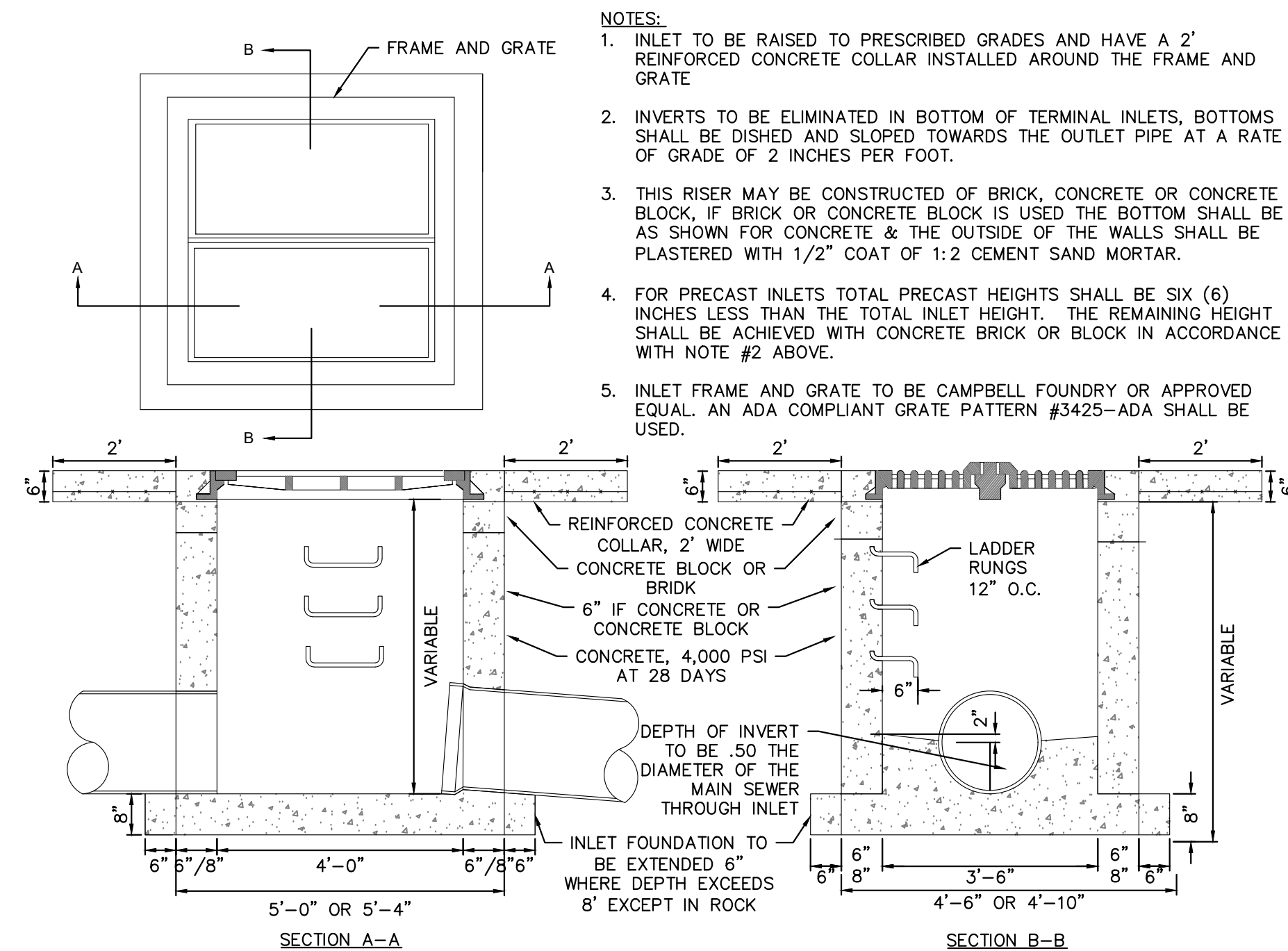


- NOTES:
1. TIDAL CHECK VALVE SHALL BE MODEL TF-1 FLAT BOTTOM DUCKBILL STYLE CHECK VALVE, AS MANUFACTURED BY RED VALVE COMPANY, TIDFLEX TECHNOLOGIES, OR APPROVED EQUAL.
 2. CHECK VALVE SHALL BE SIZED TO FIT THE ASSOCIATED OUTFALL PIPE AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE.

TIDAL CHECK VALVE	N.T.S.
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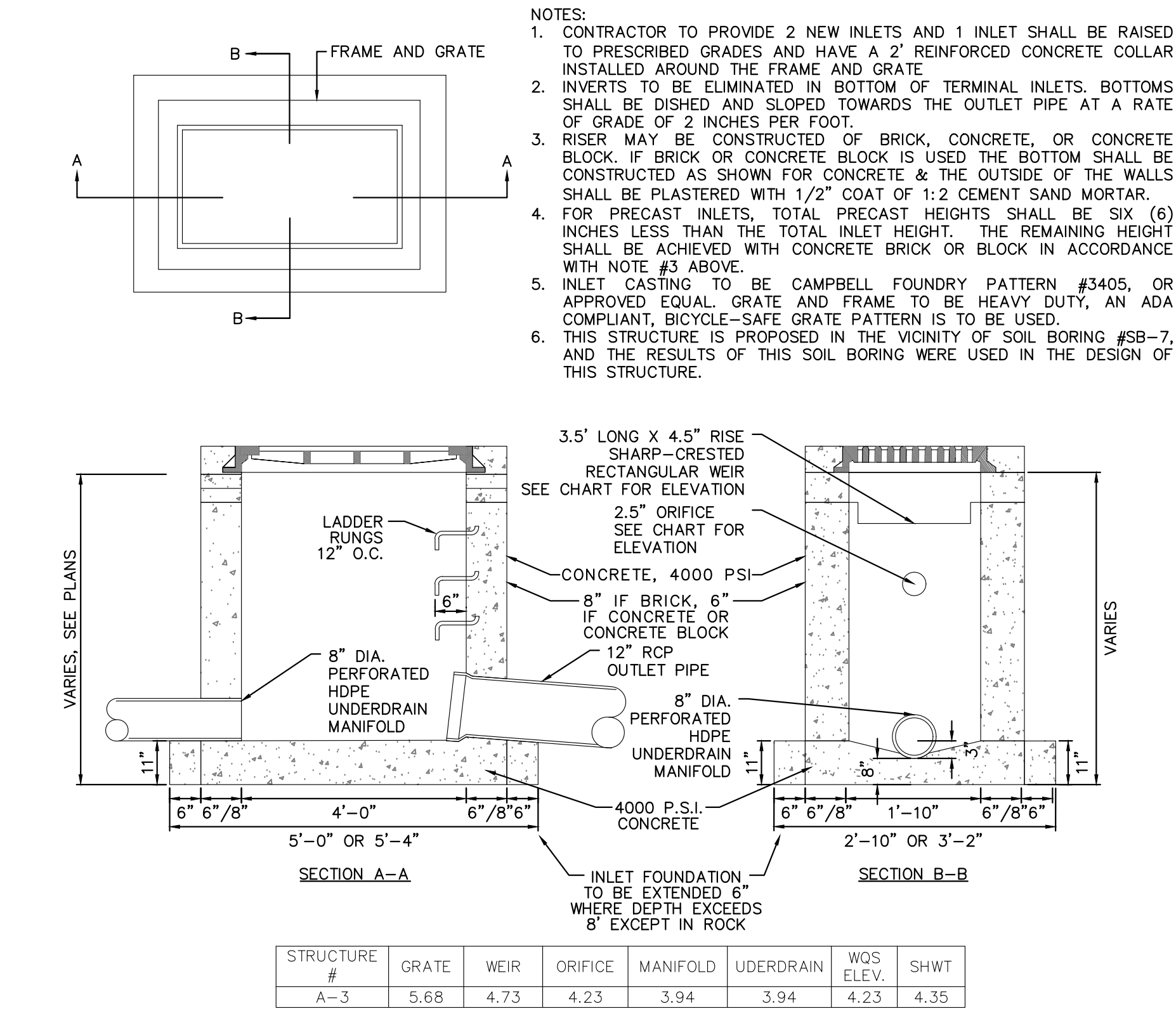


PLAN NAME:			NO. REVISION AND DATE	
CONSTRUCTION DETAILS				
RED BANK PRIMARY SCHOOL IMPROVEMENTS BLOCK 71, LOT 5 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY			SHEET NUMBER: CD-2	
PROJECT #: 31578-08		DRAWN: BJM	DESIGN: RRD	DATE: 03/13/25
FILE: 99-CDETAILS		SCALE: NOTED		
SHEET:		23	OF	37



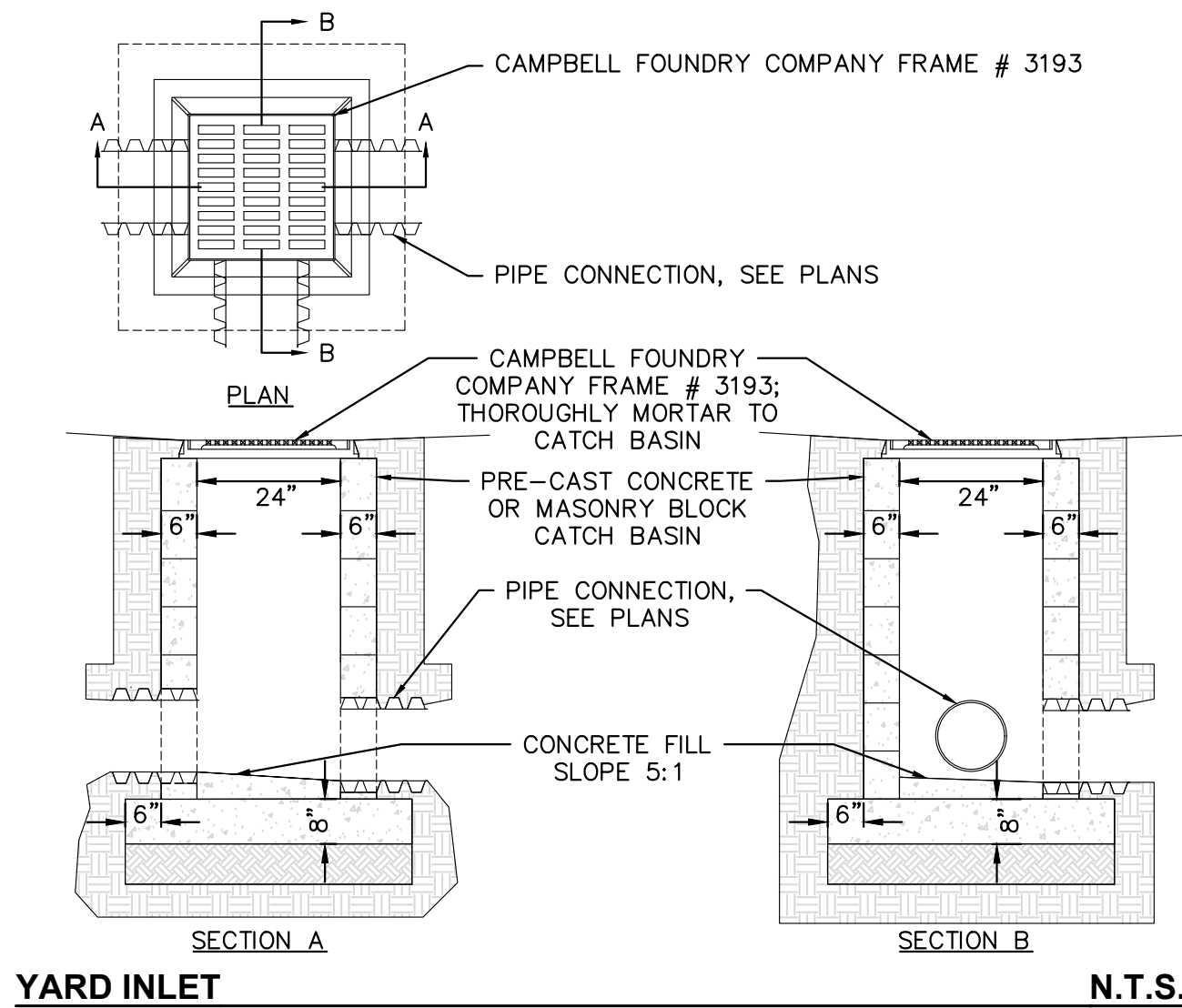
INLET TYPE E

N.T.S.



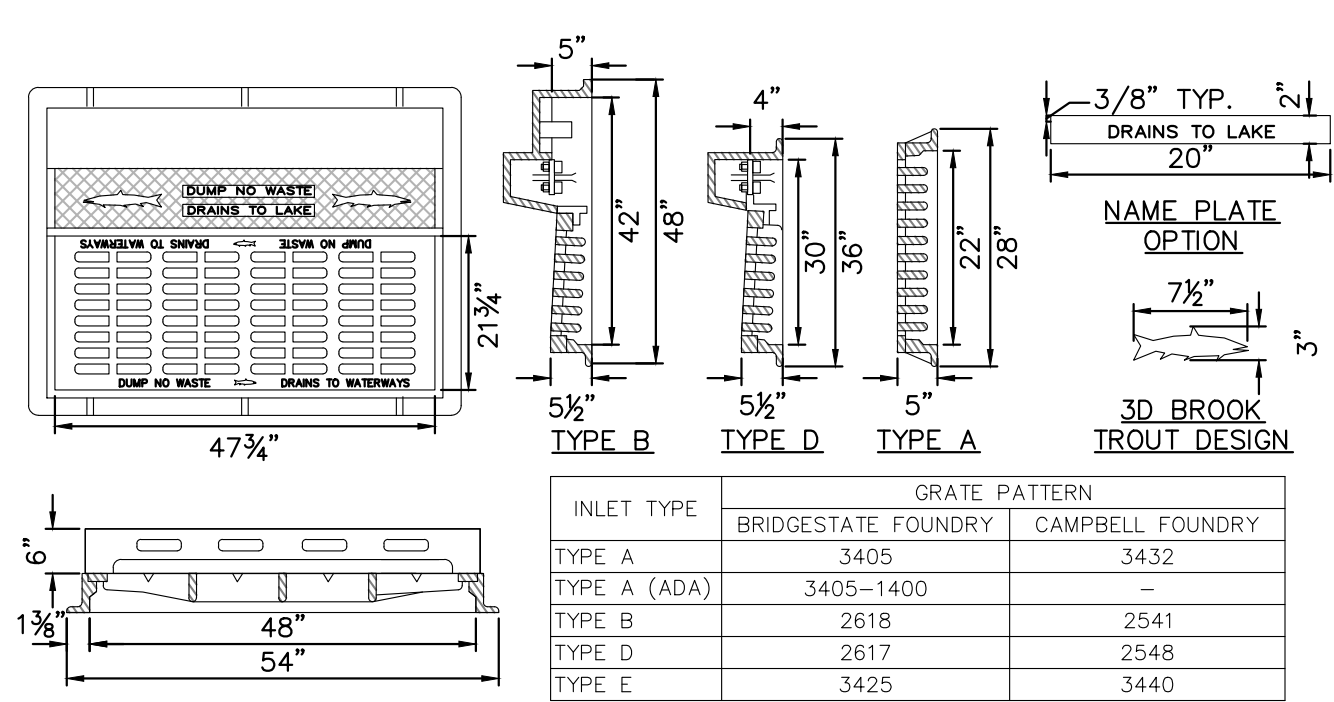
A INLET / OUTLET CONTROL STRUCTURE

N.T.S.



YARD INLET

N.T.S.

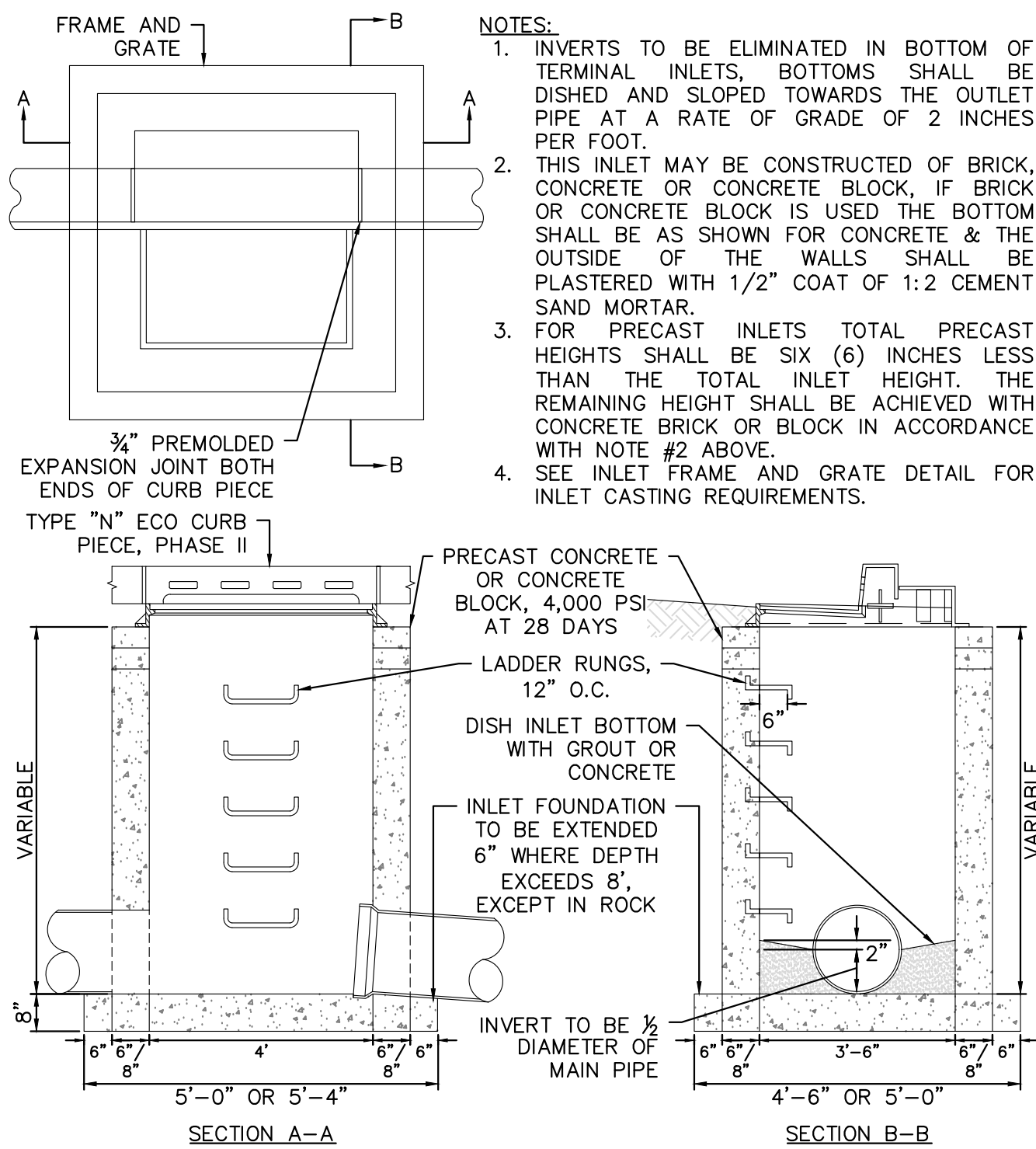


NOTE:

1. ALL INLET HEAD PIECES SHALL BE ECO-HEAD PIECES AND ALL GRATES SHALL BE BICYCLE-SAFE.

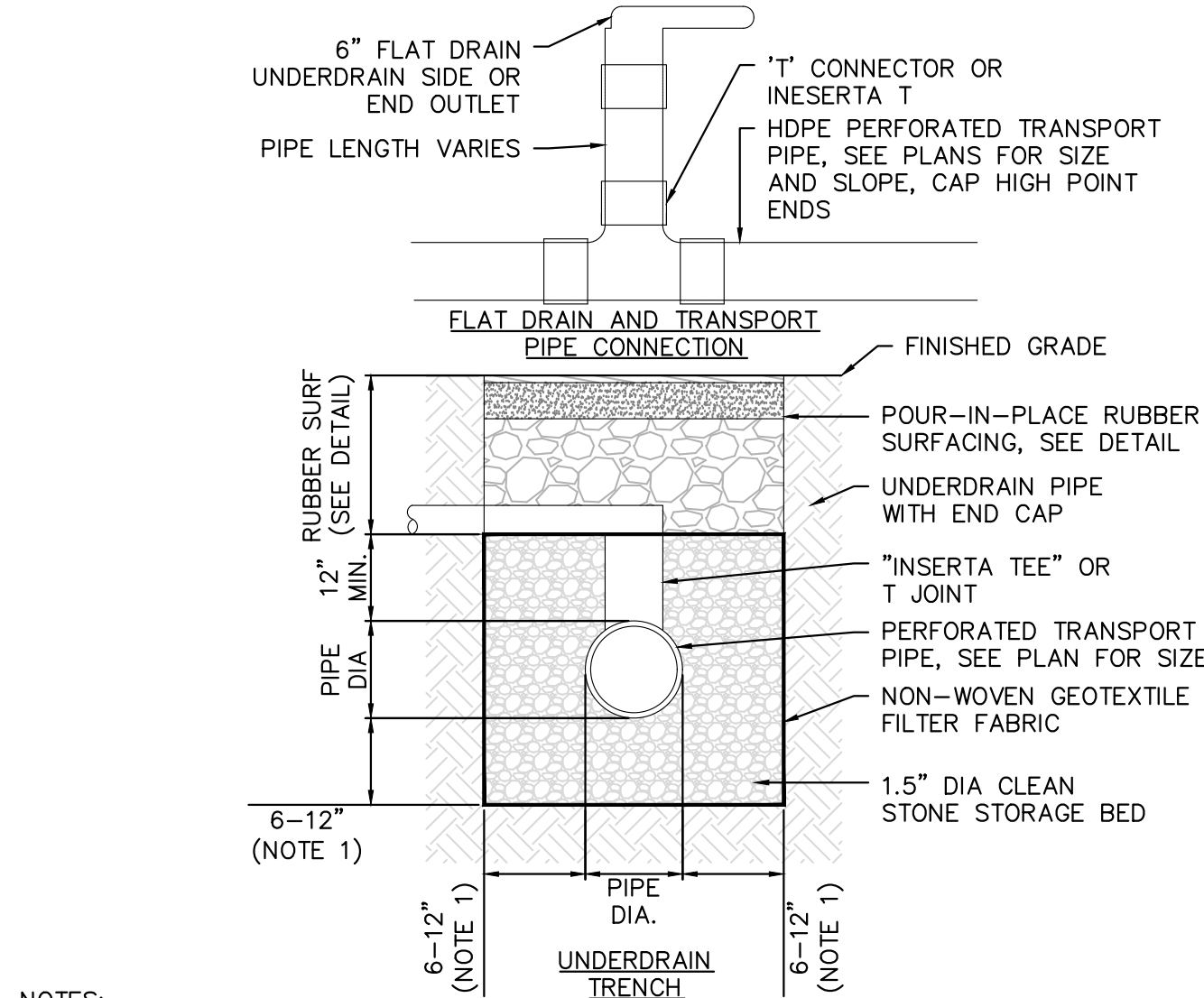
INLET CASTINGS

N.T.S.



INLET TYPE B

N.T.S.

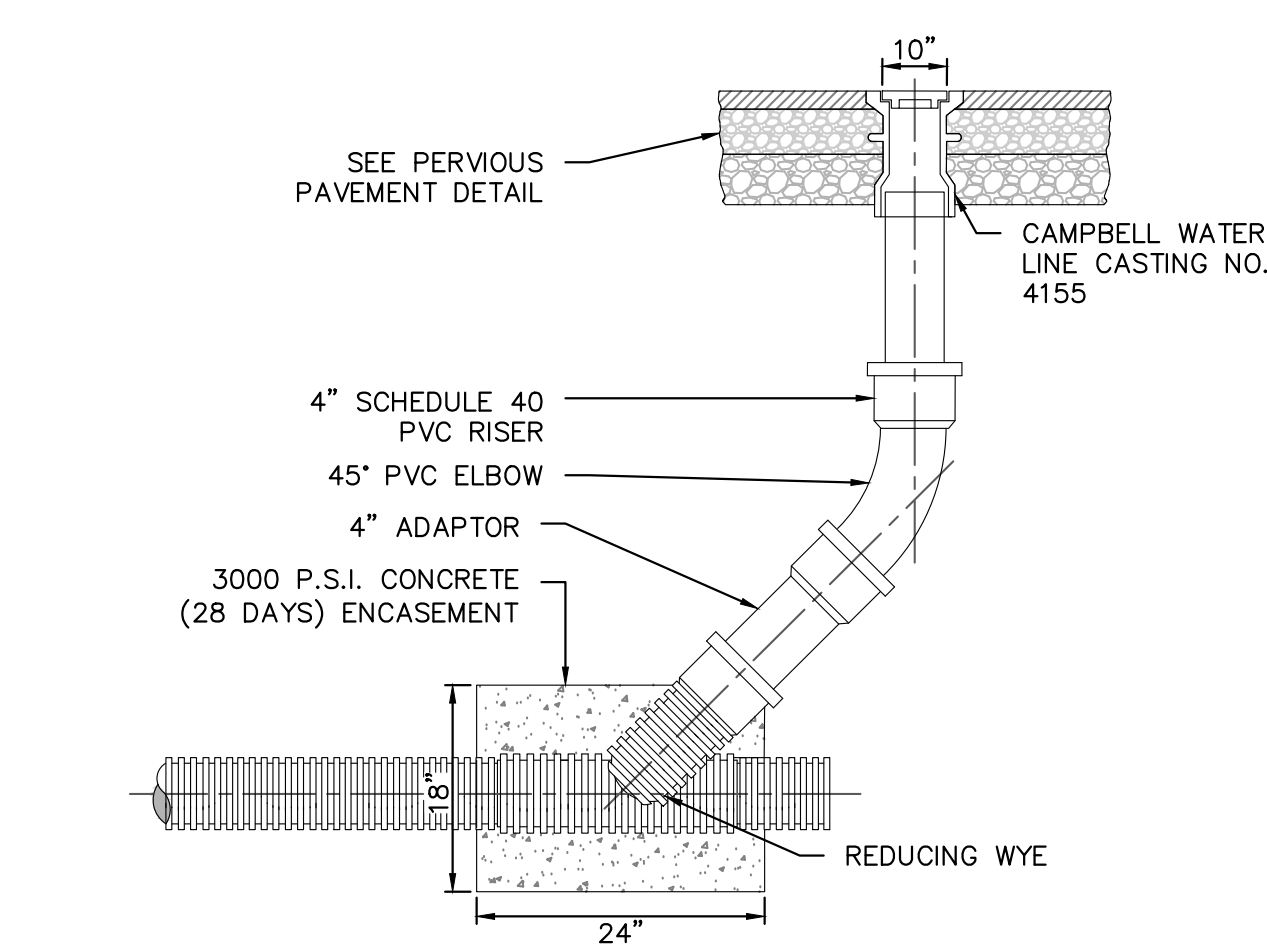


NOTES:

1. THIS SITE CONTAINS MAPPED HISTORIC FILL. HISTORIC FILL SHALL BE IDENTIFIED BY THE PROJECT LSRP. IF HISTORIC FILL IS ENCOUNTERED IN A GRASS TRENCH AREA, THE TRENCH SHALL BE EXCAVATED AT MINIMUM TO A WIDTH OF 1' BEYOND THE OUTSIDE DIAMETER OF THE PIPE AND 1' BELOW THE BOTTOM OF THE PIPE.
2. ALL EXCAVATED MATERIAL DETERMINED TO BE TO BE HISTORIC FILL BY THE PROJECT LSRP MAY NOT BE USED AS BACKFILL MATERIAL AND MUST BE REMOVED FROM THE SITE. ALL REGULATED MATERIAL REMOVED FROM THE SITE MUST BE TRANSPORTED AND DISPOSED OF AT AN NJDEP-APPROVED FACILITY, IN COMPLIANCE WITH ALL NJDEP REGULATIONS.
3. PERFORATED HDPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
4. FLAT DRAIN SHALL BE AS MANUFACTURED BY MULTI-FLOW OR APPROVED EQUAL.
5. UNDERDRAIN SYSTEM AND INSERTA TEE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6. STORAGE BED SHALL BE CLEAN, CRUSHED STONE, NON-DETERIORATING, 1.5" IN DIAMETER, FREE OF FINES.

RUBBER SURFACING UNDERDRAIN

N.T.S.

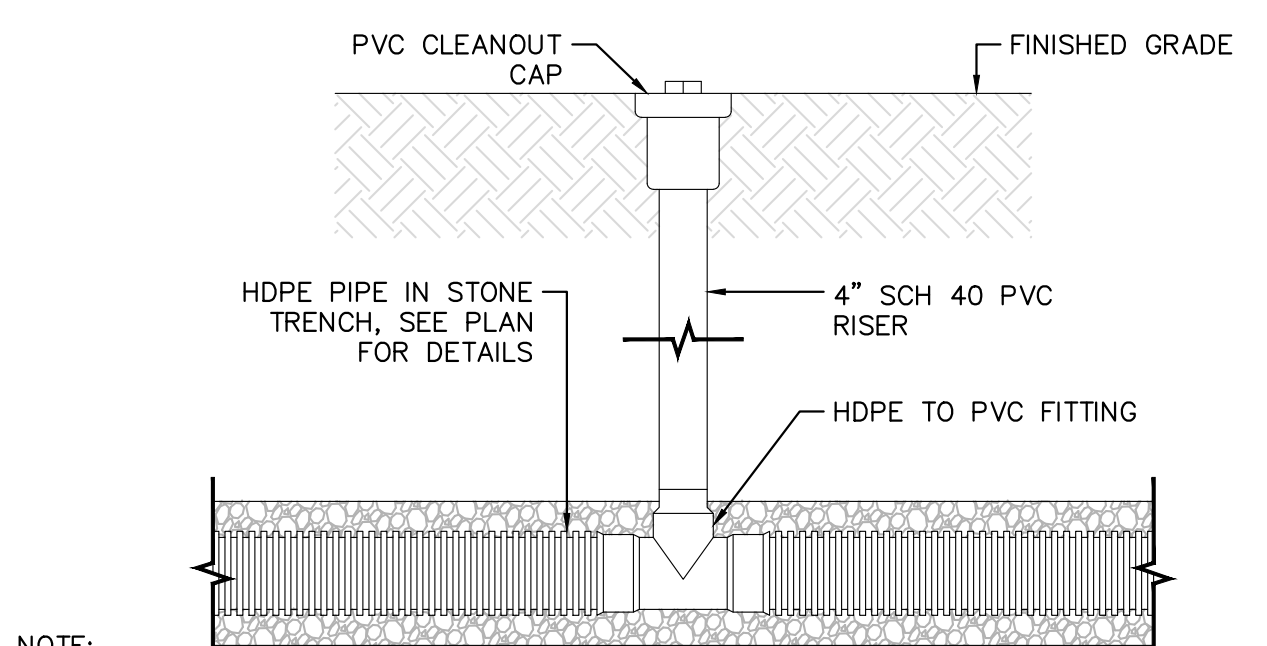


NOTE:

1. CLEANOUT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY, AND MUNICIPAL REQUIREMENTS FOR UTILITY ACCESS POINTS.

UNDERDRAIN CLEANOUT, PAVEMENT AREAS

N.T.S.

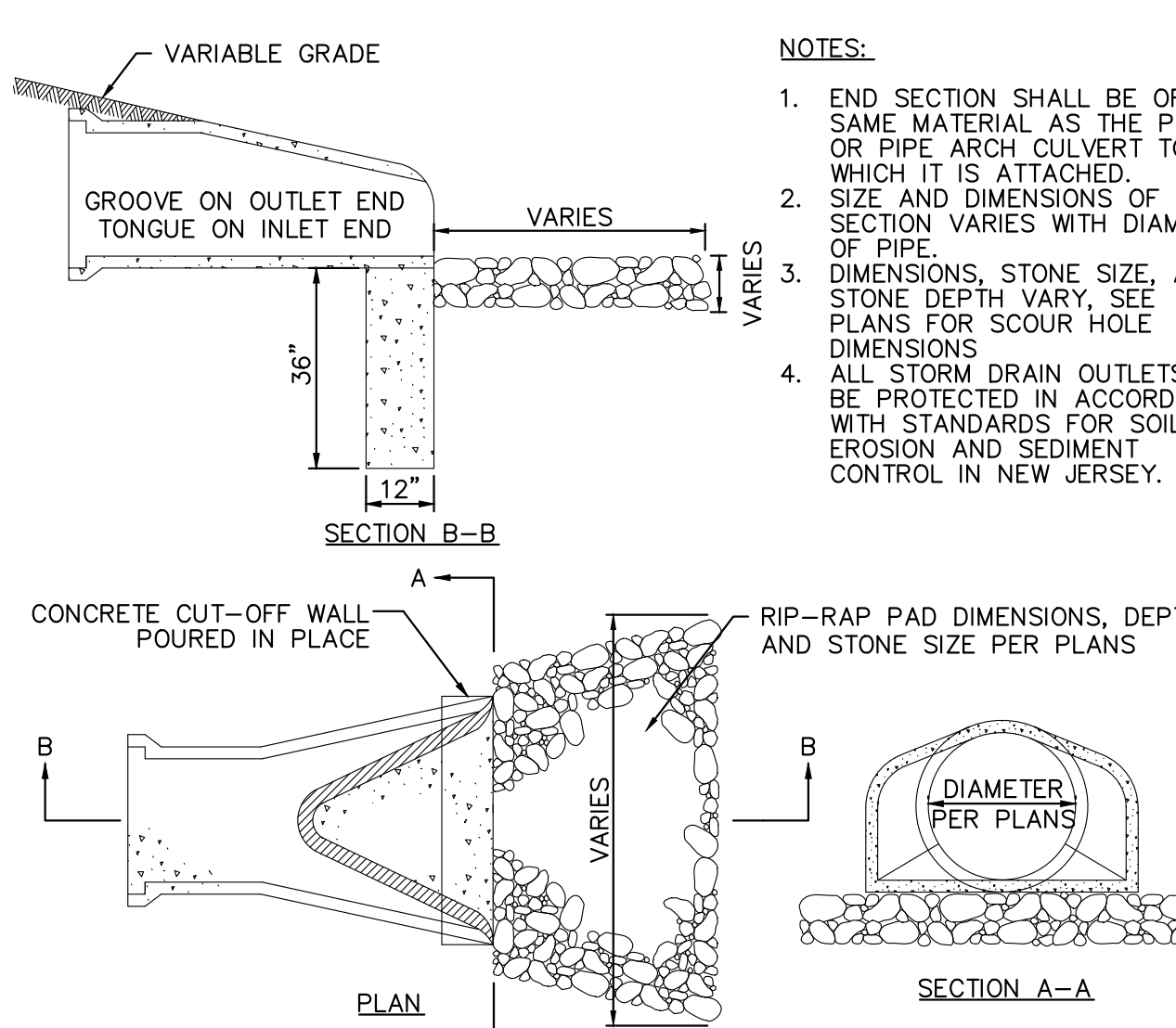


NOTE:

1. CLEANOUT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY, AND MUNICIPAL REQUIREMENTS FOR UTILITY ACCESS POINTS.

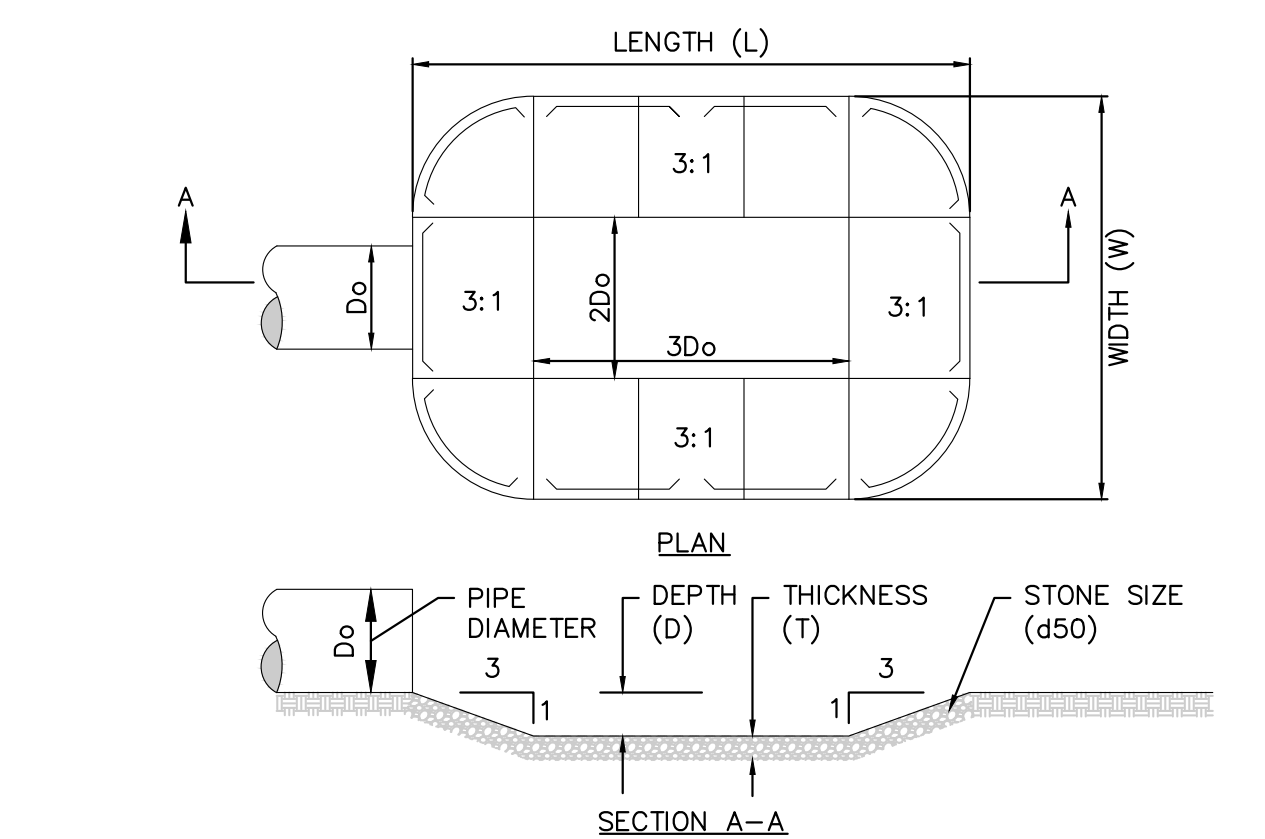
UNDERDRAIN CLEANOUT, GRASS AREAS

N.T.S.



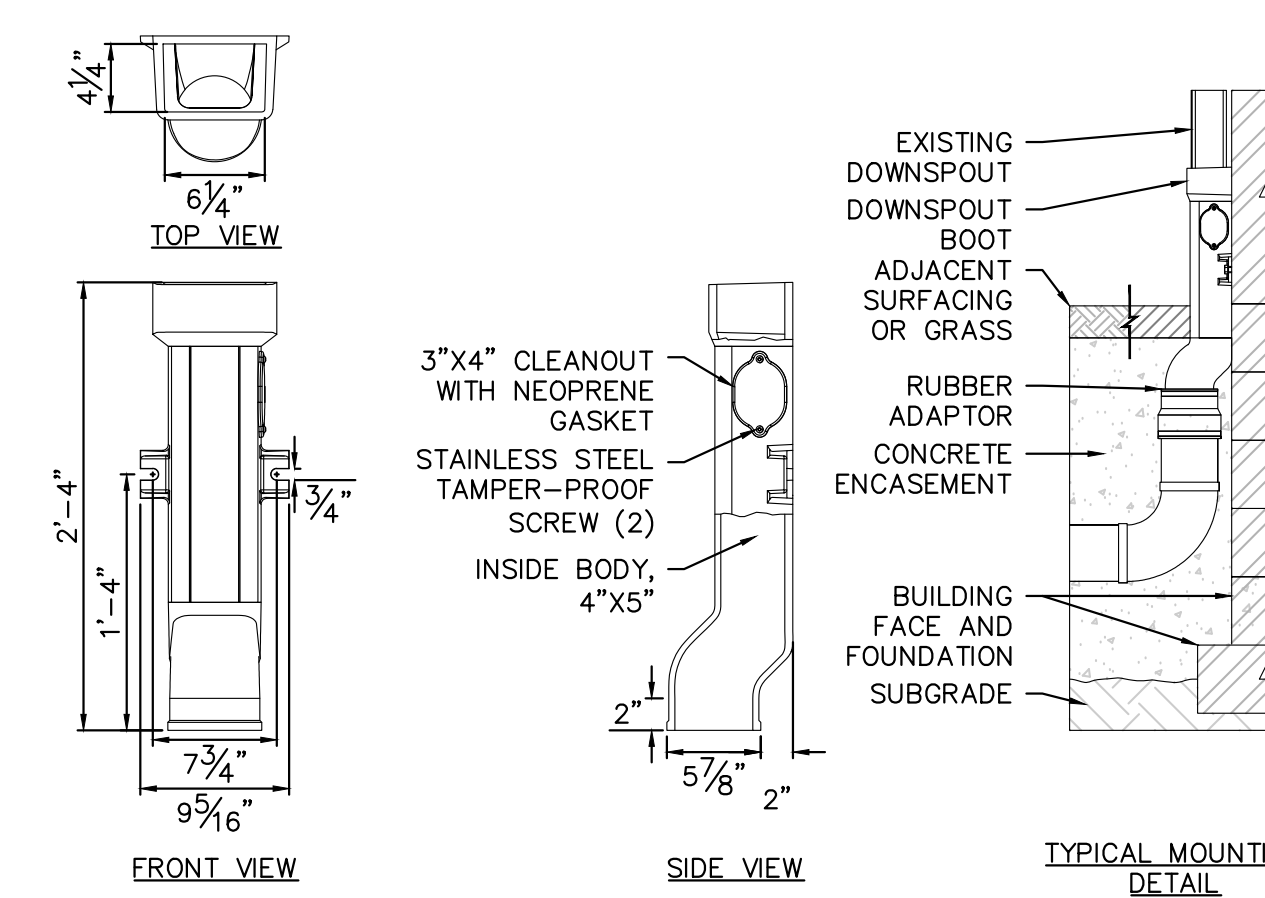
FLARED END SECTION

N.T.S.



SCOUR HOLE

N.T.S.

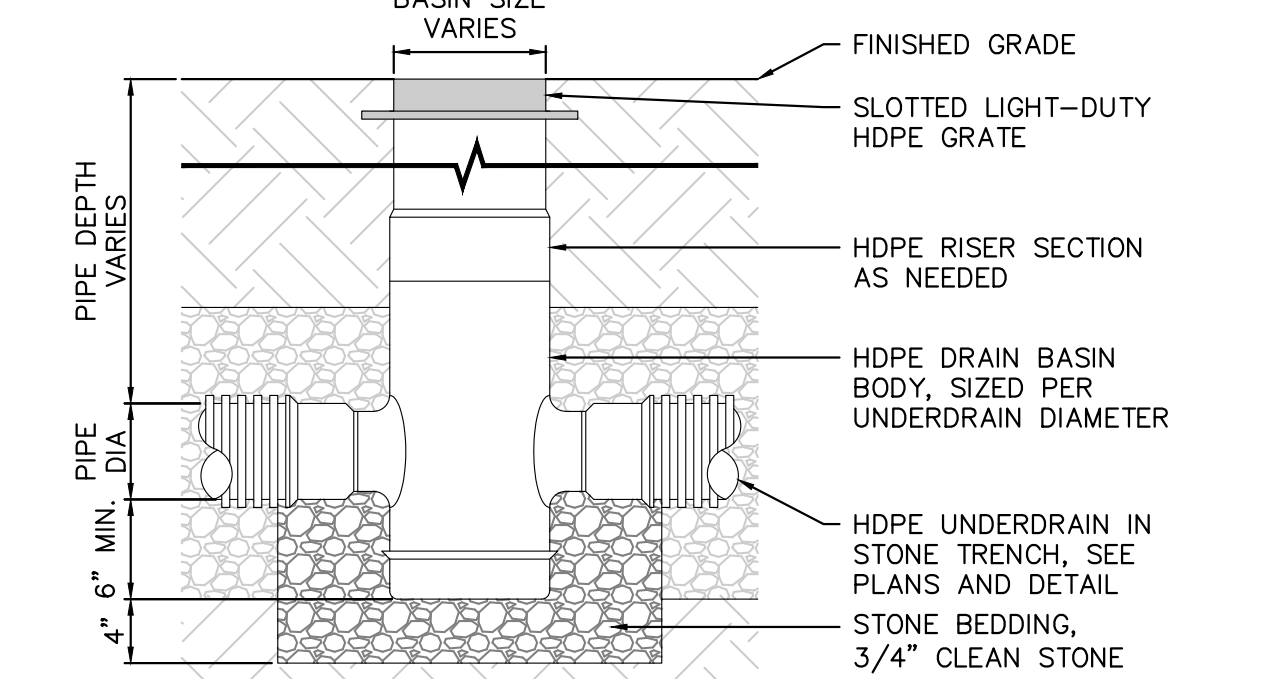


NOTE:

1. DOWNSPOUT BOOT SHALL BE MODEL 0-4628C AS MANUFACTURED BY J.R. HOE, OR APPROVED EQUAL.
2. CONTRACTOR MUST INVENTORY THE EXISTING SIZE AND INSTALLATION OF DOWNSPOUTS PRIOR TO PURCHASE OF DOWNSPOUT BOOTS TO CONFIRM PROPER SIZE AND MODEL.
3. MODEL SHOWN IS THE OFFSET MODEL. ALTERNATIVE MODELS ARE AVAILABLE FOR ANGLED AND 90 DEGREE ROOF DRAIN COLLECTOR INSTALLATION. THE CONTRACTOR SHOULD ASSESS THE CONTRACTIBILITY ASSOCIATED WITH EACH BOOT STYLE WHEN DETERMINING WHICH MODEL TO PURCHASE AND INSTALL.

DRAIN SPOUT BOOT

N.T.S.



NOTE:

1. DRAIN BASIN SHALL BE NYLOPLAST DRAIN BASIN, AS MANUFACTURED BY ADS, OR APPROVED EQUAL.
2. DRAIN BASIN SIZE AND MODEL SHALL BE ADJUSTED FOR UNDERDRAIN SIZE AND ANGLE OF CONNECTION.

HDPE DRAIN BASIN

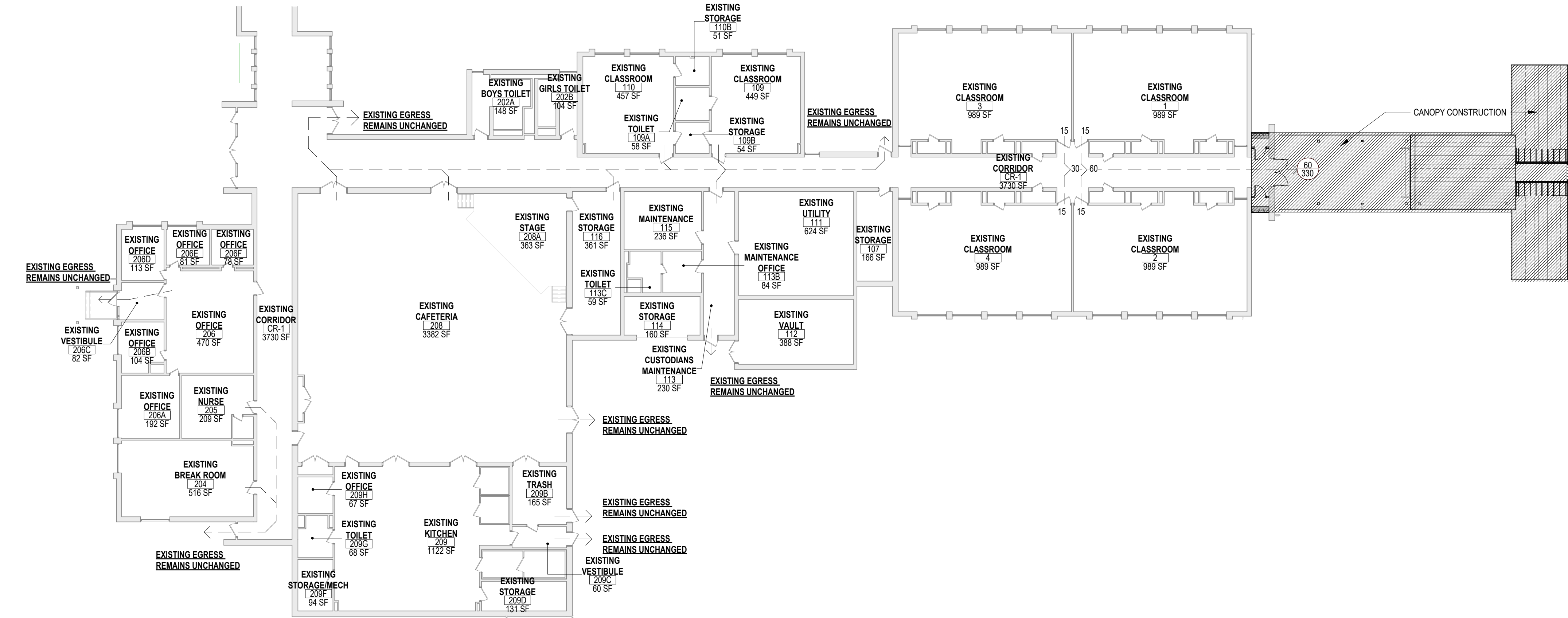
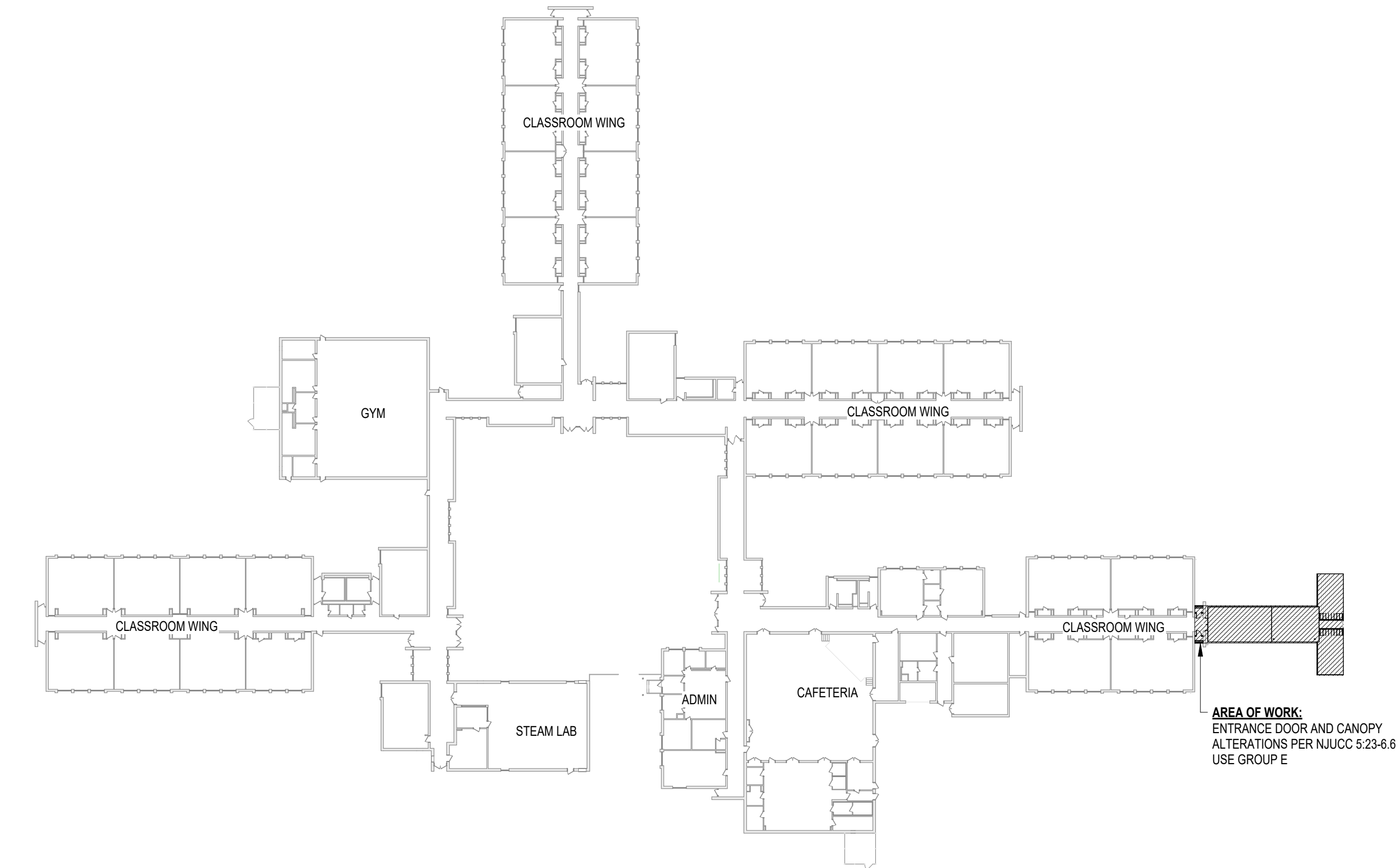
N.T.S.

STATE OF NEW JERSEY
Professional Engineer
No. GE 42891
Rakesh R. Darji
05/01/25
N.J. PROFESSIONAL ENGINEER
No. 24GE0289100

ENVIRONMENTAL
RESOLUTIONS, INC.
Engineers • Planners • Scientists • Surveyors
815 East Gate Drive - Suite 103
Mount Laurel, New Jersey 08054-3415
Tel. 856-235-7170 Fax 856-273-9239
CERTIFICATE OF AUTHORIZATION
NUMBER: 24GE02891000

PLAN NAME:
CONSTRUCTION DETAILS
RED BANK PRIMARY SCHOOL
IMPROVEMENTS
BLOCK 71, LOT 5
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY
PROJECT #: 31578-08 | DRAWN: BJM | DESIGN: RRD | DATE: 03/13/25
FILE: 99--CDDETAILS | SCALE: NOTED
SHEET NUMBER:
CD-3
SHEET: 24 OF 37

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3/4"
1/2"
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1/4"
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APPLICABLE CODES (NJ)

1. NJ UNIFORM CONSTRUCTION CODE - N.J.A.C. 5:23
2. INTERNATIONAL BUILDING CODE - 2021 NEW JERSEY EDITION
3. NATIONAL STANDARD PLUMBING CODE - 2021
4. NATIONAL ELECTRICAL CODE (NFPA 70) - 2020
ENERGY SUBCODE - ASHRAE 90.1-2019
5. INTERNATIONAL MECHANICAL CODE - 2021
6. INTERNATIONAL FUEL GAS CODE - 2021
7. REHABILITATION SUBCODE, N.J.A.C. 5:23-6
8. BARRIER FREE SUBCODE, CHAPTER 11 OF IBC-2021 & ICC/ANSI A117.1-2017
9. ELEVATOR SUBCODE - N.J.A.C. 5:23-12IB2-2021

PLAN LEGEND	
	AREA OF WORK

CODE PLAN LEGEND	
	SMOKE PARTITION (NO RATING)
	SMOKE BARRIER (1 HOUR RATED)
	1/2 HOUR FIRE PARTITION
	1 HOUR FIRE PARTITION
	1 HOUR FIRE BARRIER
	2 HOUR FIRE BARRIER
	3 HOUR FIRE BARRIER
	4 HOUR FIRE BARRIER
	2 HOUR FIRE WALL
	3 HOUR FIRE WALL
	4 HOUR FIRE WALL
	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER
	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
ACTUAL EGRESS LOAD EGRESS CAPACITY	DOOR EGRESS CAPACITY TAG
ACTUAL EGRESS LOAD EGRESS CAPACITY	STAIR EGRESS CAPACITY TAG

NOTE:

INCLUSION IN LEGEND DOES NOT IMPLY SCOPE. NOT ALL SYMBOLS MAY BE USED.

MAXIMUM OCCUPANT LOAD AS SHOWN IS USED FOR EGRESS CALCULATIONS ONLY.

EGRESS CAPACITY IS BASED ON CLEAR WIDTH OF DOORS MINUS 3" FOR SINGLE DOOR, 6" FOR DOUBLE DOOR.

BUILDING DATA	
<u>INTERNATIONAL BUILDING CODE (2021)</u>	
EXISTING BUILDING INFORMATION	
USE GROUP CLASSIFICATION	(E) EDUCATIONAL
CONSTRUCTION TYPE FOR REVIEW	IIB - SPRINKLERED
ALLOWABLE BUILDING HEIGHT (\$04.3)	75'
ACTUAL BUILDING HEIGHT	43'
ALLOWABLE NUMBER OF STORIES' (\$04.4)	3
ACTUAL NUMBER OF STORIES	1
ALLOWABLE BUILDING AREA PER FLOOR (\$06.2)	58,000 SF
ACTUAL AREA PER FLOOR	54,843 SF

CERTIFICATE:



SPIEZE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS S. PERRINO
SCOTT E. DONNE
STEVEN LEONE
STEVEN G. SEIGEL
ANGELO ALBERTO
JOHN F. WRIGHT
SPIEZE ARCHITECTURAL GROUP, INC.

21A011025400
21A0110674400
21A011071000
21A011064000
21A011048700
21A011078000
21AC00063000

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST., RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

	REVISION NAME	DATE
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FOR BID:		03/13/2025	
DRAWING TITLE:			
CODE PLAN			
COMMISSION NUMBER:			
23K039			
DO NOT SCALE THE DRAWINGS			
DRAWING NUMBER:			
CP.1			

GENERAL DEMOLITION NOTES

- DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO THE WORK INDICATED HEREWITH, AS COORDINATED WITH WORK OF ALL OTHER TRADES, AS INDICATED ELSEWHERE, AND AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ALL DEMOLITION REQUIRED SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE BID TO PERFORM AND COMPLETE CONSTRUCTION, UNLESS OTHERWISE INDICATED. REFER TO ASBESTOS ABATEMENT REPORT AS WELL AS MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL ITEMS DESIGNATED AS 'SALVAGED' SHALL BE PROTECTED AND TURNED OVER TO THE OWNER.
- ITEMS TO BE RELOCATED OR REINSTALLED SHALL BE AS INDICATED. SPECIAL CARE SHALL BE TAKEN SO AS NOT TO DAMAGE THESE ITEMS. THE CONTRACTOR SHALL COORDINATE THE STORAGE OF ALL SALVAGED ITEMS TO BE EITHER RELOCATED OR REINSTALLED WITH THE OWNER.
- LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.
- WHEN A NEW WALL, CEILING, ROOF OR FLOOR ASSEMBLY IS INDICATED WHERE AN EXISTING WALL, CEILING, ROOF OR FLOOR ASSEMBLY EXISTS, THE EXISTING SHALL BE COMPLETELY REMOVED, WITH ASSOCIATED UTILITIES REMOVED AND CAPPED BEHIND THE SURFACES TO REMAIN. ALL DEPRESSIONS, INDENTATIONS, OR PROTRUSIONS LEFT AFTER THE REMOVAL OF ITEMS WHICH MAY INTERFERE WITH THE CONSTRUCTION SHALL BE REPAIRED, REPLACED OR REMOVED TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING SURFACES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION. SHOULD QUESTIONS OR DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, PRIOR TO PROCEEDING WITH DEMOLITION.
- WHERE OPENINGS ARE INDICATED TO BE MADE IN EXISTING MASONRY WALLS, OR EXISTING OPENINGS ARE TO BE INFILLED, THE CONTRACTOR SHALL TOOTH IN NEW MASONRY CONSTRUCTION TO MATCH ADJACENT COURSING.
- CONTRACTOR(S) ARE RESPONSIBLE FOR SHORING, BRACING AND UNDERPINNING RELATED TO THE DEMOLITION, REMOVAL OR CUTTING OF ANY WALL, PARTITION, OR ANY OTHER LOAD-BEARING OR STRUCTURAL ELEMENT.
- ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED BY THE CONTRACTOR TO MATCH EXISTING AT NO COST TO THE OWNER.

PLAN LEGEND

- PROPOSED METAL STUD WALL (SEE PARTITION TYPES)
- PROPOSED CMU WALL (SEE PARTITION TYPES)
- EXISTING WALL TO REMAIN
- PROPOSED DOOR
- EXISTING DOOR TO REMAIN

GENERAL NOTES

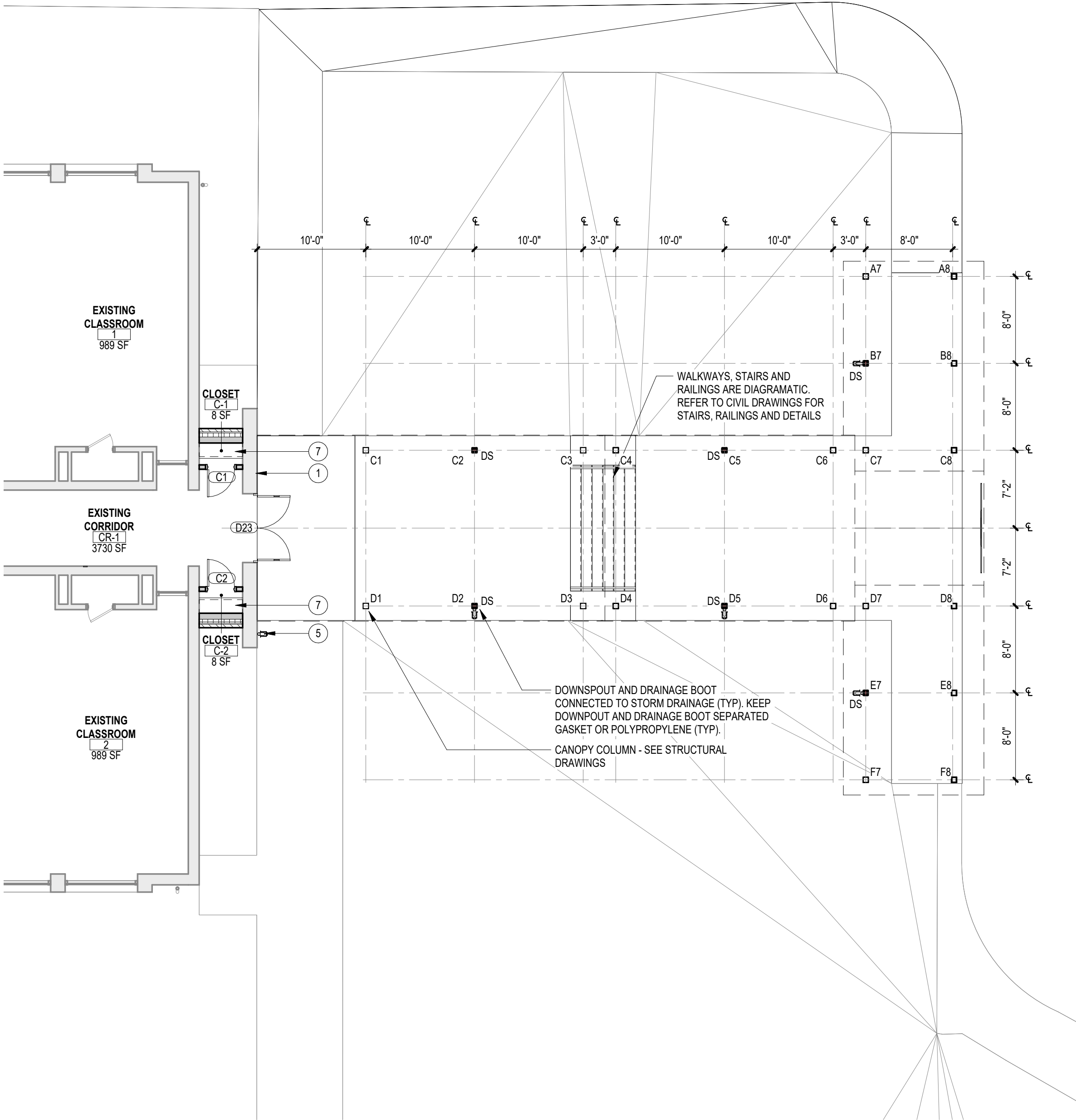
- ELEVATION AT TOP OF FINISHED FLOOR SLAB SHALL BE REFERENCED AS DATUM ELEVATION 0'-0".
- DO NOT SCALE THE DRAWINGS. IF A DIMENSION IS UNCLEAR OR A DISCREPANCY IS FOUND IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF WORK. WHERE FABRICATION IS REQUIRED, DIMENSIONS SHALL BE VERIFIED PRIOR TO THE PRODUCTION OF SHOP DRAWINGS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STATUTES, AND REGULATIONS IN PERFORMANCE OF THE WORK.
- REFER TO THE FIRE RESISTANCE DIRECTORY (LATEST EDITION) BY UNDERWRITER'S LABORATORIES FOR THE REQUIREMENTS OF ALL SPECIFIED FIRE RATED ASSEMBLIES.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A SIMILAR MANNER OR BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. MODIFICATIONS MAY BE REQUIRED BY THE CONTRACTOR TO ACCOMMODATE FOR MINOR VARIATIONS IN THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF OWNER SUPPLIED EQUIPMENT AS IDENTIFIED IN THE DRAWINGS AND SPECIFICATIONS, INCLUDING THE RELOCATION OF EXISTING EQUIPMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AND COORDINATING WITH NEW WORK. ADVISE ARCHITECT/ENGINEER OF CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
- ALL GRADING SHALL SLOPE AWAY FROM THE BUILDING.
- PRIOR TO POURING OF CONCRETE FOOTINGS, THE CONCRETE REINFORCEMENT STEEL SHALL BE GROUNDED AND BONDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) SECTION 250-50. A CONDUCTIVE REINFORCING BAR MEASURING AT LEAST 1/2" IN DIAMETER AND A MINIMUM OF 20 FEET IN LENGTH THAT IS ENCASED IN A MINIMUM OF 2" CONCRETE COVER SHALL SUFFICE FOR USE AS AN ELECTRODE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE PROJECT AND SCHEDULING OF THE WORK CONDUCTED BY OTHER TRADES.
- THE CONTRACTOR SHALL CONSTRUCT CHASES AND/OR RECESSES AS SHOWN, AND AS REQUIRED TO CONCEAL THE WORK OF OTHER TRADES AS DIRECTED BY THE ARCHITECT TO MATCH ADJACENT CONSTRUCTION, REGARDLESS IF SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL LOOSE LINTELS FOR ALL WALL PENETRATIONS WIDER THAN 6" AS A RESULT OF DUCT, PIPE OR OTHER EQUIPMENT INSTALLATIONS.
- ALL WALL AND FLOOR PENETRATIONS SHALL BE PATCHED AND SEALED BY THEIR RESPECTIVE TRADES.
- ALL FLOOR PENETRATIONS FOR PIPING AND CONDUIT SHALL BE SLEEVED AND SEALED.
- PARTITIONS SHALL BE LAID OUT STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONSTRUCTION IS SHOWN. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FACE OF WALLS/PARTITIONS.
- DIMENSIONS TO MASONRY CONSTRUCTION ARE GIVEN TO THE NOMINAL FACE OF THE WALL. EXTERIOR MASONRY DIMENSIONS ARE TAKEN TO THE NOMINAL FACE OF THE WALL, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS SHALL BE TAKEN FROM THE FINISHED FACE OF WALLS.
- WALLS OVERLAPPING COLUMN LINES SHALL BE ASSUMED CENTERED ON THE COLUMN UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL FURNISH AND INSTALL BLOCKING IN FRAMED WALL ASSEMBLIES WHERE WALL MOUNTED ACCESSORIES, CABINETS OR OTHER ACCESSORIES ARE INDICATED.
- TERMINATE ALL INTERIOR WALLS TO THE UNDERSIDE OF DECKING, UNLESS OTHERWISE NOTED OR INDICATED BY SPECIFIC PARTITION TYPES.
- ALL OUTSIDE CMU CORNERS OF INTERIOR WALLS SHALL BE BULLNOSED, UNLESS OTHERWISE NOTED.
- PROVIDE ANGLED BLOCKS AND BRICKS FOR OUTSIDE CORNERS OF MASONRY WALLS OR OTHER SPECIAL SHAPES AVAILABLE FROM MANUFACTURER.
- REFER TO PROJECT SPECIFICATIONS FOR FINISH REQUIREMENTS.

KEYNOTE LEGEND

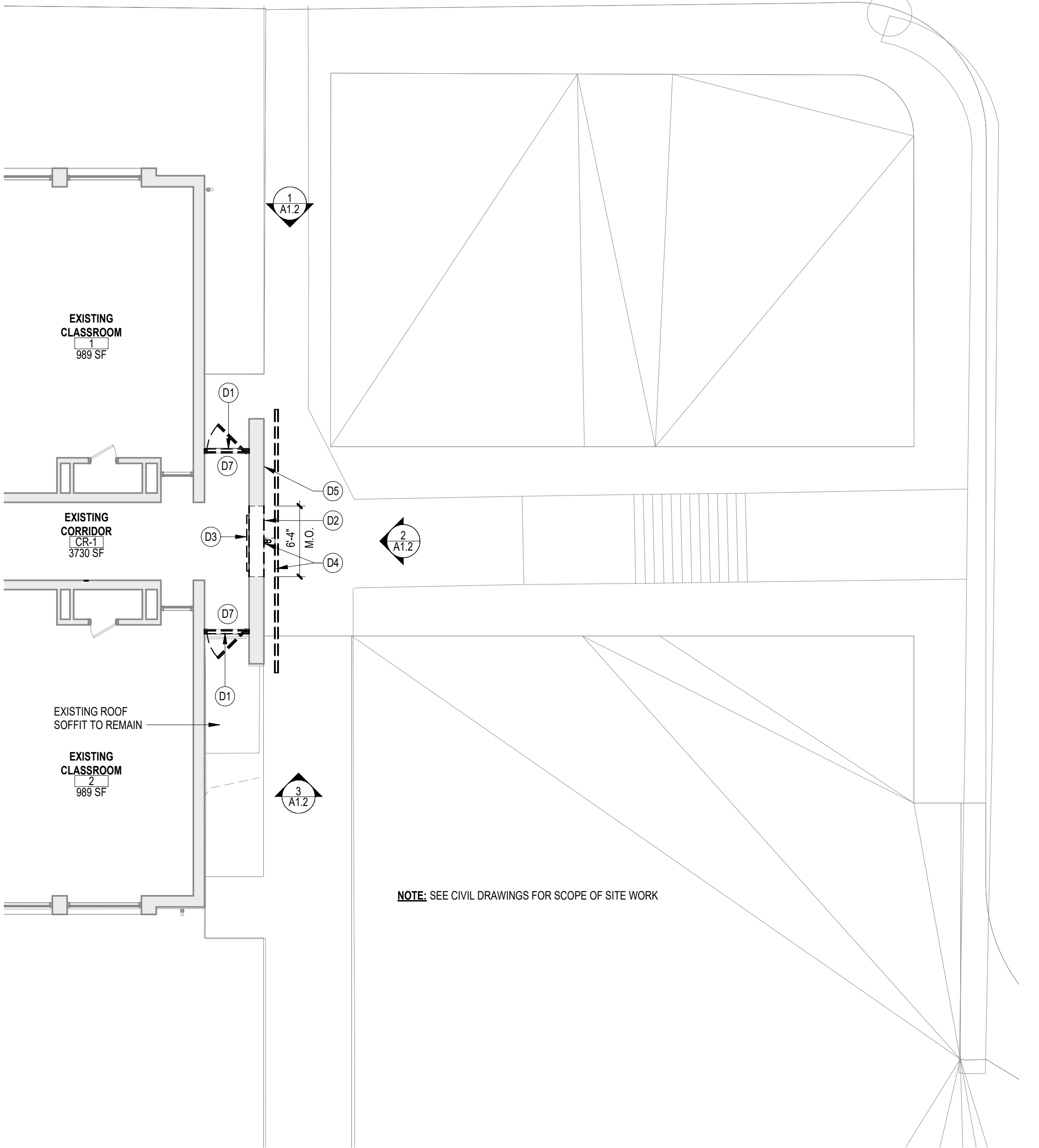
Key Value	Keynote Text
1	REINSTALL EXTERIOR LIGHT FIXTURES AND RECONNECT WIRING.
5	INSTALL DOWNSPOUT, DOWNSPOUT BOOT AND CONNECT TO STORM DRAIN AND INSTALL PORTION OF GUTTER AS INDICATED ON PLAN.
7	INSTALL SHELVES.

DEMO KEYNOTE LEGEND

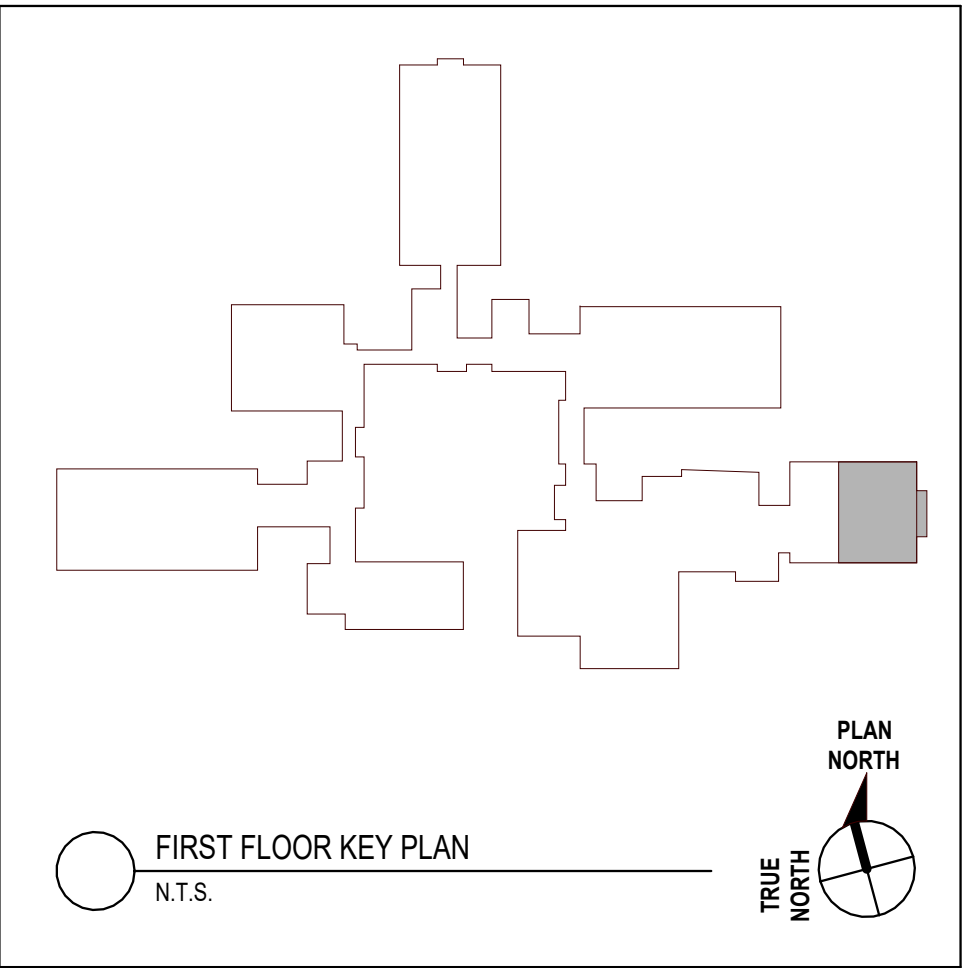
Key Value	Keynote Text
D1	REMOVE EXISTING DOOR, FRAME AND HARDWARE, INCLUDING GLAZED PANEL IN ITS ENTIRETY. PREP OPENING FOR MASONRY INFILL.
D2	SAWCUT AND REMOVE PORTION OF EXISTING EXTERIOR WALL FOR DOOR INSTALLATION. SALVAGE AND SET ASIDE BRICK VENEER FOR WALL INFILL. RELOCATE EXISTING LIGHT AND MOTION SENSOR. OVERCUT HEIGHT AND WIDTH OF OPENING AT HEAD CONDITION FOR INSTALLATION OF PRECAST CONCRETE HEADER OR LINTEL. PROVIDE MINIMUM 8" BEARING AT EACH END.
D3	REMOVE EXISTING UNIT CABINET HEATER IN ITS ENTIRETY AND ALL RELATED ITEMS.
D4	REMOVE EXISTING DOWNSPOUT AND PORTION OF GUTTER AS INDICATED ON PLAN.
D5	REMOVE AND SALVAGE EXISTING TEMPERATURE SENSOR, EXTERIOR FIRE BELL, LIGHT FIXTURE AND HAND IT TO OWNER.
D7	REMOVE EXISTING TRESHOLD IN ITS ENTIRETY.



2 PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"



1 PARTIAL FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS S. PERRINO
SCOTT E. DOWNE
STEVEN J. LEONE
STEVEN G. SEGEL
ANGELA ALBERTO
JOHN F. WRIGHT
SPIEZLE ARCHITECTURAL GROUP, INC.

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

03/13/2025

DRAWING TITLE:

PARTIAL FIRST FLOOR
DEMOLITION PLAN AND
FLOOR PLAN

COMMISSION NUMBER:

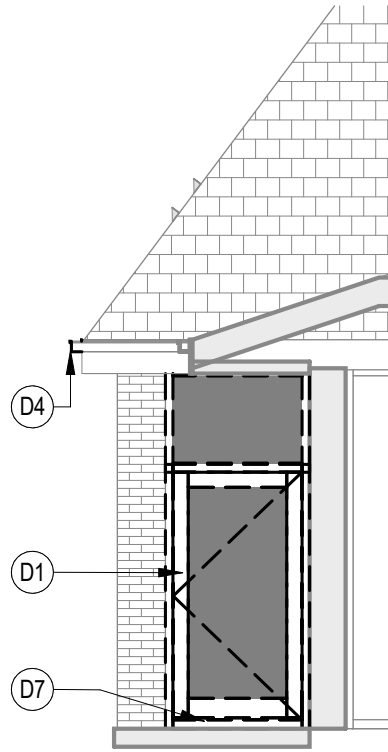
23K039

DO NOT SCALE THE DRAWINGS

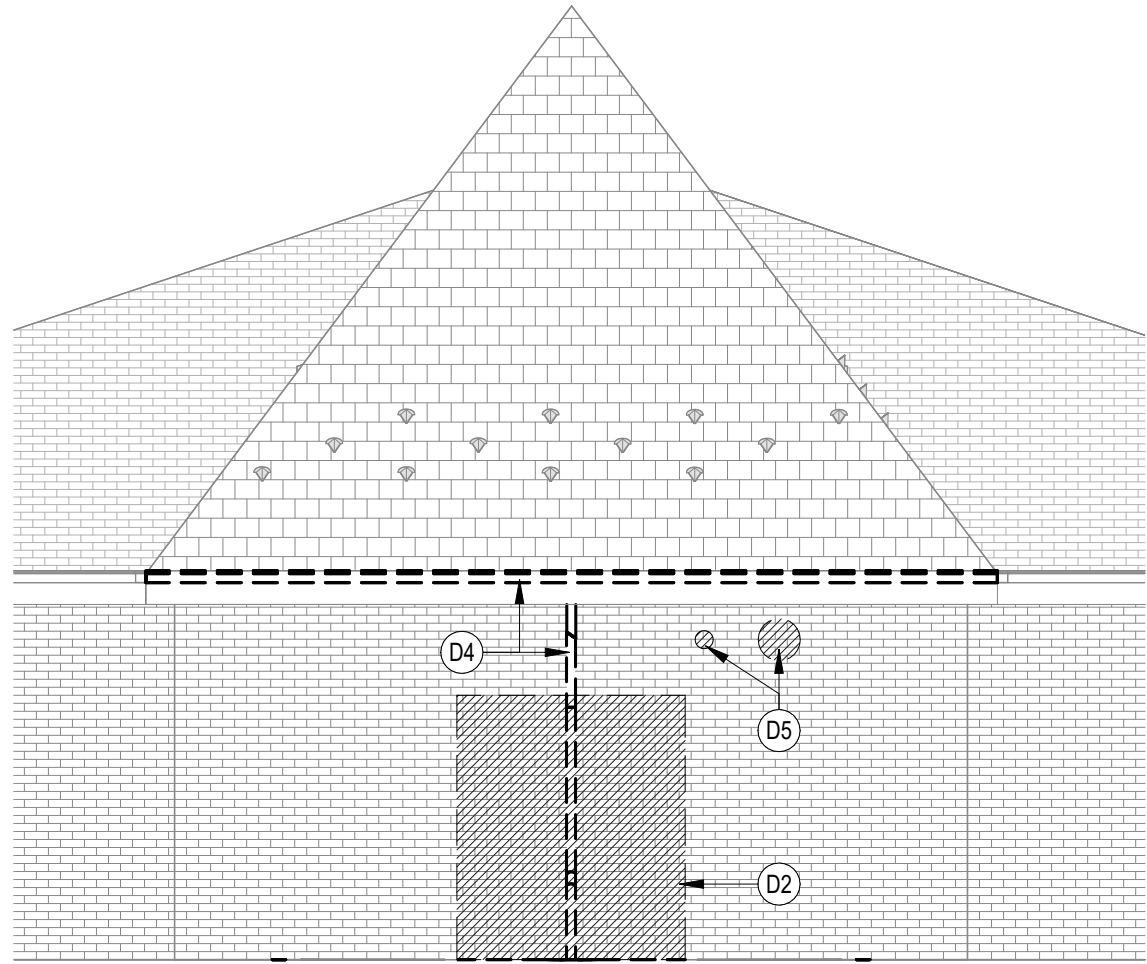
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A1.1

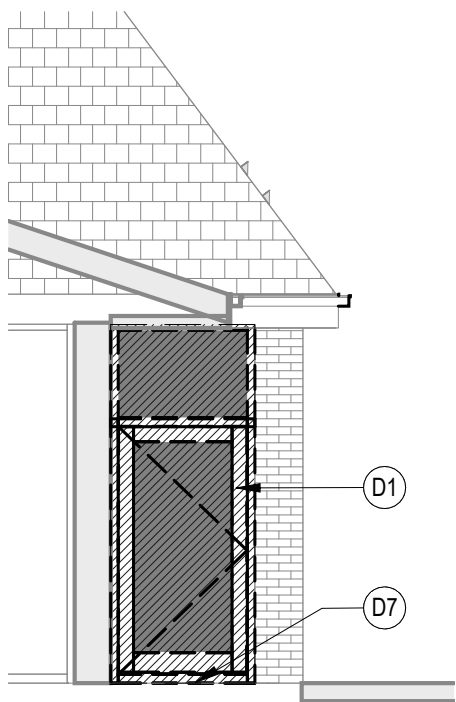
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4
2
1
12
0
12
8
4
14
0
24
16
8
4
18
0
48
32
16
116
0



1 DEMOLITION ELEVATION
3/16" = 1'-0"



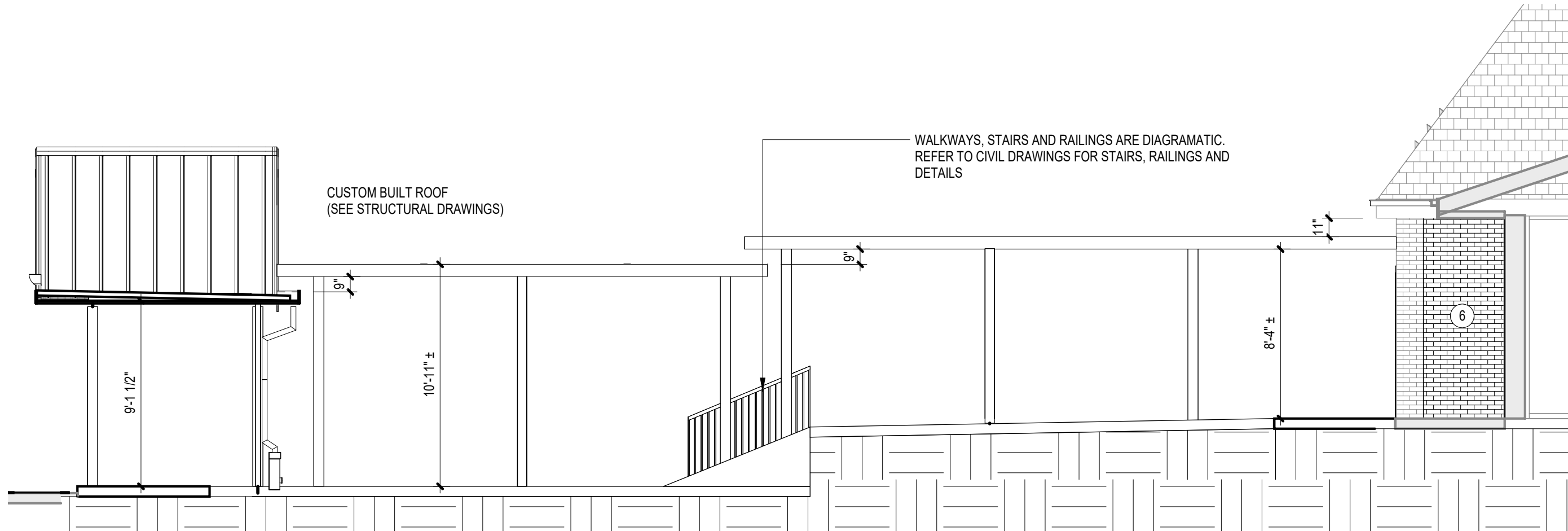
2 DEMOLITION ELEVATION
3/16" = 1'-0"



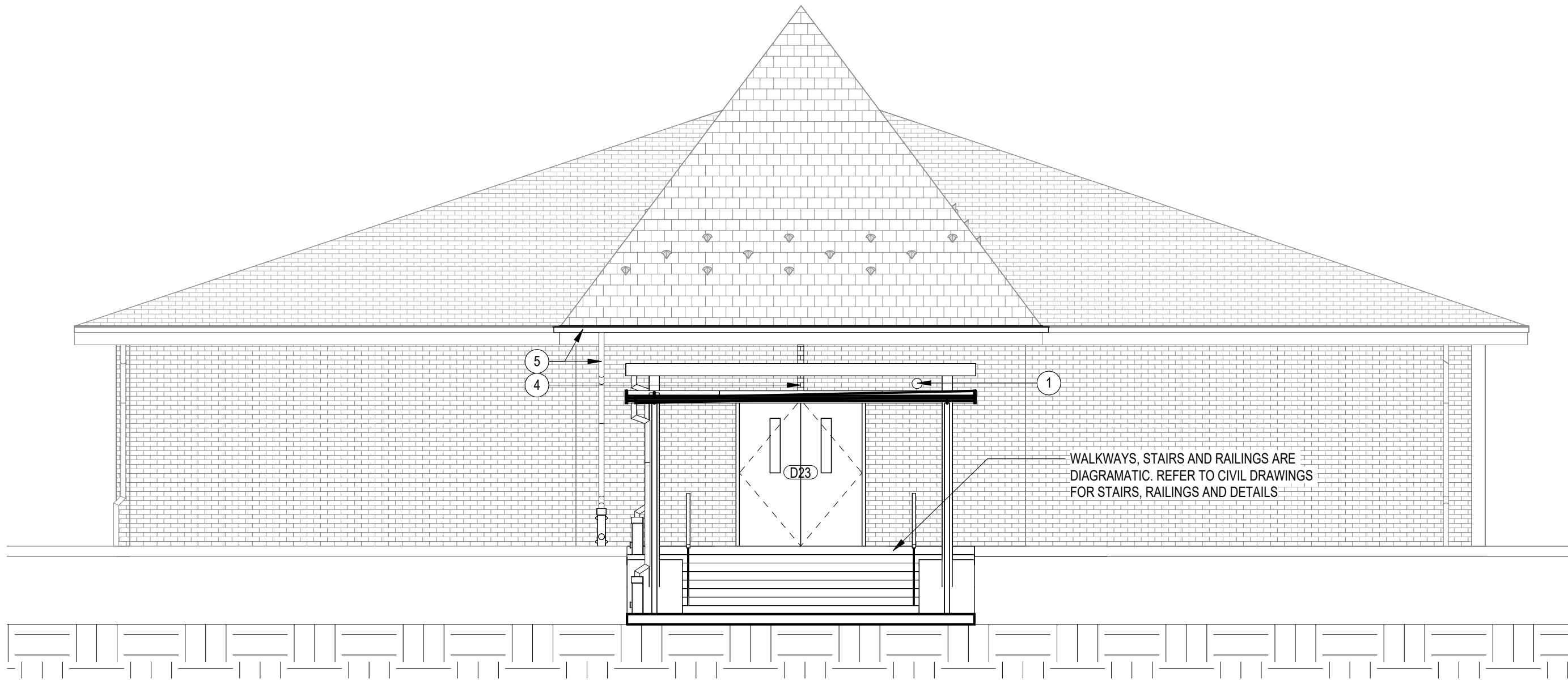
3 DEMOLITION ELEVATION
3/16" = 1'-0"

DEMO KEYNOTE LEGEND	
Key Value	Keynote Text
D1	REMOVE EXISTING DOOR, FRAME AND HARDWARE, INCLUDING GLAZED PANEL IN ITS ENTIRETY. PREP OPENING FOR MASONRY INFILL.
D2	SAWCUT AND REMOVE PORTION OF EXISTING EXTERIOR WALL FOR DOOR INSTALLATION. SALVAGE AND SET ASIDE BRICK VENEER FOR WALL INFILL. RELOCATE EXISTING LIGHT AND MOTION SENSOR. OVERCUT HEIGHT AND WIDTH OF OPENING AT HEAD CONDITION FOR INSTALLATION OF PRECAST CONCRETE HEADER OR LINTEL. PROVIDE MINIMUM 8" BEARING AT EACH END.
D4	REMOVE EXISTING DOWNSPOUT AND PORTION OF GUTTER AS INDICATED ON PLAN.
D5	REMOVE AND SALVAGE EXISTING TEMPERATURE SENSOR, EXTERIOR FIRE BELL, LIGHT FIXTURE AND HAND IT TO OWNER.
D7	REMOVE EXISTING TRESHOLD IN ITS ENTIRETY.

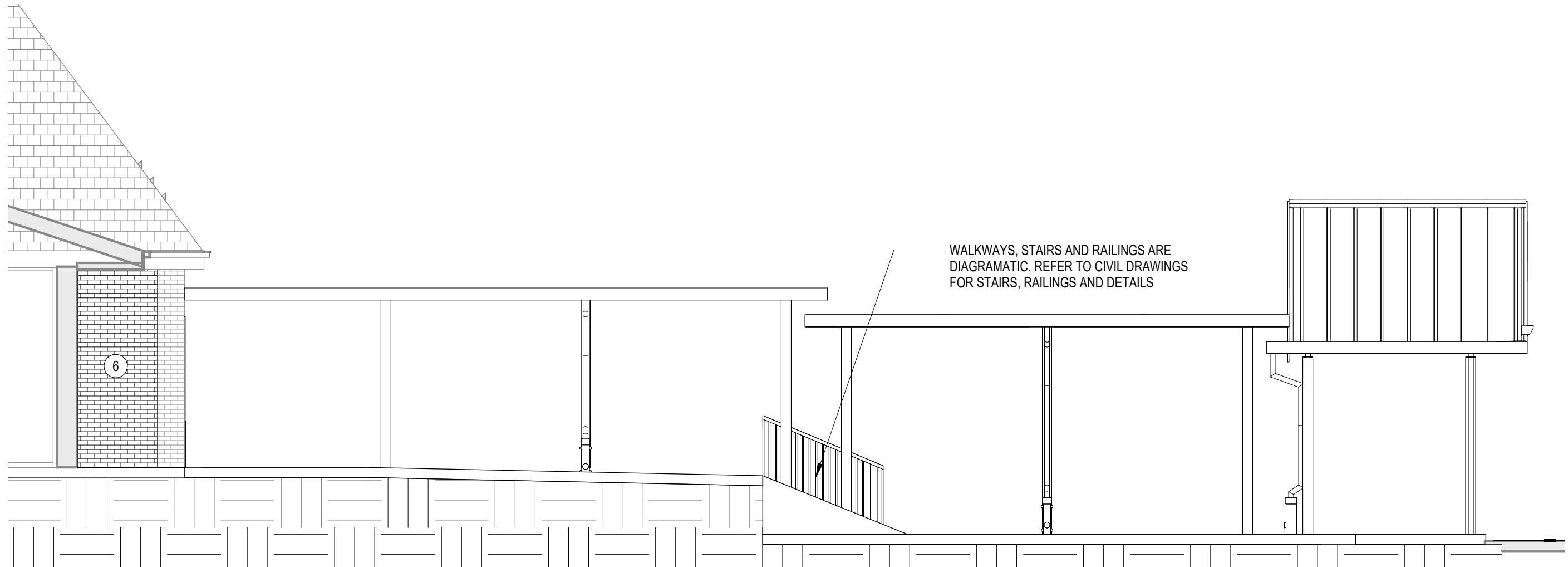
KEYNOTE LEGEND	
Key Value	Keynote Text
1	REINSTALL EXTERIOR LIGHT FIXTURES AND RECONNECT WIRING.
4	INFILL DOWNSPOUT VOID WITH MASONRY TO MATCH EXISTING COURSING.
5	INSTALL DOWNSPOUT, DOWNSPOUT BOOT AND CONNECT TO STORM DRAIN AND INSTALL PORTION OF GUTTER AS INDICATED ON PLAN.
6	INSTALL BRICK AND BLOCK WALL.



4 EXTERIOR ELEVATION
3/16" = 1'-0"



5 EXTERIOR ELEVATION
3/16" = 1'-0"



6 EXTERIOR ELEVATION
3/16" = 1'-0"

CODE REVIEW:

CERTIFICATE:



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1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS S. PERRINO 21A010205400
SCOTT E. DOWNIE 21A010714600
STEVEN LEONE 21A011701000
STEVEN G. SEGEL 21A010642000
ANGELO ALBERTO 21A010640700
JOHN F. WRIGHT 21A017842000
SPIEZLE ARCHITECTURAL GROUP, INC. 21A020003000

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

03/13/2025

DRAWING TITLE:

DEMOLITION AND
PROPOSED ELEVATIONS

COMMISSION NUMBER:

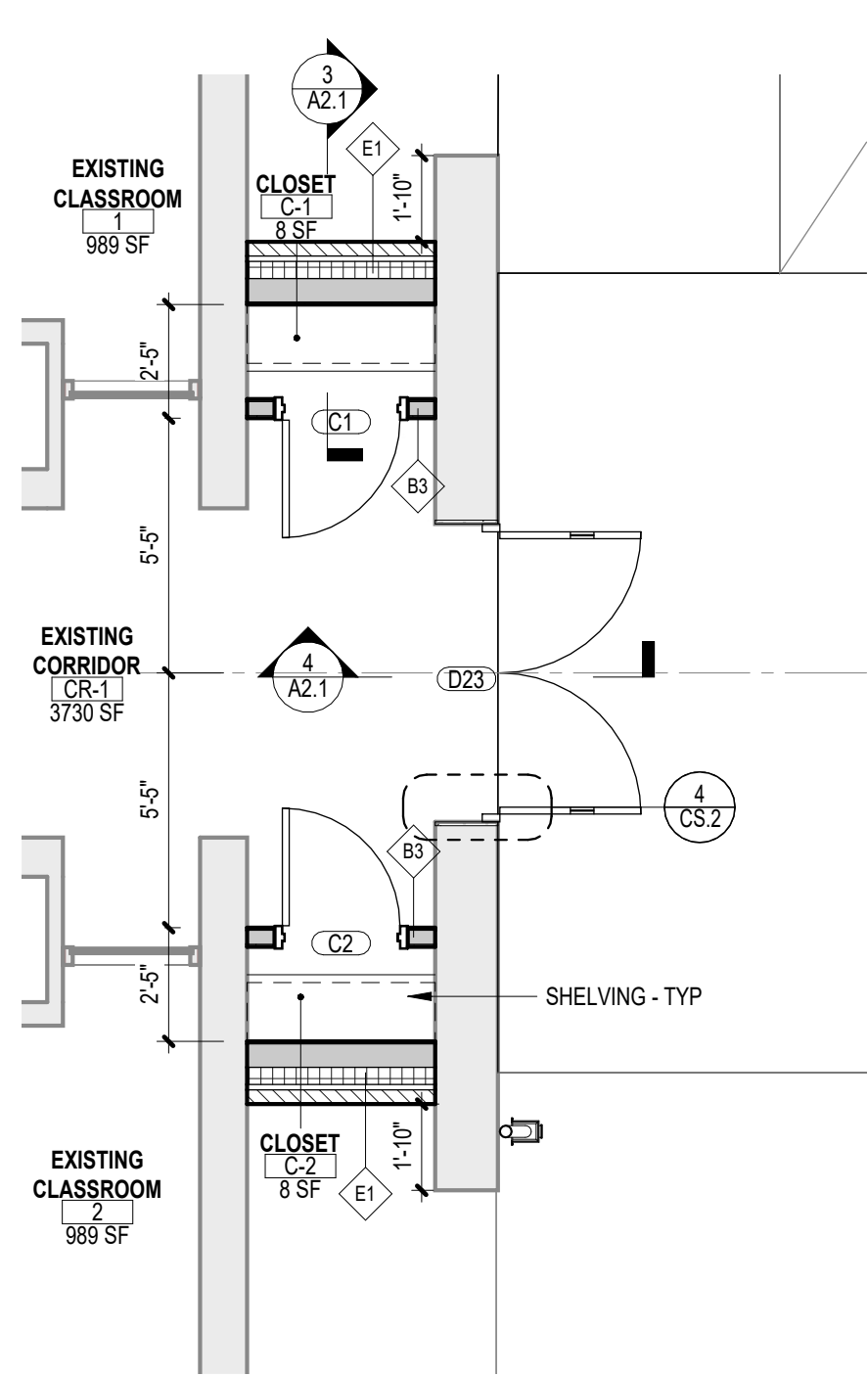
23K039

DO NOT SCALE THE DRAWINGS

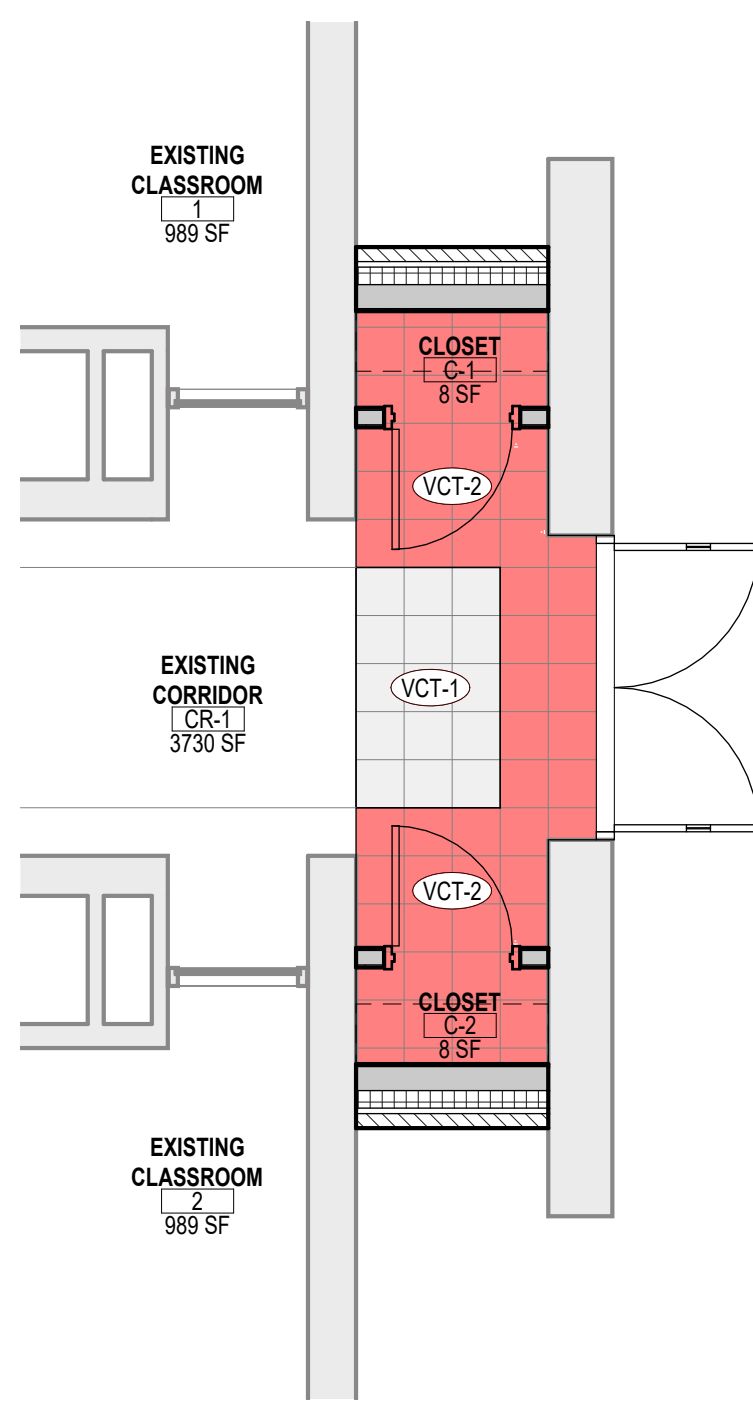
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A1.2

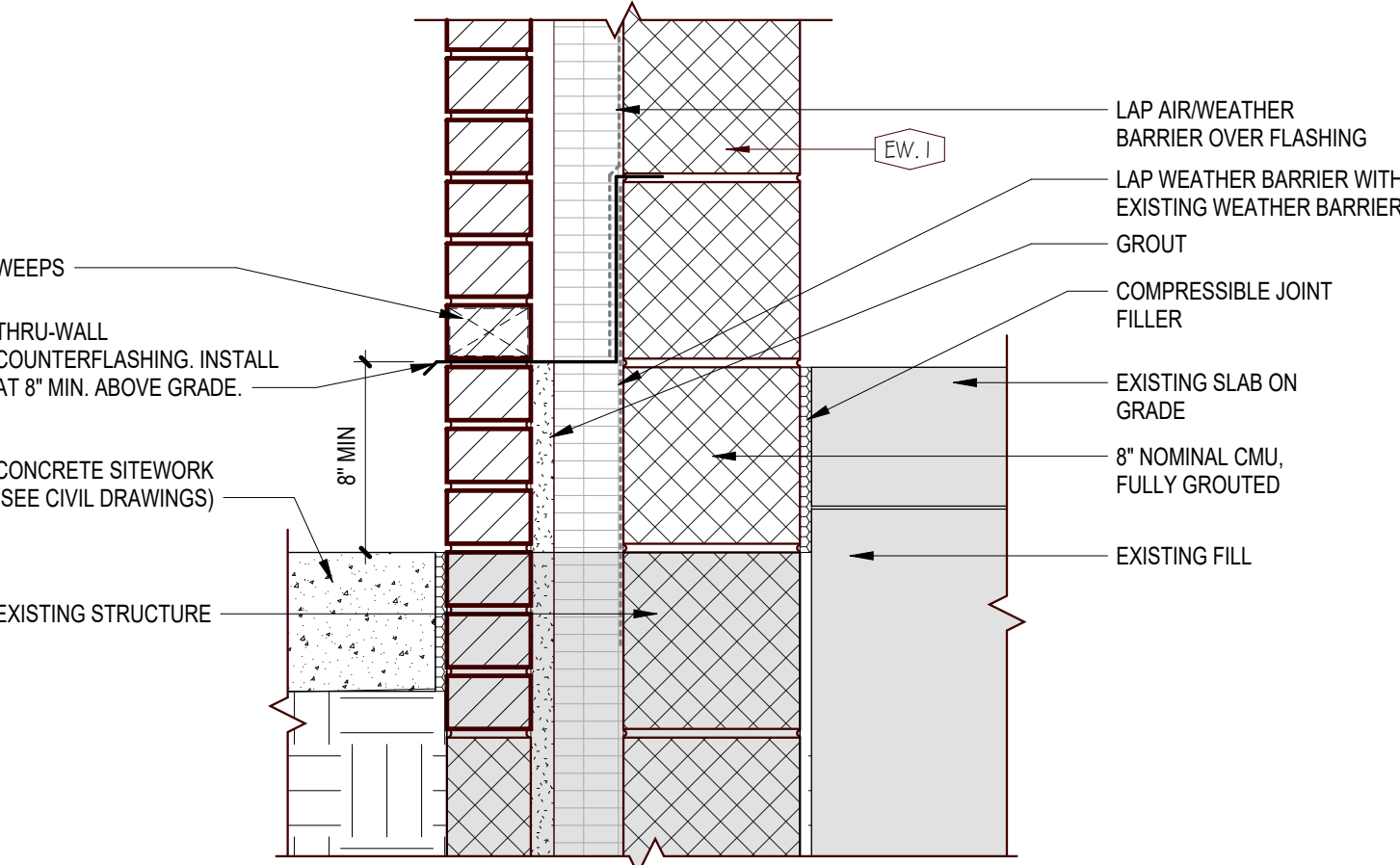
1 1/2"=1'-0"
1'-0"
3/4"=1'-0"
1'-0"
3/4"=1'-0"
1'-0"
1/2"=1'-0"
1'-0"
1/4"=1'-0"
1'-0"
1/8"=1'-0"
1'-0"
1/16"=1'-0"



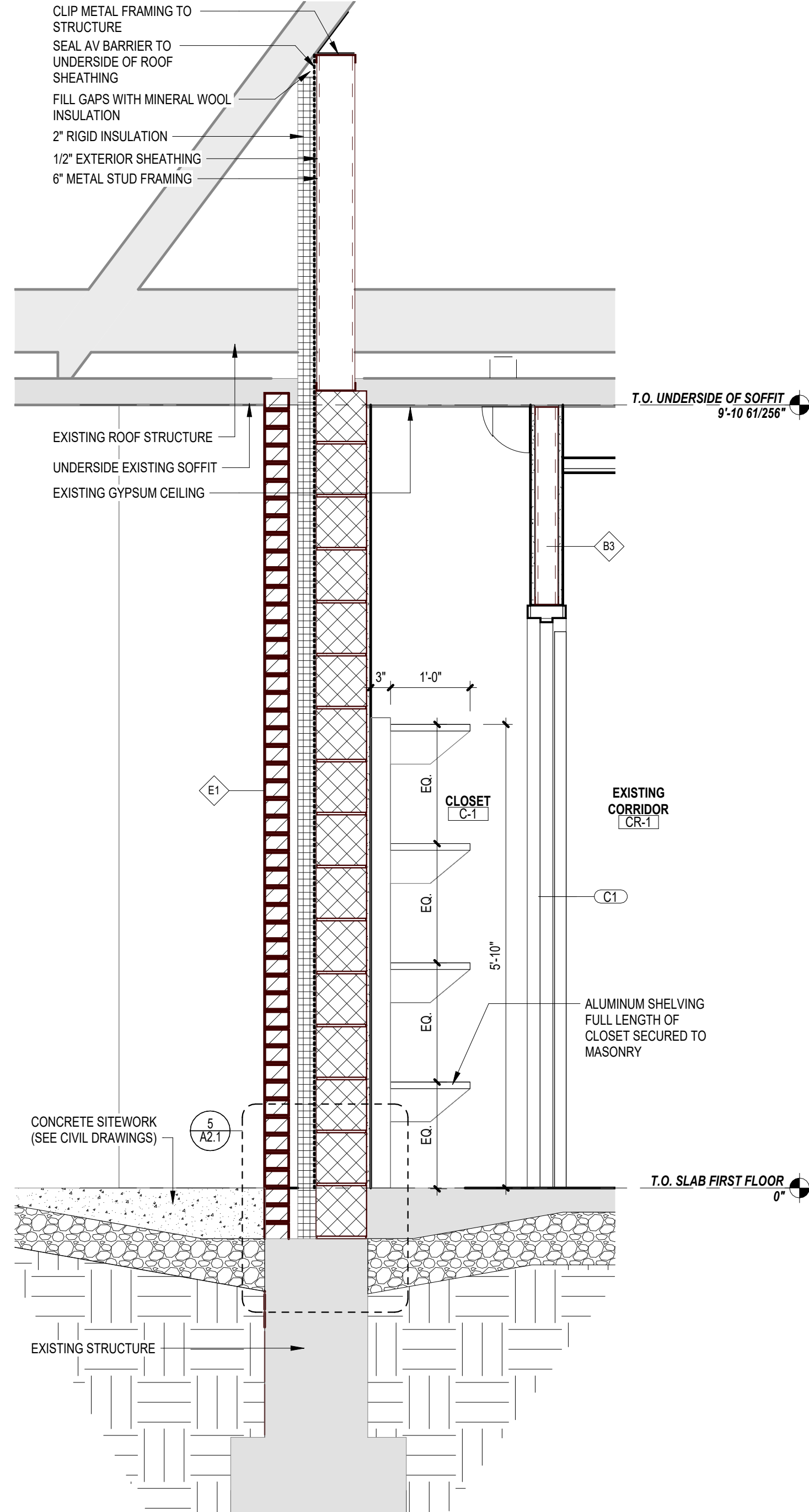
1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



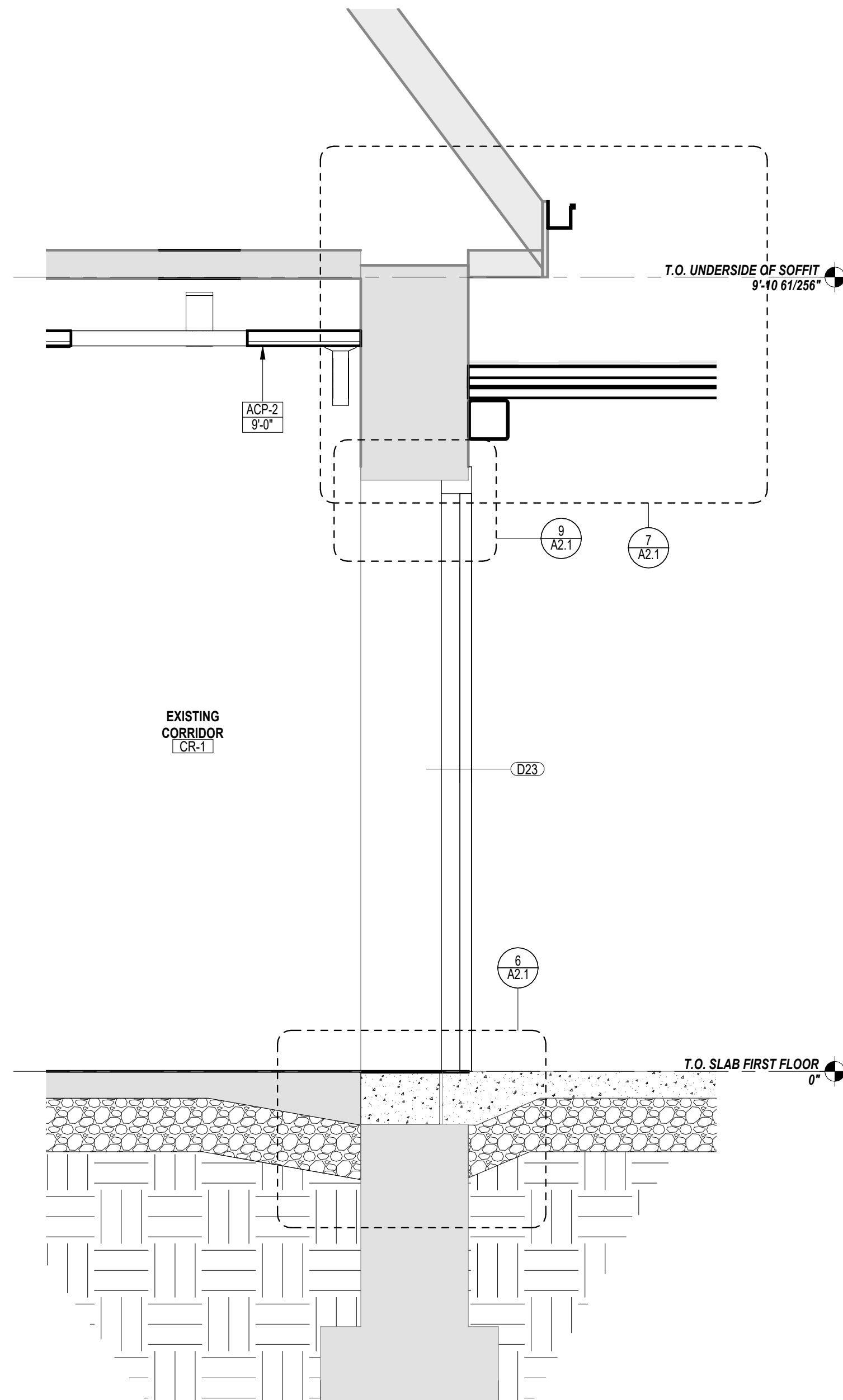
2 ENLARGED FINISH PLAN
1/4" = 1'-0"



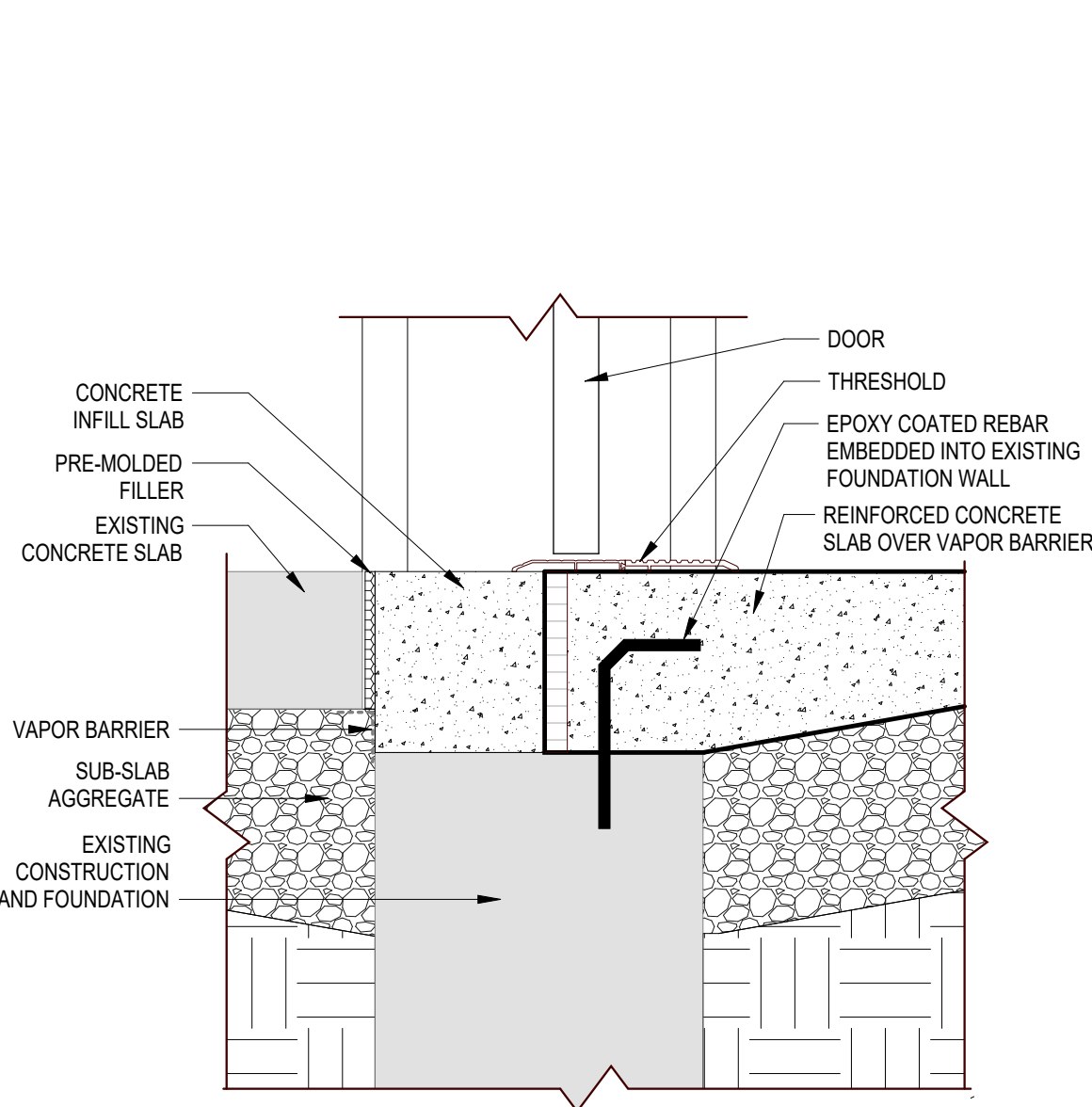
5 WALL SECTION AT SLAB DETAIL
1 1/2" = 1'-0"



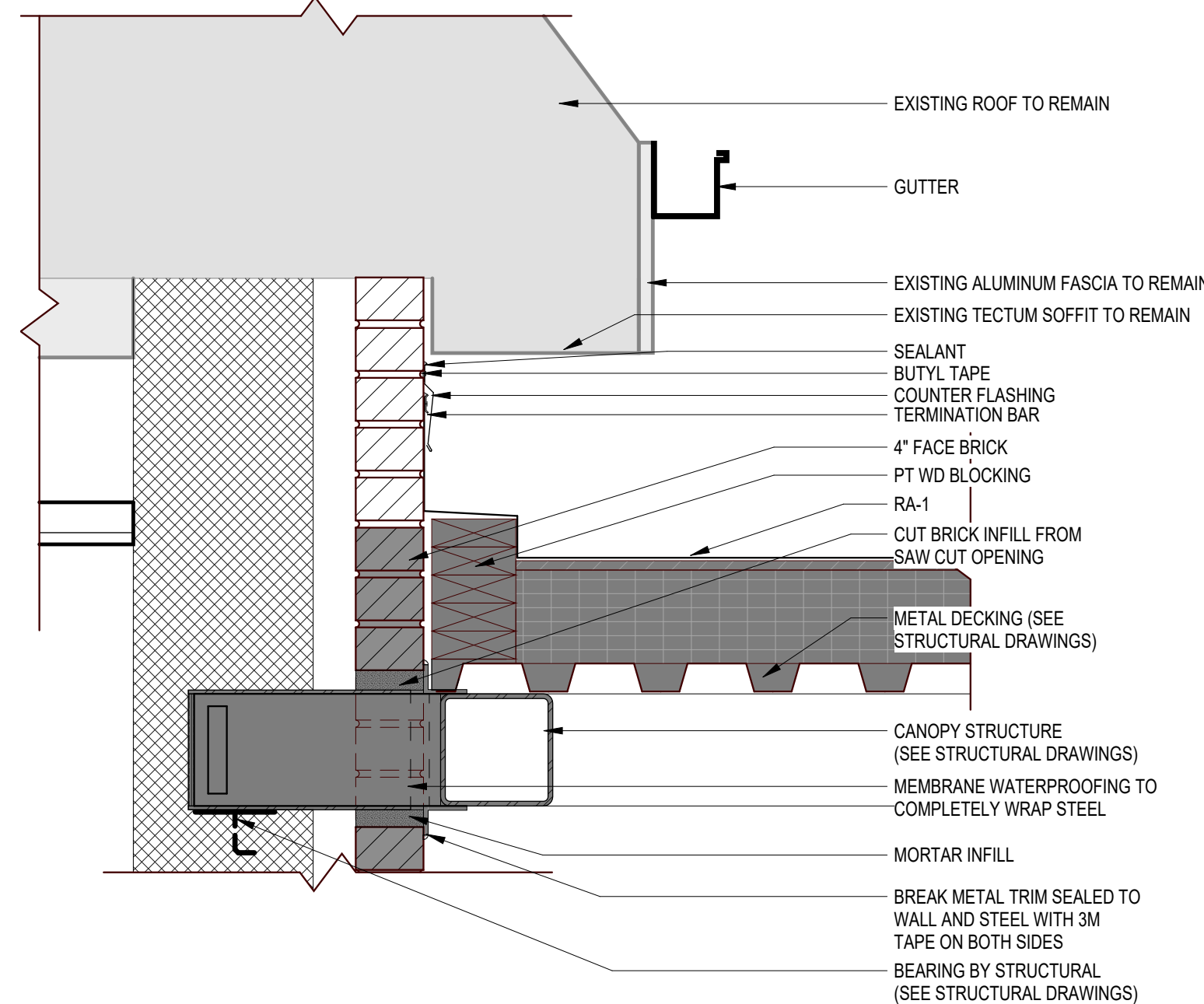
3 WALL SECTION
3/4" = 1'-0"



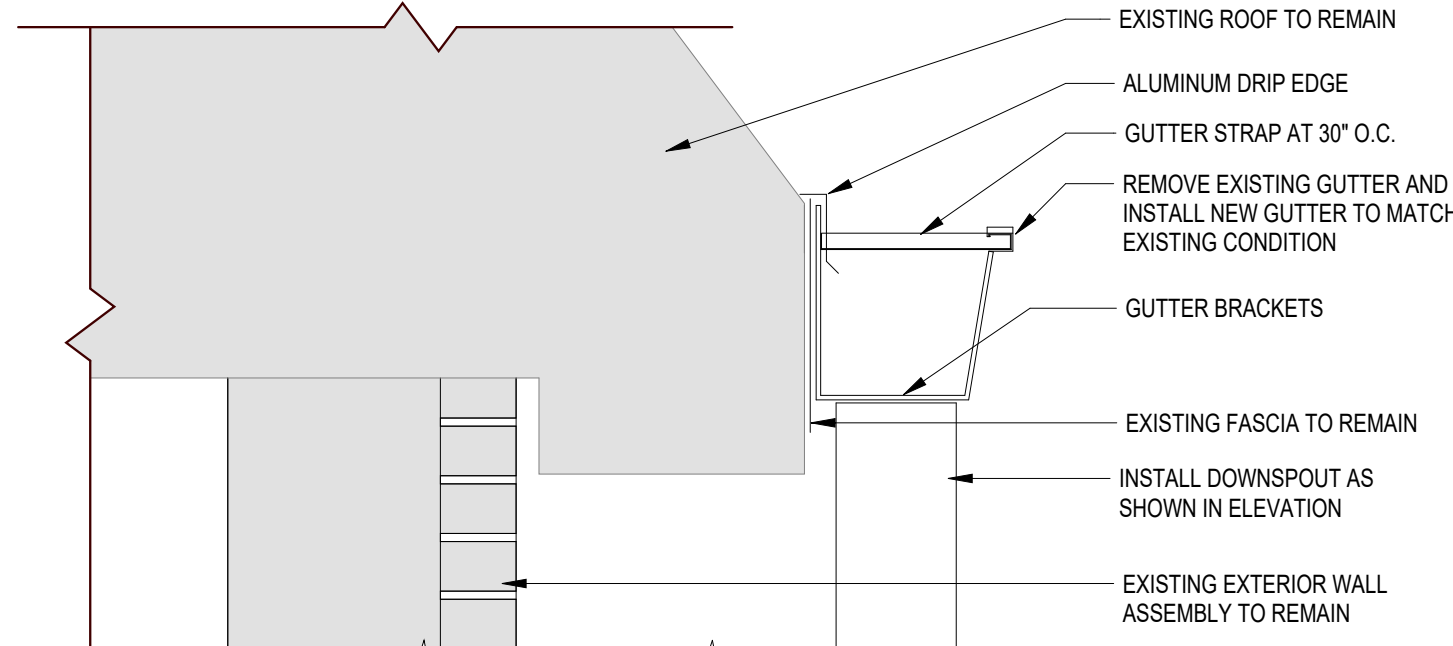
4 WALL SECTION
3/4" = 1'-0"



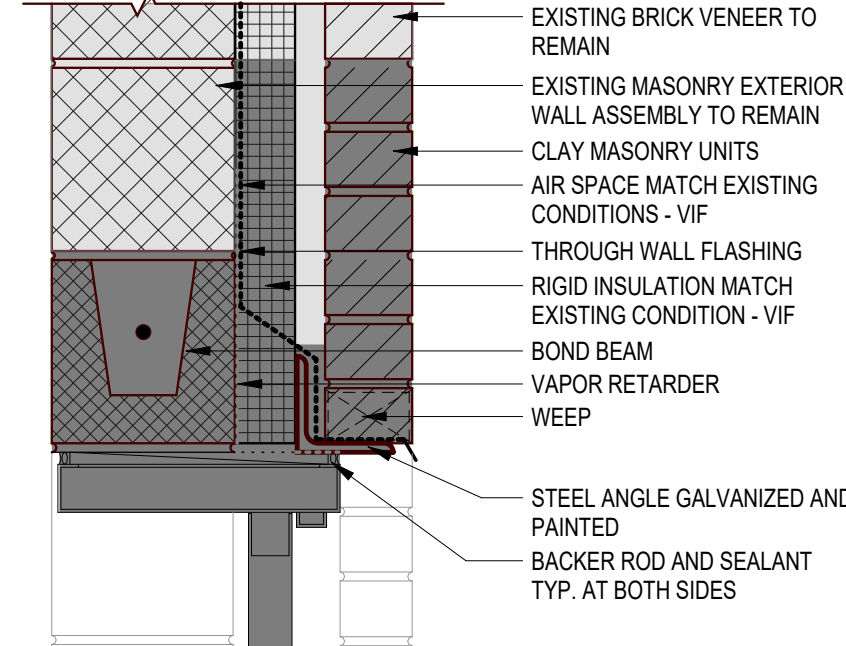
6 WALL SECTION DETAIL
1 1/2" = 1'-0"



7 WALL SECTION AT CANOPY
1 1/2" = 1'-0"



8 TYPICAL GUTTER/DOWNSPOUT DETAIL
1 1/2" = 1'-0"



9 HEAD DETAIL
1 1/2" = 1'-0"

CODE REVIEW:

CERTIFICATE:



SPIEZIE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
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SIGNATURE:
THOMAS S. PERRINO 21A010205400
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ANGELO ALBERTO 21A01064200
JOHN F. WRIGHT 21A010784200
SPIEZIE ARCHITECTURAL GROUP, INC. 21AC00903000

SEAL:

FOR BID SET

PROJECT:
RED BANK PRIMARY SCHOOL IMPROVEMENTS
222 RIVER ST, RED BANK, NJ 07701
FOR
RED BANK BOROUGH PUBLIC SCHOOL DISTRICT
76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:	REVISION NAME	DATE
1		

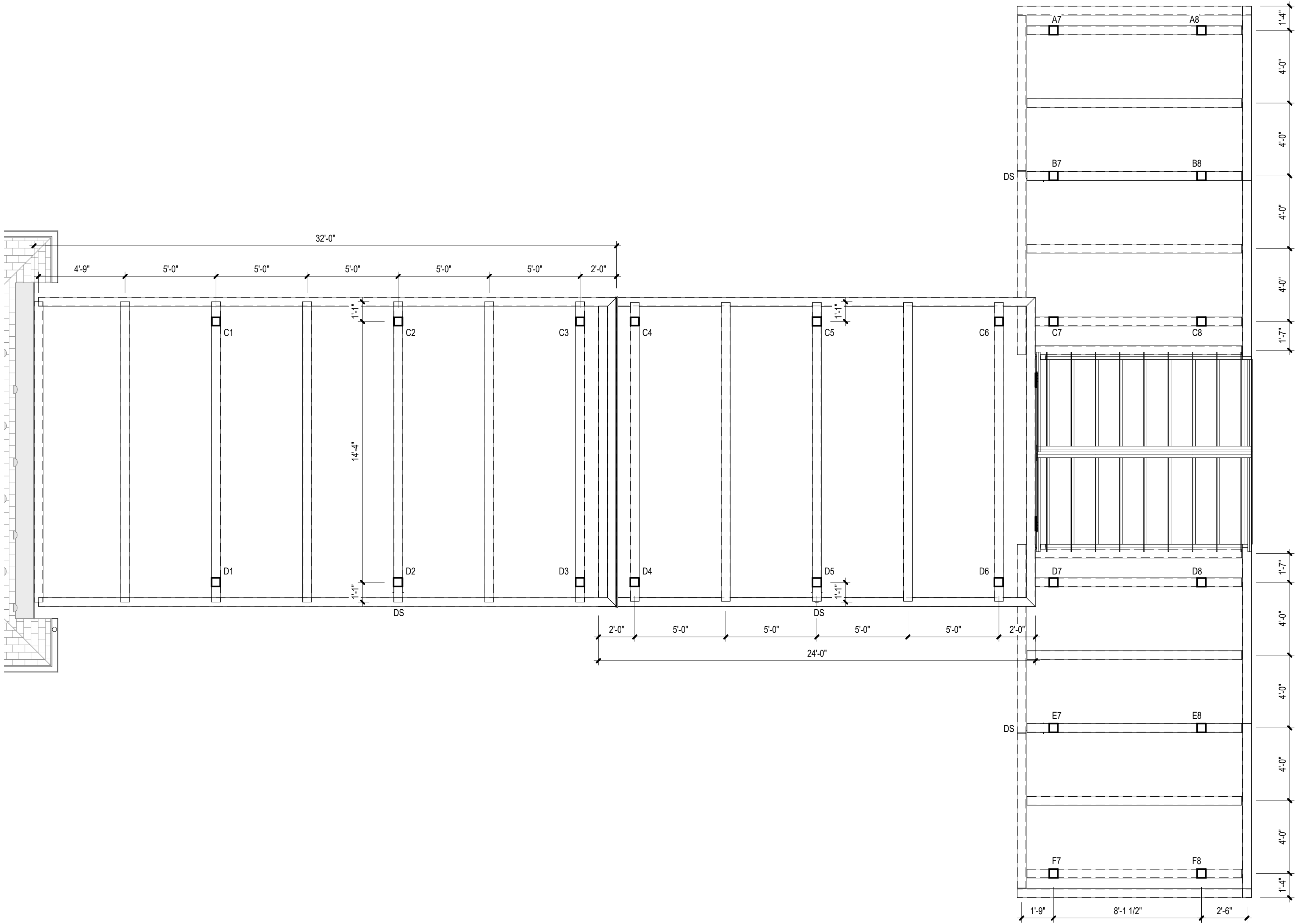
FOR BID: 03/13/2025

DRAWING TITLE:
ENLARGED PLAN, WALL SECTION AND DETAILS

COMMISSION NUMBER:
23K039

DO NOT SCALE THE DRAWINGS
DRAWING NUMBER:
A2.1

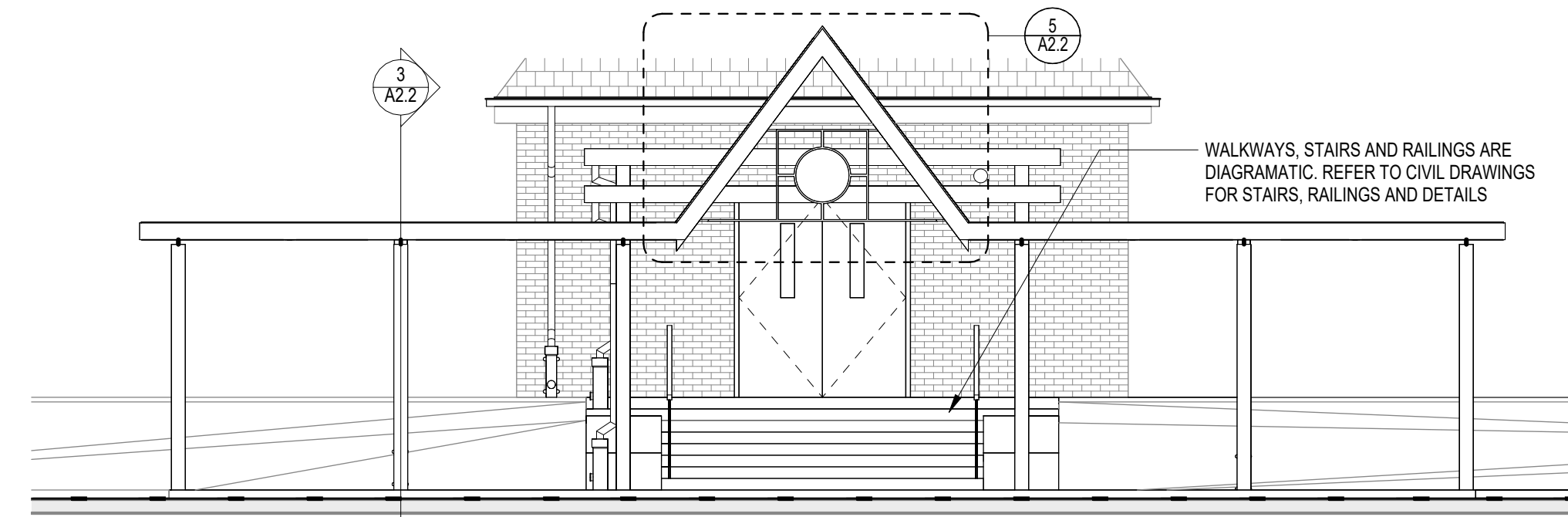
1 1/2"=1'-0"
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
1/16"=1'-0"



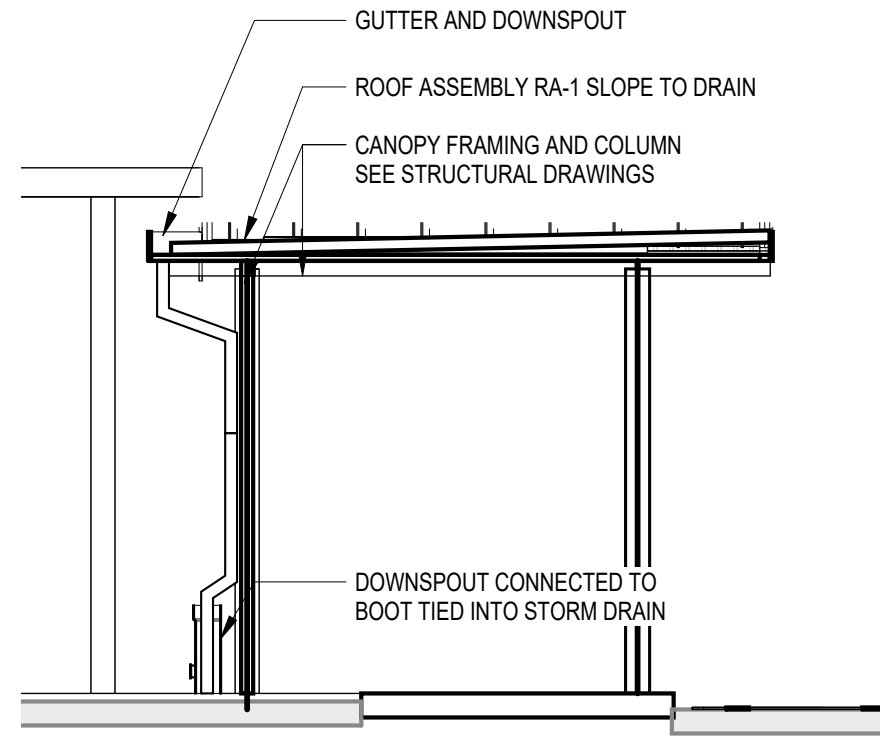
1 CANOPY PLAN
1/4" = 1'-0"



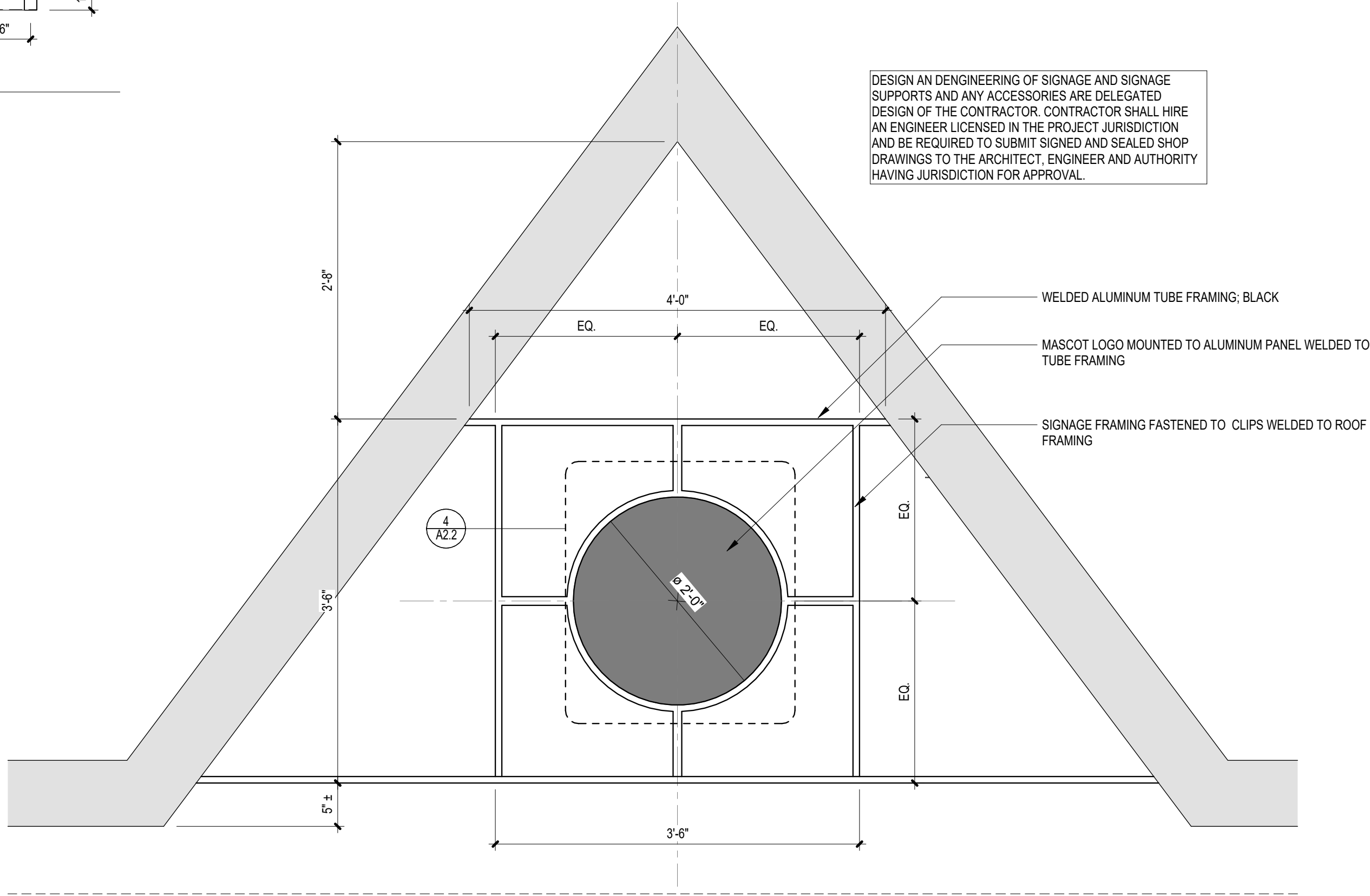
4 MASCOT LOGO
1" = 1'-0"



2 CANOPY ELEVATION
3/16" = 1'-0"



3 SECTION THROUGH CANOPY
1/4" = 1'-0"



5 SIGNAGE DETAIL
1" = 1'-0"

CODE REVIEW:

CERTIFICATE:



SPIEZZE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS S. PERRINO
SCOTT E. DOWNE
STEVEN G. SIEGEL
ANGELO ALBERTO
JOHN F. WRIGHT
SPIEZZE ARCHITECTURAL GROUP, INC.

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION	REVISION NAME	DATE
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FOR BID:

03/13/2025

DRAWING TITLE:

ENLARGED CANOPY
PLAN AND ELEVATIONS

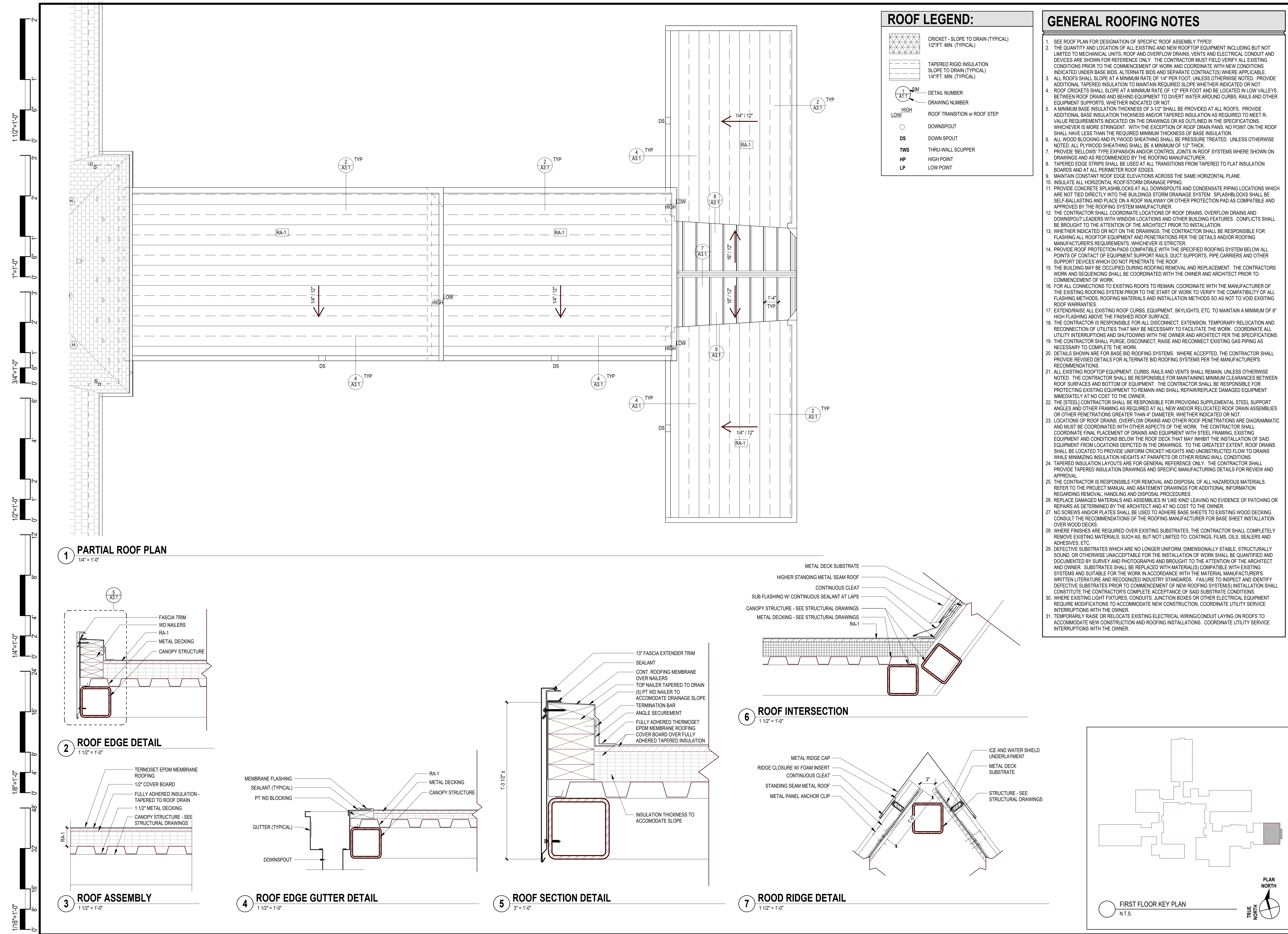
COMMISSION NUMBER:

23K039

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

A2.2



CODE REVIEW:

CERTIFICATE:



SPIEZIE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS S. PERRINO
SCOTT E. DOWNE
STEPHAN LECHE
STEVEN G. SIEGEL
ANGELA ALBERTO
JOHN F. WRIGHT
SPIEZIE ARCHITECTURAL GROUP, INC.
21A01020400
21A0107000
21A0107000
21A0104200
21A0104200
21A0178400
21A0178400
21A0178400
21A0178400

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
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FOR BID: 03/13/2025

DRAWING TITLE:

ROOF PLAN AND DETAILS

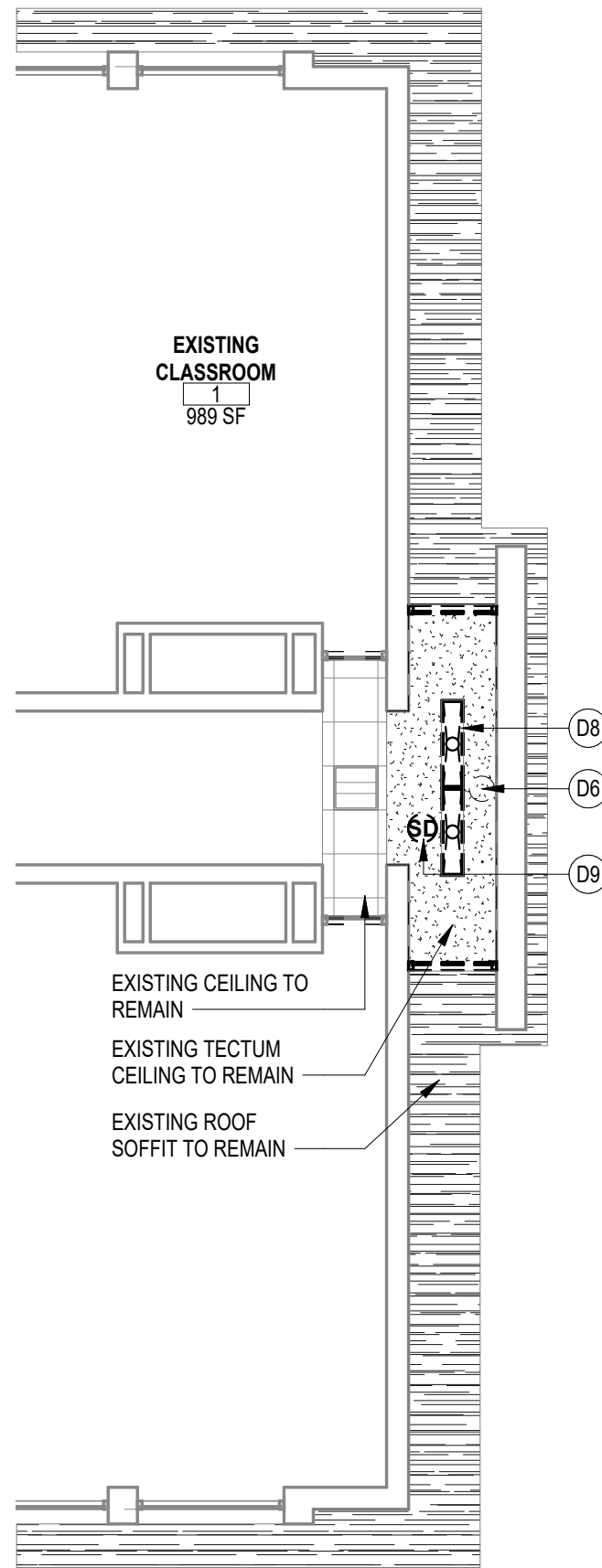
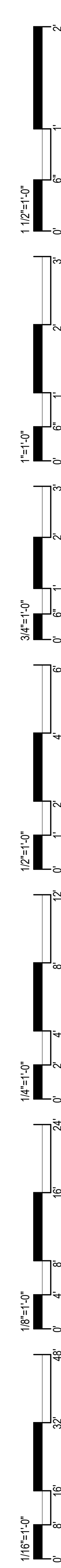
COMMISSION NUMBER:

23K039

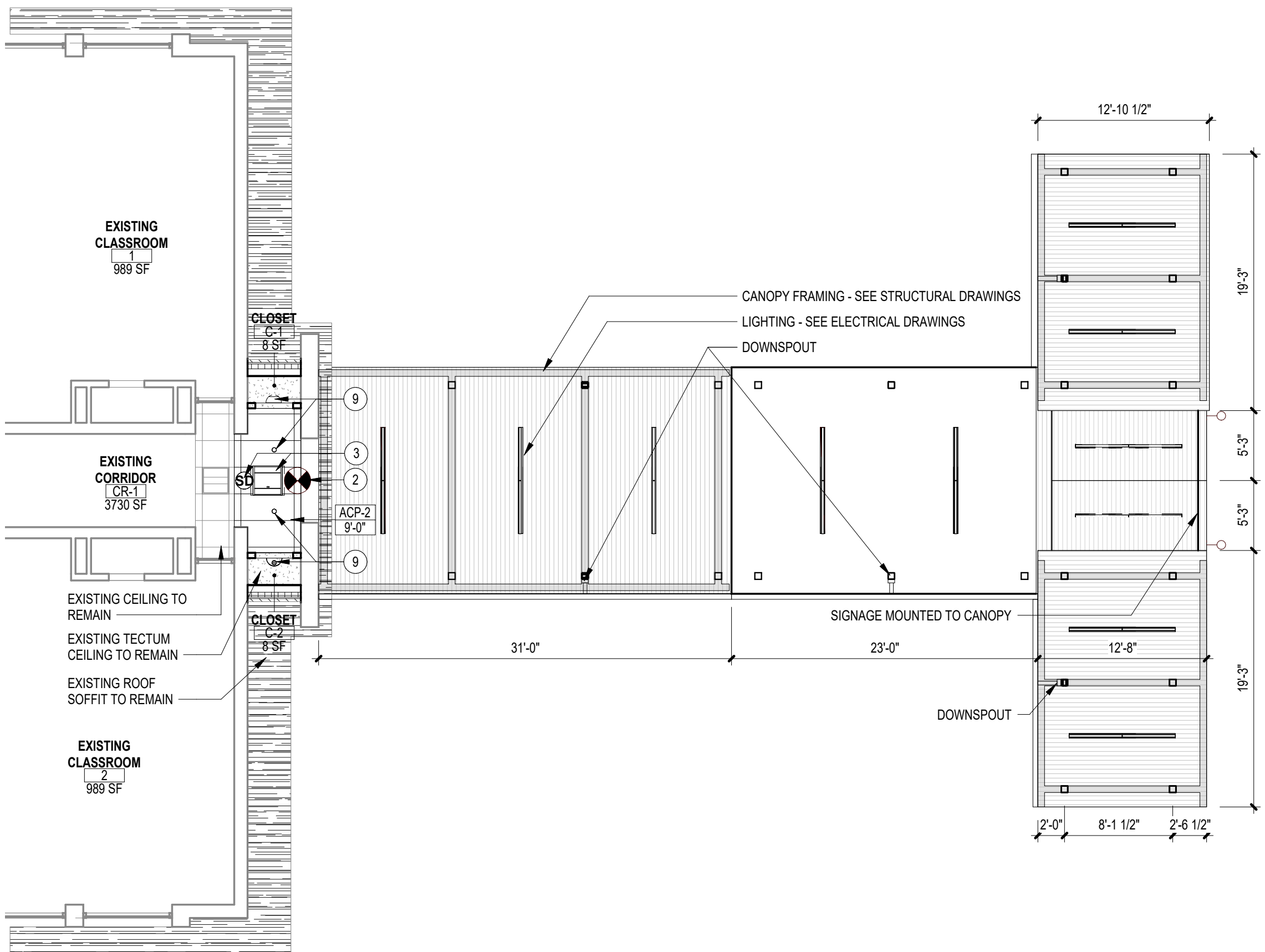
DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

A3.1



1 PARTIAL FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN
1/8" = 1'-0"



2 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

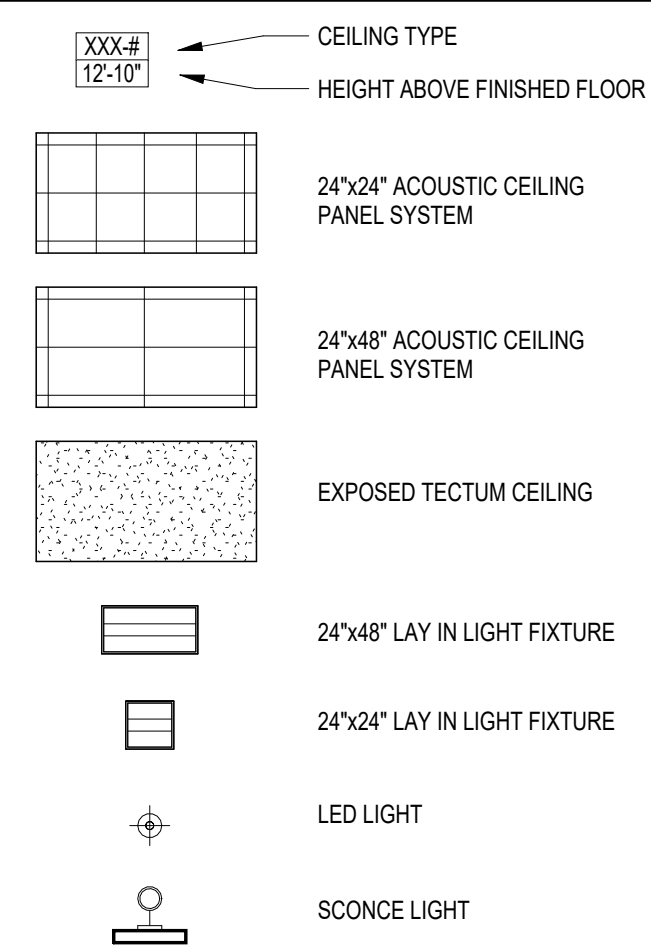
- DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO THE WORK INDICATED HEREWITH, AS COORDINATED WITH WORK OF ALL OTHER TRADES, AS INDICATED ELSEWHERE, AND AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ALL DEMOLITION REQUIRED SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE BID TO PERFORM AND COMPLETE CONSTRUCTION, UNLESS OTHERWISE INDICATED. REFER TO ASBESTOS ABATEMENT REPORT AS WELL AS MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL ITEMS DESIGNATED AS 'SALVAGED' SHALL BE PROTECTED AND TURNED OVER TO THE OWNER.
- ITEMS TO BE RELOCATED OR REINSTALLED SHALL BE AS INDICATED. SPECIAL CARE SHALL BE TAKEN SO AS NOT TO DAMAGE THESE ITEMS. THE CONTRACTOR SHALL COORDINATE THE STORAGE OF ALL SALVAGED ITEMS TO BE EITHER RELOCATED OR REINSTALLED WITH THE OWNER.
- LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.
- WHEN A NEW WALL, CEILING, ROOF OR FLOOR ASSEMBLY IS INDICATED WHERE AN EXISTING WALL, CEILING, ROOF OR FLOOR ASSEMBLY EXISTS, THE EXISTING SHALL BE COMPLETELY REMOVED, WITH ASSOCIATED UTILITIES REMOVED AND CAPPED BEHIND THE SURFACES TO REMAIN. ALL DEPRESSIONS, INDENTATIONS, OR PROTRUSIONS LEFT AFTER THE REMOVAL OF ITEMS WHICH MAY INTERFERE WITH THE CONSTRUCTION SHALL BE REPAIRED, REPLACED OR REMOVED TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING SURFACES.
- CONTRACTORS SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION. SHOULD QUESTIONS OR DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, PRIOR TO PROCEEDING WITH DEMOLITION.
- WHERE OPENINGS ARE INDICATED TO BE MADE IN EXISTING MASONRY WALLS, OR EXISTING OPENINGS ARE TO BE INFILLED, THE CONTRACTOR SHALL TOOTH IN NEW MASONRY CONSTRUCTION TO MATCH ADJACENT COURSING.
- CONTRACTOR(S) ARE RESPONSIBLE FOR SHORING, BRACING AND UNDERPINNING RELATED TO THE DEMOLITION, REMOVAL OR CUTTING OF ANY WALL, PARTITION, OR ANY OTHER LOAD-BEARING OR STRUCTURAL ELEMENT.
- ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED BY THE CONTRACTOR TO MATCH EXISTING AT NO COST TO THE OWNER.

DEMO KEYNOTE LEGEND	
Key Value	Keynote Text
D6	TEMPORARILY REMOVE EXISTING EXIT SIGNS AND SALVAGE FOR REINSTALLATION.
D8	REMOVE EXISTING LIGHTING FIXTURE IN ITS ENTIRETY AND ALL RELATED ITEMS.
D9	REMOVE EXISTING SMOKE DETECTOR.

KEYNOTE LEGEND	
Key Value	Keynote Text
2	REINSTALL EXISTING EXIT SIGN AND RECONNECT WIRING.
3	INSTALL CABINET UNIT HEATER AND SMOKE DETECTOR.
9	INSTALL LED LIGHT.

CEILING TYPE SCHEDULE	
TYPE MARK	DESCRIPTION
ACP-2	ACOUSTIC CEILING PANEL CEILING 24"x48"

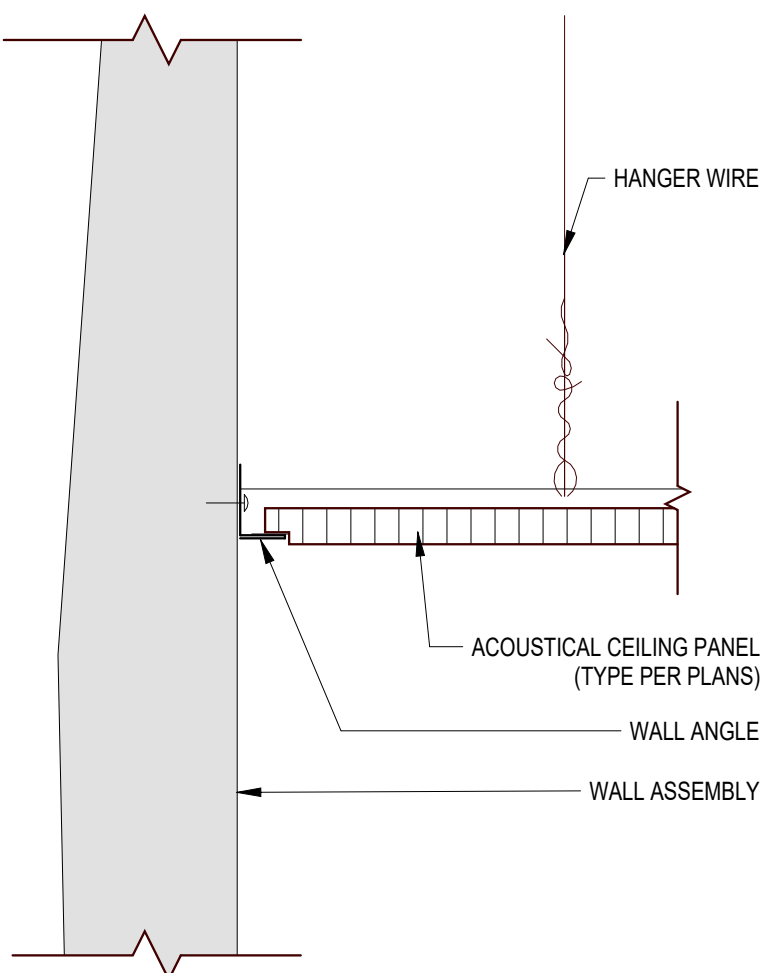
CEILING LEGEND



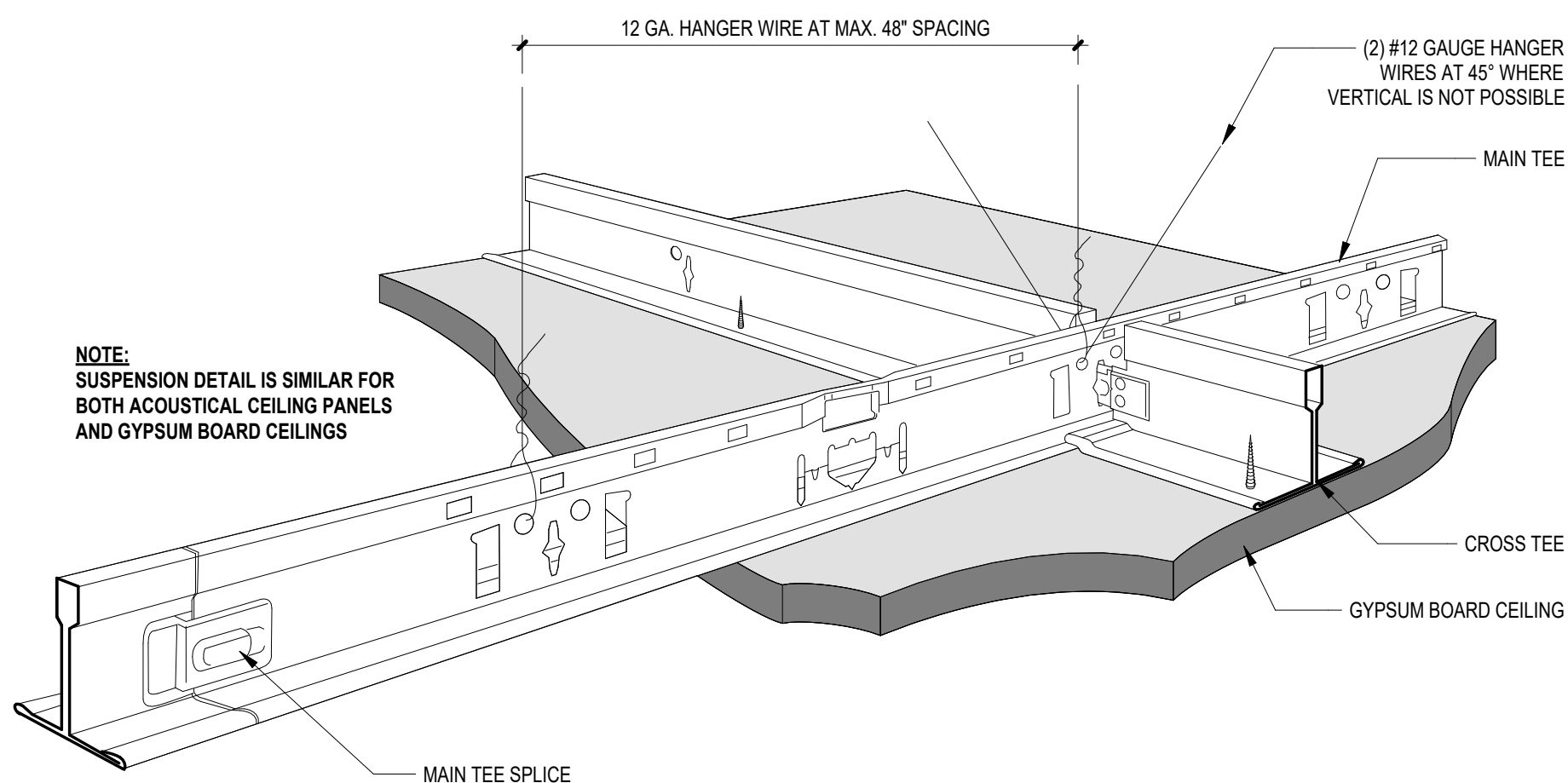
- NOTES:**
- INCLUSION OF SYMBOL IN LEGEND DOES NOT IMPLY SCOPE OF WORK. REFER TO PLANS.
 - CONTRACTORS SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALLATION OF FIXTURES AND OTHER CEILING DEVICES.
 - REFER TO M/E/P DRAWINGS FOR SIZES, TYPES, QUANTITIES AND INSTALLATION REQUIREMENTS OF FIXTURES AND CEILING DEVICES.
 - WHERE CEILING HEIGHTS ARE BELOW WINDOW HEADS THE CONTRACTOR SHALL PROVIDE FASCIA MOLDING OR TRIM TO MATCH SIZE AND COLOR OF CEILING TRIM.
 - COORDINATE ALL AUDIO AND VISUAL DEVICES WITH A/V DRAWINGS. A/V EQUIPMENT SHOWN HERE, INCLUDING PROJECTORS AND PROJECTION SCREENS ARE DIAGRAMMATIC AND ARE SHOWN HERE TO DEPICT ADJACENCIES WITH OTHER LIGHTING AND CEILING DEVICES.

CEILING NOTES

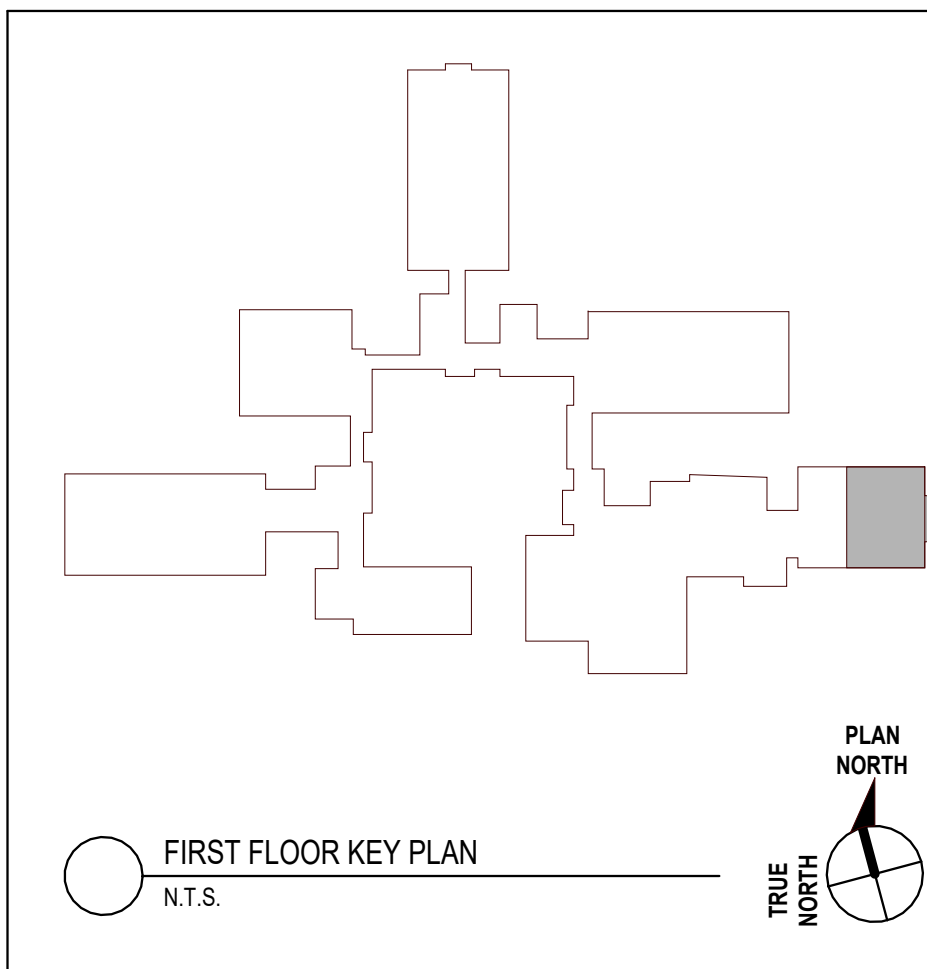
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 - WHERE CEILING HEIGHTS ARE BELOW WINDOW HEADS THE CONTRACTOR SHALL PROVIDE FASCIA MOLDING OR TRIM TO MATCH SIZE AND COLOR OF CEILING TRIM.
 - COORDINATE ALL AUDIO & VISUAL DEVICES WITH A/V DRAWINGS. A/V EQUIPMENT SHOWN HERE, INCLUDING PROJECTORS AND PROJECTION SCREENS ARE DIAGRAMMATIC AND ARE SHOWN HERE TO DEPICT ADJACENCIES WITH OTHER LIGHTING AND CEILING DEVICES.
 - REFER TO ENGINEERING DRAWINGS FOR LOCATION OF ACCESS PANELS (TYP.)
- GENERAL FASTENING REQUIREMENTS**
- INSTALL ACOUSTICAL PANEL CEILINGS TO COMPLY WITH ASTM C 636 AND SEISMIC DESIGN REQUIREMENTS INDICATED, ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CISC's 'CEILING SYSTEMS HANDBOOK'. COMPLY WITH GOVERNING REGULATIONS, REFERENCED STANDARDS, INDUSTRY STANDARDS APPLICABLE TO THE WORK AND AS SHOWN ON THE FINAL APPROVED SHOP DRAWINGS.
- SUSPEND CEILING HANGERS FROM BUILDING'S STRUCTURAL MEMBERS AND AS FOLLOWS:
- INSTALL HANGERS PLUMB AND FREE FROM CONTACT WITH INSULATION OR OTHER OBJECTS WITHIN CEILING PLENUM THAT ARE NOT PART OF SUPPORTING STRUCTURE OR OF CEILING SUSPENSION SYSTEM.
 - SPRAY HANGERS ONLY WHERE REQUIRED TO MISS OBSTRUCTIONS; OFFSET RESULTING HORIZONTAL FORCES BY BRACING, COUNTERPLAYING, OR OTHER EQUALLY EFFECTIVE MEANS.
 - WHERE WIDTH OF DUCTS AND OTHER CONSTRUCTION WITHIN CEILING PLENUM PRODUCES HANGER SPACINGS THAT INTERFERE WITH LOCATION OF HANGERS AT SPACINGS REQUIRED TO SUPPORT STANDARD SUSPENSION SYSTEM MEMBERS, INSTALL SUPPLEMENTAL SUSPENSION MEMBERS AND HANGERS IN FORM OF TRAPEZES OR EQUIVALENT DEVICES.
 - SECURE WIRE HANGERS TO CEILING-SUSPENSION MEMBERS AND TO SUPPORT ABOVE WITH A MIN. OF THREE TIGHT TURNS. CONNECT HANGERS DIRECTLY EITHER TO STRUCTURES OR TO INSERTS, EYE SCREWS, OR OTHERWISE FAIL DUE TO AGE, CORROSION, OR ELEVATED TEMPERATURES.
 - SECURE FLAT, ANGLE, CHANNEL, AND ROD HANGERS TO STRUCTURE, INCLUDING INTERMEDIATE FRAMING MEMBERS, BY ATTACHING TO INSERTS, EYE SCREWS, OR OTHER DEVICES THAT ARE SECURE AND APPROPRIATE FOR BOTH THE STRUCTURE TO WHICH HANGERS ARE ATTACHED AND THE TYPE OF HANGER INVOLVED. INSTALL HANGERS IN A MANNER THAT WILL NOT CAUSE THEM TO DETERIORATE OR FAIL DUE TO AGE, CORROSION, OR ELEVATED TEMPERATURES.
 - DO NOT SUPPORT CEILINGS DIRECTLY FROM PERMANENT METAL FORMS OR FLOOR DECK. FASTEN HANGERS TO CAST-IN-PLACE HANGER INSERTS, OR POSTINSTALLED MECHANICAL FASTENERS THAT EXTEND THROUGH FORMS INTO CONCRETE.
 - WHEN STEEL FRAMING DOES NOT PERMIT INSTALLATION OF HANGER WIRES AT SPACING REQUIRED, INSTALL CARRYING CHANNELS OR OTHER SUPPLEMENTAL SUPPORT FOR ATTACHMENT OF HANGER WIRES.
 - DO NOT ATTACH HANGERS TO STEEL DECK TABS.
 - DO NOT ATTACH HANGERS TO STEEL ROOF DECK. ATTACH HANGERS TO STRUCTURAL MEMBERS.
 - SPACE HANGERS NOT MORE THAN 48" O.C. ALONG EACH MEMBER SUPPORTED DIRECTLY FROM HANGERS UNLESS OTHERWISE INDICATED; PROVIDE HANGERS NOT MORE THAN 8" FROM END OF EACH MEMBER.
 - SIZE SUPPLEMENTAL SUSPENSION MEMBERS AND HANGERS TO SUPPORT CEILING LOADS WITHIN PERFORMANCE LIMITS ESTABLISHED BY REFERENCED STANDARDS AND PUBLICATIONS.
 - ALL LIGHT FIXTURES, DUCTWORK, DIFFUSERS, SIGNAGE, FIRE ALARM, FIRE SPRINKLER, AUDIO/VISUAL, ETC. MATERIALS AND EQUIPMENT IS NOT PERMITTED TO BE HUNG FROM THE SAME PANEL AND GRID SUSPENSION SYSTEMS. SUCH MATERIAL AND EQUIPMENT MUST BE INDEPENDENTLY SUSPENDED FROM THE STRUCTURE ABOVE.



3 EDGE DETAIL AT ACOUSTIC CEILING PANEL
3" = 1'-0"



4 TYPICAL SUSPENDED CEILING DETAIL
3" = 1'-0"



CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:

THOMAS S. PERRINO
SCOTT E. DOWNIE
STEFAN LEONE
STEVEN G. SIEGEL
ANGELO ALBERTO
JOHN F. WRIGHT
SPIEZLE ARCHITECTURAL GROUP, INC.

21A01020400
21A01070400
21A01107000
21A01042000
21A01040700
21A01784200
21A020003000

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
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FOR BID:

03/13/2025

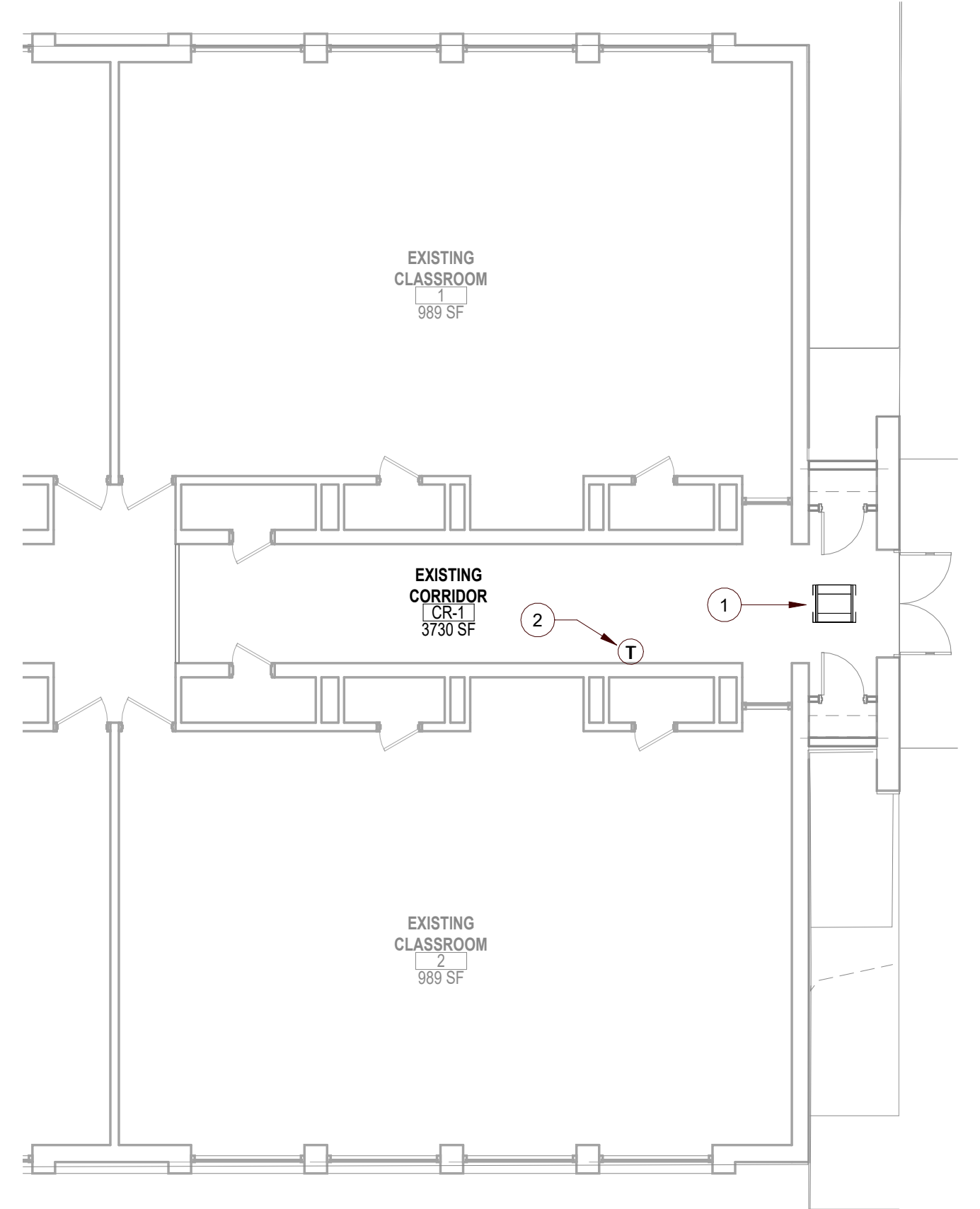
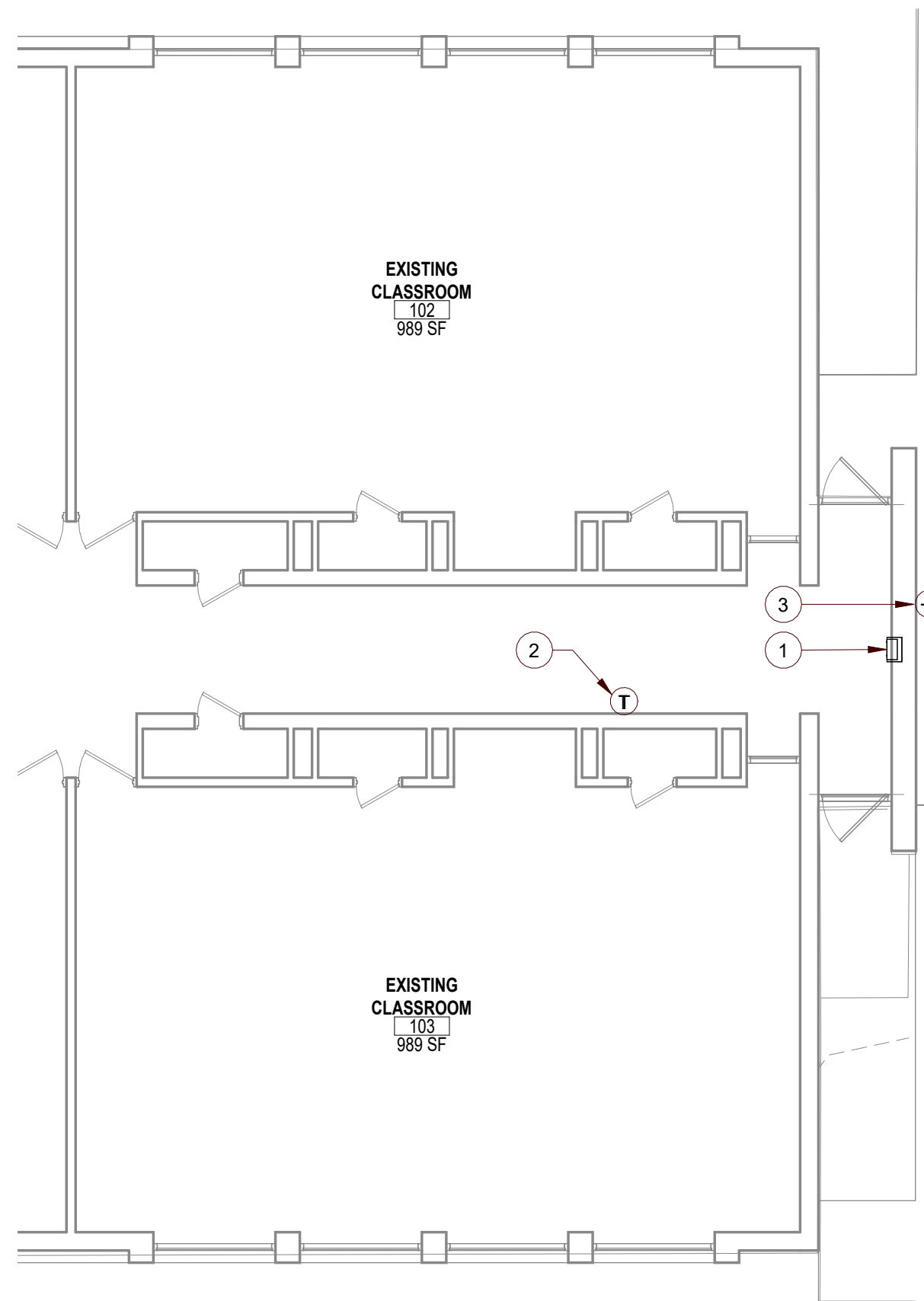
PARTIAL FIRST FLOOR
DEMOLITION REFLECTED
CEILING PLAN,
PROPOSED PLAN AND
DETAILS

COMMISSION NUMBER:
23K039

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

A4.1



MECHANICAL DEMOLITION KEY NOTES	
Key Value	Keynote Text
1	REMOVE EXISTING CABINET UNIT HEATER, CLEAN AND SET ASIDE FOR RELOCATION. CONTRACTOR SHALL REMOVE THE EXISTING WALL MOUNTING BRACKET AND PREP FOR REINSTALLATION DURING THE NEW WORK PHASE.
2	REMOVE EXISTING THERMOSTAT ALONG WITH ALL ASSOCIATED WIRING.
3	REMOVE EXISTING TEMPERATURE SENSOR, PATCH EXTERIOR WALL. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MECHANICAL KEY NOTES	
Key Value	Keynote Text
1	RELOCATE THE EXISTING CABINET UNIT HEATER TO THE LOCATION SHOWN. CONTRACTOR SHALL PROVIDE CEILING MOUNTED BRACKETS AND TRIM PER THE MANUFACTURER'S INSTRUCTIONS. CONTRACTOR SHALL CLEAN THE UNIT HEATER PRIOR TO REINSTALLATION. EXISTING UNIT HEATER IS A MARLEY MODEL CUH900 SERIES.
2	PROVIDE BERKO SMARTSERIES PLUS THERMOSTAT AND ALL ASSOCIATED WIRING TO RELOCATED UNIT HEATER.

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE (N.J.A.C. 5:23), INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES AND INDUSTRIAL STANDARDS: INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION, 2021 AND INTERNATIONAL MECHANICAL CODE, 2021.
2. COMPARE THE CONTRACT DOCUMENTS FOR THIS PROJECT WITH THE EXISTING CONDITIONS TO DETERMINE THE EXTENT OF DEMOLITION WORK AND/OR RELOCATION WORK REQUIRED TO ACCOMPLISH THE WORK SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE INCURRED TO EXISTING PIPING, DUCTS AND EQUIPMENT DURING DEMOLITION AND NEW WORK. CONTRACTOR SHALL EXTEND OR MODIFY ALL EXISTING AND NEW WORK AS REQUIRED TO COMPLETE AND WORKING SYSTEM. THE CONTRACTOR SHALL REMOVE, EXTEND AND MODIFY ANY EXISTING SITE AND BUILDING SERVICES AS REQUIRED TO PERFORM NEW WORK, BUT SHALL MAINTAIN CONTINUITY OF ALL EXISTING SYSTEMS.
4. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL TAXES, FEES AND OTHER COSTS IN CONNECTION WITH HIS WORK. FILE ALL NECESSARY PERMITS AND/OR ALL DEPARTMENTS HAVING JURISDICTION TO OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR THEIR WORK, AND DELIVER SAME TO THE OWNER BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK. THE CONTRACTOR SHALL INCLUDE IN THE BIDDING, WITHOUT EXTRA COST TO THE OWNER, ANY LABOR, MATERIALS SERVICES, APPARATUS, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS), IN ORDER TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES AND REGULATIONS, INCLUDING UL, ASME, NFPA, IEEE, OSHA, SMACNA AND INTERNATIONAL MECHANICAL CODE, AND THE REQUIREMENTS OF THE LATEST ASHRAE GUIDE AND DATA BOOK.
5. DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO CONVEY SCOPE AND GENERAL ARRANGEMENT ONLY; COORDINATED SHOP DRAWINGS ARE REQUIRED BY THE CONTRACTOR.
6. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED TO ALLOW FOR UNOBSTRUCTED ACCESS TO UNIT ACCESS PANELS, CONTROLS, ETC.
7. UNLESS OTHERWISE NOTED, ALL WORK IS OVERHEAD, TIGHT TO UNDERSIDE OF THE STRUCTURE.
8. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NOT SPECIFICALLY SHOWN ON THE DRAWINGS AS RECOMMENDED BY MANUFACTURER FOR PROPER INSTALLATION.
9. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS AND AS SPECIFIED ON THE CONTRACT.
10. UPON COMPLETION OF THE INSTALLATION, SYSTEM SHALL BE CLEANED AND ALL SAFETY FEATURES SHALL BE TESTED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
11. COORDINATE MECHANICAL WORK WITH ALL OTHER TRADES.
12. ALL MECHANICAL EQUIPMENT SHALL BEAR THE LABEL OF APPROVED AGENCY.
13. DETAILS OF CONSTRUCTION AND WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS, SHALL BE SUBJECT TO ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE SYSTEM, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION.
14. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND FACTORY-PAINTED FINISHES WITH MATERIALS AND PROCEDURES TO MATCH ORIGINAL FACTORY FINISHES FOR ALL HVAC EQUIPMENT.
15. ALL OPENINGS MUST BE SEALED AND PROTECTED WITH 3M OR EQUAL FLAME SAFE FIRE COMPOUND.
16. WHEN THE PROJECT IS UNDER CONSTRUCTION, CONTRACTOR SHALL PROVIDE PLASTIC SHEETING AND COVERS AT ALL EXPOSED OPENINGS, TO STOP DUST, AND DEBRIS FROM ENTERING EQUIPMENT. THIS SHALL BE DONE ON A DAILY BASIS FOR THE ENTIRE PROJECT.
17. ALL WORK MUST BE COORDINATED SO AS NOT TO INTERFERE WITH NORMAL BUSINESS OF OWNER. THE ARCHITECT AND OWNER WILL REVIEW ALL CONSTRUCTION SCHEDULES AND PHASING OF PROJECT.

DRAWING SYMBOLS	
	CONNECT TO EXISTING SYMBOL
	POINT OF TERMINATION SYMBOL
VD _____	VOLUME DAMPER
A.D. _____	ACCESS DOOR
	THERMOSTAT

APPLICABLE CODES (NJ)

LISTED BELOW ARE THE CURRENT ADOPTED CODES UNDER THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE (U.C.C.):

INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION	2021
INTERNATIONAL MECHANICAL CODE	2021
ENERGY SUBCODE - ASHRAE 90.1	2019
NATIONAL ELECTRICAL CODE (NFPA 70)	2020
NATIONAL STANDARD PLUMBING CODE	2021
INTERNATIONAL FUEL GAS CODE	2021
BARRIER FREE SUBCODE, CHAPTER 11 OF IBC	2021
BARRIER FREE SUBCODE, ICC/ANSI A117.1	2017
NI REHABILITATION SUBCODE	NJAC 5:23-6
NI BARRIER FREE SUBCODE	NJAC 5:23-12

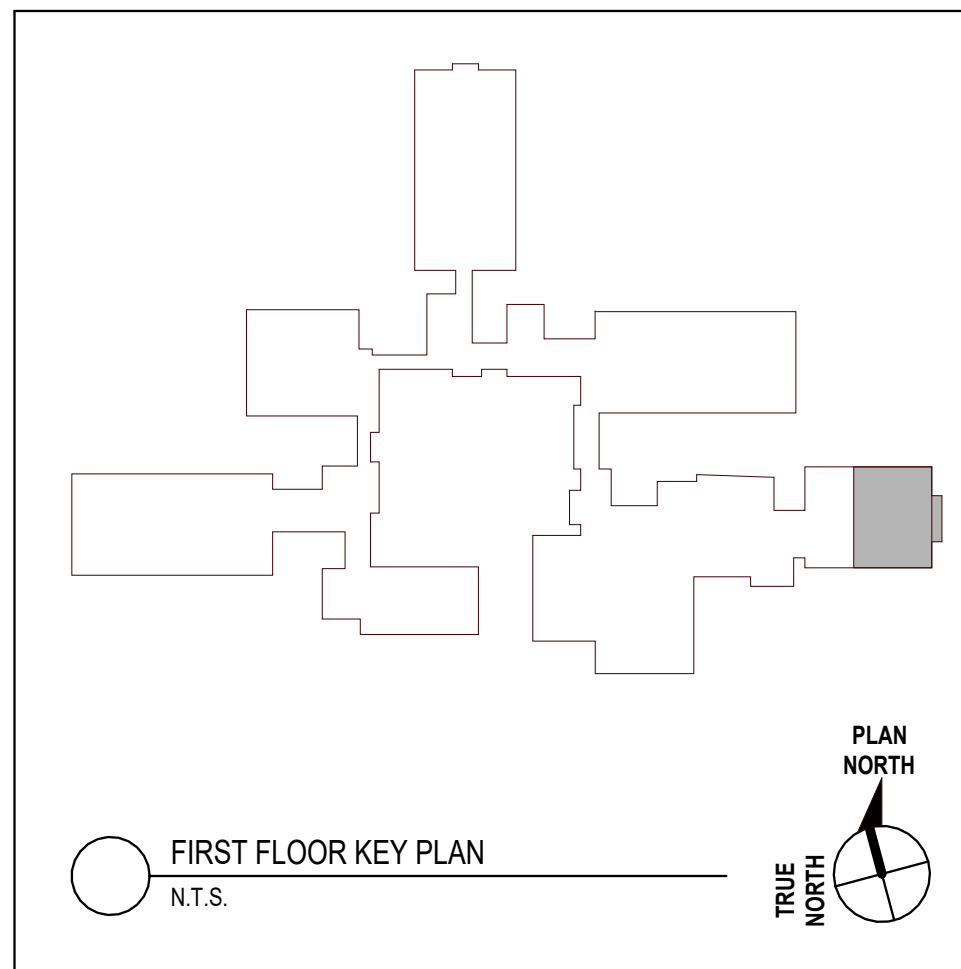
ANY WORK WHICH DEVIATES FROM SUCH STANDARDS SHALL BE RECTIFIED TO THE SATISFACTION OF THE GOVERNING AUTHORITY. THE REQUIREMENTS OF GOVERNING AUTHORITIES SHALL SUPERSEDE THE DRAWINGS AND SPECIFICATIONS IN ALL CASES. THE ENGINEER SHALL BE NOTIFIED BY WRITTEN CHANGE ORDER BEFORE SUCH WORK IS STARTED. NON-FAMILIARITY WITH GOVERNING RULES AND REGULATIONS SHALL NOT BE CAUSE FOR AN EXTRA CHARGE IN THE EVENT THAT WORK MUST BE REPLACED FOR NONCOMPLIANCE.

GENERAL DEMOLITION NOTES

1. DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO THE WORK INDICATED HEREWITH, AS COORDINATED WITH WORK OF ALL OTHER TRADES, AS INDICATED ELSEWHERE, AND AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ALL DEMOLITION REQUIRED SHALL BE INCLUDED IN EACH CONTRACTOR'S BASE BID TO PERFORM AND COMPLETE CONSTRUCTION, UNLESS OTHERWISE INDICATED.
2. IT IS THE INTENT OF THIS CONTRACT THAT ALL EXISTING MECHANICAL SYSTEMS THAT ARE NOT TO BE REUSED SHALL BE DISCONNECTED AND REMOVED IN THEIR ENTIRETY. ALL MECHANICAL DEVICES AND EQUIPMENT THAT ARE NO LONGER REQUIRED, WHETHER INDICATED ON THESE DRAWINGS OR NOT SHALL BE REMOVED UNLESS NOTED OTHERWISE.
3. REMOVE ALL EXISTING SYSTEMS NECESSARY TO ACCOMMODATE ALL NEW WORK. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS AND PHYSICALLY INSPECT THE EXISTING CONDITIONS TO ASCERTAIN THE MAGNITUDE OF THE WORK REQUIRED. EXISTING WORK WHICH IS TO REMAIN IN SERVICE, BUT WHICH INTERFERES WITH THE NEW WORK SHALL BE RELOCATED AND RECONNECTED USING MATERIALS AND METHODS OF THE CONTRACTOR'S CHOICE.
4. REMOVE ALL EQUIPMENT, MATERIAL, ETC. NO LONGER REQUIRED TO REMAIN IN SERVICE TO A POINT BEHIND FINISHED WALLS, FLOORS AND CEILINGS. CAP OR PLUG AS REQUIRED TO MAKE A SAFE AND OPERABLE REMAINING SYSTEM. CLOSE AND RESTORE ALL WALL, FLOOR AND CEILING OPENINGS CREATED BY REMOVALS. RESTORATION SHALL MATCH THE EXISTING SURROUNDING SURFACES.
5. ITEMS TO BE RELOCATED OR REINSTALLED SHALL BE AS INDICATED. SPECIAL CARE SHALL BE TAKEN SO AS NOT TO DAMAGE THESE ITEMS. THE CONTRACTOR SHALL COORDINATE THE STORAGE OF ALL SALVAGED ITEMS TO BE EITHER RELOCATED OR REINSTALLED WITH THE OWNER.
6. ALL ITEMS DESIGNATED AS 'SALVAGED' SHALL BE PROTECTED AND TURNED OVER TO THE OWNER.
7. IN THE EVENT ANY ITEM OR SYSTEM IS TO BE REMOVED OR RELOCATED, AS INDICATED ON THE DRAWINGS OR AS NECESSITATED BY ALTERATION OR NEW CONSTRUCTION IS IN ACTIVE USE, PROVIDE TEMPORARY FACILITIES AS REQUIRED TO MAINTAIN SUCH USE UNTIL THE PERMANENT INSTALLATION IS COMPLETED.
8. PREPARE FOR REMOVAL OF ALL EXISTING WALLS, FLOORS AND CEILINGS WHICH WILL BE DISTURBED OR WHICH WILL REQUIRE RELOCATION TO ACCOMMODATE THE NEW WORK OR ALTERATION.
9. MECHANICAL DEMOLITION AND NEW WORK SHALL BE COORDINATED WITH MECHANICAL DEMOLITION DRAWINGS AND NOTES.
10. ANCHOR, PIPING PASSAGES THROUGH DEMOLITION AREAS TO MAINTAIN CONTINUITY AND SERVICES TO OTHER EXISTING AREAS TO REMAIN.
11. INFORMATION SHOWN IS BASED ON EXISTING BUILDING DRAWINGS WHICH MAY BE INACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL SERVICES, PIPING, ETC. AND FIELD CONDITIONS PRIOR TO DEMOLITION, RECONNECTION AND NEW INSTALLATION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE TURNOVER OF MECHANICAL EQUIPMENT DEVICES, ACCESSORIES, ETC. BEFORE DEMOLITION IN ALL SPACES SHOWN. ALL UNUSED MATERIALS AND EQUIPMENT ARE THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS DIRECTED BY THE ARCHITECT. OWNER RESERVES THE RIGHT TO RETAIN ANY MATERIAL, WHICH SHALL BE STORED ON SITE AT HIS OWN RISK. ALL MATERIALS, DEVICES AND EQUIPMENT SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
13. PROVIDE ANY ADDITIONAL LABOR AND MATERIAL AS REQUIRED TO MAINTAIN ALL REMAINING MECHANICAL ITEMS OPERATIONAL. FOR ALL EXISTING SERVICES THAT ARE EXISTING TO REMAIN.
14. ALL DEMOLITION WORK SHALL INCLUDE ALL REQUIRED CUTTING, PATCHING AND THE FULL RESTORATION OF WALL AND FLOOR STRUCTURE AND SURFACES. ALL EQUIPMENT, WALLS, FLOORS, ETC., DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER. AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL EMPLOY THE WORKMEN OF THE PROPER TRADES TO COMPLETE THIS WORK.
15. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION CONCERNING DEMOLITION, CUTTING AND PATCHING, FLASHING, FIRESTOPPING AND STRUCTURAL SUPPORTS.
16. ALL SYSTEMS TO REMAIN THAT ARE DAMAGED DURING THE DEMOLITION PHASE SHALL BE RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
17. CONDITIONS INDICATED AS EXISTING ARE TAKEN FROM FIELD OBSERVATION. WHILE ALL ATTEMPTS AT ACCURACY HAVE BEEN TAKEN, NO GUARANTEE OF AN EXACT REPRESENTATION OR COMPLETENESS IS IMPLIED. RESPONSIBILITY FOR FINAL VERIFICATION FALLS TO THE CONTRACTOR. ANY UNRESOLVED DISCREPANCIES SHALL BE REQUIRED TO THE SATISFACTION OF THE OWNER OR RESOLUTION BY THE COURT.
18. LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.
19. CONTRACTORS SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION. SHOULD QUESTIONS OR DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO PROCEEDING WITH DEMOLITION.

ABBREVIATIONS

AD	ACCESS DOOR
AC	ABOVE CEILING
AL	ACOUSTICAL DUCT LINING
CFM	CUBIC FEET PER MINUTE
D	DIMMER
DOC	COMBINATION DIMMER AND OCCUPANCY SENSOR
DN	DOWN
DWG	DRAWING
EL	ELEVATION
EQ	EQUAL
FT	FOOT or FEET
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
N	DIFFUSER NECK SIZE
N/A	NOT APPLICABLE
NSF	NOT IN CONTRACT
NSF	NET SQUARE FEET
OC	OCCUPANCY SENSOR
P	DIFFUSER PANEL SIZE
SF	SQUARE FEET
TOS	TOP OF STEEL
TYP	TYPICAL
VD	VOLUME DAMPER



CODE REVIEW:

CERTIFICATE



SPIEZE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:

THOMAS S. PERRI
SCOTT E. DOWNIE
STEVEN LEONE
STEVEN G. SIEGEL
ANGELO ALBERTO
JOHN F. WRIGHT
SPIEZLE ARCHITECTS

21A001505400
21A001674400
21A001170100
21A001584200
21A001046700
21A001784200
21AC00063000

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

#	REVISION NAME	DATE
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FOR BID

03/13/2025

DRAWING TITLE

MECHANICAL PARTIAL FLOOR PLANS

COMMISSION NUMBER

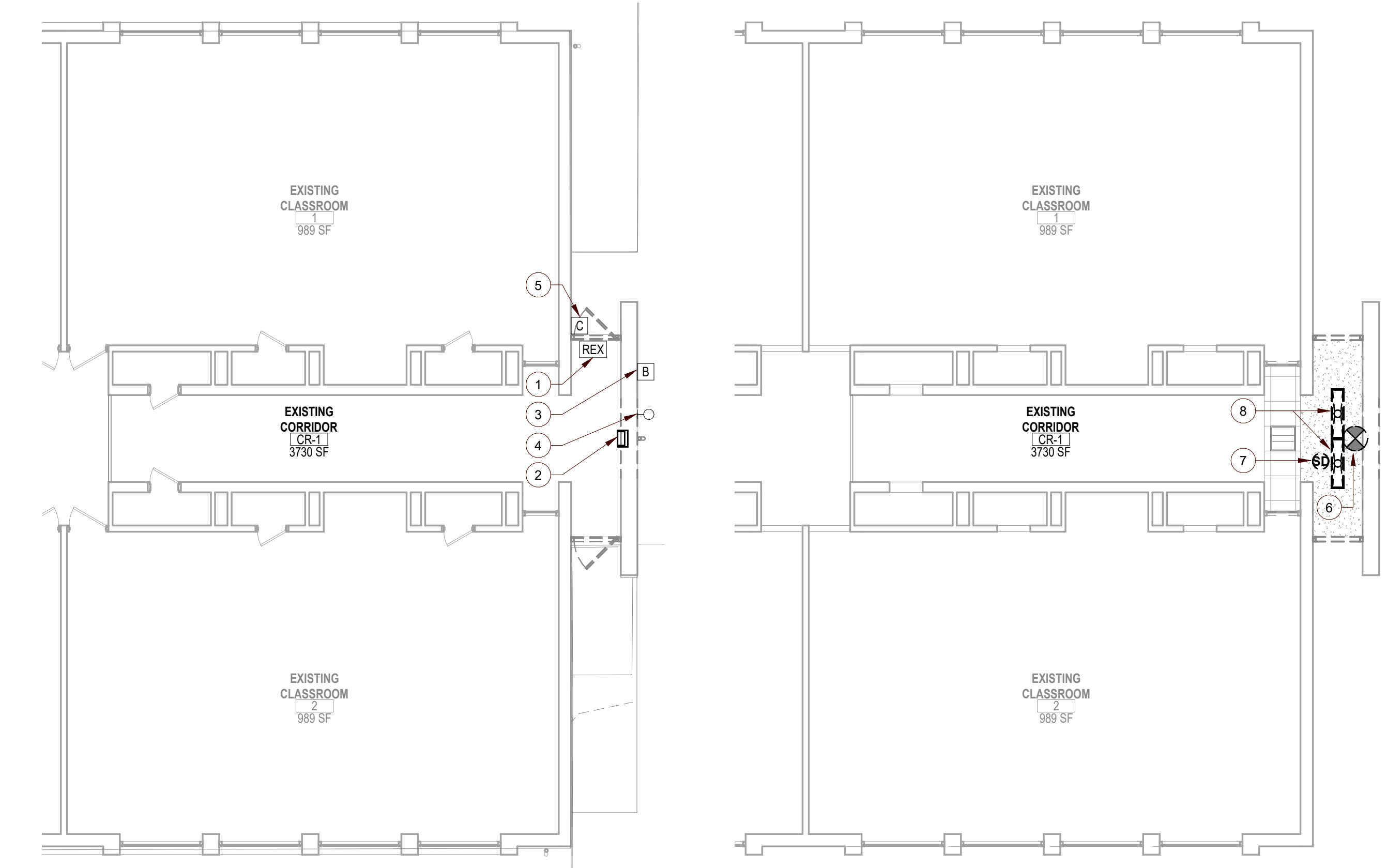
23K039

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER

M1.1

1 1/2"=1'-0"
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
1/16"=1'-0"

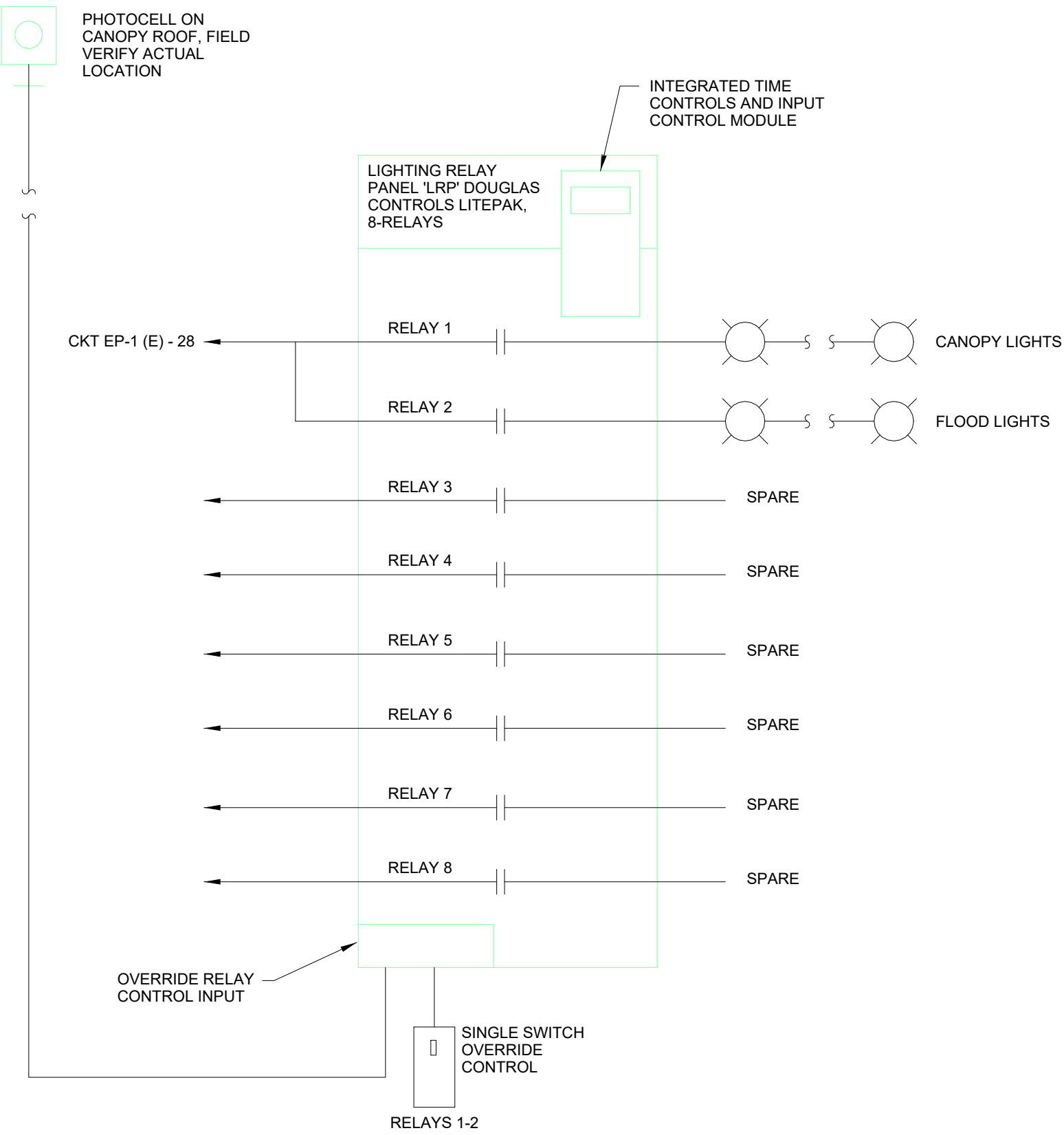


1 ELECTRICAL PARTIAL FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

2 ELECTRICAL PARTIAL FIRST FLOOR DEMOLITION RCP
1/8" = 1'-0"

POWER WIRE/CABLE INSTALLATION SCHEDULE					
SERVICE	TYPE	LOCATION	RACEWAY	FITTINGS	NOTES
BRANCH CIRCUITS	ALL	ABOVE GRADE UNFINISHED AREAS	ELECTRICAL METALLIC TUBING	STEEL COMPRESSION	
BRANCH CIRCUITS	ALL	BELOW GRADE	ELECTRICAL METALLIC TUBING	RAINTIGHT STEEL COMPRESSION	
BRANCH CIRCUITS	ALL	EXISTING INTERIOR MASONRY WALLS ABOVE GRADE FINISHED AREAS	SURFACE METAL RACEWAY	SURFACE METAL RACEWAY	WIREMOLD V500/V700 SERIES
BRANCH CIRCUITS	ALL	STUD WALLS ABOVE GRADE FINISHED AREAS	METAL CLAD CABLE	METAL CLAD CABLE	FISH IN EXISTING STUD WALLS
BRANCH CIRCUITS	ALL	PLENUM CEILINGS	ELECTRICAL METALLIC TUBING	STEEL COMPRESSION	
BRANCH CIRCUITS	ALL	NON-PLENUM CEILINGS	METAL CLAD CABLE	METAL CLAD CABLE	

GENERAL NOTES:
1. ALL WIRE/CABLE INSTALLATIONS SHALL BE INSTALLED CONCEALED.
2. PROVIDE RACEWAY TYPES AS SHOWN ON PLANS AND DETAILS WHERE IN CONFLICT WITH THIS SCHEDULE AND/OR SPECIFICATIONS.
3. ALL RACEWAYS/CABLE/WIRE SHALL BE INSTALLED CONCEALED IN NEW CONSTRUCTION EXCEPT IN UNFINISHED AREAS SUCH AS MECHANICAL ROOMS, ELECTRICAL ROOMS, MDF'S, IDF'S AND JANITOR/CUSTODIAN CLOSETS.



SITE/AREA LIGHTING CONTOL DIAGRAM
NO SCALE

LIGHTING CONTROL NOTES:
SYSTEM SHALL OPERATE AS FOLLOWS:
- EXTERIOR LIGHTING SHALL BE CONTROLLED BY INTERNAL TIME CLOCK/PHOTOCELL COMBINATION AND/OR MANUAL INPUT. PHOTOCELL SHALL OVERRIDE TIME CLOCK IN PERIODS OF DIM CONDITIONS DURING NORMAL "OFF" TIMES.
- ALL PROGRAMMING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR CONTRACTOR'S VENDOR.

DRAWING SYMBOLS

	CONNECT TO EXISTING SYMBOL
	DIMMER SWITCH BY LEVITON MODEL #: S8K00-CDW OR EQUAL
	SMOKE DETECTOR - CEILING MOUNTED
	HEAT DETECTOR - CEILING MOUNTED
	EXIT SIGN
	CARD READER
	REQUEST TO EXIT
	FIRE BELL

APPLICABLE CODES (NJ)

LISTED BELOW ARE THE CURRENT ADOPTED CODES UNDER THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE (U.C.C.):

INTERNATIONAL BUILDING CODE - NEW JERSEY EDITION	2021
INTERNATIONAL MECHANICAL CODE	2021
ENERGY SUBCODE - ASHRAE 90.1	2019
NATIONAL ELECTRICAL CODE (NFPA 70)	2020
NATIONAL STANDARD PLUMBING CODE	2021
INTERNATIONAL FUEL GAS CODE	2021
BARRIER FREE SUBCODE, CHAPTER 11 OF IBC	2017
BARRIER FREE SUBCODE, ICC/ANSI A117.1	2017
NJ REHABILITATION SUBCODE	NJAC 5:23-8
NJ BARRIER FREE SUBCODE	NJAC 5:23-12

ANY WORK WHICH DEVIATES FROM SUCH STANDARDS SHALL BE RECTIFIED TO THE SATISFACTION OF THE GOVERNING AUTHORITY. THE REQUIREMENTS OF GOVERNING AUTHORITIES SHALL SUPERSEDE THE DRAWINGS AND SPECIFICATIONS IN ALL CASES. THE ENGINEER SHALL BE NOTIFIED BY WRITTEN CHANGE ORDER BEFORE SUCH WORK IS STARTED. NON-FAMILIARITY WITH GOVERNING RULES AND REGULATIONS SHALL NOT BE CAUSE FOR AN EXTRA CHARGE IN THE EVENT THAT WORK MUST BE REPLACED FOR NONCOMPLIANCE.

ABBREVIATIONS

# OR NO.	NUMBER
A	AMPERE
AC	ALTERNATING CURRENT OR ABOVE CEILING
AF	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AMPS INTERRUPTING CURRENT RATING
AT	AUTOMATIC TRANSFER SWITCH
ATS	AMPERE INTERRUPTING CURRENT RATING
AWG	AMERICAN WIRE GAUGE
BFG	BELOW FINISHED GRADE
C	CONDUIT OR RACEWAY
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DED.	DEDICATED
DWG/DWGS	DRAWING OR DRAWINGS
(E)	EXISTING TO REMAIN
EMT	ELECTRIC METAL TUBING
EX	EXISTING
G OR GND.	GROUND
GFI	GROUND FAULT CIRCUIT INTERRUPTER
HERTZ	GROUND FAULT INTERRUPT
IC	INTERRUPTING CURRENT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
KA/IC	THOUSAND AMPERERE INTERRUPTING CURRENT
KCMIL	THOUSAND CIRCULAR MILLS
KA	KILOAMPERE
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KW	KILOWATT
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LTG	LIGHTING
MAX.	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MIN.	MINIMUM
MLO	MAIN LUG ONLY
N	NEUTRAL
NAC	NOTIFICATION APPLIANCE CIRCUIT
NIC	NOT IN CONTRACT
P	POLES
PC	PHOTOCELL
PH	PHASE
PIR	PASSIVE INFARED
PNL	PANELBOARD
PRI	PRIMARY
PVC	POLYVINYL CHLORIDE CONDUIT
REC.	RECEPTACLE
(RL)	EXISTING TO BE RELOCATED
RGS	RIGID GALVANIZED STEEL CONDUIT
S	SURFACE MOUNTED ELECTRICAL EQUIPMENT
SCH.	SCHEDULE
SEC.	SECONDARY
SLC	SIGNALING LINE CIRCUIT
SS	STAINLESS STEEL
SW	SWITCH
TS	TIME SWITCH
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLTS-AMPERES
VAC	VOLTS, ALTERNATING CURRENT
VDC	VOLTS, DIRECT CURRENT
W	WATTS OR WIRE
WP	WEATHERPROOF-NEMA 3R
XFMR	TRANSFORMER
VOIP	VOICE OVER INTERNET PROTOCOL
Y	WYE

ELECTRICAL DEMOLITION KEY NOTES

Key Value	Keynote Text
1	REMOVE EXISTING REQUEST TO EXIT, CLEAN AND SET ASIDE FOR RELOCATION.
2	REMOVE FEEDER FOR EXISTING UNIT HEATER BACK TO SOURCE AT EXISTING PANEL PP-1 IN EXISTING UTILITY 111. REMOVE CONDUIT TO BELOW SLAB AND PATCH FLOOR. RELABEL CIRCUIT IN PANEL AS 'SPARE'.
3	REMOVE EXISTING FIRE BELL, CLEAN AND SET ASIDE FOR RELOCATION. PATCH EXISTING WALL, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4	REMOVE EXISTING LIGHTING FIXTURE, REMOVE CIRCUIT TO NEAREST SOURCE. PATCH EXISTING WALL, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
5	REMOVE EXISTING CARD READER, CLEAN AND SET ASIDE FOR RELOCATION. PATCH EXISTING WALL, SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6	REMOVE EXISTING EXIT SIGN, CLEAN AND SET ASIDE FOR RELOCATION.
7	REMOVE EXISTING SMOKE DETECTOR.
8	REMOVE EXISTING LIGHTING FIXTURES, STORE AND MAKE SAFE. CLEAN AND TURN OVER TO DISTRICT. CONTRACTOR SHALL PULL THE EXISTING FEED BACK TO THE NEAREST JUNCTION BOX.

ELECTRICAL DEMOLITION NOTES

- DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO THE WORK INDICATED HEREWITH, AS COORDINATED WITH WORK OF ALL OTHER TRADES, AS INDICATED ELSEWHERE, AND AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ALL DEMOLITION REQUIRED SHALL BE INCLUDED IN THE BASE BID TO PERFORM AND COMPLETE CONSTRUCTION, UNLESS OTHERWISE INDICATED. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY/ALL DAMAGES TO EXISTING FLOORS, FLOOR TILES, WALLS, CEILINGS, FURNISHINGS, ETC. DUE TO THE REMOVAL PROCESS OF ELECTRICAL EQUIPMENT AND ALL ASSOCIATED ITEMS.
- THE DEMOLITION PLAN AS SHOWN IS NOT TO BE CONSIDERED ALL INCLUSIVE BUT IS TO BE A GENERAL GUIDE TO THE SCOPE OF THE DEMOLITION. ALL DEMOLITION MUST BE PERFORMED AS REQUIRED TO BRING THE AREA SHOWN TO A STATE WHERE THE NEW CONSTRUCTION WORK CAN BE ACCOMPLISHED AS SHOWN ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL DISCONNECT POWER TO ALL EQUIPMENT INDICATED. REMOVE ALL ASSOCIATED DEVICES, CABLING AND CONDUIT BACK TO SOURCE UNLESS NOTED OTHERWISE.
- AT EQUIPMENT/ DEVICES BEING REMOVED, ABANDON CONDUIT AND BOXES IN BLOCK WALLS TO REMAIN. REMOVE ALL WIRE AND CONDUIT EXPOSED AND ABOVE CEILING BACK TO SOURCE. COVER ALL BOXES TO REMAIN IN BLOCK WALL WITH BLANK COVER PLATES.
- ALL ITEMS DESIGNATED AS 'SALVAGED' SHALL BE PROTECTED AND TURNED OVER TO THE OWNER.
- ALL MATERIAL AND EQUIPMENT REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
- ITEMS TO BE RELOCATED OR REINSTALLED SHALL BE AS INDICATED. SPECIAL CARE SHALL BE TAKEN SO AS NOT TO DAMAGE THESE ITEMS. THE CONTRACTOR SHALL COORDINATE THE STORAGE OF ALL SALVAGED ITEMS TO BE EITHER RELOCATED OR REINSTALLED WITH THE OWNER.
- ALL EXISTING CONDUITS AND WIRING NOT BEING USED SHALL BE REMOVED BACK TO SOURCE.
- LOCATIONS AND/OR ELEVATIONS OF EXISTING ITEMS AS SHOWN ON THE DRAWINGS ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.
- VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION. SHOULD QUESTIONS OR DISCREPANCIES ARISE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, PRIOR TO PROCEEDING WITH DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR SHORING, BRACING AND UNDERPINNING RELATED TO THE DEMOLITION, REMOVAL OR CUTTING OF ANY WALL, PARTITION, OR ANY OTHER LOAD-BEARING OR STRUCTURAL ELEMENT.
- THE EXISTING FIRE ALARM CONTROL PANEL IS LOCATED AT XX.

CODE REVIEW:

CERTIFICATE:



SPIEZZE ARCHITECTURAL GROUP INC.
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ANGELO ALBERTO 21A01042000
JOHN F. WRIGHT 21A01042000
SPIEZZE ARCHITECTURAL GROUP, INC. 21A01042000

SEAL:

FOR BID SET

PROJECT:

RED BANK PRIMARY
SCHOOL IMPROVEMENTS

222 RIVER ST, RED BANK, NJ 07701

FOR

RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
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FOR BID:

03/13/2025

DRAWING TITLE:

ELECTRICAL PARTIAL
DEMOLITION PLANS

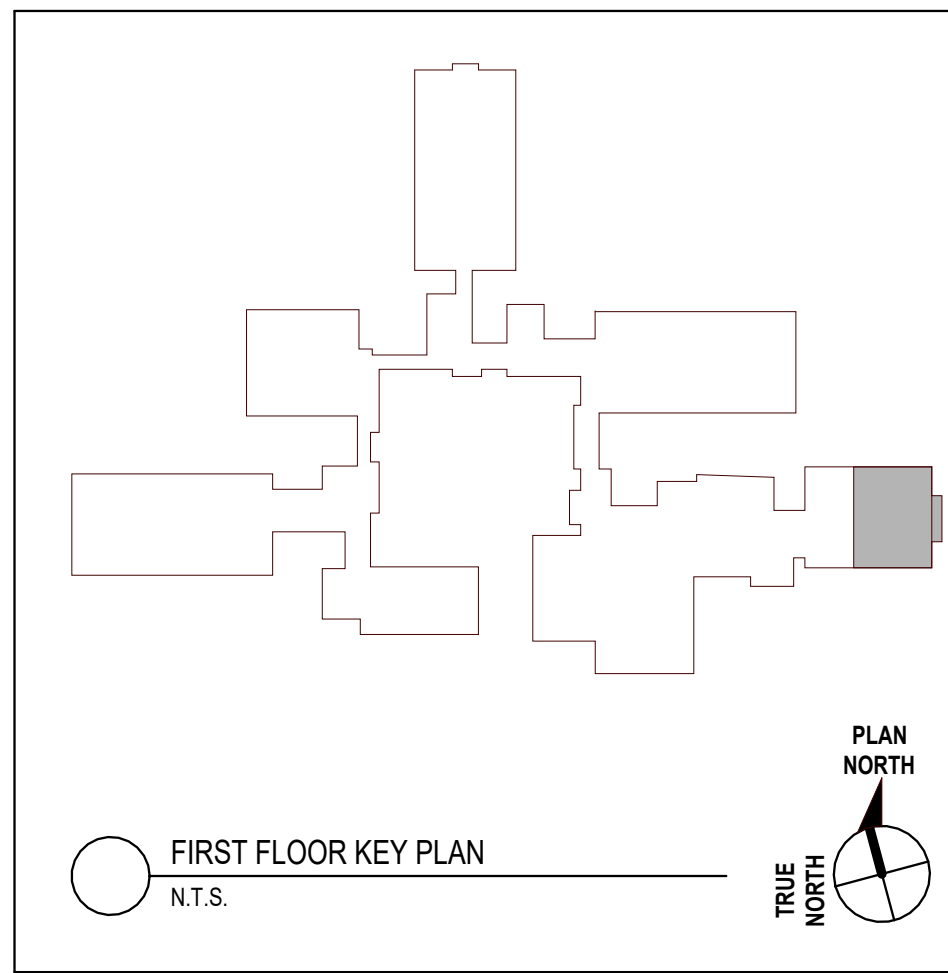
COMMISSION NUMBER:

23K039

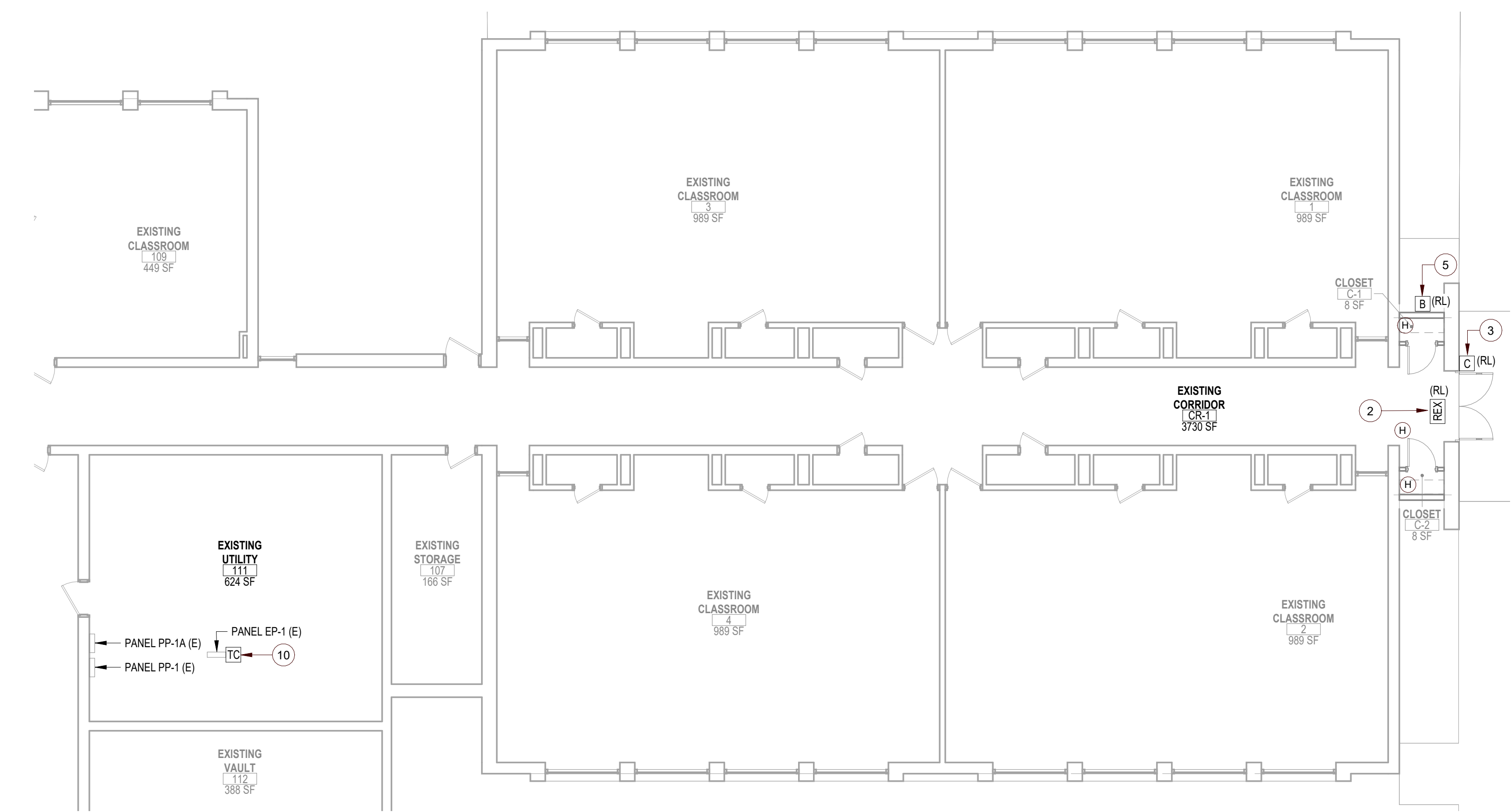
DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

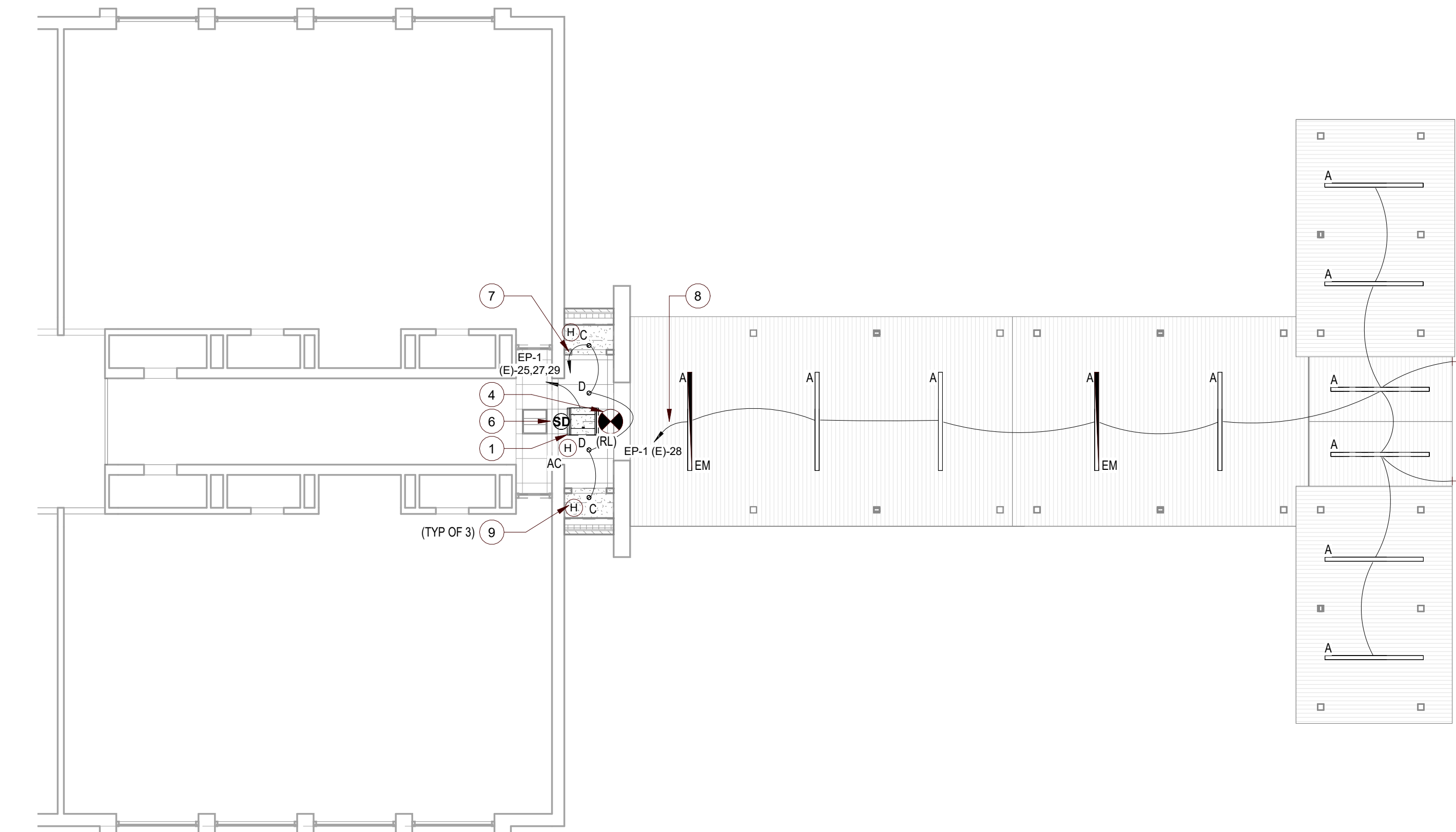
E1.1



1 1/2"=1'-0"
3"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
1/16"=1'-0"



1 ELECTRICAL PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"



2 ELECTRICAL PARTIAL FIRST FLOOR RCP
1/8" = 1'-0"

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	CCT	NOTES
A	8' LINEAR	SURFACE	PINNACLE	EX3-WET-N-830-8FT-IND-S-U-FSD-1-0-(FINISH)	UNV	37.6	3000K	1,2
A-EM	8' LINEAR	SURFACE	PINNACLE	EX3-WET-N-830-8FT-IND-S-U-FSD-1-(INTEGRAL BATTERY)-0-(FINISH)	UNV	37.6	3000K	1,2
B	FLOOD LIGHT	SURFACE	ECOSENSE	F080-1R-H0-30K-9-80-(FINISH)-X-(WIRING & MOUNTING) + F080-WMA-24-(FINISH)	UNV	11.5	3000K	1,2
C	4" ROUND DOWNLIGHT	SURFACE	PRESCOLITE	LBSE-4RD-35K8	UNV	10.4	3500K	1
D	4" ROUND DOWNLIGHT	RECESSED	ALPHABET	NU4-RD-SW-10LM-35K-80-50/D-HET-WH-WH-NC-UNV-DIM	UNV	8.4	3500K	1

- NOTES:
1. ARCHITECT SHALL SELECT ALL FINISHES.
2. FIXTURE SHALL BE VANDAL RESISTANT AND DAMP LISTED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND CEILING TYPE.
4. CONTACT GRIFFIN POTERE OF DIVERSIFIED FOR ADDITIONAL INFORMATION ON FIXTURE SELECTION. GPOTERE@DIVGRP.COM; T: 215-442-0700.

ELECTRICAL GENERAL NOTES

- CONTRACTOR SHALL PROVIDE BRANCH CIRCUIT WIRING TO ALL ITEMS WHICH REQUIRE ELECTRICAL CONNECTIONS. WHERE BRANCH CIRCUIT WIRING IS NOT SHOWN, CONTRACTOR SHALL CONNECT ITEMS TO THE CIRCUITS INDICATED. EXACT ROUTING OF CONDUITS AND WIRING SHALL BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND SPECIFICATIONS.
- CONTRACTOR SHALL USE ONLY THOSE WIRING METHODS ALLOWED IN THE SPECIFICATIONS.
- A MAXIMUM OF 3 CIRCUITS SHALL BE RUN IN ONE CONDUIT. CIRCUITS MUST BE ON SEPARATE PHASES. CIRCUITS SHALL NOT SHARE A COMMON NEUTRAL.
- MINIMUM WIRE SIZE SHALL BE #12AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4".
- THE ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- COORDINATE EXACT LOCATION OF LIGHTING FIXTURES WITH ARCHITECT.
- LIGHT SWITCH LOCATIONS ARE SHOWN FOR DIAGRAMMATIC PURPOSES. COORDINATE EXACT LOCATIONS IN THE FIELD. DESIGN INTENT IS TO LOCATE THE SWITCHES NO MORE THAN 36" FROM THE DOOR OPENING (ON THE LATCH-SIDE OF THE DOOR).
- ALL LIGHTING FIXTURES SHALL BE COMPATIBLE WITH THE CEILING CONSTRUCTION.
- COORDINATE WITH FIRE ALARM VENDOR TO CONFIRM EXISTING CIRCUIT HAS THE CAPACITY FOR ADDITIONAL HEAT DETECTORS. APPROXIMATE RUN FROM FIRE ALARM PANEL IN MAIN OFFICE ROOM 206 IS 325'. MATCH EXISTING HEAT AND SMOKE DETECTORS.
- FIRE ALARM SYSTEM IS MANAGED BY COMPLETE SECURITY SYSTEMS, 732-780-6787.

ELECTRICAL KEY NOTES

Key Value	Keynote Text
1	PROVIDE 2#10 + 1#10G IN 0.75°C RUN THROUGH ATTIC FOR RELOCATED UNIT HEATER.
2	RELOCATED REQUEST TO EXIT. EXTEND EXISTING CIRCUIT AS REQUIRED.
3	RELOCATED CARD READER. EXTEND CIRCUIT AS REQUIRED.
4	RELOCATE EXISTING EXIT SIGN ABOVE DOOR. EXTEND EXISTING CIRCUIT AS REQUIRED.
5	RELOCATED FIRE BELL. EXTEND EXISTING CIRCUIT AS REQUIRED.
6	PROVIDE SMOKE DETECTOR. TIE INTO EXISTING CIRCUIT OF REMOVED SMOKE DETECTOR.
7	PROVIDE 2#12 + 1#12G IN 0.75°C. EXTEND EXISTING LIGHTING CIRCUIT FROM REMOVED LIGHTING FIXTURES.
8	PROVIDE 2#12 + 1#12G IN 0.75°C RUN THROUGH ATTIC. DOWN EXTERIOR MASONRY WALL AND PENETRATE THROUGH THE WALL BELOW CANOPY ROOF. CONDUIT SHALL BE FASTENED SECURELY TO UNDERSIDE OF CANOPY ROOF AND PAINTED BLACK TO MATCH INTERIOR OF CANOPY.
9	PROVIDE HEAT DETECTOR. TIE INTO EXISTING CIRCUIT OF REMOVED SMOKE DETECTOR. AC DENOTES LOCATED ABOVE CEILING.
10	PROVIDE TIME CLOCK AND LIGHTING RELAY PANEL. SEE DETAIL ON DWG E1.1 FOR ADDITIONAL INFORMATION.

Branch Panel: EP-1 (E)

Location: UTILITY 111
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 WYE
Phases: 3
Wires: 4

A.I.C. Rating: EXISTING
Mains Type: MCB
Mains Rating: 250 A
MCB Rating: 200 A

Notes:

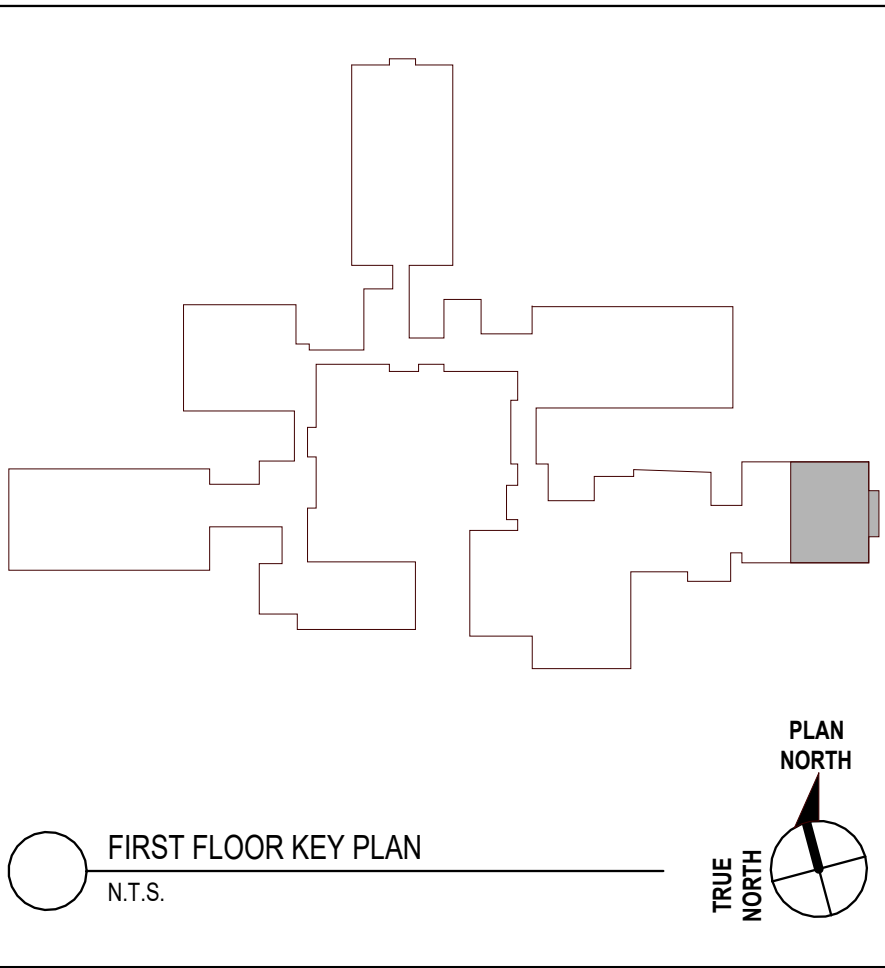
CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	MAIN OFFICE COPY MACHINE	20 A	1	0 VA	0 VA		1	20 A	GIRL'S ROOM HANDICAP	2	
3	WASHER NURSE GFI	20 A	1		0 VA	0 VA	1	20 A	WASHER	4	
5	UNLABELED	20 A	1			0 VA	0 VA	1	20 A	TIME CLOCK NEW MAIN ENTRANCE	6
7	UNLABELED	20 A	1	0 VA	0 VA		1	20 A	CARD READER MAIN OFFICE	8	
9	UNLABELED	20 A	1		0 VA	0 VA	1	20 A	UNLABELED	10	
11	UNLABELED	20 A	1			0 VA	0 VA	1	20 A	UNLABELED	12
13	UNLABELED	20 A	1	0 VA	0 VA		1	20 A	PRINTER OUTLET	14	
15	UNLABELED	20 A	1		0 VA	0 VA	1	20 A	UNLABELED	16	
17	UNLABELED	20 A	1			0 VA	0 VA	1	20 A	UNLABELED	18
19	UNLABELED	20 A	1	0 VA	0 VA		2	30 A	SECURITY ENTRANCE HEATER	20	
21	DRYER	30 A	2		0 VA	0 VA	--	--	--	22	
23	--	--	--			0 VA	0 VA	2	40 A	ACHP1	24
25	UV #1	30 A	3	2000...	0 VA		--	--	--	26	
27	--	--	--		2000...	308 VA	1	20 A	LTS - CANOPY	28	
29	--	--	--			2000...	--	--	--	30	
31	SPACE	--	1	--	--		1	--	SPACE	32	
33	SPACE	--	1		--	--	1	--	SPACE	34	
35	SPACE	--	1			--	--	1	SPACE	36	
37	SPACE	--	1	--	--		1	--	SPACE	38	
39	SPACE	--	1		--	--	1	--	SPACE	40	
41	SPACE	--	1			--	--	1	SPACE	42	

Legend:

Existing loads are denoted as *Italic*, New loads in panel are denoted as **Bold**.

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Lighting	308 VA	100.00%	308 VA	Total Conn. Load: 6308 VA
Other	6000 VA	100.00%	6000 VA	Total Est. Demand: 6308 VA
				Total Conn. Current: 18 A
				Total Est. Demand Current: 18 A

Notes:



1 1/2"=1'-0"
3
2
1
0
1 1/2"=1'-0"
3
2
1
0
1"=1'-0"
3
2
1
0
3/4"=1'-0"
6
4
2
0
1/2"=1'-0"
6
4
2
0
1/4"=1'-0"
12
8
4
0
1/4"=1'-0"
24
16
8
4
0
1/8"=1'-0"
48
32
16
8
0

GENERAL NOTES

FOUNDATION

1. All footings shall bear on soil having a minimum safe bearing capacity of 15 tons per square foot. Confirm in field prior to placing footings.
2. Elevations given correspond to the computed bottom of footings and are minimum depths which are not to be construed as limiting in any way the depth required to reach good bearing.
3. No footings shall be placed in water or on frozen ground.
4. No fill or backfill shall be placed over or against work at such time or in such a manner which would endanger the stability or otherwise damage such work.
5. See soils report for requirements concerning preparation of soil for foundations.

CAST-IN-PLACE CONCRETE

1. All concrete work shall conform to the latest edition of the ACI Building Code.
2. All concrete, except slabs on grade, shall attain 3000 PSI compressive strength at 28 days. All concrete for slabs on grade shall attain 3500 PSI compressive strength at 28 days.

REINFORCING

1. All reinforcing bar details shall conform to the latest ACI code and detailing manual.
2. All bars shall be ASTM A-615, Grade 60.
3. Welded wire fabric shall be ASTM A-185.
4. Clearance of main reinforcing from adjacent surfaces unless shown otherwise shall be:
 - A. Unformed surfaces in contact with ground or exposed to the weather: 3"
 - B. Bottom surfaces of slabs on grade: 3"
 - C. Formed surfaces in contact with ground or exposed to weather:
 1. #5 bars or smaller: 1-1/2"
 2. Bars larger than #5: 2"
 - D. Exterior wall surfaces: 2"
 - E. In all cases not less than the diameter of the bar.
5. All reinforcement shall be inspected and approved by architect or his designate before concrete is poured.
6. Tolerances for placing reinforcing shall be:
 - A. +/- 1/4 inch for members with an effective depth of 24 inches or less.
 - B. +/- 1/2 inch for members with an effective depth of more than 24 inches.
7. Where continuous bars are called for, they shall be run continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be 40 bar diameters. Bar laps may be offset to avoid control or construction joints.
8. Electrical Contractor to provide grounding electrode system as required by NEC section 250-52(a). Coordinate location and schedule with General Contractor.

STRUCTURAL STEEL

1. All structural steel details shall be designed in accordance with the latest issue of the American Institute of Steel Construction (AISC), "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design".
2. Connections shall be designed to develop the full strength of the member over the required span.
3. Field connections shall be full penetration welds, ground smooth for clear appearance.
4. All tubes shapes shall be ASTM A500, Grade B, FY=46 KSI.
5. All steel plates, angles, channels are to be ASTM A-36 unless indicated otherwise.

STEEL ROOF DECK

1. Deck shall be 20 gage galvanized 15" wide rib variety (Type B) continuous over at least 3 spans.
2. Deck to be installed as per manufacturer's recommendations.

MISCELLANEOUS

1. Contractor shall verify all dimensions, sections and elevations on the job.
2. Consult the Architectural, Mechanical and Electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions, equipment pads and other product requirements.
3. Reproductions of contract documents are not acceptable as shop drawings and will be rejected.

ROOF LOADING SCHEDULE

DEAD LOAD:

ROOFING	6.0	P.S.F.
METAL ROOF DECK	2.0	P.S.F.
STRUCTURAL STEEL	4.0	P.S.F.
	12.0	P.S.F.

LIVE LOAD:

GROUND SNOW LOAD (Pg)	25.0	P.S.F.
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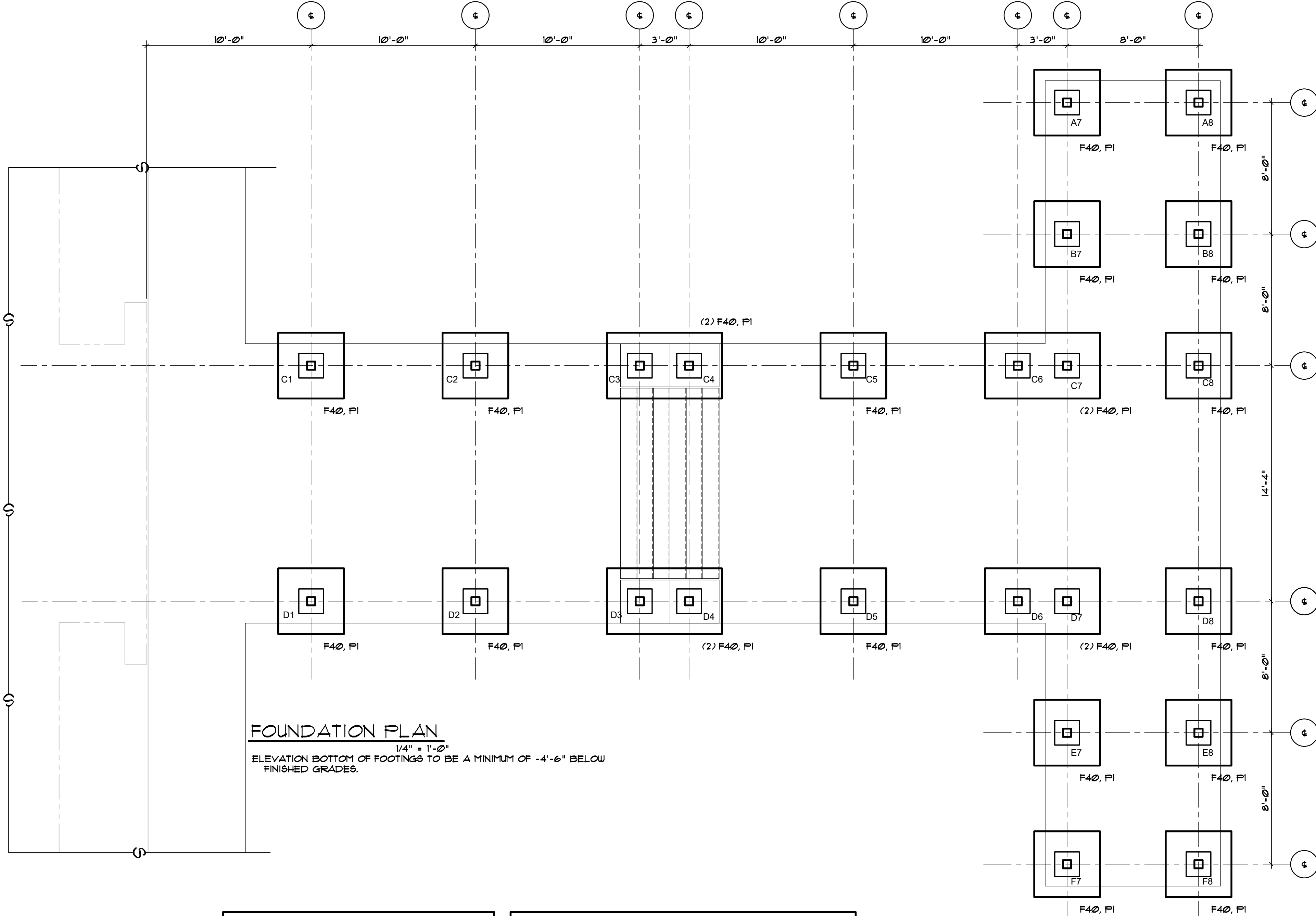
LATERAL LOADING SCHEDULE

WIND LOAD: IBC 2021 - ASCE 7-16

BASIC WIND SPEED = 129 M.P.H.
RISK CATEGORY = III, EXPOSURE C

SEISMIC LOADING: IBC 2021 - ASCE 7-16

SEISMIC RISK CATEGORY - III
IMPORTANCE FACTOR (I_e) = 1.25
S_s = 0.243 S₁ = 0.054
SITE CLASS - D
S_{ds} = 0.265 S_{d1} = 0.081
SEISMIC DESIGN CATEGORY - B
EQ. LAT. FORCE PROC.



FOUNDATION PLAN

1/4" = 1'-0"
ELEVATION BOTTOM OF FOOTINGS TO BE A MINIMUM OF -4'-6" BELOW FINISHED GRADES.

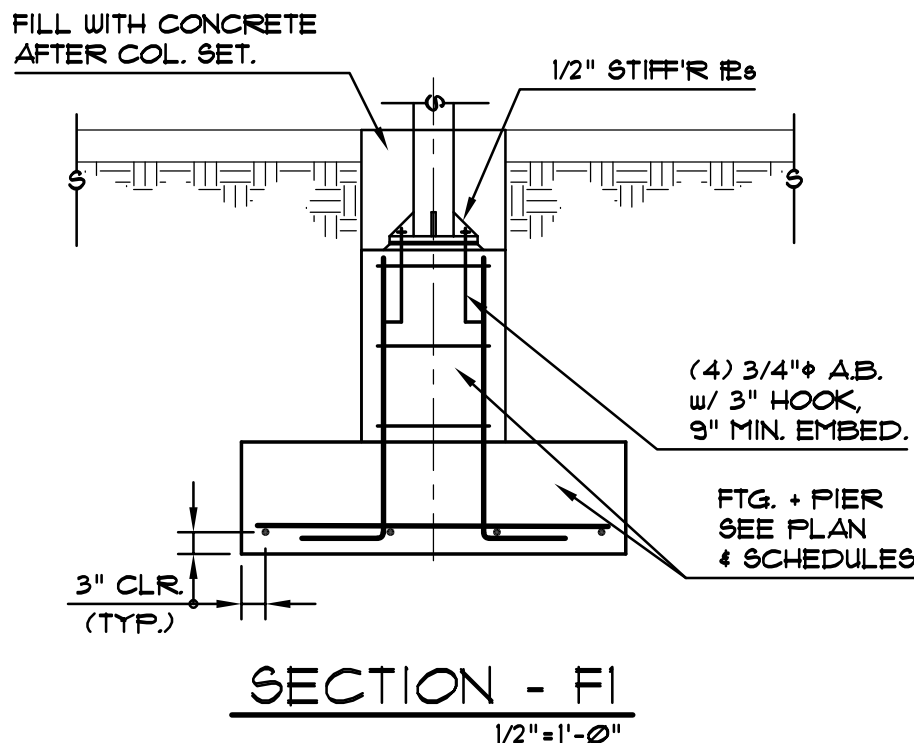
FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F40	4'-0" x 4'-0" x 12"	(4) - #5 @ E.W. BOT.

PIER SCHEDULE

MARK	SIZE	REINFORCEMENT	REMARKS
PI	18" x 18"	(4) - #6 @ VERT.	

NOTE:
ALL PIERS TO HAVE #3 TIES @ 12" O.C. (TYPICAL).



UNDERSIDE OF COLUMN BASE PLATES TO BE -1'-3" BELOW TOP OF FINISHED GRADE.
COLUMN BASE PLATES TO BE ON 1/4" LEVELING PLATE ON 3/4" NON-SHRINK GROUT.

NOTE:
1. STEP ALL FOOTINGS AT ALL PIPES & CONDUITS, SEE TYPICAL DETAIL.
2. G.C. TO CONFIRM ALL LOCATIONS AND INVERTS OF PIPES WITH MECHANICAL & ELECTRICAL CONTRACTORS.
3. THE FOUNDATION DRAWINGS SHOW ONLY GENERAL LOCATIONS AND MAY NOT INCLUDE ALL PENETRATIONS. G.C. TO SEE MECHANICAL DRAWINGS FOR FULL EXTENT OF PIPE PENETRATIONS.

NOTE:
GENERAL CONTRACTOR TO LAYOUT DIMENSIONS OF COLUMN CENTERLINES AT THE BEGINNING OF THE PROJECT AND IS TO NOTIFY THE ARCHITECT AND STEEL CONTRACTOR OF ANY DEVIATIONS FROM THE CONTRACT DRAWINGS.

NOTE:
ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING ELECTRODE SYSTEM AS REQUIRED BY NEC SECTION 250-52.a. COORDINATE LOCATION WITH GENERAL CONTRACTOR.

CODE REVIEW:

CERTIFICATE:



SPIEZE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS E. HAMNETT
SCOTT E. HAMNETT
STEVEN LEONE
STEVEN C. SIEGEL
ANGELO ALBERTO
JOHN F. WRIGHT
SPIEZE ARCHITECTURAL GROUP, INC.
21401050400
21401050400
21401050400
21401050400
21401046700
21401046700
21402000300

SEAL:

Harrison - Hamnett, P.C.
Consulting Engineers
40 Knowles Street, Pennington, New Jersey 08534
Ph: 609-616-1808 www.hhpcce.com

MARK W. GAFFNEY, NYPE #24GB04284100 DATE

BID SET

PROJECT:

**RED BANK PRIMARY
SCHOOL IMPROVEMENTS**

222 RIVER ST, RED BANK, NJ 07701

FOR

**RED BANK BOROUGH
PUBLIC SCHOOL DISTRICT**

76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID: 03/13/2025

DRAWING TITLE:

FOUNDATION PLAN

COMMISSION NUMBER:

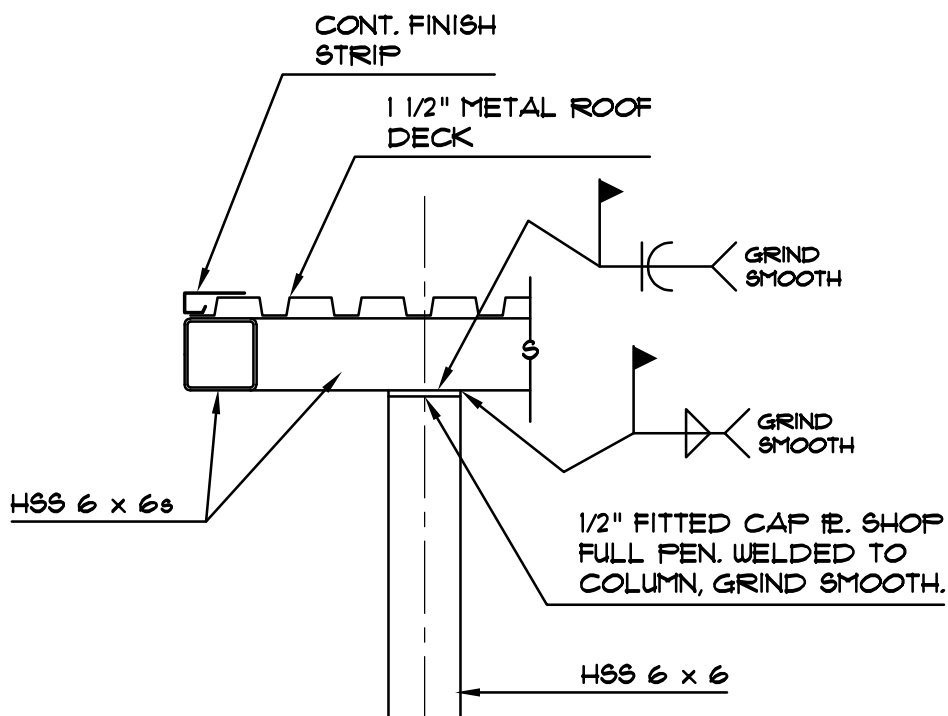
23K039

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

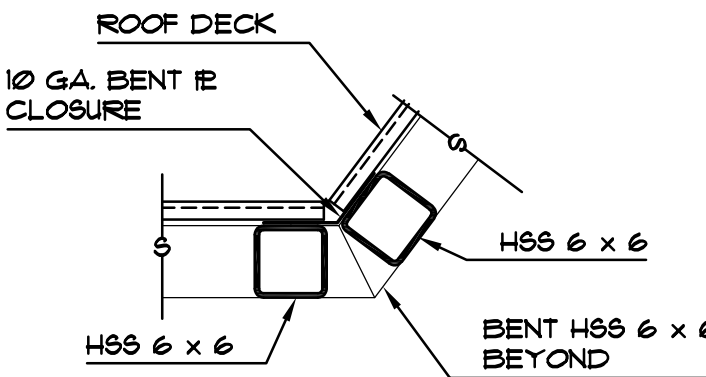
S1.0

1 1/2"=1'-0"
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"

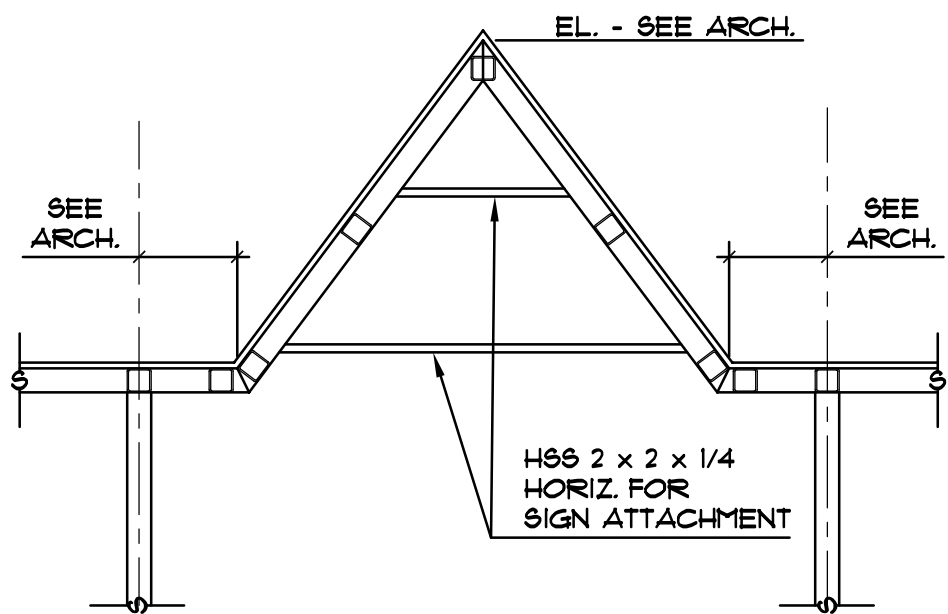


SECTION - R1
3/4"=1'-0"

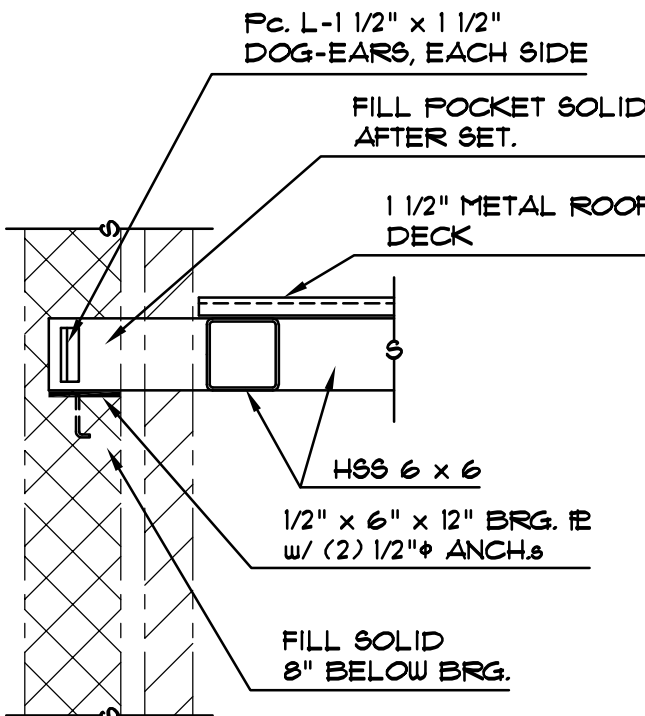
WELDING NOTES ARE TO SHOW DESIGN INTENT. CONTRACTOR HAS OPTION TO SHOP FABRICATE ASSEMBLIES AND SPLICE TOGETHER IN FIELD. ALL SPLICES TO BE FULL PEN. WELDED AND GRIND SMOOTH. LOCATIONS OF SPLICES TO BE REVIEWED IN SHOP DRAWINGS.



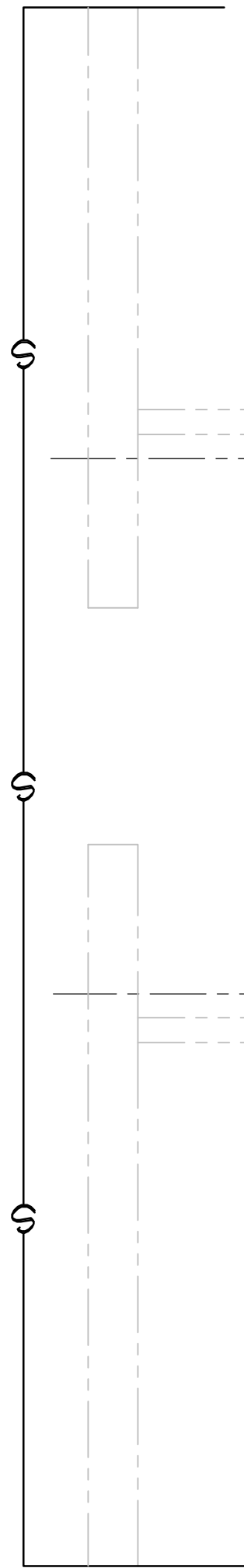
SECTION - R3
3/4"=1'-0"



ELEVATION A-A: AT BENT STEEL
1/4"=1'-0"



SECTION - R2
3/4"=1'-0"

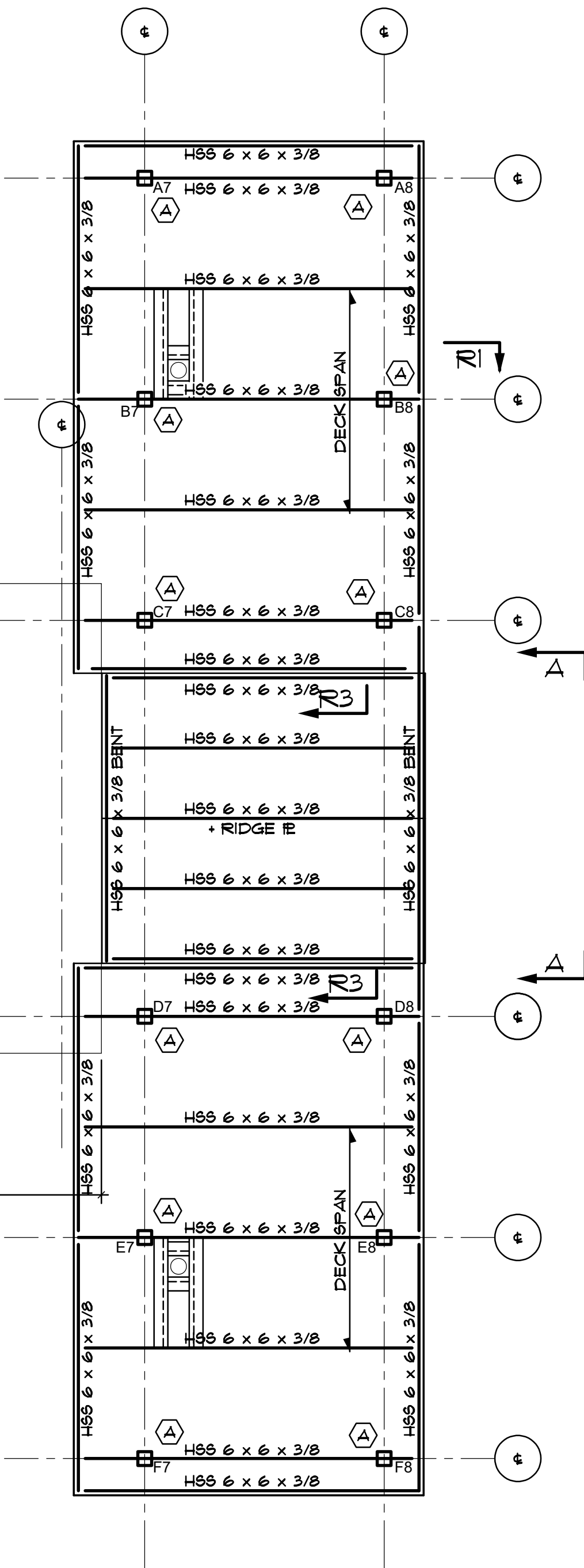
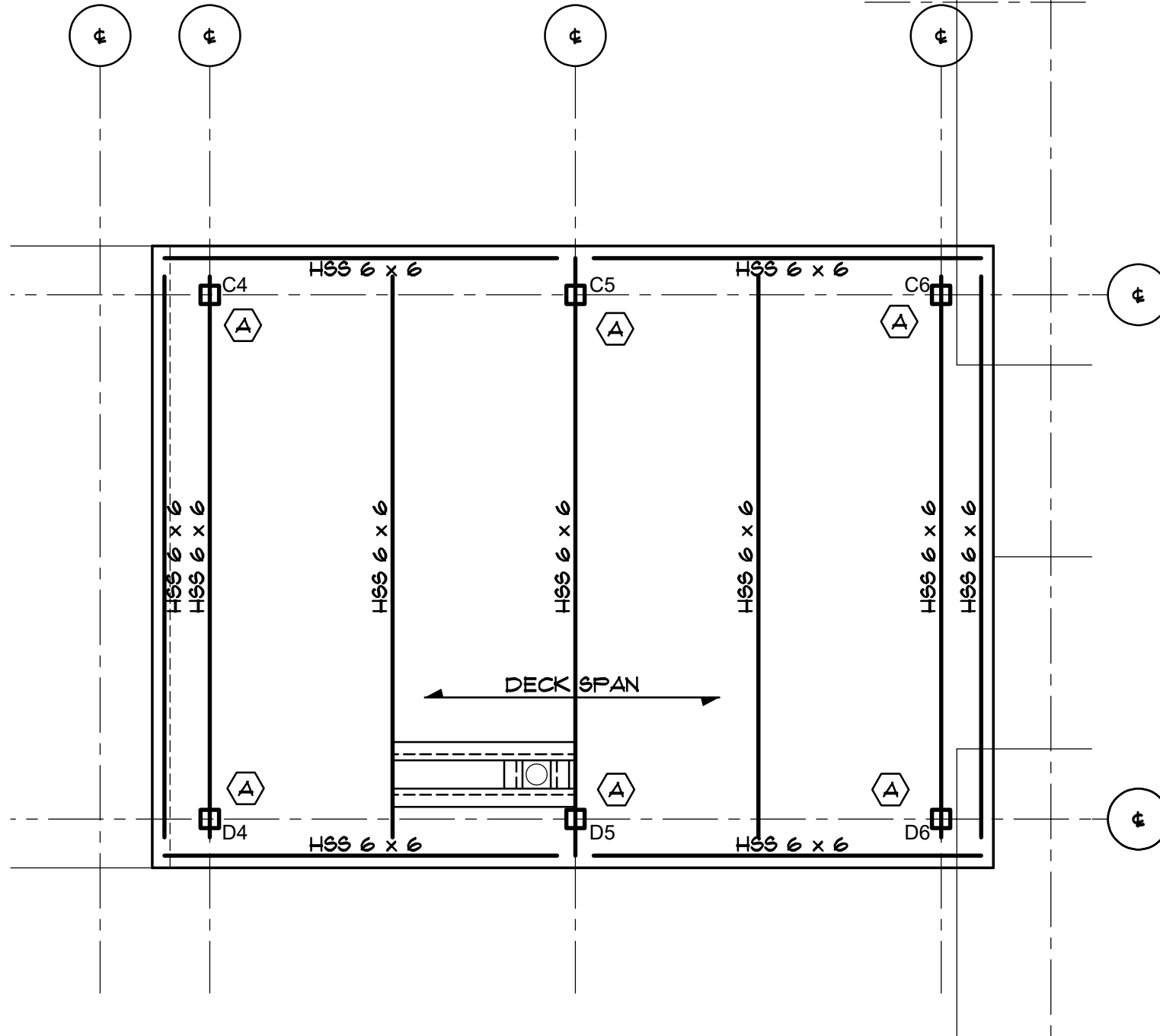


ROOF FRAMING PLAN
1/4"=1'-0"

ELEVATION TOP OF STEEL BEAMS (SEE ARCH'L).
ROOF DECK: 1 1/2" - 20 GA. TYPE "B" (WIDE RIB) METAL ROOF DECK (GALV.).
PROVIDE FRAME AROUND ALL ROOF DRAINS & AT ALL OTHER ROOF OPENINGS LARGER THAN 8" AS PER TYPICAL DETAIL.
COORDINATE SIZE & LOCATION OF ALL ROOF OPNGS. W/ ARCH. & MECH. DUGS.
SPACE ALL STEEL MEMBERS EQUALLY UNLESS OTHERWISE NOTED ON PLAN.
ALL TUBE TO TUBE CONNECTIONS TO BE FULL PENETRATION WELDED AND GROUNDS SMOOTH FOR CLEAN APPEARANCE. CORNERS TO BE MITERED.

COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLTS
(A)	HSS 6 x 6 x 3/8	3/4" x 12" x 12"	(4) 3/4"φ

- NOTES:
- ALL COLUMNS TO HAVE (4) 3/4" φ ANCHOR BOLTS WITH 9" MIN. EMBEDMENT + 3" HOOK UNLESS OTHERWISE NOTED.
 - ALL HSS COLUMNS TO BE F_y = 46 KSI.



CODE REVIEW:

CERTIFICATE:



SPIEZE ARCHITECTURAL GROUP INC.
1395 YARDVILLE HAMILTON SQUARE ROAD
SUITE 2A
HAMILTON, NJ 08691
PHONE: 609-695-7400

SIGNATURE:
THOMAS E. PIRRYNO 21481105400
SCOTT E. DOWNIE 21481674400
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STEVEN C. SIEGEL 21481156400
ANGELO ALBERTO 21481104700
JOHN F. WRIGHT 21481176200
SPIEZE ARCHITECTURAL GROUP, INC. 21AC0083000

SEAL:

Harrison - Hamnett, P.C.
Consulting Engineers
40 Knowles Street, Pennington, New Jersey 08534
Ph: 609-616-1808 www.hhpcce.com

MARK W. GAFFNEY, NYPE #24GB04284100 DATE

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PROJECT:

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222 RIVER ST, RED BANK, NJ 07701

FOR

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76 BRANCH AVE, RED BANK, NJ 07701

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
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FOR BID:

03/13/2025

DRAWING TITLE:

FRAMING PLAN

COMMISSION NUMBER:

23K039

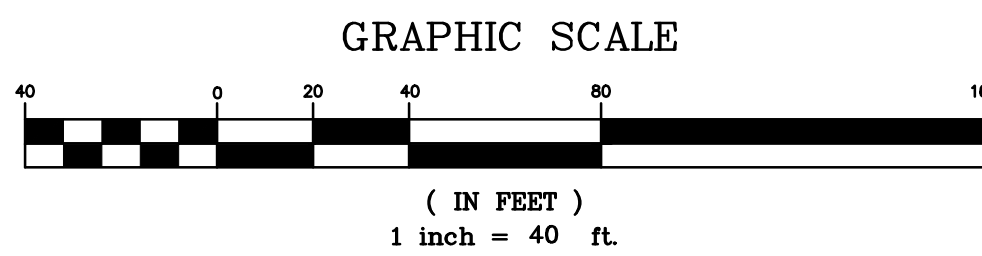
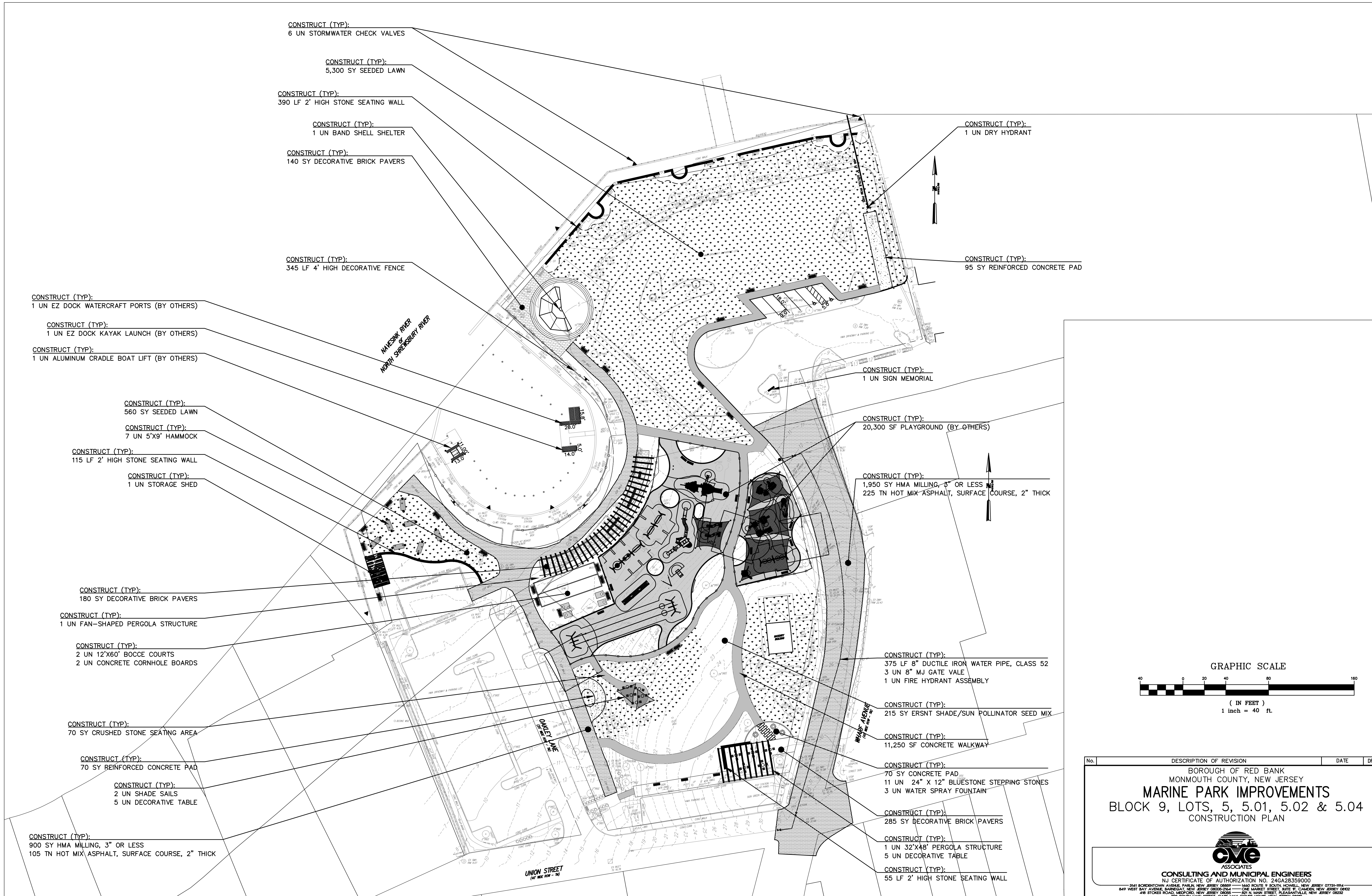
DO NOT SCALE THE DRAWINGS

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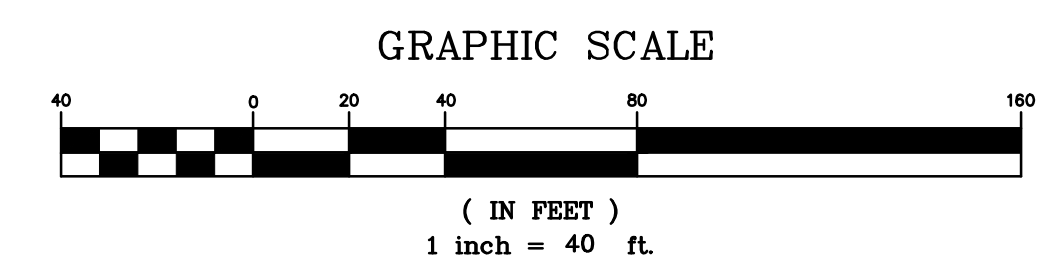
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Date: Mar 10, 2025 - 10:55am

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No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
	BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY MARINE PARK IMPROVEMENTS BLOCK 9, LOTS, 5, 5.01, 5.02 & 5.04 CONSTRUCTION PLAN			
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000 3441 BROADTOWN AVENUE, PARLIN, NEW JERSEY 08859 1440 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1914 649 WEST BAY AVENUE, BARNEGAT, NEW JERSEY 08005-2564 ONE MARKET STREET, SUITE F, CANCER, NEW JERSEY 08102 418 STOKES ROAD, MEDFORD, NEW JERSEY 08055 821 N. MAIN STREET, PLEASANTVILLE, NEW JERSEY 08232 203 SOUTH MAIN STREET, CARE MAY COURT HOUSE, NEW JERSEY 08040				
GREGORY R. VALES P.E., P.P.		SCALE AS SHOWN	DRAWN BY BP	
NEW JERSEY PROFESSIONAL ENGINEER		DESIGNED BY MPR	CHECKED BY LIN	
N.J. U.C. 34458		DATE 11/1/2024	DRET 4 OF 16	

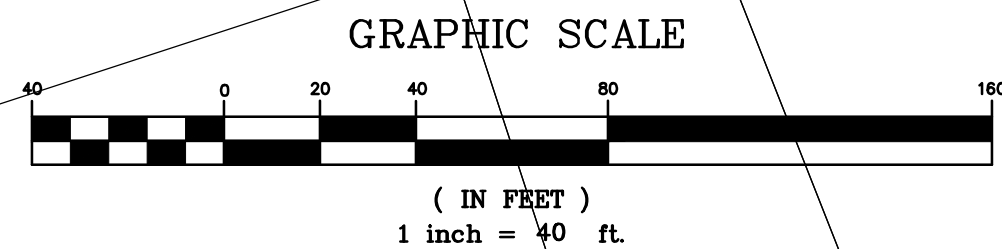
FILE NAME: CONSTRUCT
JOB NUMBER: RB00202.H01
REB02 MARINE PARK



No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY MARINE PARK IMPROVEMENTS BLOCK 9, LOTS, 5, 5.01, 5.02 & 5.04 GRADING PLAN				
CONSULTING AND MUNICIPAL ENGINEERS ASSOCIATES NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000 3441 BROADTOWN AVENUE, PARLIN, NEW JERSEY 08859 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1974 649 WEST BAY AVENUE, BARNEGAT, NEW JERSEY 08005-2564 ONE MARKET STREET, SUITE F, CANON, NEW JERSEY 08012 418 STOKES ROAD, MEDFORD, NEW JERSEY 08055 821 N. MAIN STREET, PLEASANTVILLE, NEW JERSEY 08232 203 SOUTH MAIN STREET, CARE MAY COURT HOUSE, NEW JERSEY 08070				
GREGORY R. VALES P.E., P.P.		SCALE AS SHOWN	DRAWN BY MP	
NEW JERSEY PROFESSIONAL ENGINEER		DESIGNED BY MPR	CHECKED BY LIN	
N.J. U.C. 34458		DATE 11/1/2024	DRAWN 5 OF 16	

FILE NO. RB00202.H01
JOB NAME GRADING
JOB NUMBER RB02 MARINE PARK

1. THE INTENT FOR THE PROJECT IS FOR THE SITE'S NATIVE TOPSOIL TO BE AMENDED AND REUSED THROUGHOUT THE ENTIRE SITE FOR AREAS TO BE PLANTED, SEEDED, AND SODDED.
2. CONTRACTOR TO TEST A MINIMUM OF THREE (3) TOPSOIL SAMPLES, THROUGHOUT THE PROJECT AREA, TO ESTABLISH THE COMPOSITION OF THE EXISTING TOPSOIL. AMENDMENTS SUCH AS, BUT NOT LIMITED TO SAND, LEAF MULCH, AND LIME SHOULD BE UTILIZED TO ENSURE THE TOPSOIL MEETS THE FOLLOWING:
 - 6.0-7.0 pH LEVEL
 - 2%-7% ORGANIC MATTER
 - < 4% GRAVEL (> 2.0 MM)
 - 60%-80% SAND
 - 10%-15% SILT
 - 5%-10% CLAY
3. ALL EXISTING TREES TO REMAIN SHALL RECEIVE A MULCH RING 3' OFF OF THE MAIN TRUNK UNLESS OTHERWISE SHOWN. ALL PROPOSED MULCH BEDS SHALL BE AT LEAST 6' OFF OF WALKWAYS TO FACILITATE MAINTENANCE, UNLESS OTHERWISE SHOWN.
4. ALL INDIVIDUAL TREES WITHIN LANDSCAPE BUFFER PLANTINGS SHALL HAVE AN INDIVIDUAL MULCH RING.
5. ALL LANDSCAPE BUFFER PLANTINGS WITHIN GROUPINGS SHALL HAVE ONE ENCOMPASSING, CONTINUOUS MULCH BED. MULCH BEDS SHALL BE LAID OUT IN FIELD BY THE TOWNSHIP LANDSCAPE ARCHITECT.
6. ALL PROPOSED LANDSCAPED AREAS, AND AREAS TO BE SODDED AND SEEDED SHALL RECEIVE IRRIGATION. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN IRRIGATION LAYOUT FOR APPROVAL PRIOR TO CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR LAYOUT OR DESIGN OF IRRIGATION SYSTEM. PAYMENT FOR SAME SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL ITEMS REQUIRING SAME.
7. ALL INSTALLED LANDSCAPE SHALL RECEIVE DRIP IRRIGATION. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN IRRIGATION LAYOUT FOR APPROVAL PRIOR TO CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR LAYOUT OR DESIGN OF IRRIGATION SYSTEM. PAYMENT FOR SAME SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL ITEMS REQUIRING SAME.
8. THE CONTRACTOR SHALL UTILIZE RAIN BIRD IRRIGATION COMPONENTS OR APPROVED EQUAL. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE TOWNSHIP TO ENSURE ALL COMPONENTS MEET TOWNSHIP STANDARDS.
9. IRRIGATION WELL TO BE FULLY FUNCTIONAL PRIOR TO INSTALLATION OF SOD AND PLANTINGS.
10. ALL PLANTINGS SHALL CONFORM TO THE REQUIREMENTS SET FORTH WITHIN THE NO NET LOSS GRANT. CONTRACTOR WILL BE RESPONSIBLE TO SCHEDULE A PLANTING DEMONSTRATION WITH LABORERS, CME ASSOCIATES, AND STATE REPRESENTATIVES TO COMPLETE PLANTINGS AS REQUIRED.
11. SHOULD PROPOSED LANDSCAPE / UTILITY CONFLICTS EXIST, LANDSCAPE MATERIAL SHALL BE FIELD ADJUSTED BY THE TOWNSHIP LANDSCAPE ARCHITECT.
12. ALL SEED MIXES SHOULD BE FROM ERNST SEEDS (800-873-3321) OR APPROVED EQUAL



ERNST LITTLE BLUESTEM, ALBANY PINE BUSH – NY ECOTYPE
TOTAL AREA: 712 SQUARE YARDS

SEEDING RATE:
7 – 12 LB PER ACRE OF LIVE SEED

OPTIMUM SEEDING TIMES:

- APRIL – END OF MAY
- END OF SEP – NOV

NOTE: CONTRACTOR SHALL COORDINATE WITH SEED PROVIDER FOR SEED INSTALLATION AND GUIDELINES.

NOTE: OWNER SHOULD MOW THE SEEDED AREA ONCE A MONTH FOR THE FIRST YEAR ON THE 'HIGHEST' MOWING SETTING (WITH ONE EXCEPTION – DO NOT MOW IN THE FIRST SPRING). EVERY SPRING AFTER THE FIRST SPRING, MEADOW AREA SHOULD BE MOWED ONCE A YEAR WITH THE 'HIGHEST' LAWN MOWER HEIGHT SETTING.

ERNST EARLY GOLDENROD, PA ECOTYPE
TOTAL AREA: 247 SQUARE YARDS

SEEDING RATE:
1 LB PER ACRE OF LIVE SEED

OPTIMUM SEEDING TIMES:

- APRIL – END OF MAY
- END OF SEP – NOV

NOTE: CONTRACTOR SHALL COORDINATE WITH SEED PROVIDER FOR SEED INSTALLATION AND GUIDELINES.

NOTE: OWNER SHOULD MOW THE SEEDED AREA ONCE A MONTH FOR THE FIRST YEAR ON THE 'HIGHEST' MOWING SETTING (WITH ONE EXCEPTION – DO NOT MOW IN THE FIRST SPRING). EVERY SPRING AFTER THE FIRST SPRING, MEADOW AREA SHOULD BE MOWED ONCE A YEAR WITH THE 'HIGHEST' LAWN MOWER HEIGHT SETTING.

ERNST BLUE FALSE INDIGO
TOTAL AREA: 177 SQUARE YARDS

SEEDING RATE:
15 LB PER ACRE OF LIVE SEED

OPTIMUM SEEDING TIMES:

- APRIL – END OF MAY
- END OF SEP – NOV

NOTE: CONTRACTOR SHALL COORDINATE WITH SEED PROVIDER FOR SEED INSTALLATION AND GUIDELINES.

NOTE: OWNER SHOULD MOW THE SEEDED AREA ONCE A MONTH FOR THE FIRST YEAR ON THE 'HIGHEST' MOWING SETTING (WITH ONE EXCEPTION – DO NOT MOW IN THE FIRST SPRING). EVERY SPRING AFTER THE FIRST SPRING, MEADOW AREA SHOULD BE MOWED ONCE A YEAR WITH THE 'HIGHEST' LAWN MOWER HEIGHT SETTING.

ERNST ATHLETIC FIELD MIX – ERNMX-106
TOTAL AREA: 7214 SQUARE YARDS

SEEDING RATE:
75-150 LB PER ACRE, OR 3-5 LB PER 1,000 SQ FT.

OPTIMUM SEEDING TIMES:

- APRIL – END OF MAY
- END OF SEP – NOV

NOTE: CONTRACTOR SHALL COORDINATE WITH SEED PROVIDER FOR SEED INSTALLATION AND GUIDELINES.

NOTE: OWNER SHOULD MOW THE SEEDED AREA AS NECESSARY TO PRESERVE AN OPEN LAWN SPACE LOOK AND USE

3.	REVISED PER STC & EC COMMENTS	3/18/25	AEM	LJN
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

MARINE PARK IMPROVEMENTS

BLOCK 9, LOTS, 5, 5.01, 5.02 & 5.04

LANDSCAPING PLAN



ASSOCIATES

CONSULTING AND MUNICIPAL ENGINEERS

NJ CERTIFICATE OF AUTHORIZATION NO. 246248359000

3041 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 440 ROUTE 9 SOUTH HOWELL, NEW JERSEY 07734-1911
549 WEST BAY AVENUE, LARGENTON, NEW JERSEY 08040-1544 — ONE MARKET STREET, SUITE A, CHANDLER, NEW JERSEY 08822
410 STOKES ROAD, MARLTON, NEW JERSEY 08053 — 203 SOUTH MAIN STREET, CAPE MAY COURT HOUSE, NEW JERSEY 08204

GREGORY R. VALESI P.E.,P.P.

SCALE AS SHOWN DESIGNED BY AEM DATE 11/1/2024	DRAWN BY AEM CHECKED BY LJN DATE 11/1/2024	NEW JERSEY PROFESSIONAL ENGINEER N.J. LIC. 34458
--	---	---

LANDSCAPING
REB022 MARINE PARK

LVA: MARINE
CDATE: 11/1/25

REB0022.H01

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL AS INDICATED, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS (INCLUDING WATERING) AND CLEAN-UP.
2. THE LANDSCAPE CONTRACTOR SHALL PERFORM SOIL SAMPLING OF THE SITE, IF DEEMED NECESSARY, PRIOR TO ANY PLANT INSTALLATIONS TO DETERMINE SOIL CHARACTERISTICS. IF NECESSARY, ADJUSTMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR IN COOPERATION WITH THE OWNER BASED ON THE SOIL TEST REPORT TO ENSURE SURVIVAL OF ALL PLANT MATERIAL.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES AND/OR CONFLICTING SITE AMENITIES PRIOR TO STARTING THE WORK.
4. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED, AND HANDLED WITH UTMOST CARE AND PROTECTION FROM INJURY AND DESICCATION.
5. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION.
6. THE CENTRAL LEADER SHALL NOT BE CUT, DAMAGED, OR BROKEN. NO PLANT WITH CENTRAL LEADER DAMAGE SHALL BE ACCEPTED.
7. PLANTS SHALL NOT BE PRUNED ON LOCATION UNLESS IT IS NECESSARY TO REMOVE BROKEN OR DAMAGED LIMBS.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION AND HAVE AN ACCEPTABLE HABIT. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST TWO YEARS FOR TREES AND A MINIMUM OF TWO GROWING SEASONS FOR SHRUBS OR AS PER THAT WHICH MAY BE STATED IN THE MUNICIPALITY'S LAND DEVELOPMENT ORDINANCE. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE WATER AND FERTILIZER TO ALL PLANT MATERIAL DURING THE GUARANTEE PERIOD TO ENSURE PLANT SURVIVAL.
10. THE MINIMUM DEPTH OF TOPSOIL IN PARKING LOT ISLANDS SHALL BE TWO FEET.
11. TREES SHALL BE ROOTED INTO THE BALL SO THAT SOIL OR MEDIA REMAINS INTACT AND TRUNK AND ROOTBALL MOVE AS ONE WHEN LIFTED. THE TREE TRUNK SHOULD BEND WHEN GENTLY PUSHED, NOT PIVOT AT OR BELOW THE SOIL LINE.
12. THE POINT WHERE THE TOP-MOST ROOT IN THE ROOT BALL EMERGES FROM THE TRUNK (FLAIR) SHALL BE VISIBLE AT THE SOIL SURFACE. NO MULCH SHALL BE PLACED ON THE TRUNK FLAIR.
13. THE RELATIONSHIP BETWEEN CALIPER, HEIGHT AND ROOTBALL SIZE FOR ALL TREES SHALL MEET ANSI Z601.2014 OR LATEST EDITION STANDARDS.
14. ALL DECIDUOUS SHADE TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER, MORE OR LESS STRAIGHT TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE A DOUBLE LEADER IN THE TOP 10% OF THE TREE CANOPY.
15. THE TREE CANOPY SHOULD BE SYMMETRICAL, FREE OF LARGE VOIDS, AND TYPICAL OF THE SPECIES OR CULTIVAR. LIVE CROWN RATIO (DISTANCE FROM BOTTOM OF CANOPY TO TREE TOP/TREE HEIGHT) SHOULD BE AT LEAST 60%.
16. SHADE TREE BRANCHES SHOULD BE LESS THAN 2/3 THE TRUNK DIAMETER, FREE OF BARK INCLUSIONS, AND MORE OR LESS RADIALY DISTRIBUTED AROUND THE TRUNK.
17. TREE TRUNKS AND MAIN BRANCHES SHALL BE FREE OF WOUNDS, DAMAGED AREAS, CONKS, BLEEDING, AND SIGNS OF INSECTS OR DISEASE.
18. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE ONE-THIRD PEAT MOSS, ONE-THIRD SCREENED TOPSOIL, AND ONE-THIRD TOPSOIL FROM THE SITE (NATIVE), FREE OF ACIDIC MARL, STICKS, LARGE STONES, DEBRIS, OR OTHER OBJECTIONABLE MATERIAL.
19. PLANTS SHALL BE SET TO ULTIMATE FINISH GRADE SO THAT THE ROOT COLLAR AND FLARE ARE EXPOSED AT THE SURFACE OF THE BALL. ANY EXCESS SOIL SHOULD BE GENTLY REMOVED AND PROPERLY DISPOSED OF OFFSITE. ALL PLANTS SHALL BE SET PLUM AND STRAIGHT IN THE CENTER OF THE PIT.
20. ANY CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AS WELL AS ALL BURLAP ON THE SIDES AND TOP OF THE ROOT BALL. AS MUCH BURLAP AS POSSIBLE MUST BE REMOVED FROM THE PLANTING PIT. ANY REMAINING BURLAP SHOULD BE TUCKED DOWN TO LIMIT THE FORMATION OF AIR POCKETS UPON BACKFILLING. SYNTHETIC MATERIALS AND ANY BAMBOO STAKING WITHIN THE ROOTBALL SHALL BE COMPLETELY REMOVED. TREES INSTALLED WITH WIRE BASKETS SHOULD HAVE THE WIRE BASKET REMOVED COMPLETELY TO PREVENT THE POTENTIAL FOR GRIEDED ROOT GROWTH. IN THE EVENT THAT THE ROOT BALL IS UNUSUALLY LOOSE OR SANDY, IT MAY BE PERMITTED TO REMOVE ONLY THE TOP 2/3 OF THE WIRE BASKETS. TOP 2/3 OF BURLAP, AND ALL ROPES OR BINDINGS, THIS CAN BE DETERMINED BY MUTUAL AGREEMENT BY THE STATE INSPECTOR (IF A STATE INSPECTOR IS REQUIRED ON SITE) AND THE AUTHORIZED AGENTS IN RESPONSIBLE CARE FOR THE OVERSIGHT OF TREE INSTALLATION.
21. TREES SHALL BE STAKED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE DETAIL. ALL SUPPORT SYSTEMS IN DIRECT CONTACT WITH THE TREE TRUNK SHALL BE LOOSELY ATTACHED TO PREVENT GIRDLING. ALL TRUNK PROTECTION WRAPPING SHALL BE REMOVED AT THE TIME OF PLANTING. THE CONTRACTOR SHALL INSTALL NEW TRUNK PROTECTION, OPEN-AIR VINYL MESH TYPE, IN ACCORDANCE WITH THE INSTALL DETAILS.
22. ALL EVERGREEN AND DECIDUOUS TREES FIVE FEET OR GREATER IN HEIGHT SHALL BE STAKED AS PER DETAIL. ALL SUPPORTS SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING FROM TREES THAT DO NOT NEED OBVIOUS STRAIGHTENING.
23. ALL PARKING ISLANDS SHALL BE MULCHED. ALL SHADE/ORNAMENTAL TREES SHALL BE SET IN 3' DIAMETER MULCHED BEDS (MINIMUM) WITH THE TRUNK CENTERED. ALL EVERGREEN TREES SHALL BE SET IN A CIRCULAR MULCHED BED WHICH TOTALLY ENCOMPASSES THE OUTERMOST / LOWEST LIMBS (DRIP LINE) (MINIMUM) OF THE EVERGREEN TREE WITH THE TRUNK CENTERED. IF A SHADE/ORNAMENTAL/EVERGREEN TREE IS IN CLOSE PROXIMITY TO SHRUB MASSING, THE MULCHED BED SHALL BE EXTENDED AROUND THE TREE. ALL SUCH BEDS SHALL RECEIVE A 3" THICK APPLICATION OF DOUBLE SHREDDED HARDWOOD MULCH. THE MULCH SHALL NOT BE PILED IN DIRECT CONTACT WITH THE ROOT COLLAR AREA OF THE TREE.
24. BED LINES SHALL HAVE A CLEAN, SHARP EDGE CUT WITH A SPADE UNLESS OTHERWISE SPECIFIED.
25. ANY CHANGES IN PLANT SPECIES, SIZE, OR LOCATION SHALL BE CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT (GME ASSOCIATES, 732-662-7400) PRIOR TO INSTALLATION. WRITTEN APPROVAL OF ANY PLANT MATERIAL CHANGE MAY BE REQUIRED BY THE MUNICIPALITY'S LANDSCAPE ARCHITECT, STATE INSPECTOR, OR SHADE TREE COMMISSION. ALL SUBSTITUTIONS WILL BE OF EQUAL OR GREATER SIZE THAN THE ORIGINALLY SPECIFIED SPECIES.
26. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE MUNICIPALITY AND LATEST EDITION OF THE OF THE AMERICAN STANDARDS FOR NURSERY STOCK. THE LANDSCAPE CONTRACTOR SHOULD BE PREPARED TO MAKE AVAILABLE UPON REQUEST, A NURSERY STOCK CERTIFICATE OR PLANT DEALER CERTIFICATION TO CONFIRM NURSERY STOCK CERTIFICATION BY THE NEW JERSEY DEPARTMENT OF AGRICULTURE.
27. ALL GRASSES WHICH ARE TO BE DISTURBED BEFORE THE MULCHED BEDS SHALL BE SEEDED WITH THE TURF GRASS MIXTURE FOUND IN THE SOIL EROSION AND SEDIMENT CONTROL DETAIL SHEET OR SODDED, IF NOTED.
28. NO SHADE TREE SHALL BE LOCATED CLOSER THAN 10' FROM ANY LIGHT FIXTURE.
29. TREES LOCATED WITHIN THE SIGHT TRIANGLE EASEMENTS SHALL HAVE THE LOWEST BRANCH MAINTAINED AT A MINIMUM HEIGHT OF 10'0" ABOVE THE INTERSECTING CENTERLINES OR WHICH IS INDICATED BY THE MUNICIPALITY'S ORDINANCE. SHRUBS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 30' ABOVE THE INTERSECTING CENTERLINES.
30. ALL TREES UTILIZED FOR STREET TREE PLANTINGS SHALL BE NURSERY PRUNED TO 7' FEET (MINIMUM).
31. ALL EXISTING LANDSCAPING LOCATED ON-SITE TO REMAIN, UNLESS OTHERWISE INDICATED ON THE PLAN.
32. IF THERE ARE ANY DISCREPANCIES BETWEEN PLANT LIST AND PLAN, PLAN SHALL BE CONTROLLING.
33. ADEQUATE CLEARANCE MUST BE PROVIDED FOR ALL DRIVEWAYS, UTILITIES AND WALKWAYS.



1. TREE STAKES ONLY TO BE USED IF NECESSARY TO CORRECT LEANING TREE.
2. TREE STAKES ARE TO BE 3" O.D. CEDAR, OR APPROVED EQUAL. ALIGN WITH PREVAILING WINDS PLACED OUTSIDE OF PLANTING PIT BUT WITHIN MULCH BED "ARBOR TIE", WRAPPED ONCE AROUND TREE AND TWICE AROUND STAKE, TO BE SET 1/3 TREE HEIGHT MEASURED UP FROM ROOT BALL.



2. TREE STAKES ARE TO BE 3" O.D. CEDAR, OR APPROVED EQUAL. ALIGN WITH PREVAILING WINDS PLACED OUTSIDE OF PLANTING PIT BUT WITHIN MULCH BED "ARBOR TIE", WRAPPED ONCE AROUND TREE AND TWICE AROUND STAKE, TO BE SET 1/3 TREE HEIGHT MEASURED UP FROM ROOT BALL.

Note: All Trees To Be Balled & Burlapped and Shall Meet ANSI Z60.1 Standards

Note: The Following List of Trees Are Considered to Have A High Risk of Failure When Dug From Growing Locations in The Fall (Autumn)

Acer rubrum	Crataegus varieties	Nyssa sylvatica	Sorbus varieties
Betula varieties	Fagus varieties	Ostrya virginiana	Lilja tomentosa varieties
Carpinus varieties	Halesia varieties	Platanus varieties	Ulmus parvifolia varieties
Celtis varieties	Koeleuteria paniculata	Prunus - all stone fruits	Zelkova varieties
Cercis varieties	Liquidambar styraciflua	Pyrus varieties	
Cercidiphyllum varieties	Liriodendron tulipifera	Quercus - all except Q. palustris	
Cornus varieties	Malus varieties	Salix - weeping varieties	

Note: All Landscape items, especially Shade and Ornamental trees, are to be irrigated with a drip irrigation system. This system is to be designed by the contractor and submitted prior to installation.



SAFETY SURFACING TOTAL AREA: 20,120 SF

GREEN TURF: 8,330 SF
BLUE TURF: 1,729 SF
RED TURF: 100 SF

NOTE: MEASUREMENTS ARE APPROXIMATIONS BASED ON 2D AREA. DUE TO COMPLEX SITE GRADE CHANGE, ACTUAL SURFACE AREA MAY VARY.

GREEN POURED-IN PLACE: 5,632 SF
BLUE POURED-IN-PLACE: 4,132 SF
BEIGE POURED-IN-PLACE: 197 SF

6" CONCRETE RIBBON CURBS: 770 LF

HILLTOP CURB REQUIRED AT TOP OF MOUND WHEN WHEELCHAIR ACCESS IS PROVIDED TO PREVENT INADVERTENT FALLS PER ASTM F1487-21, 7.5.5.2(4).

ZIPLINE FOR SLOPED SPACE REQUIRES 3%-4% GRADING. OWNER/OPERATOR TO PROVIDE CONFIRMATION OF ADEQUATE SITE GRADING.

EXPOSED TREE ROOTS MUST REMAIN OUTSIDE OF USE ZONE. BRANCHES MUST BE AT LEAST 84-INCHES FROM THE HIGHEST DESIGNATED PLAY SURFACE.

ADA ACCESSIBLE PATH TO SITE IS REQUIRED, PER 2010 ADA STANDARDS (SECTION 206)

#	Product Number	Product Name	M.F.H.	Count
A	NRO881-xx01	Double Zipline, Sloped Space, 82ft Long	6' 11"	1
B	NRO926-CUSTOM_20315993	3-Bay Swing (2 Belt, 2 ADA, 1 Basket)	7' 11"	1
C	PAR4051-xx27	Agora Bench with Backrest	0' 0"	10
D	COR650901-xx01	Tunnel Bridge	9' 0"	1
E	CRP630201-CUSTOM_20318104	Double Hill Climber Rope	0' 0"	1
F	COR883078	ADA Quad Cube Tower	3' 7"	1
G	NRO900054	Medium Ship with ADA Bridge Access	8' 10"	1
H	CRE797101-xx01	Embankment Climbing Cleat - Red	0' 0"	15
I	NRO310-1001	Robinia Embankment Slide	3' 4"	2
J	CRP630301-CUSTOM_20317992	Hill Climber Rope With EPDM	0' 0"	1
K	NRO529-xx21	Oasis Sand Boat with Sail	3' 3"	1
L	NRO4001-xx21	Little Turtle's Town	1' 11"	1

#	Product Number	Product Name	M.F.H.	Count
M	NRO2013-xx21	Little Beaver's Stream	2' 2"	1
N	NRO924-CUSTOM_20322759	Two Bay Swing (2 Infant Bucket, 2 Belt)	7' 11"	1
O	NRO605-xx21	Dress Up Cottage	0' 0"	1
P	KSL30102-xx01	Embankment slide, 3ft high 3ft wide	3' 4"	1
Q	NRO924-CUSTOM_20322770	Two Bay Swing (4 Belt)	7' 11"	1
R	NRO805-xx01	Meeting Post	0' 0"	2
S	ELE400024-xx17SC	Spinner Bowl	2' 0"	1
T	ELE400024-xx17LG	Spinner Bowl	2' 0"	1
U	ELE400024-xx17BL	Spinner Bowl	2' 0"	1
V	NRO612-xx01	Music Panel	0' 0"	1
W	NRO602-xx01	Percussion Panel	0' 0"	1

Marine Park
Playground
Block 9, Lot 5
Red Bank, NJ
Site Plan



MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONJUNCTIVELY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLIANT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 50% OF 3,500 PSI MINIMUM COMPRESSIVE STRENGTH. CONTACT KOMPAN FOR SPECIFIC PRODUCT REQUIREMENTS. ALL COMPOSITE STRUCTURES SHOWN REQUIRE A SITE GRADE OF 2% MAXIMUM, 1% OPTIMAL. SPECIFICATIONS FOR EACH KOMPAN STRUCTURE MAY BE FOUND AT KOMPAN.COM/KOMPANMASTER

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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SALES REPRESENTATIVE			SHEET	
John Marshall			K1.0	
REVIEW BY	DRAWN BY	DATE	REVISION NOTES	
DESIGN	JulLem	16 Oct 24		
REV. NO.	REV. BY	REV. DATE	REVISION NOTES	
8	JulLem	19 Mar 25	Add Spinner Bowls	

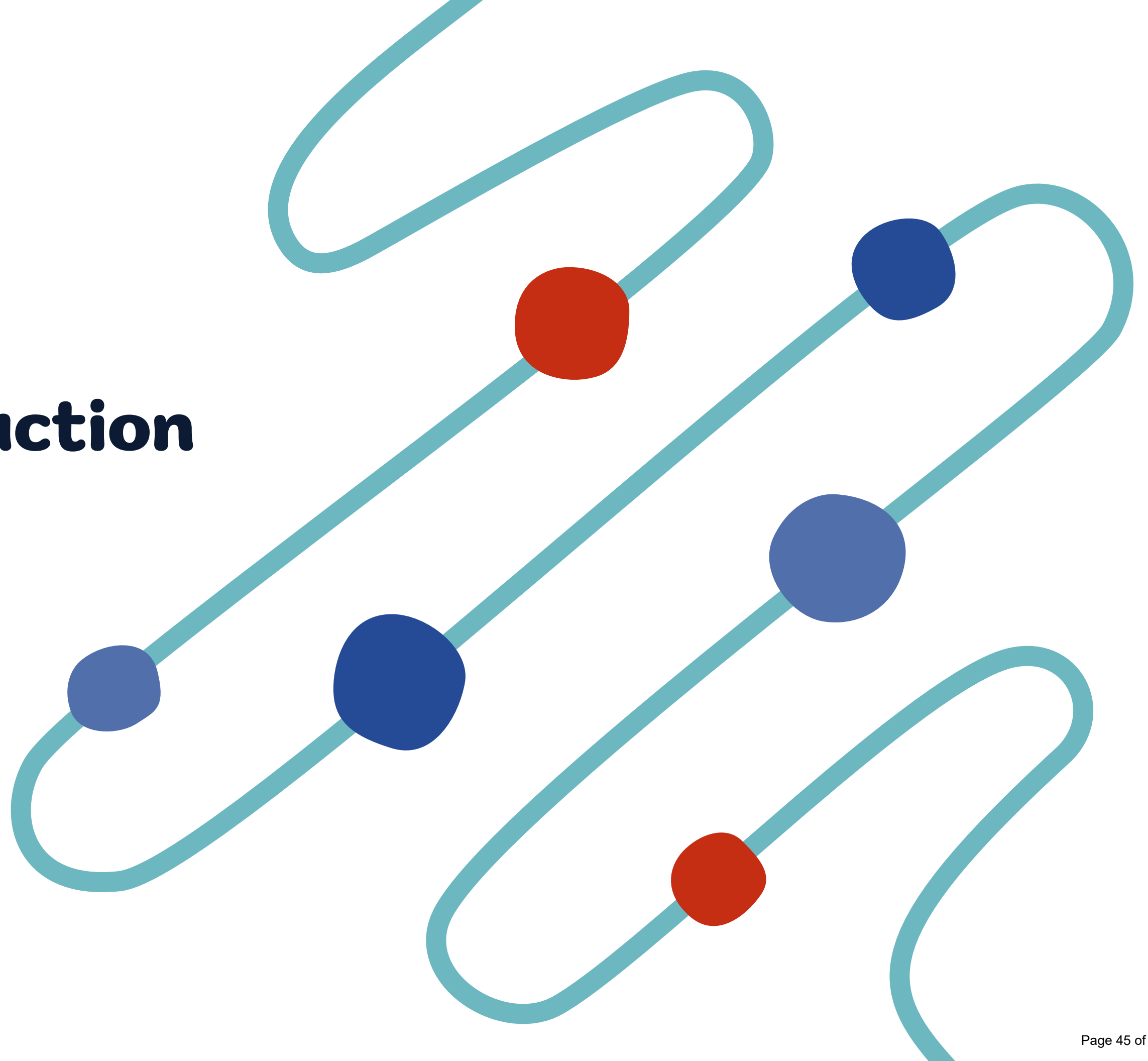
LAYOUT IS IN ACCORDANCE WITH ASTM F1487



Marine Park Playground

RED BANK, NJ • DESIGN CONCEPT • OCT 2024

Project introduction



Your team



John Marshall
Direct Sales Representative



Juliette Lemnij
Architectural Designer



Oceane Perez
3D Artist



Project goals

Iconic, destination playground

Serves all ages in the community

Thrilling experiences (tall towers, fun slides, exciting swings and ziplines)

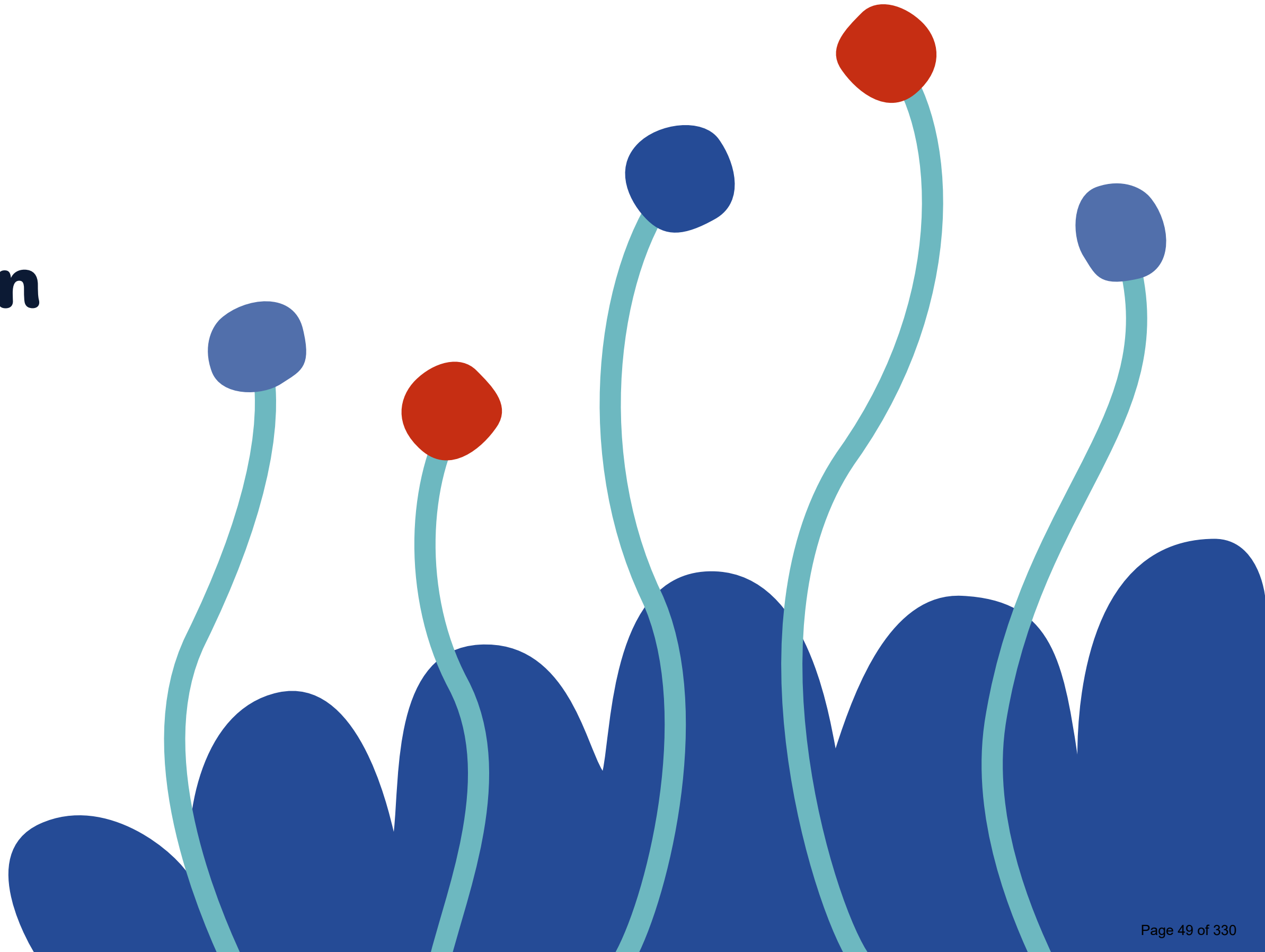
Embankment play that enhances and takes advantage of the natural topography of the site

Focus on inclusion and accessibility- Play For All

Inspiration



Design solution

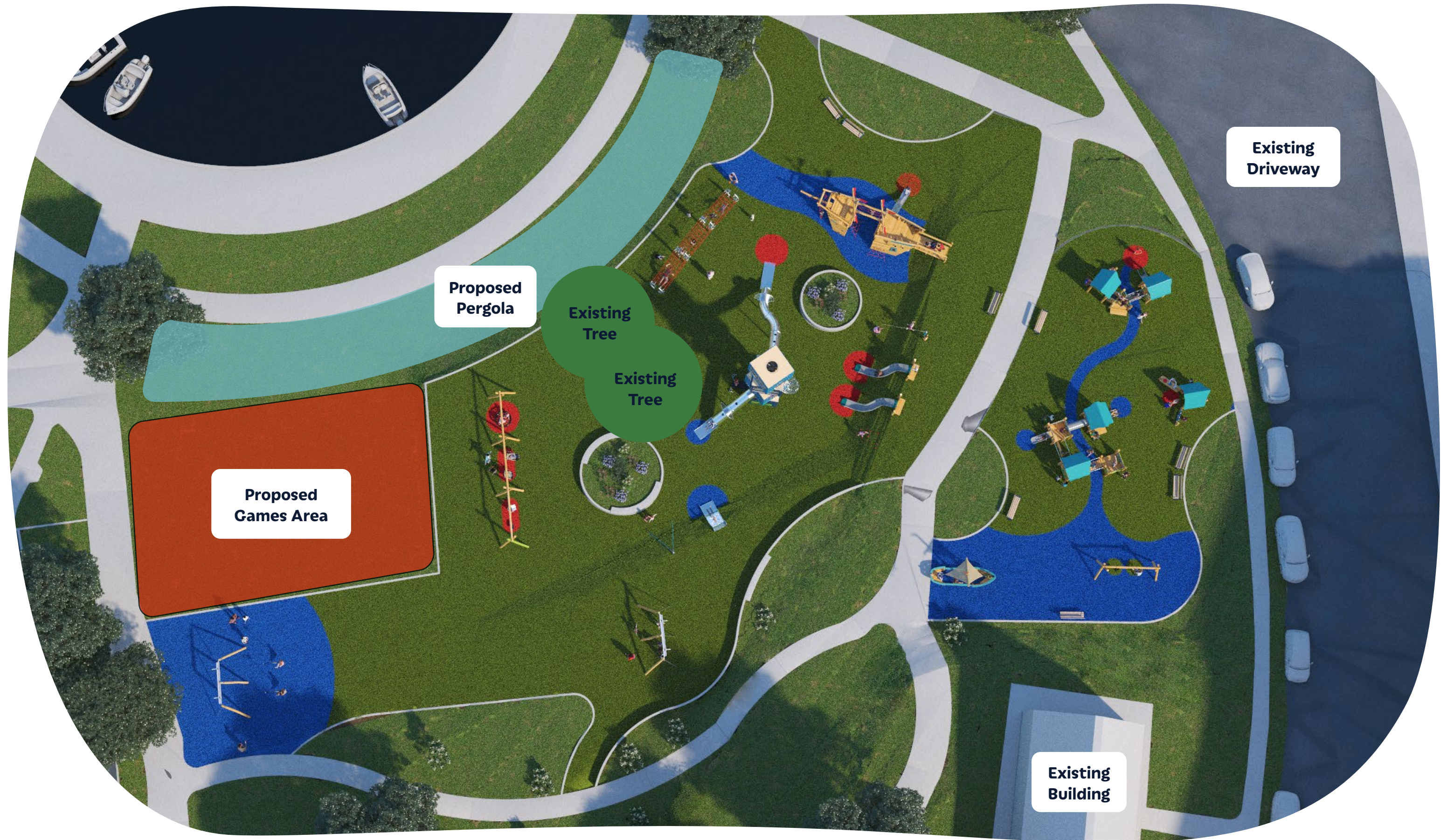


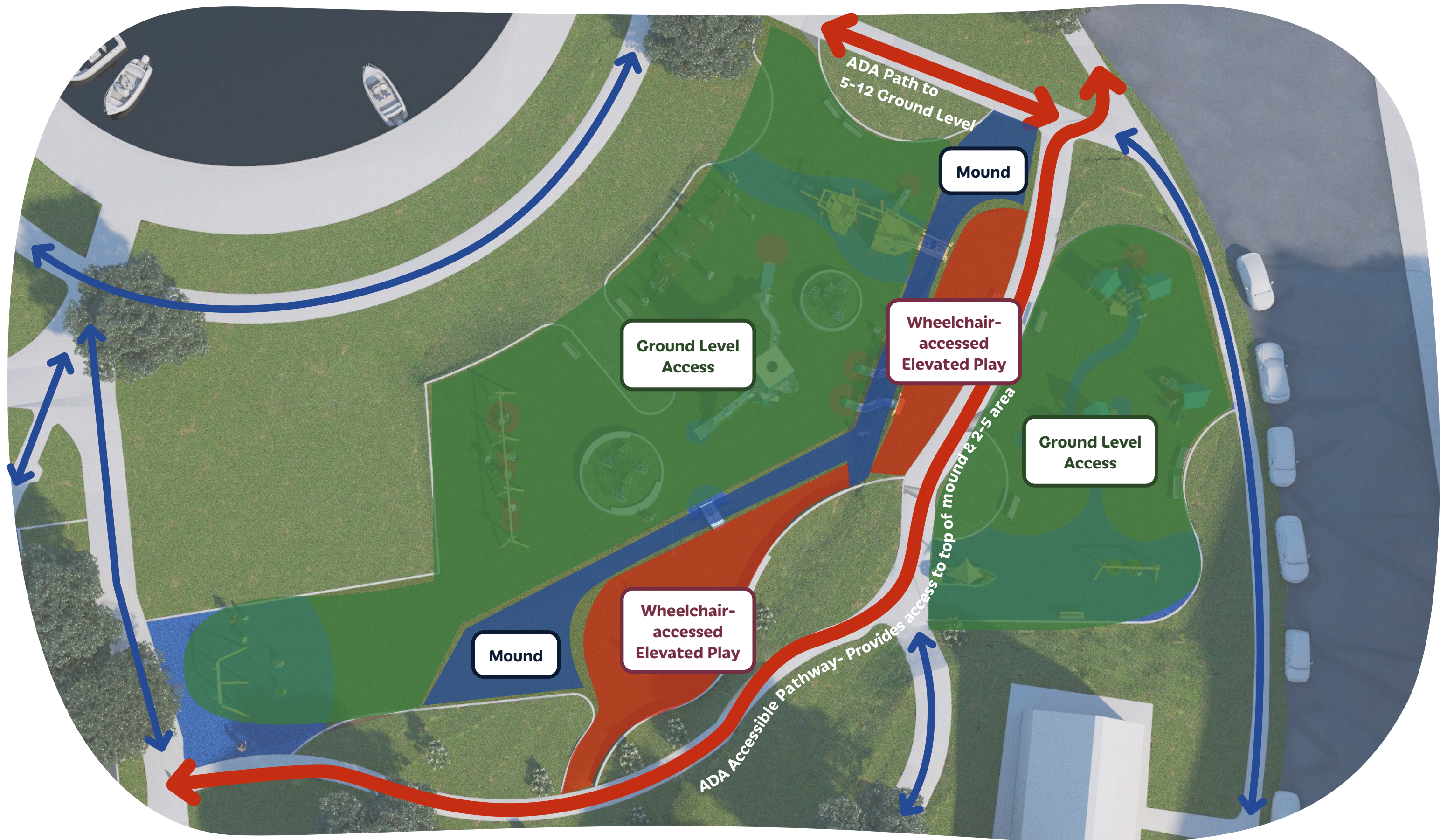




Site plan







Circulation



- 1** Zipline
- 2** Swings
- 3** Double Hill Climber Rope
- 4** 3' Embankment Slide
- 5** Custom Quad Cube Tower
- 6** Tunnel Bridge
- 7** Custom Pirate Ship
- 8** Hill Climber Rope
- 9** 6' Embankment Slide (2)
- 10** Climbing Cleats
- 11** Little Beaver Stream
- 12** Little Turtle's Town
- 13** Theater and Music Cottage
- 14** Oasis Boat with Sail
- 15** Infant Swings

Equipment List





2-5

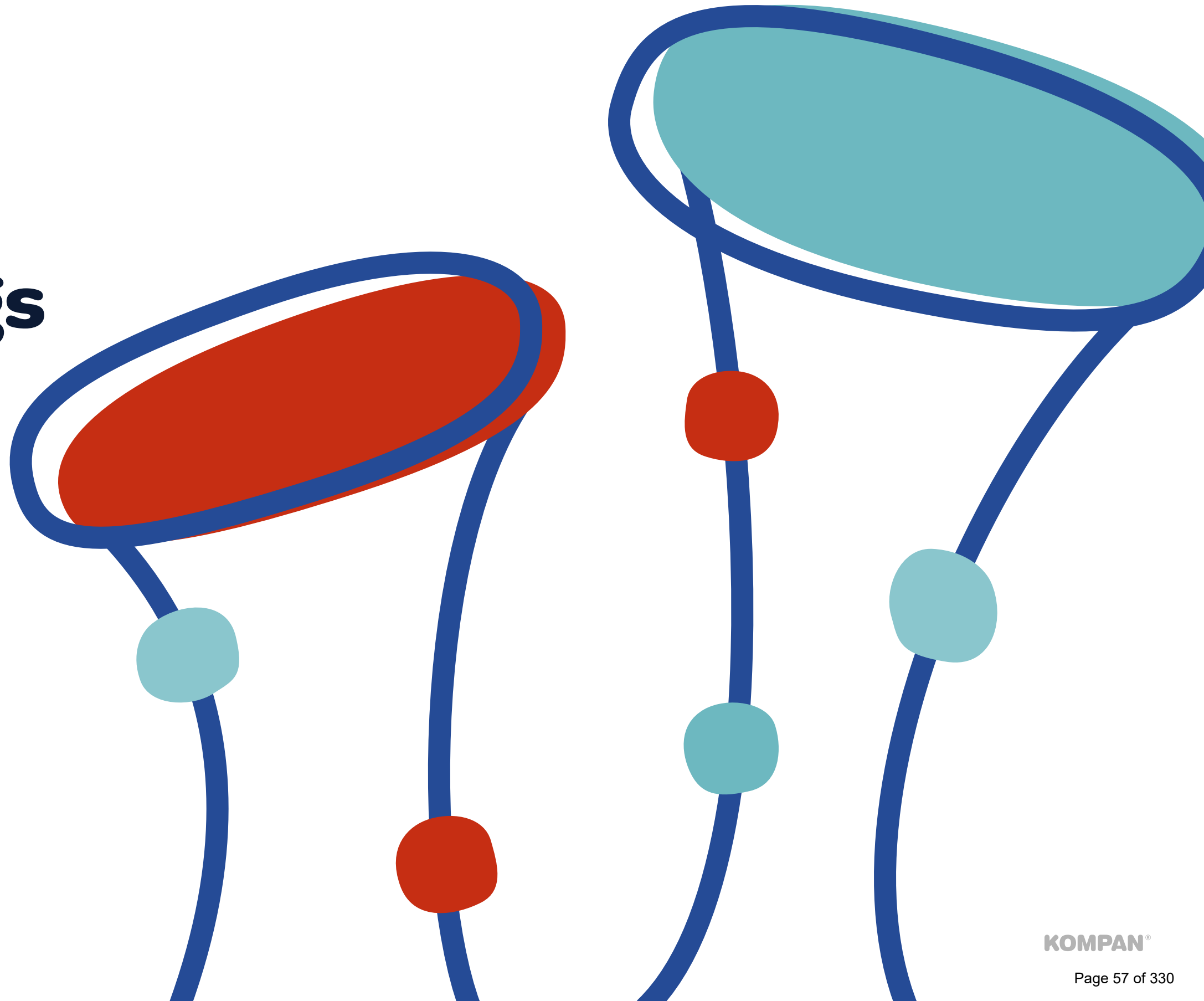


5-12



Age Groups

Site Renderings









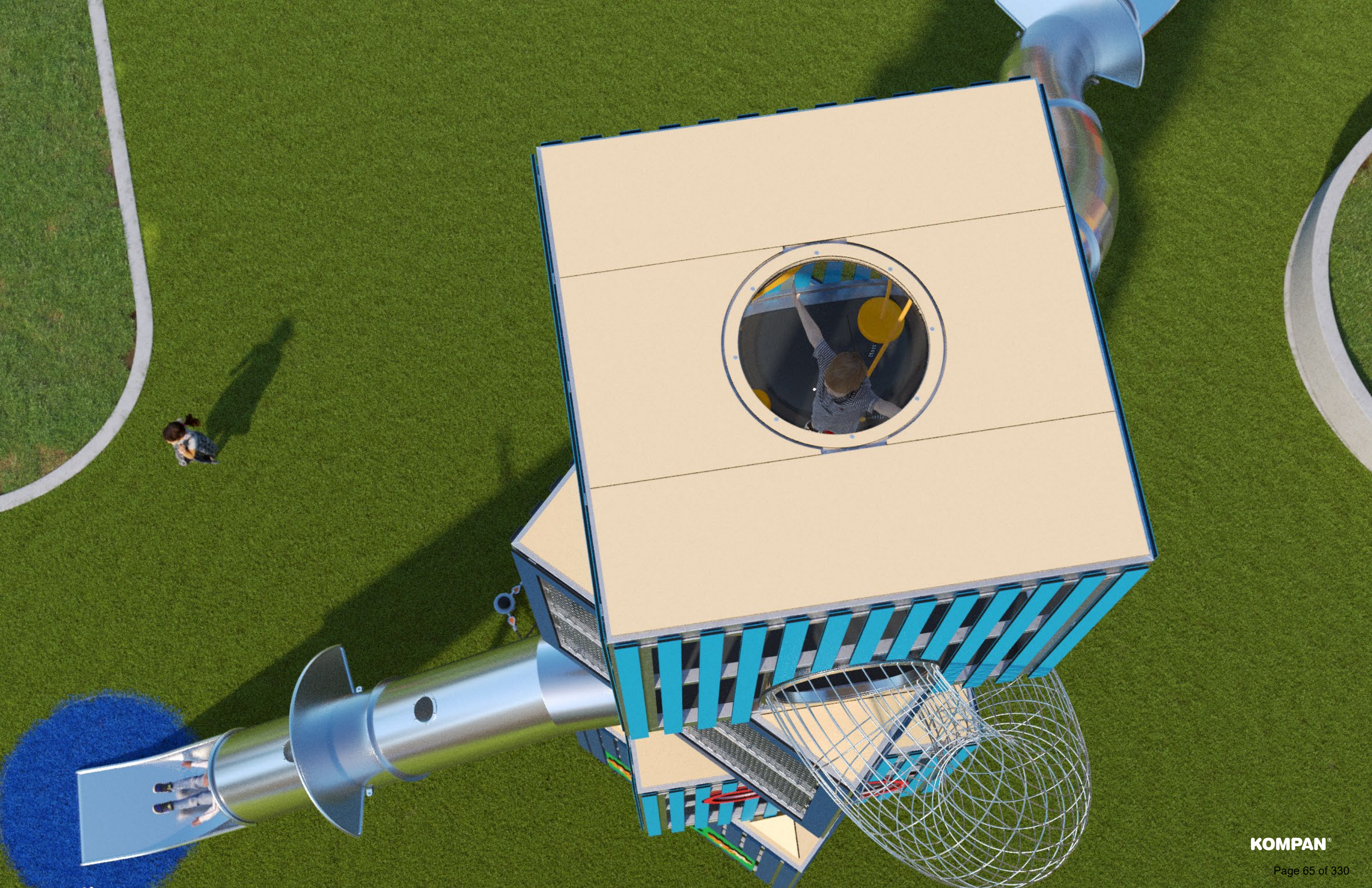
KOMPAN!





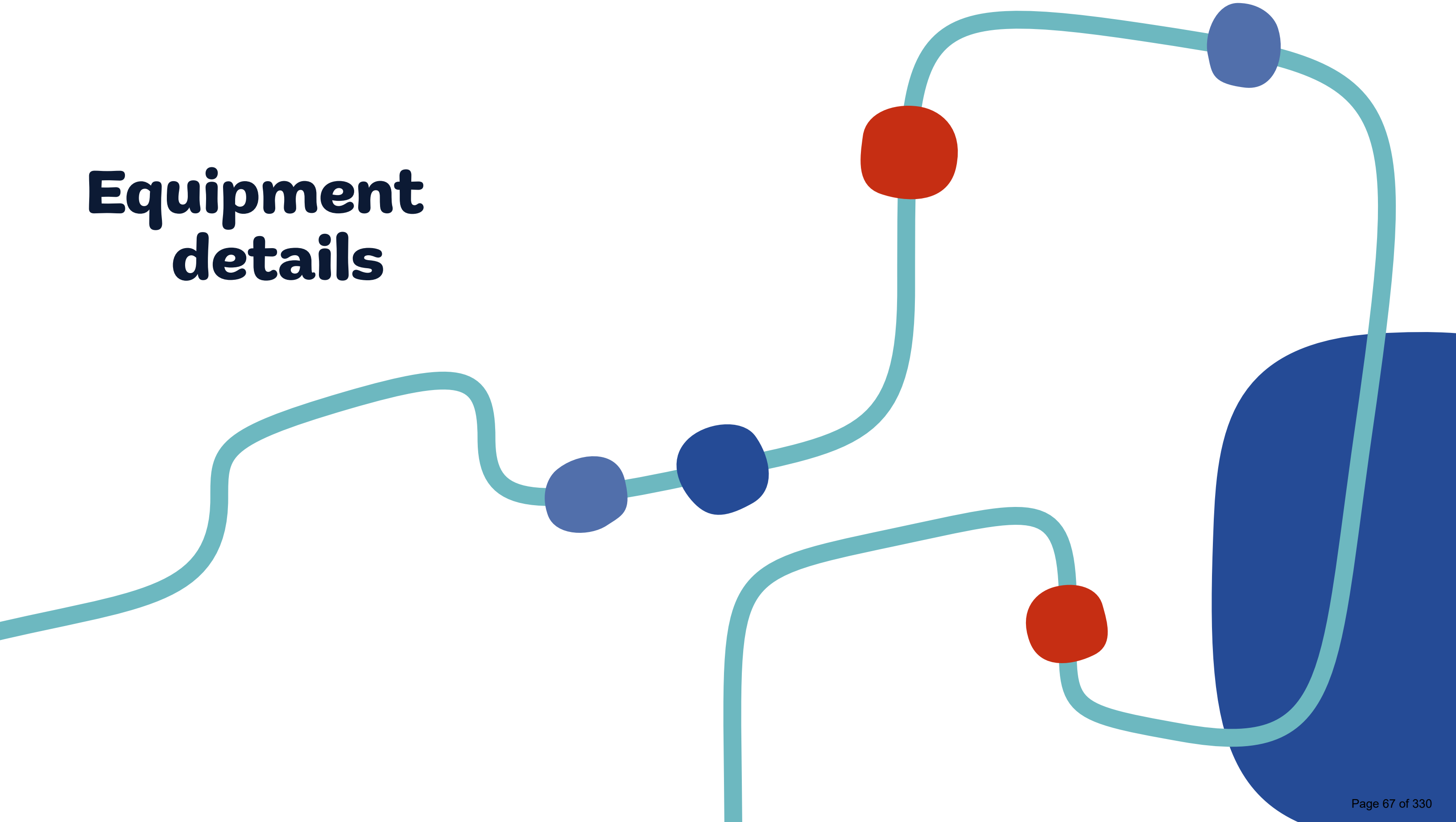








Equipment details





2-5 Play Area



Little Beaver Stream
NRO2013-xx21



Theater & Music Cottage
NRO4001-xx21



Little Turtle's Town
NRO4001-xx21

2-5 equipment



Little Beaver Stream



The inside and outside of the Theater & Music Cottage are packed with play. The drums and xylophone allow children to explore their musical side, while inside activities like the clock and bell panel, mirror, and desk with holes and membrane flaps provide diverse cognitive and creative stimulation.

Theater & Music Cottage





The Little Turtle Town packs in physical, social, cognitive, and creative play opportunities perfectly scaled for the youngest playground visitors. From development of gross and fine motor skill to learning turn-taking and empathy, this play piece is packed with age-appropriate challenges for all.



Little Turtle's Town



Oasis Boat with Sail
NRO529-xx21



Infant Swings
NRO931647

2-5 equipment



Themed play equipment supports dramatic play and stimulates language and communication skills. From the binoculars to the steering wheel to the benches, children can be entertained for hours in this boat.

Oasis Boat with Sail





5-12 Play Area



Three-Bay Swings
NRO926-CUSTOM_20315993



3' Embankment Slide
KSL30102



Double Hill Climber Rope
CRP630201-CUSTOM_20318104



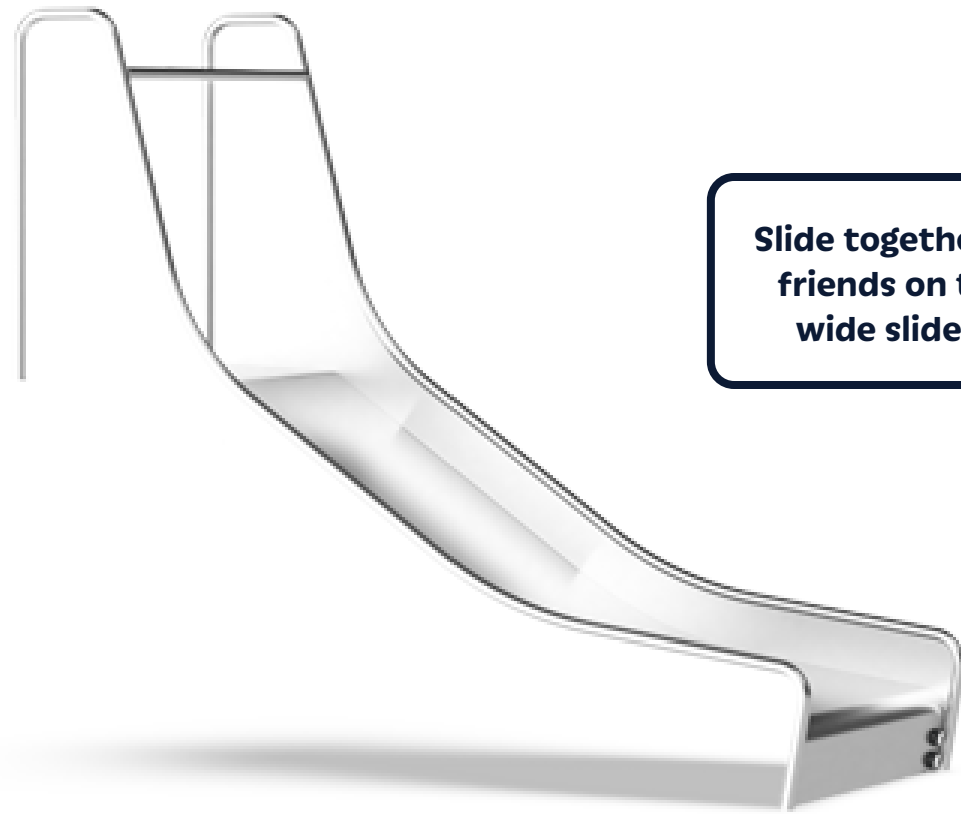
Zipline (Sloped Space)
NRO881-xx01

5-12 equipment

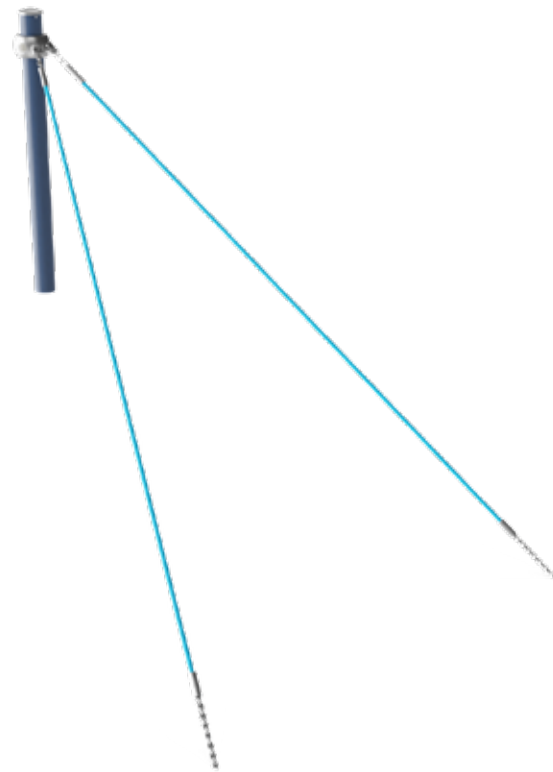


Three-Bay Swings

A combination of standard belt seats, ADA-friendly seats, and a multi-user basket swing provides ample diverse play opportunities for playground users of all ages and abilities.



Slide together with friends on the 3' wide slide bed



Race back up the mound like a mountaineer



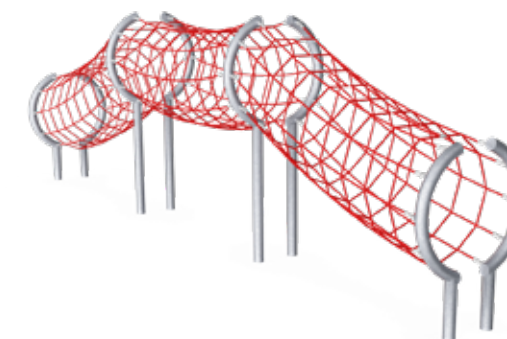
Embankment Play (3' hill)



The zipline is an exciting thrill for older playground visitors. Its position on the site keeps thru-traffic away and allows children to race to their heart's content!



Zipline (Sloped Space)



Tunnel Bridge
COR650901-xx01



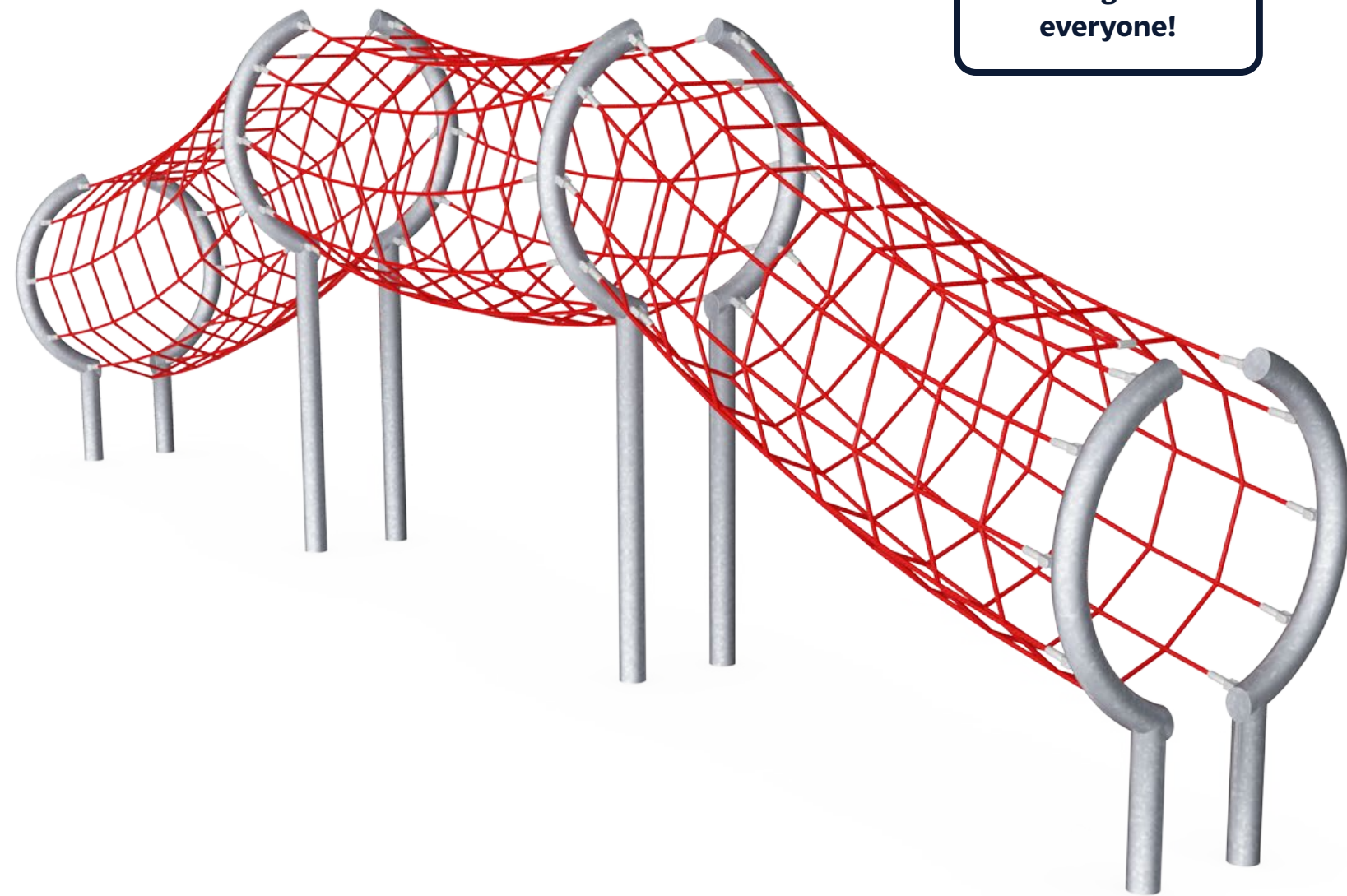
Hill Climber Rope
CRP630301-CUSTOM_20317992



5' Embankment Slides (x2)
NRO310-xx01

Climbing Cleats

5-12 equipment



Climbing fun for everyone!



Tunnel Bridge



Embankment play (5' hill)



Custom Pirate Ship
NRO900054



Custom Quad Cube Tower
COR883078

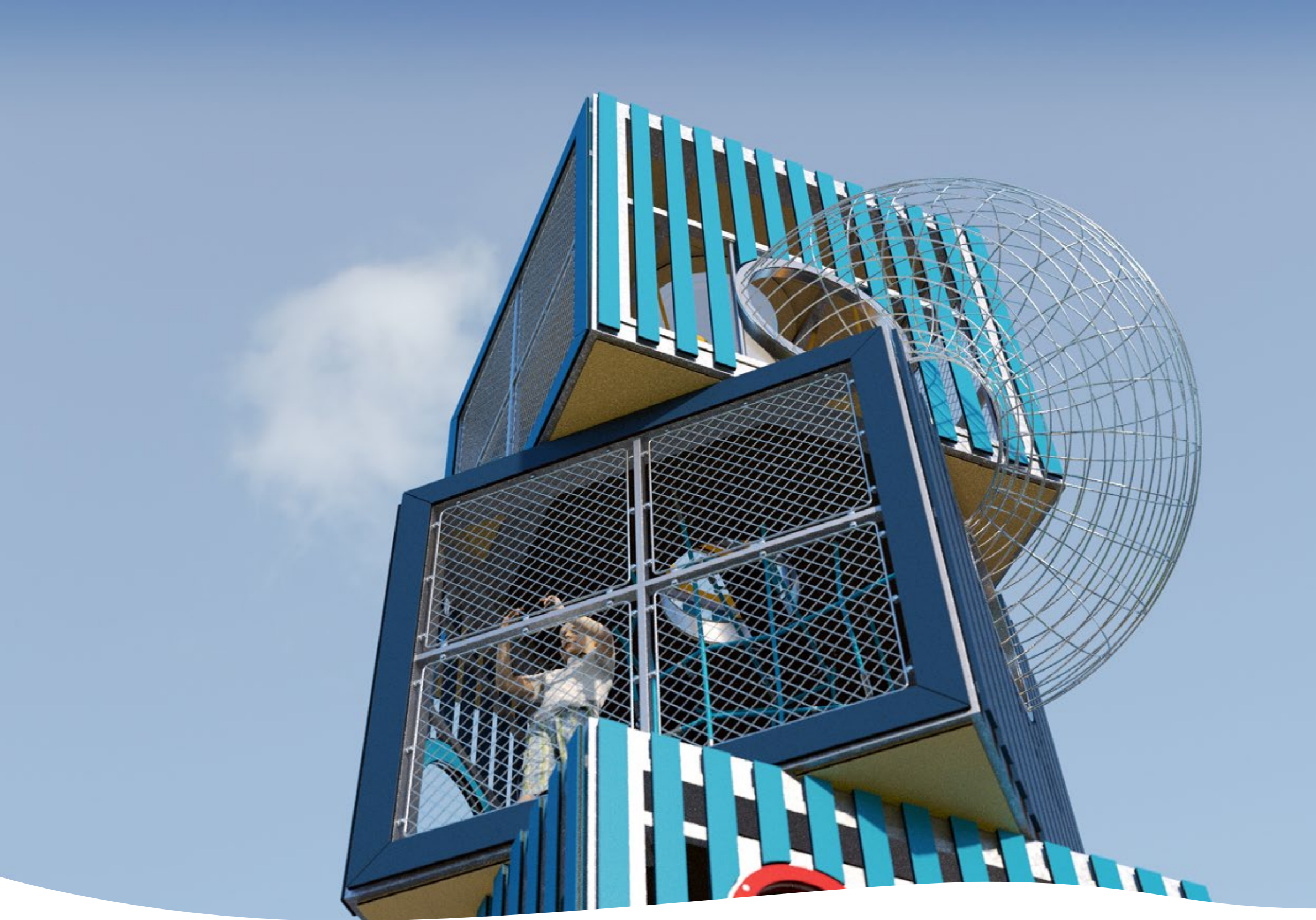
5-12 equipment



Users of all abilities can enjoy the pirate ship thanks to the accessible bridge at the stern!

Custom Pirate Ship



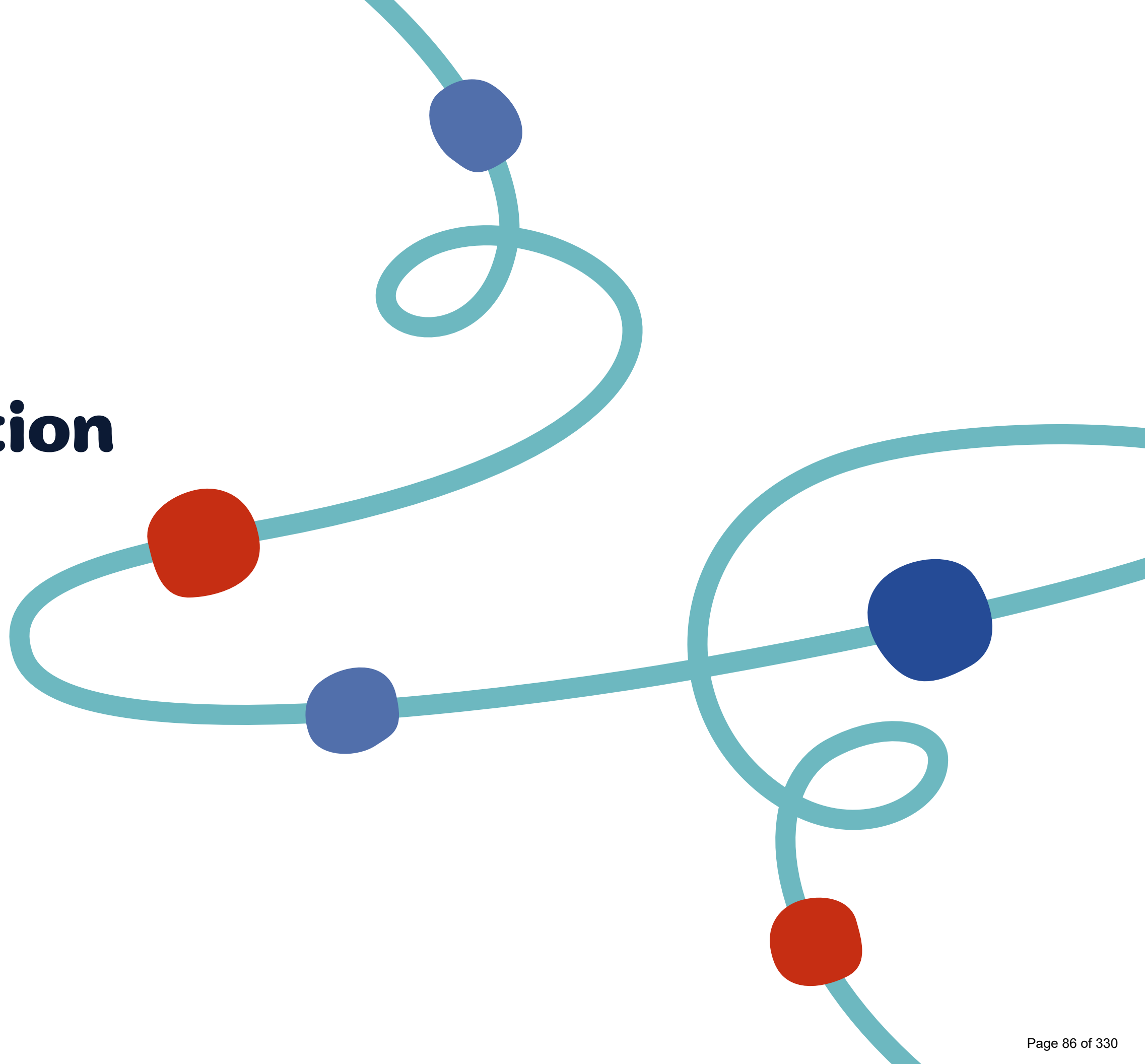


Standing at 30 feet tall, the Quad Cube is fully enclosed above the first level to safely provide a thrilling bird's eye perspective over the playground. The gem of the site, the tower stands tall and proud, highly visible to everyone around!

Custom Quad Cube Tower



**Additional
information**



Play the KOMPAN Way



Creating healthier and happier communities for over 50 years

KOMPAN's journey started in 1970, when young artist Tom Lindhardt founded the company. Working closely with child experts, he set out to ignite children's instinct to play, and in doing so, he invented a completely new way of rocking with the iconic Springer.

Since then KOMPAN has launched numerous inventions that have set new global standards for ways to play, always seeking to create the world's best playground and sport & fitness solutions.



Wow, Stay, Develop

These three little words reflect our approach to sparking the human instinct to play. Our unique philosophy of product development is based on thorough research, extensive user involvement, and close collaborations with experts through the KOMPAN Play & Fitness Institute. This creates solutions that motivate people of all ages and abilities to play more, learn more, and be more physically active while always having fun.



The Wow Factor

When you see a KOMPAN site, your **imagination and excitement** ignite and drive your instinct to play. You can't wait to start playing or exercising with our inventions!

The Stay Factor

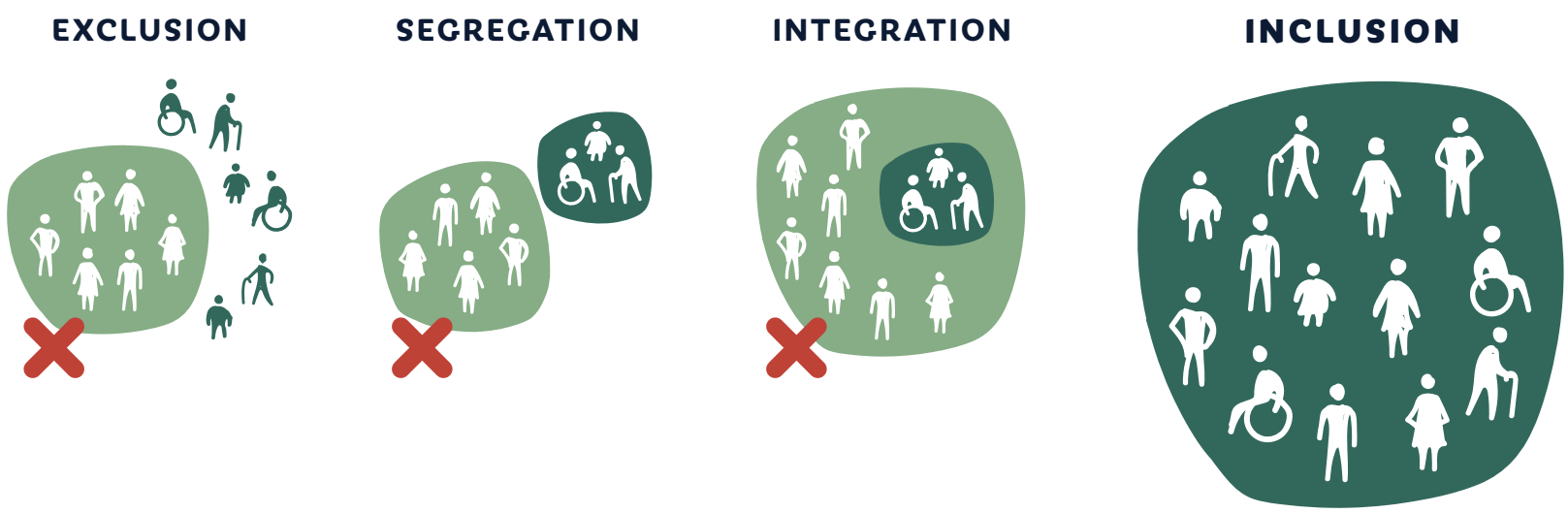
Once you start playing or exercising, we seek to make you stay. Age-appropriate solutions **continuously stimulate** new ways of playing with the right dose of challenge that is key to having fun and being physically active.

The Develop Factor

When engrossed in play we **learn and move with intensity**—often not sensing our own intellectual and physical development. KOMPAN solutions develop physical skills such as motor skills, balance, and coordination, as well as intellectual skills such as language development and cause-and-effect principles.

The belief in inclusive play runs deep at KOMPAN

“Play Together”—the idea that everyone should be included in play—is a foundational pillar in our philosophy. KOMPAN has more than 40 years of experience from designing play solutions for all, including children with disabilities. You will find universal design everywhere in our playgrounds, not least in the many openings and details that encourage play exchanges between children inside and outside the play elements.



6 Principles for Universal, Inclusive Design



Accessible



Multi-functional



360° design
(play from all sides)



Diverse play
opportunities



Clear in color and
design signals



Special solutions for
special needs

KOMPAN Play Institute



Suzanne Quinn, PhD
Manager of KPI, Americas

Suzanne is a member of the National Association for the Education of Young Children (NAEYC), the Society for Research in Child Development (SRCD), and the editorial board of Early Childhood Research Quarterly (ECRQ). She was co-editor of the 2018 Routledge Handbook of International Perspectives on Early Childhood Education with J.L. Roopnarine, J. E. Johnson and M. Patte.



Play specialists dedicated to developing, documenting, and researching playgrounds

The main work areas of the KOMPAN Play Institute are:

- Research in playground and child development
- Testing and documentation of play designs with children of all abilities
- White papers, publications, and research on playground specific topics, see: kompan.com/en/us/research/kompan-play-institute
- Consultancy and advocacy on playgrounds and city planning for play

Child development



Cognitive

Joy of learning: curiosity, understanding of causal relationships and knowledge of the world



Social-Emotional

Joy of being together: teamwork, tolerance and sense of belonging



Creative

Joy of creating: co-creation and experimenting with materials



Physical

Joy of movement: motor skills, muscle, cardio and bone density

Play and growth are intertwined

Play is one of seven emotional systems of the human brain and is on par with other human emotional instincts such as happiness, fear, or love. Children's physical, social-emotional, cognitive, and creative development is not only supported by play, it is developed through play.

Playground play and child development has roots in physical play, in fun rough-and-tumble play. But play motivation and great playgrounds also build on pretend play, dramatic play, explorative sand water play, and many more.

Different age groups also have specific play preferences and needs. The KOMPAN Play Institute recognizes age-appropriateness in the design of individual equipment and its placement.

Inclusive Outdoor Fitness



Creating training spaces that are useful and welcoming to everybody

The KOMPAN Fitness product range is created with inclusion in mind. This is achieved by reducing barriers and including a variety of exercise opportunities that together support the widest extent of users.

Inclusive fitness provides the opportunity for people with disabilities to participate in fitness exercise alongside their peers as equals. Most items can be used generally across abilities, while other items are designed for specific user groups such as wheelchair users, people with poor eyesight, or seniors. An inclusive outdoor fitness site based on KOMPAN insights and principles will have useful exercise activities for everyone regardless of ability level.

Materials built to last



Play Panels

The 19mm EcoCore™ panels are a highly durable, eco-friendly material, which is not only recyclable after use, but also are made from >95% post-consumer recycled waste.

The new dark teal EcoCore™ panels used in KOMPAN GreenLine products are made of >95% recycled post-consumer ocean waste.



Decks

All decks are supported by uniquely designed low-carbon aluminum profiles with multiple attachment options. The gray-colored molded decks are made of 75% post-consumer PP material with a non-skid pattern and texture surface.



Hercules Rope

Ropes come with galvanized six-stranded steel wires and a steel core, impossible to wear through. Each strand is tightly wrapped with PES yarn in >95% post-consumer recycled material, which is melted onto each individual strand, making the ropes highly wear and vandalism-resistant.



Posts

Main posts are available in four different materials:

1. Impregnated pine wood with in-ground steel footing.
2. Galvanized steel with powder-coated top finish.
3. Color-anodized lead-free aluminum, made from low-carbon aluminum.
4. TexMade™ posts made from >95% post-consumer recycled textile and plastic waste.



Galvanized Steel

Our steel surfaces and steel frames consist of a hot-dip galvanized inside and outside with lead-free zinc according to global safety standards for playground equipment. The galvanization has excellent corrosion resistance in outside environments and is maintenance free.



Robinia Wood

Robinia wood is a very strong and long-lasting material with very high levels of natural oils. Thus Robinia wood makes durable playgrounds almost maintenance free and able to last for many years.

Industry-leading warranties



LIFETIME* warranty

- Hot-Dip galvanized parts
- Stainless steel parts
- EcoCore™ and other high-density polyethylene (HDPE) parts

* KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use. In addition, KOMPAN's general terms and delivery conditions apply and supplement this warranty.



15-year warranty

- High-pressure laminate (HPL) parts
- Aluminum parts



10-year warranty

- TexMade™ posts
- Pre-galvanized posts with painted top layer
- Painted surface on galvanized or aluminum metal parts
- Stainless Steel Slides
- Electrogalvanized metal parts
- Molded PP decks
- Solid plastic parts
- Hollow plastic parts
- Transparent Poly Carbonate (PC) parts
- Rope and net constructions
- Wood-plastic composite (WPC) parts
- Robinia, ash, pine, and other wood types



5-year warranty

- Resin coated plywood parts
- Springs and ball bearing assemblies
- Graphic print on transparent PC panels
- Concrete parts
- Galaxy Connection Balls



2-year warranty

- Movable plastic & metal parts
- Rubber membranes
- Screens and electronic parts
- Sunshades & sail solutions
- Nylon nets
- Spare parts

For a greener future

Using **EcoCore™ HDPE GreenLine panels** in ocean green—made from >95% post-consumer ocean recycled waste—reduces carbon emissions by 82% CO² e/kg compared to panels from post-industrial waste.



-82%
CO² e/kg



-74%
CO² e/kg

Using **TexMade™ posts**—made from >95% post-consumer recycled textile and plastic waste—reduces carbon emissions by 74% CO²e/kg compared to steel posts.

Using **low-carbon aluminum** profiles produced with renewable energy sources reduces carbon emissions by 56% CO² e/kg compared to aluminum made with traditional energy sources.



-56%
CO² e/kg



-68%
CO² e/kg

Using **BLOQX™ GreenLine panels**—made from 75% post-consumer ocean recycled waste—reduces carbon emissions by 68% CO² e/kg compared to standard BLOQX™ panels.



Using natural materials, such as **robinia and pine wood** from sustainable forestry practices, results in sustainable and highly durable playgrounds.

The biggest impact on CO² emissions is through raw materials

For a company like KOMPAN, more than 80% of carbon emissions comes from raw materials. Therefore we focus on two things that most effectively help lower CO² emissions:

Made Green

Push the development of our own raw materials to increasingly post-consumer recycled waste instead of using virgin materials.

Born Green

Use sustainable raw materials that are naturally green, such as robinia wood that is highly durable and does not require chemical preservatives.

**Let's
play!**

RED BANK TRAIN STATION

REDEVELOPMENT PLAN



Prepared for:
Borough of Red Bank, NJ

Prepared by:
BFJ Planning, in association with Perkins Eastman

DRAFT | March 14, 2025

Red Bank Train Station Redevelopment Plan

Borough of Red Bank
Monmouth County, New Jersey

Prepared for
The Borough of Red Bank, NJ

Prepared by
BFJ Planning, in association with Perkins Eastman Architects

BFJ Planning
PERKINS —
EASTMAN

FINAL DRAFT: March 14, 2025

Acknowledgments

Mayor

William Portman

Borough Council

Kate Triggiano, Deputy Mayor

Kristina Bonatakis

David Cassidy

Nancy Facey-Blackwood

Ben Forest

Laura Jannone

Planning Board

Dan Mancuso, Chairman

Mayor William Portman

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Contents

Introduction	1
Description of Redevelopment Area.....	1
Redevelopment Process	4
Redevelopment Plan Goals and Relationship to Local Objectives.....	5
Redevelopment Area Districts	9
Development, Site Planning, and Design Standards.....	11
Plan Consistency Review	31
Implementation	32
Summary of Compliance with Statutory Requirements of LRHL	36
Definition of Terms	37
 Figure 1: Redevelopment Area Context	2
Figure 2: Train Station Redevelopment Area.....	10
Figure 3: Illustrations of Building Massing Principles	16
Figure 4: Illustration of Active Building Frontages and Open Spaces.....	18
Figure 5: Monmouth Street Concept 1: East of Station Area	20
Figure 6: Monmouth Street Concept 2: Station Area	21
Figure 7: Oakland Walkway: Proposed Concept Vs. Recommended Approach.....	26
Figure 8: Potential Off-Site Issues and Opportunities.....	29
Figure 9: Potential Pedestrian Connection, Chestnut Street to Drs. James Parker Boulevard.....	30

Introduction

Description of Redevelopment Area

This Redevelopment Plan sets forth a vision and standards for the redevelopment of an area of land around the Red Bank train station, as a transit-oriented, mixed-use development including open space and public amenities. This area consists of the following properties:

- Block 41, Lots 1, 2, 3, 4, 5, 6.01, 6.02, and 7
- Block 63, Lots 5, 5.01, 6, 7, and 7.01
- Block 75, Lots 104, 104.01, 171, 172, 177, and 178
- Block 75.02, Lots 169 and 170.01
- Block 75.05, Lot 16.01
- Block 75.06, Lots 7 and 8.01

The Redevelopment Area is in the west-central portion of Red Bank, centered at the NJ Transit train station and just east of the Shrewsbury Avenue commercial corridor (see Figure 1). The area is walkable to the Borough's Central Commercial District on Broad Street, as well as to businesses along Front Street. Monmouth Street, which forms the northern boundary of the Study Area, was identified in Red Bank's 2023 Master Plan as the primary linkage between Shrewsbury Avenue and the Central Commercial District, and therefore appropriate for new development that furthers an active downtown environment.

The 25.87-acre Redevelopment Area, shown in Figure 1, incorporates parcels along the NJ Transit railroad tracks, between Monmouth Street to the north and Drs. James Parker Boulevard to the south, encompassing the cross streets of Oakland, Chestnut, Herbert, Leonard, Catherine, and River Streets. The area is fully developed with buildings and parking lots, with very little land area devoted to landscaping; thus, the predominant feature is impervious coverage.

The primary land use in the Redevelopment Area is surface parking and rail-related infrastructure, either for the passenger rail station or the Red Bank Rail Yard. Commercial and mixed uses are found along Monmouth and West Streets in Block 41, which also contains the only residential parcel. Block 75.02 contains the Borough's Department of Public Utilities complex and office/performance space for Count Basie Center for the Arts.

Surrounding properties are a mix of small-scale local businesses, single- and two-family homes, apartment buildings, and community uses such as the Red Bank Armory on Chestnut Street and St. Anthony of Padua Catholic Church. Other public-oriented uses are easily walkable to the Redevelopment Area, including the Count Basie Center for the Arts, Two River Theater, the Borough's Senior Center, the Post Office, and the Red Bank Charter School. The original Red Bank train station is listed on the National and State Registers of Historic Places. No other historic sites or districts are within close proximity to the Redevelopment Area.

In addition to passenger rail, the Redevelopment Area is served by NJ Transit's bus system, with a bus stop providing service on the Route 831, 832, 834, and 838 lines. Two of the four routes originate at Red Bank Station, requiring space for bus queuing. Red Bank is also served by Academy Bus, which runs Shore Points commuter service Monday-Friday from its park-and-ride facility at the Garden State Parkway Exit 109 interchange.



Figure 1: Redevelopment Area Location Map

Red Bank Train Station Redevelopment

Sources: Monmouth County, Esri, BfJ Planning.

The Redevelopment Area is also near the Borough's only designated bike lane, on Bridge Avenue between Chestnut Street and Drs. James Parker Boulevard. Sidewalks are present throughout the area but vary in condition, and the at-grade railroad tracks disrupt the pedestrian environment, especially on Monmouth and Chestnut Streets.

The Redevelopment Area is fairly flat, with no major change to topography. No natural environmental constraints, including regulated wetlands or floodplains, are present, reflecting the built-up nature and the substantial paved areas. However, because the Redevelopment Area is low-lying and flat, storm-related flooding is known to be an issue. Water, sewer, stormwater, and electrical infrastructure is in place throughout the Redevelopment Area, and a high-tension electrical line runs north-south, crossing the railroad tracks at Chestnut Street just west of the Borough's DPW facility.

Several zoning districts are present within the Redevelopment Area. The Red Bank Rail Yard property and parking lots south of Chestnut Street are zoned for industrial uses, I and LI, respectively. The rest of the Redevelopment Area is within a business zone (BR-1 or BR-2), except for a very small portion that is RB (residential).

As discussed below, the portion of the Redevelopment Area north of Chestnut Street is within the Train Station (TS) Overlay Zone, which supports mixed-use development with increased residential density on upper floors. Block 41 is also within the Borough's designated Rehabilitation Area, which covers most of the downtown area west of Broad Street. In addition, the Borough's Affordable Housing Overlay is adjacent to the Redevelopment Area, just west of the Rail Yard between Catherine Street and Cedar Street, and has been developed with inclusionary multifamily uses.

Property ownership in the Redevelopment Area is a mix of public, private, and nonprofit entities, but all of the properties are collectively held by just four owners:

- ***NJ Transit and Related Entities:*** Lots 41-1, 41-2, 41-3, 41-4, 63-5, 63-6, 63-7, 63-7.01, 75-104, 75-104.01, 75-172, 75-178, 75.06-7, 75.06-8.01, and 75-177, totaling 21.4 acres.
- ***Denholtz Properties Entities:*** Lots 41-5, 41-6.01, 41-6.02, 41-7, and 75.05-16.01, totaling 1.73 acres.
- ***Borough of Red Bank:*** Lots 75-171 and 75.02-170.01, totaling 1.19 acres.
- ***Count Basie Theatre, Inc.:*** Lot 75.02-169, 1.52 acres.

This ownership means that most of the Redevelopment Area is tax-exempt; while the area has a total assessed value of about \$12.4 million, it generated just \$87,830 in property taxes for 2023.

Redevelopment Process

In 2021, NJ Transit named Denholtz Properties as its designated developer for the agency's property around the Red Bank train station. Denholtz Properties subsequently requested consideration for the Borough to designate this area as a redevelopment area, a process also recommended by the Borough's 2023 Master Plan. The Red Bank Borough Council, by a resolution dated December 14, 2023, directed the Planning Board to conduct a preliminary investigation to determine whether a set of identified parcels around the train station constituted a non-condemnation area in need of redevelopment according to the criteria set forth in the Local Redevelopment and Housing Law (LRHL). The resolution is included in this report in Appendix A.

The Planning Board prepared the redevelopment designation study, dated March 8, 2024, and included in Appendix B, and held a public hearing on the study on April 10, 2024. After closing the hearing, and based on the findings of the study, the Planning Board adopted a recommendation to the Borough Council that the area identified in the Council's resolution met the criteria for designation as a Non-Condensation Area in Need of Redevelopment, with the exception of Block 41, Lot 8. Subsequently, the Borough Council designated the area recommended by the Planning Board as an Area in Need of Redevelopment (see resolution in Appendix A).

While drafting the Redevelopment Plan, it was found that additional sites needed to be included into the designated area to comprehensively develop the substandard conditions around the train station and rail yard, as consistent with conceptual plans presented to the public. As a result, the Governing Body directed the Planning Board by a resolution adopted on January 23, 2025 (see Appendix A), to conduct an investigation as to whether six (6) additional properties, all owned by NJ Transit, met the LRHL criteria and should be added to the existing designated non-condemnation area in need of redevelopment. The Planning Board prepared the second redevelopment designation study, dated January 28, 2025, and included in Appendix B, and held a public hearing on the study on February 12, 2025. After closing the hearing, and based on the findings of that study, the Planning Board adopted a recommendation to the Borough Council that the identified area met the criteria for designation as a Non-Condensation Area in Need of Redevelopment. The Borough Council accepted the Planning Board's recommendation and designated the area (see resolution in Appendix A).

This Redevelopment Plan is the next step in the planning process and, if implemented, will guide the future development and occupancy of the study area. As described in more detail below, the Plan will serve as the zoning for the parcels within the study area.

The redevelopment planning process has incorporated community input in the form of two public workshops. The first workshop, held on July 31, 2024, attracted approximately 75 participants to learn about the process and provide feedback on resident preferences for the future of the train station area. The second workshop, held on December 17, 2024, was an opportunity for Denholtz Properties, as NJ Transit's designated developer for the Red Bank train station area, to share conceptual plans for the community's feedback. Approximately 50 participants attended. Summaries of the two workshops are provided in Appendix C.

While this Redevelopment Plan incorporates information and input from Denholtz Properties and NJ Transit, the Plan has been prepared on behalf of the Borough of Red Bank by the Borough's planning consultants. Ultimately, it is the Borough Council's decision on whether to implement the Redevelopment Plan, and whether to designate Denholtz Properties or any entity as the redeveloper.

Neither Denholtz Properties' ownership of sites within the study area, nor NJ Transit's designation of a developer, binds the Borough to any specific course of action under the LRHL.

Redevelopment Plan Goals and Relationship to Local Objectives

Based on Red Bank's prior planning efforts and public engagement as part of this planning process, this Redevelopment Plan is guided by the following goals:

- Use future development and pedestrian improvements to connect Red Bank's Central Commercial District and the Shrewsbury Avenue commercial corridor, strengthening the distinct identity and vitality of each area.
- Support multimodal transportation opportunities (rail, bus, walking, bicycling, and taxi/rideshare).
- Promote multifamily housing, both market-rate and affordable, at a density appropriate to transit-oriented development.
- Enhance the public realm with accessible, community-serving open space and amenities for recreation, events, arts and cultural activities, and gathering spaces.
- Reduce the amount of impervious coverage in the study area to increase the vegetative cover, improve stormwater management, and lessen the heat island effect.
- Facilitate community-facing uses and services that complement, rather than compete with, existing retail and service areas in the Borough.
- Incorporate attractive architecture at a scale and design that is in harmony with Red Bank's local context and uses high-quality, long-lasting materials and finishes.
- Provide an efficient mix of parking options that will serve commuters, residents, and patrons of the area.
- Supply adequate utility systems (water, sewer, electric, and stormwater) to serve the anticipated development in an effective and sustainable manner, and to ameliorate existing drainage issues in the vicinity of the study area.
- Mitigate the environmental impacts of new development through incorporation of sustainable design and green building and infrastructure techniques.
- Enhance the condition, function, and overall aesthetics of the Borough's Department of Public Works facility and its ability to serve all Red Bank residents.
- Preserve historic train station elements such as the station building, the gate keepers booth, and other historical markers and sculptures.

Red Bank Master Plan and Zoning

The Redevelopment Area has a long history of planning focus, dating at least to the 1995 Master Plan, which called for greater residential densities around the train station. Subsequent Master Plan Re-examination Reports reaffirmed this planning concept, strengthening it with a recommendation to create a train station overlay district to facilitate greater density. As a result, the TS Overlay District was established in 2009, to *“encourage a mix of retail/commercial uses at street level with increased residential density on floors above street level to create a mixed residential and commercial neighborhood that relies predominantly on public transportation as the primary means of travel.”* The TS district allows for taller buildings than the underlying BR-1 and BR-2 business districts (50 feet vs. 40 feet), residential density of up to 35 units per acre, and relaxed parking requirements. Further, much of the Redevelopment Area is within a designated Rehabilitation Area, designated in 2017 to spur upgrades to the downtown west of Broad Street.

Red Bank’s 2023 Master Plan devoted considerable attention to the station area and its relationship to the Central Commercial District along Broad Street, as well as the Shrewsbury Avenue business corridor. The Plan identified Monmouth Street as the primary linkage between these two important business areas, and thus appropriate for new development that furthers an active, pedestrian-oriented downtown environment. In addition, the 2023 Plan specifically recommended that the train station area should be a key focus of revitalization, noting on page 99 that, *“Smart and creative infill development in this area creates an opportunity to restore aspects of the street grid that were disrupted by rail infrastructure, stitching together the east and west sides of Red Bank. The revitalization of the train station area also promotes the use of mass transit and is envisioned to support economic development through establishing additional commercial uses as well as providing for improved connectivity to existing commercial uses in the Borough.”*¹

The 2023 Master Plan recommended, in addition to continuing to pursue Transit Village designation (see below), working through a development negotiation process with NJ Transit and its designated developer (Denholtz Properties) to implement a vision for revitalization at the train station. Redevelopment designation was identified as the most appropriate tool to effectuate this process, and the Plan outlined a series of goals and development parameters that should be part of that process. This Redevelopment Plan directly implements these Master Plan recommendations.

Red Bank Bicycle and Pedestrian Planning Project (2010)

This update to the Borough’s Circulation Element is intended to identify safer routes for pedestrians and cyclists. Several recommendations relevant to the train station area were noted, and redevelopment presents an opportunity to implement those recommendations that may still be relevant and needed.

Red Bank Impervious Cover Reduction Action Plan (2017)

The Borough retained the Rutgers Cooperative Extension Water Resources Program to assist with preparing this plan, which provides a guide on potential locations to implement green infrastructure practices to reduce stormwater runoff. One location is the Phoenix Productions property at 52 Chestnut Street, which is Block 75.02, Lot 169, within the Redevelopment Area. There, the plan suggested that parking spots could be replaced with porous asphalt to capture and infiltrate stormwater from the parking lot and rooftop. Redevelopment of this site and other parcels in the

¹ <https://www.redbanknj.org/DocumentCenter/View/12494/2023-Red-Bank-Adopted-Master-Plan>

Redevelopment Area offers the potential to reduce impervious coverage, either through the removal of surface parking or the replacement of impermeable surfaces with porous pavement.

Transit Village Program

In 2018, the Borough began the process of seeking Transit Village designation by the New Jersey Department of Transportation. This effort stalled during the Covid-19 pandemic but was re-restated in 2023. In addition, Red Bank is seeking Plan Endorsement from the New Jersey Department of Community Affairs, in an effort to re-instate its designation in the State Plan as a Regional Center.

While there has been some development in the past 10 years in the wider rehabilitation area (such as the redevelopment of the Anderson Building and the construction of Station Place and the West Side Lofts), limited development has occurred at the train station area itself. The most significant development has been the 57-unit The Rail at Red Bank project, on the west side of the station.

It is clear that the TS district and rehabilitation area, on their own, are not likely sufficient to facilitate the scale of development that is appropriate at the train station. In fact, initial guidance from the State on the Borough's Transit Village application indicated that the overlay district was not effective enough at encouraging TOD, and that zoning changes to allow for greater density – perhaps through the creation of a new district – would likely be needed to achieve a Transit Village designation.

Red Bank Train Station Report (2018)

NJ Transit, in partnership with the North Jersey Transportation Planning Authority (NJTPA), completed this report on bike and pedestrian access at the Red Bank train station area. The study noted issues such as a lack of crosswalks/pedestrian ramps and traffic conflicts due to entering/exiting traffic and bus drop-off areas. Short- and long-term conceptual improvements were provided to address these issues. Pedestrian safety is an ongoing issue for Red Bank, which saw 15 vehicular crashes involving pedestrians in 2024, including several fatalities. Redevelopment around the station offers the opportunity for bike and pedestrian improvements that could address these concerns.

Monmouth County Master Plan (2016)

Redevelopment around the Red Bank train station is consistent with the following goal and supporting objectives of the County's Master Plan²:

- ***Master Plan Goal #3:*** Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play, and stay.

Vibrant and Sustainable Communities:

- Encourage the development of a multi-modal transportation and circulation network that promotes walkability and bicycling, links neighborhoods to one another, and connects residents to employment centers and regional facilities.
- Encourage a range of housing options including types, sizes, styles, and accommodations to meet the needs associated with various lifestyles, life-stages, abilities, and occupations of residents while supporting economic sustainability within the region.
- Promote vibrancy, attractiveness, and a diverse array of uses, occupations, services, and amenities for downtowns and business districts.
- Endorse the use of enhanced landscapes, streetscapes, and design amenities that promote safe and secure neighborhoods as well as other attractive and appealing built environments that discourage aversion, crime, and blight.

² <https://www.co.monmouth.nj.us/documents/24/Chapter%201.pdf>

- Encourage regional and local arts/cultural planning initiatives and support creative placemaking efforts that attract innovative ideas, community involvement, entrepreneurial talent, and new businesses to a community.
- Encourage the use of green technology and design to reduce the impact of property improvements on natural systems.

Preservation of Community Character:

- Support retention, preservation, restoration, and improvement of our cultural, historic, and scenic resources that define a community's distinct character.
- Promote in-fill development and the adaptive reuse of substandard, underutilized, or abandoned structures that complement or improve adjacent land uses and support or enhance neighborhood character resulting in healthier places to live, work, learn, and recreate.
- Promote the development and use of design standards that reinforce neighborhood character and improve the appearance and appeal of special improvement districts, commercial districts and corridors, and redevelopment areas.

Housing:

- Encourage housing development in locations that provide access to various modes of travel that could reduce automobile dependency.
- Promote energy efficient construction and housing systems that reduce long-term costs and maintenance as well as design, technologies, and construction methods that have a lower impact on natural systems.

Economic Development and Redevelopment:

- Encourage public infrastructure investments in county recognized priority growth areas and locations that support economic development and redevelopment; particularly locations in existing and planned service areas.
- Encourage a variety of new and rehabilitated housing options to meet the needs of an evolving workforce in support of greater regional economic growth.

The County Master Plan also lays out a Public Investment Strategy to focus development in appropriate locations where infrastructure exists, and into centers away from protected natural environs, as consistent with the 2001 State Development and Redevelopment Plan (see discussion below on that plan). Red Bank is identified by the County as a Priority Growth Investment Area, and the train station is identified as a locally supported transit-oriented development initiative (see Figure 2.14, *Framework for Public Investment Map, 2016*).³

³ <https://www.co.monmouth.nj.us/documents/24/MP%20-%20Chapter%202.pdf>

Redevelopment Area Districts

As shown on Figure 2, the Redevelopment Area is divided into three (3) districts, based on property ownership and envisioned development, for the purpose of regulating land use and development.

Redevelopment District A: Train Station Area

This district encompasses the following parcels:

- Block 41, Lots 1, 2, 3, 4, 5, 6.01, 6.02, and 7
- Block 63, Lots 5, 5.01, 6, 7, and 7.01
- Block 75, Lots 104, 104.01, 172, 177, and 178
- Block 75.05, Lot 16.01
- Block 75.06, Lots 7 and 8.01

District A, containing lots owned by NJ Transit, Denholtz Properties, and related entities, is the primary focus of this Redevelopment Plan.

For the purposes of area, bulk, and density requirements, District A is further subdivided into two parcels: the North Parcel (between Chestnut and Monmouth Streets) and the South Parcel (between Leonard and Chestnut Streets). This reflects both anticipated development plans for the Redevelopment Area and the fact that these two areas of District A exhibit different contexts in terms of surrounding land uses, proximity to the train station, and the appropriate mix of residential vs. retail uses. The North Parcel has the most direct relationship with the train station and offers proximity to the downtown core as well as the Shrewsbury Avenue business district. The South Parcel is more residential in nature, as it abuts single-family and religious uses along Herbert Street/Oratory Way and Leonard Street.

It is noted that the North and South Parcels do not include two portions of the Redevelopment Area that are not anticipated to include new buildings: the Bridge Avenue parking lot west of the NJ Transit railroad tracks and the Red Bank Rail Yard south of Leonard Street. If new development were contemplated on these areas, it would likely require an amendment to this Redevelopment Plan.

Redevelopment District B: Red Bank Department of Public Works Site

This district encompasses the following parcels:

- Block 75, Lot 171
- Block 75.02, Lot 170.01

The Department of Public Works Site is being planned for a comprehensive upgrade to the existing Borough facilities. Such future improvements will be undertaken by the Borough and may require an amendment to this Redevelopment Plan or preparation of a separate Redevelopment Plan.

Redevelopment District C: Count Basie Site

This district encompasses the following parcel:

- Block 75.02, Lot 169

There are no known development plans on the Count Basie site. Future development of the property would be undertaken by the property owner and would require an amendment to this Redevelopment Plan or preparation of a separate Redevelopment Plan.

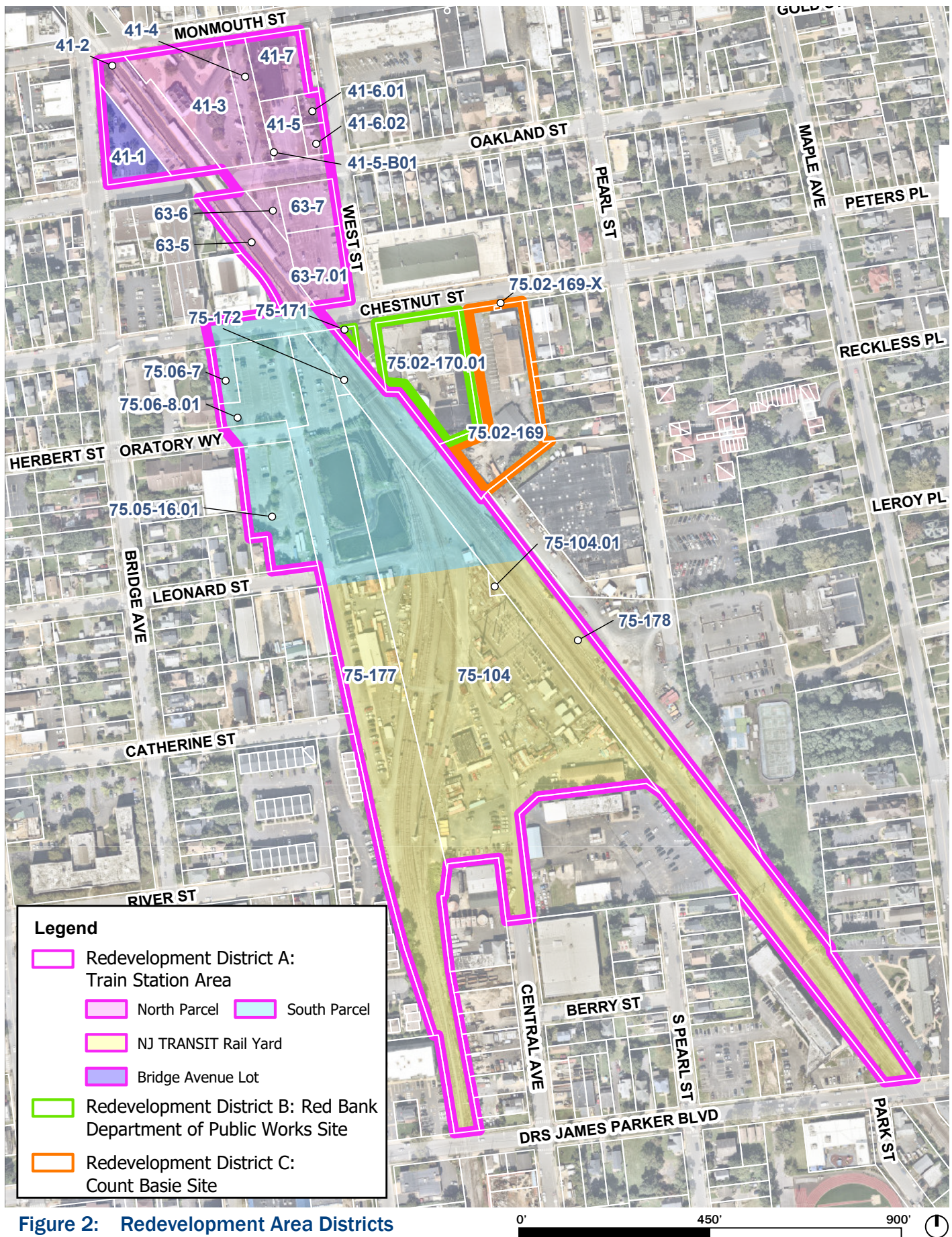


Figure 2: Redevelopment Area Districts

Red Bank Train Station Redevelopment

Sources: Monmouth County, Nearmap, BFJ Planning.

Development, Site Planning, and Design Standards

The following standards will guide development of the Redevelopment Area, along with additional requirements in a Redeveloper Agreement. For purposes of granting relief (see the *Implementation* section below), the standards for use; area, height, setback, and density; and parking and loading shall require a variance, while the site planning and design standards shall require a design waiver.

Use Standards

A. District A (Train Station Area)

Principal Permitted Uses

- i. Multifamily dwellings, with a mix of market-rate and low- and moderate-income units.
- ii. Mixed-use developments, subject to the requirements of §490-36(B), except as superseded by the requirements of this Redevelopment Plan, and provided that non-residential uses shall be limited to the ground floor only.
- iii. Retail commercial uses, except tobacco shops.
- iv. Personal service establishments.
- v. Urgent care facilities.
- vi. Banks and financial institutions without drive-through facilities.
- vii. Restaurants and food service establishments.
- viii. Museums, performance space (indoor/outdoor), art galleries, and artisan workshops.
- ix. Breweries, brewpubs, distilleries, bars, and lounges, in accordance with applicable State regulations, with a maximum square footage of 5,000 square feet.
- x. Preschools and child-care facilities.
- xi. Indoor recreation/fitness facilities
- xii. Recreational/leisure instruction, such as exercise studios and culinary schools.
- xiii. Co-working space.
- xiv. Community-related and/or nonprofit uses.
- xv. Retail cannabis
- xvi. Public open space and associated public amenities.
- xvii. Essential services, public transit facilities, and related amenities and services.

Accessory Uses

- i. Outdoor and rooftop eating and drinking establishments.
- ii. Temporary uses such as food trucks and pop-up shops, pursuant to any applicable licensing requirements by the Borough or other governmental entity.
- iii. Auto- and bike-share/auto rental services and bike repair shops.
- iv. Office in support of a principal permitted use.
- v. Parking garages.
- vi. Other uses customary and incidental to principal permitted uses.

B. District B (Department of Public Works Site)

Principal Permitted Uses

- i. Government facilities, public utilities, and related infrastructure.

Accessory Uses

- i. Parking for Borough employees and visitors.
- ii. Other uses customary and incidental to the principal permitted use.

C. District C (Count Basie Site)

Principal and Conditional Permitted Uses

- i. All principal and conditional uses permitted under the BR-2 Business/Residential-2 District.

Accessory Uses

- i. All required and permitted accessory uses under the BR-2 Business/Residential-2 District.

D. All Districts

Prohibited Uses

- i. Drive-through facilities.
- ii. Automotive sales, repair, or service facilities.
- iii. Adult entertainment uses.
- iv. Gas or service stations.
- v. Manufacturing or industrial uses with a square footage exceeding 5,000 square feet.
- vi. Billboards

Area, Height, Setback, and Density Requirements

A. District A (Train Station Area)

Standard*	North Parcel (between Chestnut and Monmouth Streets)	South Parcel (between Leonard and Chestnut Streets)
Minimum Lot Area For Building Construction	3.5 acres	4 acres
Maximum Ground-Floor Non-Residential Space for Individual Use/Tenancy	7,000 square feet	5,000 square feet
Maximum Building Coverage	50%	50%
Maximum Impervious Coverage	85%	85%
Maximum Building Height	6 stories/75 feet	5 stories/60 feet
Minimum Building Setbacks**	Monmouth Street 5 feet West Street 5 feet Chestnut Street 15 feet	Chestnut Street 12 feet Herbert Street 50 feet Leonard Street 15 feet
Maximum Residential Density	58 units per acre or 200 units, whichever is less	50 units per acre or 200 units, whichever is less
Maximum Non-Residential Floor Area Ratio	0.20	0.10
Minimum Public Space	40% of lot area	N/A

*Area and bulk provisions shall be based on new lot lines that are anticipated to be created through subdivision and will reflect any road realignments implemented through the creation of new streets.

**Ground-floor entrances to residential units may encroach up to 2 feet into the required setback.

The 2023 Red Bank Master Plan indicated a maximum residential density of 50 units per acre, including existing development, on a district-wide basis, for the designated TOD area in Figure 43 of the Master Plan.⁴ Based on the size of this TOD area of 11.6 acres, the 400 units contemplated in this Redevelopment Plan, plus the 57 units at the existing The Rail development, would equate to a district-wide density of approximately 39 units per acre, which is consistent with the Master Plan.

⁴ <https://www.redbanknj.org/DocumentCenter/View/12494/2023-Red-Bank-Adopted-Master-Plan>

- B. District B (Department of Public Works Site)
 - i. Maximum building height: 40 feet and not exceeding three stories.
 - ii. Additional area and bulk provisions shall be developed by the Borough of Red Bank as part of a comprehensive upgrade of the Department of Public Works facilities.
- C. District C (Count Basie Site)
 - i. Area, bulk, and density provisions shall be in accordance with the provisions of the BR-2 Business/Residential-2 District.

Parking and Loading

- A. Required Parking Ratios
 - i. Minimum parking requirements in Redevelopment District A shall comply with the standards outlined below, except as modified by the Planning Board due to shared parking arrangements or other transportation/parking demand management strategies. These standards reflect the existing parking requirements for the TS Train Station District, adjusted to reflect the mixed-use, transit-oriented nature of anticipated redevelopment and available public parking within walking distance. The requirements listed below may be satisfied through a combination of off-street and on-street parking within the Redevelopment Area. Parking standards in Districts B and C shall follow the Borough's existing regulations in §490-98.0.

Use	Required Parking Spaces
Multi-family residential	
Studio	0.7 per unit
1-bedroom apartment	1.1 per unit
2-bedroom apartment	1.3 per unit
3-bedroom or more apartment	1.4 per unit
Grocery store	2.5 per 1,000 square feet
Professional, medial, business offices	3 per 1,000 square feet
Retail/commercial	3 per 1,000 square feet
Personal service	3.5 per 1,000 square feet
Banks and financial institutions	2.5 per 1,000 square feet
Eating and drinking establishments	
Sit-down restaurant	4 per 1,000 square feet
Retail food establishment (no seating)	2.5 per 1,000 square feet
All other uses	3 per 1,000 square feet

- ii. The Planning Board may consider modifications to parking requirements based on the combination of uses, where it can be demonstrated that staggered or complementary hours of parking uses would result in less overall parking demand due to shared parking principles. Such determination shall be based on industry standards and a parking analysis prepared by a qualified professional.

- iii. Within Redevelopment District A, a maximum of 75 on-street parking spaces shall be provided on the North Parcel (along the proposed shared street) and a maximum of 55 on-street parking spaces shall be provided on the South Parcel (along the proposed new north-south street). The maximum requirement for the South Parcel shall be in addition to any parking spaces designated for employees of the NJ Transit Rail Yard, under separate agreement between the Redeveloper and the transit agency.
- iv. A minimum of 150 spaces shall be provided in Redevelopment District A, in a combination of on-street and garage spaces, to serve commuters and the public, and shall be clearly designated and accessible as such. The management of these spaces shall be subject to the Redeveloper Agreement with the Borough of Red Bank, based on coordination with NJ Transit.
- v. The maximum number of parking spaces for Redevelopment District A, both on-street and in garages, shall be 725 spaces, which shall include parking for residents of the new buildings and commuters/visitors. This maximum shall not include existing spaces at the Bridge Avenue parking lot, existing garage spaces for The Rail development, or future Red Bank Rail Yard employee spaces to be provided on the South Parcel adjacent to the freight rail tracks.

B. Bicycle and Scooter Parking

- i. Bicycle racks shall be provided for all multifamily and nonresidential developments. For multifamily, the ratio shall be 0.5 bicycle space for each dwelling unit, while for nonresidential uses, the ratio shall be one (1) bicycle space for each 20 on-street parking spaces or fraction thereof over 20 spaces. Racks required for multifamily development may be provided as outdoor or indoor storage, but at least 50% of the racks must be in long-term, secured indoor storage, and each new building shall contain at least one indoor storage area for residents of the building. Racks required for nonresidential development shall be provided as outdoor storage available to the public. Bicycle storage provided and maintained by NJ Transit shall not count toward the required bicycle racks.
- ii. Separate short-term storage areas for e-bikes and scooters shall be provided as needed to accommodate commuters using these modes to reach the station, based on coordination and approval with NJ Transit.

C. Electric Vehicle (EV) Parking

- i. EV charging infrastructure shall be provided in accordance with §490-98.Q of the Borough regulations. At least two (2) of the required EV charging stations shall be located in on-street parking for each newly created public street, with the remainder of the required stations to be located within off-street parking areas.

D. Loading Areas

- i. Loading areas to accommodate commercial deliveries, including parcel drop-off and residential moving, and the pick-up and drop-off of passengers, shall be provided at appropriate locations to serve both residential and commercial users, in accordance with §490-97 of the Red Bank code.

Site Planning and Design Standards

The following standards shall apply to all buildings and grounds, including public spaces, and shall be maintained in all phases of development of the Redevelopment Area.

A. General Site Planning Standards

- i. Development in the Redevelopment Area should be consistent with generally accepted best practices for mixed-use, transit-oriented development, such as in the NJDOT's *Manual of Best Practices for Transit-Oriented Development* (2013) and NJ Transit's *Transit Friendly Planning Guidebook* (2023).^{5 6}
- ii. Development shall establish a cohesive built environment that fits harmoniously with Red Bank's existing context and the immediate area, in building scale and massing, architecture, and building materials. Individual buildings may vary in architectural styles and materials but should complement each other and the surrounding area.

B. Building Massing, Design, and Fenestration/Articulation

- i. Building form and mass shall promote pedestrian connectivity and avoid long, uninterrupted facades without breaks. Building facades should be less than 100 feet; when longer than 100 feet, they shall incorporate façade articulation that provides vertical breaks, at least every 40 feet, with careful use of materials to provide visual articulation. Buildings shall also incorporate meaningful breaks in the roof line and/or cornice, at least every 100 feet. Figure 3 illustrates these massing principles of potential development of the North Parcel, based on plans by Denholtz Properties. These illustrations are conceptual only and do not imply approval.
- ii. The height of street-level commercial uses should be compatible with the height of comparable ground-level uses in the surrounding area. Taller building mass should be located away from existing low-rise building frontages in the surrounding area.
- iii. All building facades should be treated as front facades, with materials, fenestration, base courses, and other architectural detailing that is carried to all elevations.
- iv. Buildings with expansive blank walls should be avoided.
- v. Balconies or cantilevered structures should extend no more than five (5) feet from the building façade. Building setbacks shall be measured from the property line to any portion of the building structure, including balconies or similar elements.

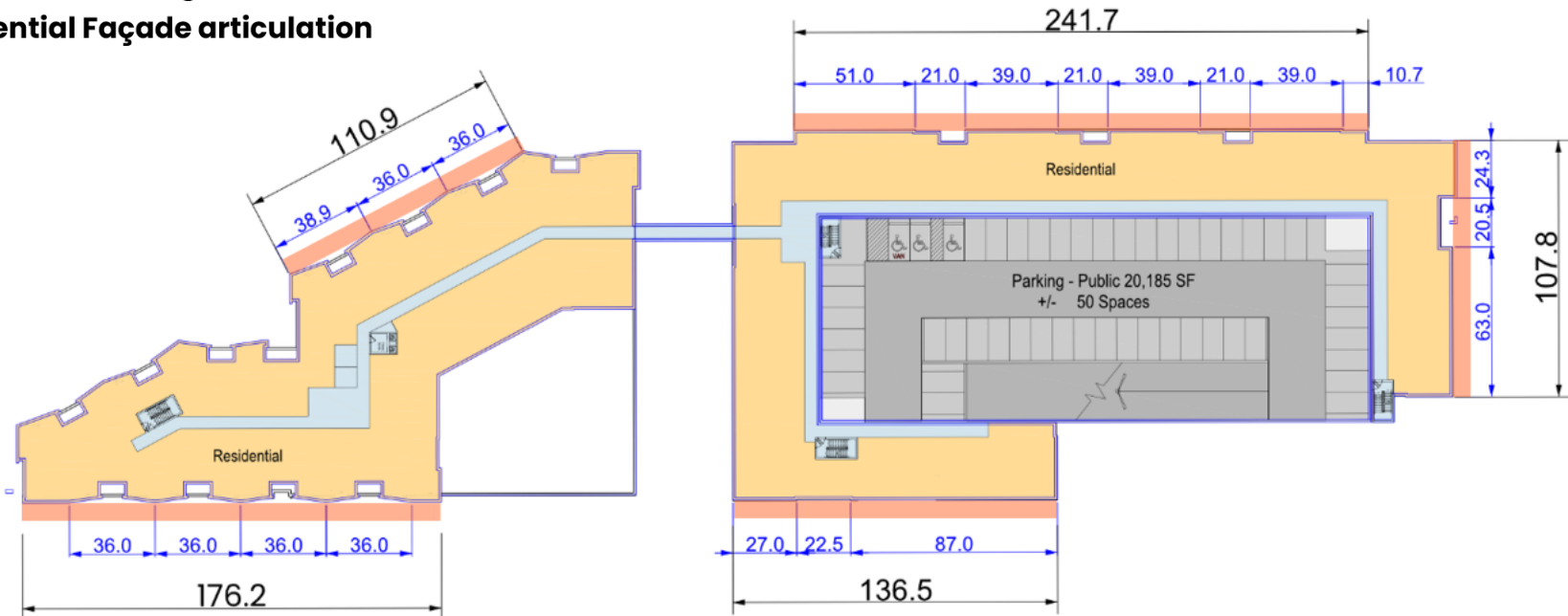
C. Building Materials

- i. Exterior building materials shall respect the vernacular of Red Bank's existing buildings, which feature significant use of brick (typically red), metal, and wood. New development should incorporate these materials to complement the existing context and avoid jarring or out-of-place materials. Specifically, at least 25% of building facades should include red brick materials in a range of shades and/or patterns.
- ii. Building materials should be high-quality and designed to withstand the elements and maintain their level of color and finish over time.
- iii. The Planning Board may request a materials board to be submitted, providing details on the specific materials and colors proposed for new buildings.

⁵ <https://nj-dot.nj.gov/transportation/community/village/pdf/todbestpracticesmanual2013.pdf>

⁶ <https://transit-friendly-planning-njtransit.hub.arcgis.com/pages/guide>

- ↔ **Street-walls longer than 100'**
- ↔ **Potential Façade articulation**



Demonstrating massing principles at the North Building

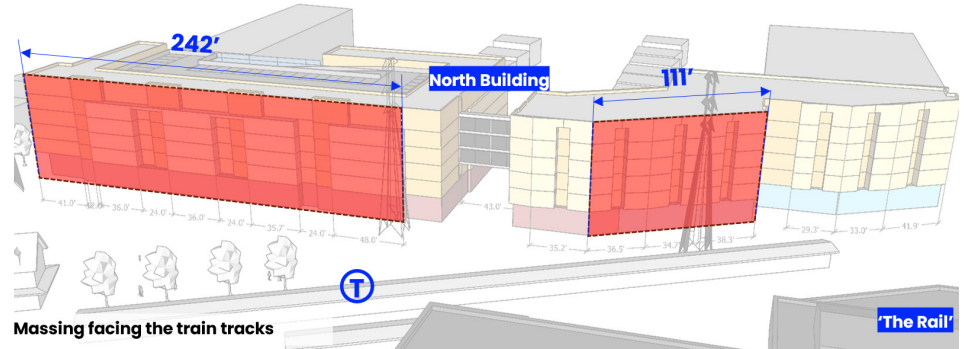
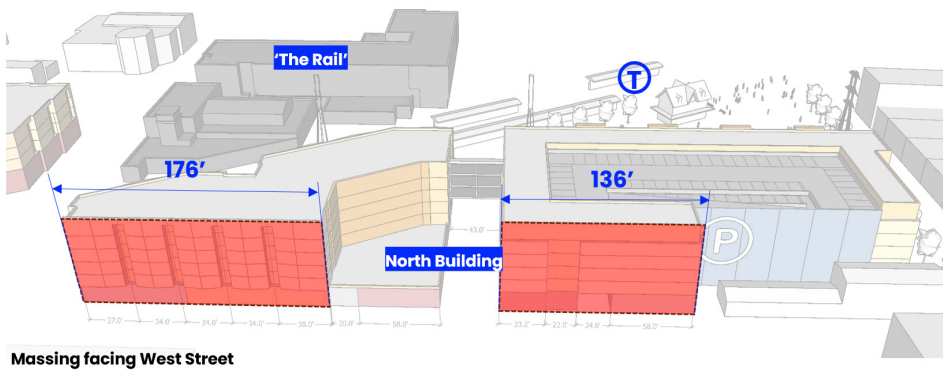


Figure 3: Illustrations of Building Massing Principles

Red Bank Train Station Redevelopment

Source: Perkins Eastman Architects.

D. Building Frontages

- i. Future development in the Redevelopment Area shall promote a cohesive public realm that prioritizes pedestrian access, comfort, and safety by maintaining key visual axes, providing active ground-floor uses, and preserving and enhancing elements of the area's heritage.
- ii. Commercial- and retail-oriented active uses should be focused on the North Parcel, with community-oriented ground-floor uses focused on the South Parcel.
- iii. The redevelopment shall establish a series of public and private open spaces to create a variety of places that can be used in different ways by different users, rather than a single destination.

Figure 4, on the following page, illustrates these concepts of active building frontages and the creation of open spaces. Areas in yellow represent new public and private open spaces that could be designed and programmed as unique places, with the key spaces circled (note that place names are conceptual only). The dashed lines represent visual axes that should be preserved or enhanced to support pedestrian connectivity. Lastly, the areas in blue are active ground-floor uses that should be oriented to the public.

E. Access and Circulation

- i. Future development shall recognize the train station's importance as a multimodal transportation hub for the Borough and region. Development shall be integrated into the existing context without compromising the station's critical function, including rail and bus services and pedestrian, bicycle, and auto access. Any changes that impact or potentially impact NJ Transit operations are subject to NJ Transit review/approval.
- ii. New streets shall have physical features designed for multiple users and uses, to promote walkability with pedestrian-scaled interventions such as properly scaled street lighting, decorative pavement, street furniture, and art.
- iii. Internal pedestrian circulation shall be provided on all internal streets via a sidewalk on at least one side of the street, measuring at least five (5) feet in width. Wider sidewalks are encouraged, balancing the need for pedestrian access with creation of additional impervious coverage. All new sidewalks or walkways shall implement ADA and universal design principles.
- iv. The Borough and NJ Transit shall be granted access easements over new streets, as outlined in the Redeveloper Agreement. The historic street name of Burrowes Place, shown on the Borough's official map, should be incorporated in a future street.

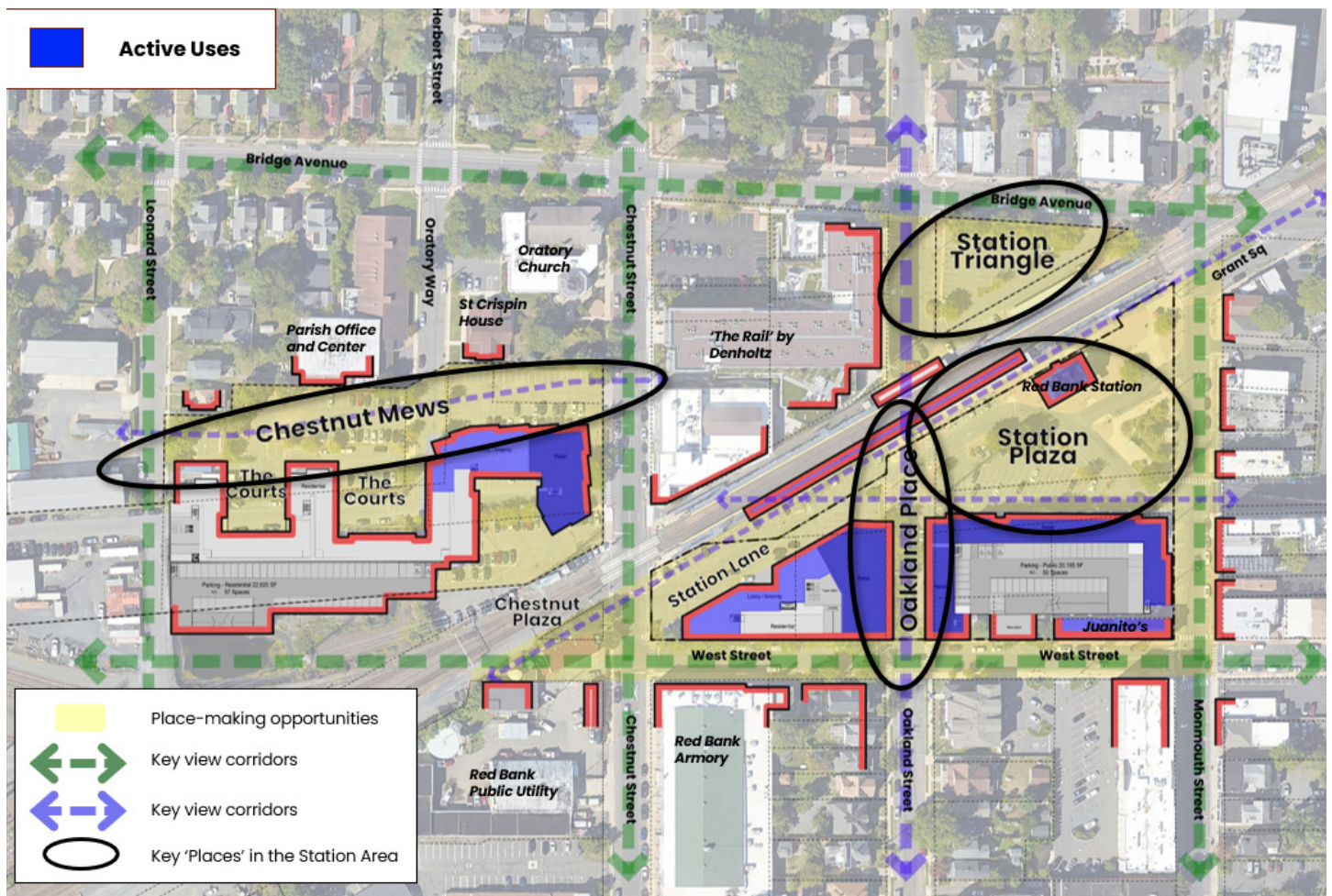


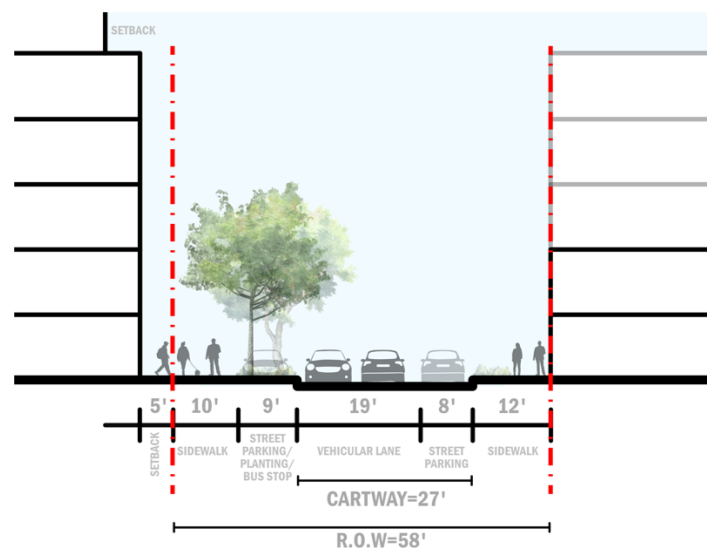
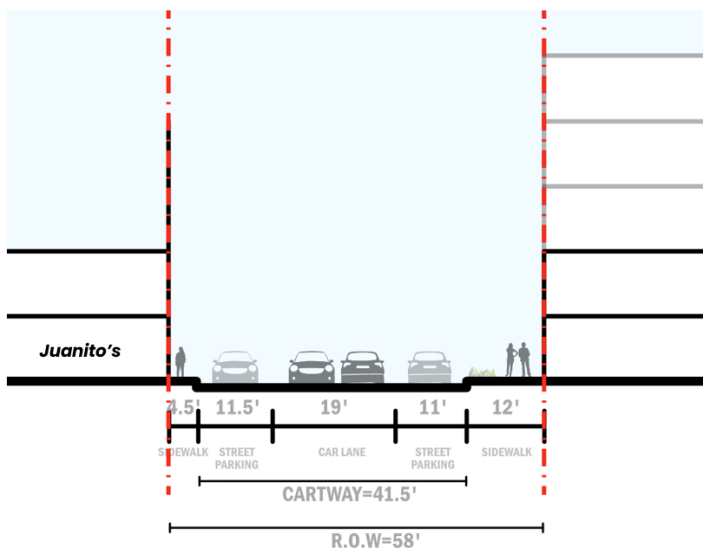
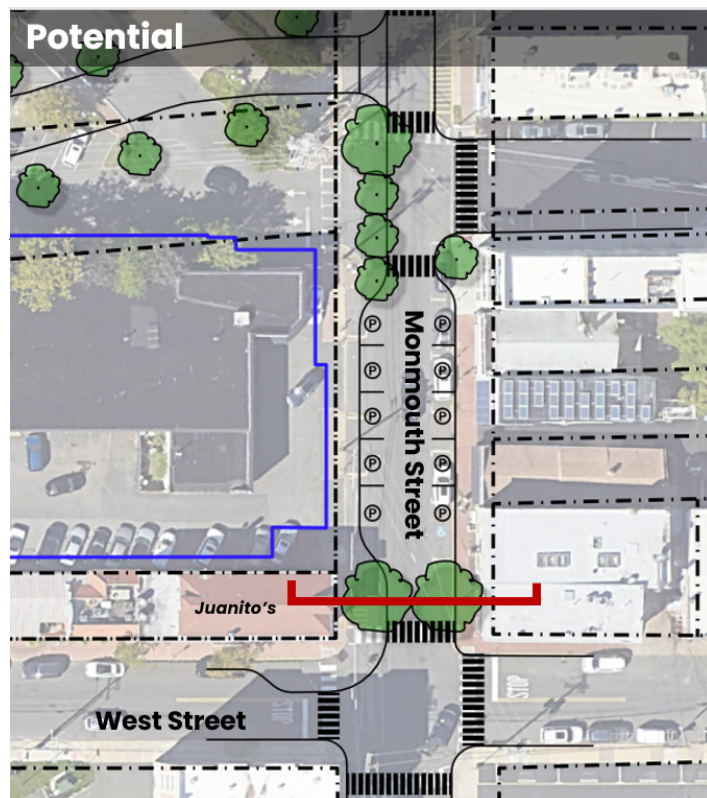
Figure 4: Illustration of Active Building Frontages and Open Spaces

- v. Monmouth Street.
- a. Redevelopment presents an opportunity to improve this corridor in the vicinity of the Redevelopment Area, building on streetscape improvements to be completed by the Borough, according to the following principles (see Figure 5 And Figure 6.):
- Introduce a ground-level setback along the Monmouth Street property line to widen the pedestrian right-of-way.
 - Establish a maximum height of the street wall along Monmouth Street of five (5) stories, consistent with the tallest building across the street from the Redevelopment Area. Stories above the fifth story should be set back from the street wall. Height above five (5) stories may be considered at building corners, to establish these as key architectural elements.
 - Introduce planting with bumpouts along the southern street edge for shade and comfort. These amenities should be designed so as not to impede bus circulation, especially NJ Transit buses turning from Monmouth Street to West Street.
 - Implement crosswalk improvements for enhanced pedestrian safety.
 - Provide space along Monmouth Street for a bus stop near the current on-street location, providing a high-quality shelter and related amenities, in coordination with NJ Transit. Ensure that the sidewalk is wide enough to accommodate a bus shelter with sufficient width for pedestrians.
 - Expand sidewalks on both sides of the street to improve pedestrian conditions.
- vi. West Street.
- a. The residential scale of West Street between Monmouth and Chestnut Streets shall be maintained using building setbacks, landscaping, and screening of parking garages and similar infrastructure.
- b. The Red Bank Armory is an important historical and recreational resource, and the design of buildings on the South Parcel of Redevelopment District A shall complement this building and mitigate negative impacts such as shadows.
- (c) Subject to NJ Transit review and approval, space shall be provided along West Street between Monmouth and Oakland Streets for a bus stop, relocated from the current off-street location near the train station. The specific location and design will incorporate a high-quality shelter and related amenities and ensure minimal impacts on residential land uses. The sidewalk should be wide enough to accommodate a bus shelter and a minimum walkway of five (5) feet.



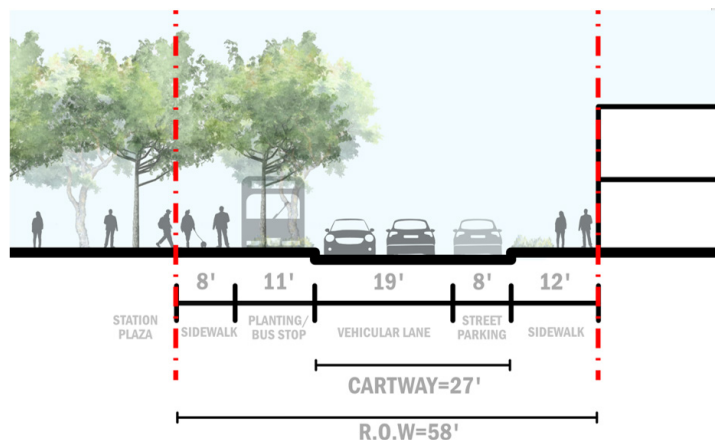
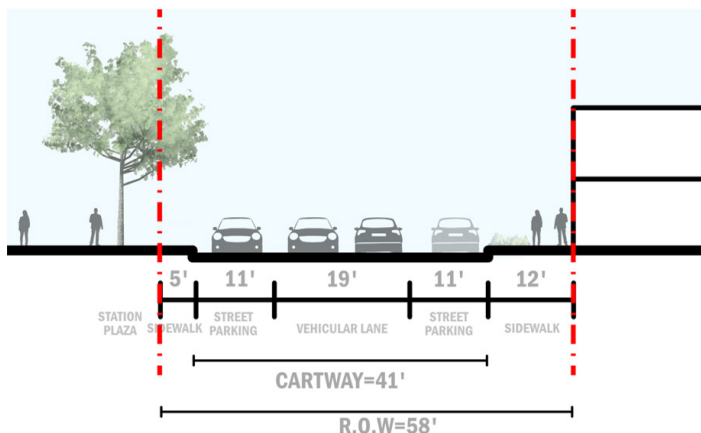
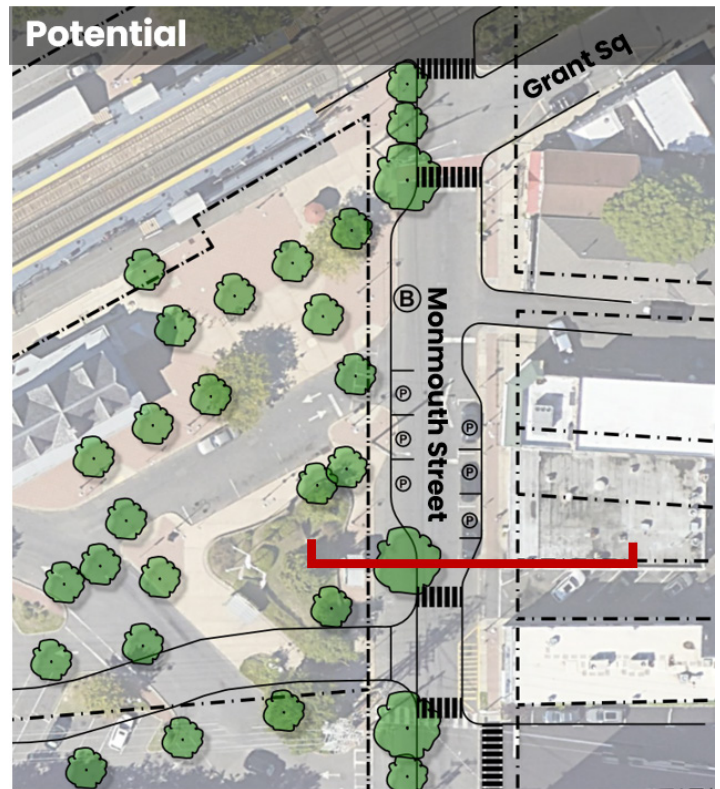
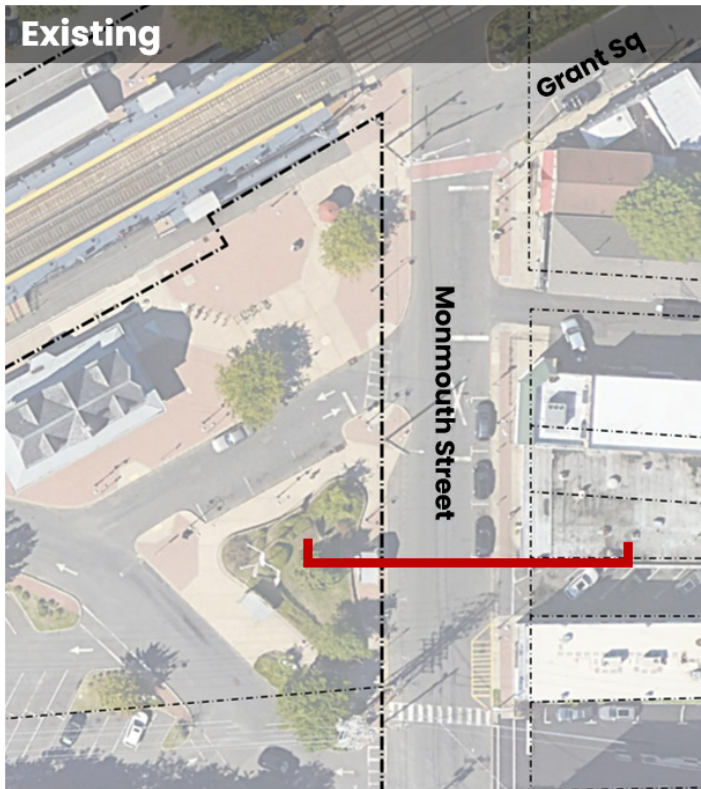
Examples of residentially scaled apartment entrances that would be appropriate for West Street.

Source: BFJ Planning



The above images show the existing Monmouth Street context at left and proposed concept at right. The concept incorporates sidewalk widening and planted bumpouts that reduce the overall cartway width from 41.5 feet to 27 feet, while maintaining the traffic lanes. Implementation of these principles should incorporate the Borough's existing streetscape plans for Monmouth Street, to be detailed in a Redevelopers Agreement, and shall include coordination with NJ Transit to reserve appropriate space for bus pick-up/drop-off and queuing.

Figure 5: Monmouth Street Concept 1: East of Station Area



The above images show the existing Monmouth Street context at left and proposed concept at right. The concept incorporates sidewalk widening and planted bumpouts that reduce the overall cartway width from 41 feet to 27 feet, while maintaining the traffic lanes. Implementation of these principles should incorporate the Borough's existing streetscape plans for Monmouth Street, to be detailed in a Redevelopers Agreement, and shall include coordination with NJ Transit to reserve appropriate space for bus pick-up/drop-off and queuing.

Figure 6: Monmouth Street Concept 2: Station Area

F. Signage

- i. The signage standards for the Redevelopment Area shall be as provided in §490-104 and accompanying Schedule A, of the Red Bank Code, except as follows and based on coordination with NJ Transit on standards for wayfinding and station signage.
- ii. Signage shall be proposed as part of a comprehensive signage plan that incorporates a consistent theme. Colors of letters and backgrounds shall be carefully considered in relation to the color of the adjacent building materials. Except as applicable for NJ Transit wayfinding and station signage, signs shall be designed and located to provide efficient and attractive information for building uses. Signs shall be a subordinate, rather than predominant, feature of any building.
- iii. Internally lit, flashing, or moving signs shall be prohibited.

G. Preservation of Historic Elements

- i. In coordination with NJ Transit, redevelopment shall preserve the historic station building as a key design and transportation feature, including the potential introduction of public facing uses such as a coffee shop, market, etc. Future use of the building shall be subject to coordination and approval by NJ Transit and the State Office of Historic Preservation (SHPO) and will be further detailed in the Redeveloper Agreement with the Borough.
- ii. The following additional historic elements shall be preserved either in-place or relocated as needed elsewhere on the North Parcel:
 - Mayor Daniel O'Hearn Marker
 - Gate Keepers Booth
 - Count Basie bust
 - Circular metal artwork installed in the pavement at the station plaza

H. Landscaping, Screening, Fencing, and Lighting

- i. Landscaping shall be provided as an integrated element of the site plan and subdivision design, to create a unified and aesthetically appropriate context for the entire Redevelopment Area and vicinity, while maintaining all necessary access for transit operations and maintenance.
- ii. A landscape plan prepared by a landscape architect licensed by the New Jersey State Board of Landscape Architects, or other qualified individual, shall be submitted with a site plan application, subject to the applicable Borough requirements.
- iii. The selection of plantings and other materials shall create year-round visual diversity and contrast through variation in size, shape, texture, and color. Plant selection shall prioritize resilience to disease and insect damage, wind and ice damage, and maintenance needs, and shall be consistent with the most current tree species recommendations of the Red Bank Shade Tree Committee.⁷ Native species shall be used unless determined not practicable based on consultation with the Committee.
- iv. All trees and plantings shall have at least a two (2) year maintenance guarantee from the time of planting. All trees shall have a minimum four (4) inch caliper at planting.
- v. Landscape buffers of at least five (5) feet in width shall be provided where the Redevelopment Area abuts a residential property or zoning district.
- vi. Surface lots associated with multifamily or mixed-use development, solid waste areas, and other associated utilities shall be screened from view by landscaping or fencing.

⁷ <https://www.redbanknj.org/DocumentCenter/View/3197/Tree-Species-Recommendations-2023-PDF>

Parking structures shall be screened either with principal building structures or other architectural features to sufficiently disguise the structure. Such architectural features may include decorative gratings, artistic panels, green/living wall treatments, or murals, and shall not be considered signs. Any parking structure ramps shall be internal to the structure or fully screened.

- vii. Fences and walls shall conform to the requirements of §490-91 of the Borough Code, except that fences, walls, or hedges required to separate new development from the NJ Transit Rail Yard, or to provide privacy for private recreation areas associated with multifamily development, shall be permitted to be eight (8) feet in height or as consistent with the height of existing fencing along the Rail Yard, whichever is less. No barbed wire, razor wire, or similar materials shall be permitted.
- viii. Fences or screening walls that exceed 50 feet in length shall be visually broken up by variation in materials, artwork, trellises, hanging shrubs or similar strategies to avoid long expanses of blank space.
- ix. Site lighting should be harmonious with the building style and design and shall use only downward facing fixtures, with the exception of decorative fixtures at building entrances and along driveways or walkways, which shall not exceed eight (8) feet in mounting height to minimize spillage and glare. Uplights may be considered, subject to Planning Board approval, as part of art installations, but shall incorporate cut-off or dimming features to minimize night-glow impacts.
- x. Lighting fixtures should be the minimum required to adequately light the area and shall consider NJ Transit station standards as well as the proximity and nature of adjoining uses. Except as required for lighting of transit facilities, based on coordination with NJ Transit, all lighting shall comply with Dark Sky standards, and LED fixtures shall have a maximum color temperature rating of 3,000K.
- xi. Lighting along new internal streets and public open spaces and plazas shall be selected in coordination with the Borough and NJ Transit, as part of the Redeveloper Agreement, to ensure consistency with public realm lighting elsewhere in Red Bank.

I. Public Space and Amenities

i. Station Plaza

- a. The North Parcel of Redevelopment District A shall contain an outdoor public plaza oriented around the historic Red Bank Train Station building. This space will be a welcoming and accessible place designed and programmed for passive community recreation purposes (strolling, sitting, public markets, special events, etc.) and in coordination with the Borough and NJ Transit as needed. Elements may include, but not be limited to, features such as decorative walkways, seating areas, public art, thematic lighting, water features, performance spaces, cafes and food kiosks, trash and recycling receptacles, and similar public amenities.
- b. Design of the Station Plaza public space shall maximize commuter circulation as well as opportunities for community use, pedestrian circulation, high-quality year-round landscaping, and green infrastructure. All elements of the space shall embody universal design principles, open to users of all ages and abilities.
- c. The public plaza shall use resilient materials that are adaptable to the effects of climate change, including light-colored pavements and shade structures, so that it can be enjoyed year-round.
- d. The Redeveloper Agreement shall include provisions for year-round management of the Station Plaza space.

ii. Shared Street

- a. Shared streets, also known as *woonerfs* or *living streets*, are designed to accommodate all roadway users. Through elements like decorative pavements and lighting, curbs that are flush with the pavement, and curved geometries, they are meant to slow traffic speeds and soften the formal distinctions among spaces dedicated to pedestrians, cyclists, and motorized vehicles, with each user becoming increasingly aware and respectful of the others. Such streets can also act as flexible public spaces that can be temporarily closed to traffic for special events, in coordination with the Borough and NJ Transit as needed.
- b. The North Parcel of Redevelopment District A shall incorporate a shared street between new mixed-use buildings and the NJ Transit rail right-of-way, providing north-south access between Monmouth and Chestnut Streets. The design of the shared street shall complement adjacent public space and use design features to differentiate it from vehicle-only streets. The street shall have up to one driving lane in each direction, of sufficient width to accommodate bus circulation needs, and shall provide surface parking for commuters and the public.
- c. Final design of the shared street is subject to the Borough Engineer's approval, in consultation with NJ Transit, as outlined in the Redeveloper Agreement.

iii. Oakland Walkway

- a. The existing Oakland Street right-of-way between West Street and the train station is proposed to be vacated, by Borough ordinance, for use as a pedestrian-only connection that provides access to the station and ground-floor building uses. The width of this walkway shall be a minimum of 35 feet at ground level. Upper-story balconies or overhead walkways may encroach upon the walkway.
- b. The design of the walkway shall incorporate the following principles:
 - Organize the walkway between semi-private, transition, and public circulation zones. Semi-private zones should be maintained by private owners or retail tenants.
 - Plantings should be limited to the semi-private and transition zones to maintain clear public access and wayfinding to the train station. Plantings should be shade-tolerant and adaptable to year-round conditions.
 - Fencing or bollards should be discouraged within the walkway, except at its intersection with West Street, to encourage public access.
 - Paving patterns and configurations within the Oakland Walkway should reinforce the perpendicular alignment of the existing right-of-way, with clear sight lines to the train station.
 - Shade and comfort for optimal pedestrian conditions should be prioritized. All elements of the path shall use universal design principles.
 - The intersection of the walkway with the shared street is a terminus of key view corridors and should be treated with a special feature such as a fountain, sculpture, or visual marker.
 - Any building structure encroaching above the walkway on upper floors shall be constructed to maximize transparency and sight lines from either end of the walkway, so that it is clearly open to the public. Building design should minimize the visual obstruction of any encroaching structure.

Figure 7, on the next page, illustrates these principles in a recommended concept, as compared with the preliminary concept prepared by Denholtz Properties.

J. Sustainable/Green Design

- iii. Redevelopment has the potential to replace an existing heat island with green space, allowing for greater carbon absorption and improving climate resilience. Sustainable/green site and building design methods shall be incorporated to the maximum extent practicable and will be required in the future Redeveloper Agreement. The use of low-impact development, green stormwater infrastructure, green/cool roofs, high-performance energy systems (such as EnergyStar-rated appliances, LED lighting fixtures, and electric heat pumps), high-R value construction (such as Low E glass and R30 roof insulation), and all-electric or solar-ready construction, are encouraged.
- iv. New buildings in Redevelopment District A shall meet NJEDA Green Building Standards for Type 1 construction, or equivalent levels of sustainability achievement.⁸
- v. New buildings shall adhere to the requirements of §490-40.1, Green Roofs, of the Red Bank Planning and Development Regulations. Where a green roof is not practicable due to structural or other engineering issues, the Planning Board shall consider provision of cool roofs, together with site-wide landscaping elements, as an alternative.

K. Utilities and Mechanicals

- i. All utilities (water, sewer, electric, telecom, etc.) shall be located underground to the greatest extent practicable. Burying the existing high-tension electrical wires parallel to West Street may be impractical due to the size and weight of these elements. This infrastructure shall be incorporated in the future site design and may be highlighted through artistic lighting or similar effects to enhance the sense of place, subject to coordination with JCP&L.
- ii. All exterior mechanical equipment for buildings shall be located on rooftops behind parapet walls to limit visibility. Any exterior ground-mounted mechanical equipment shall be fully screened with plantings or architectural elements.

⁸ https://www.njeda.gov/wp-content/uploads/2021/04/Green-Building-Guidance_v8-FINAL.pdf

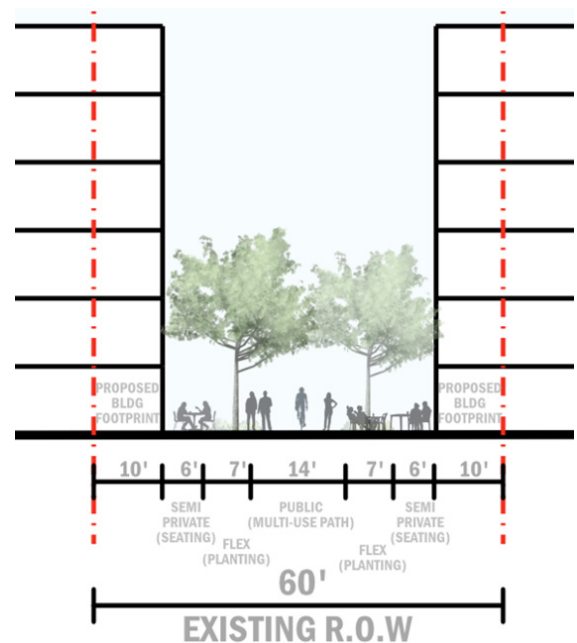
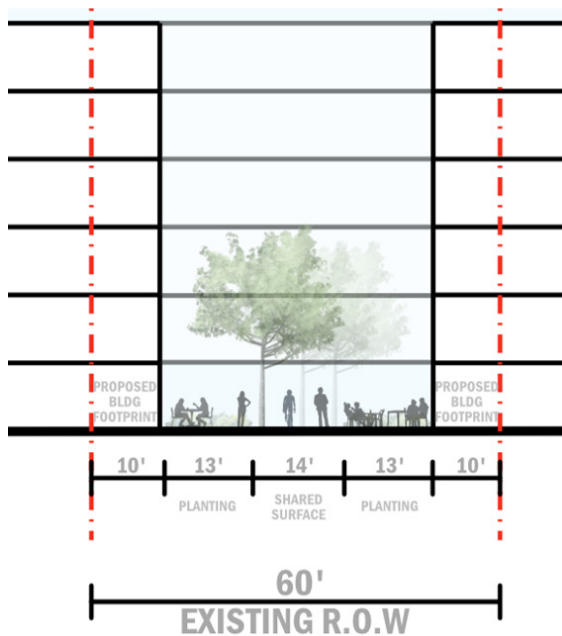
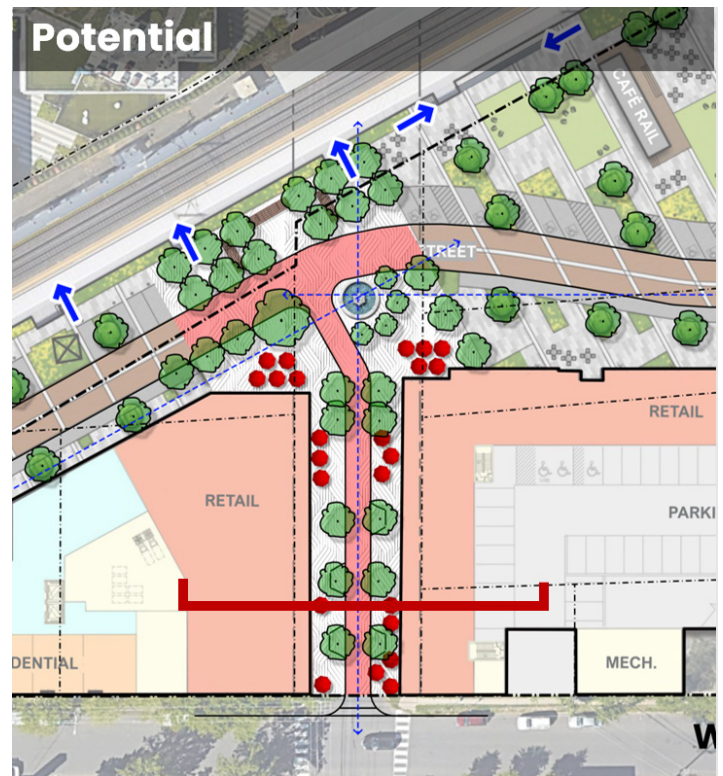
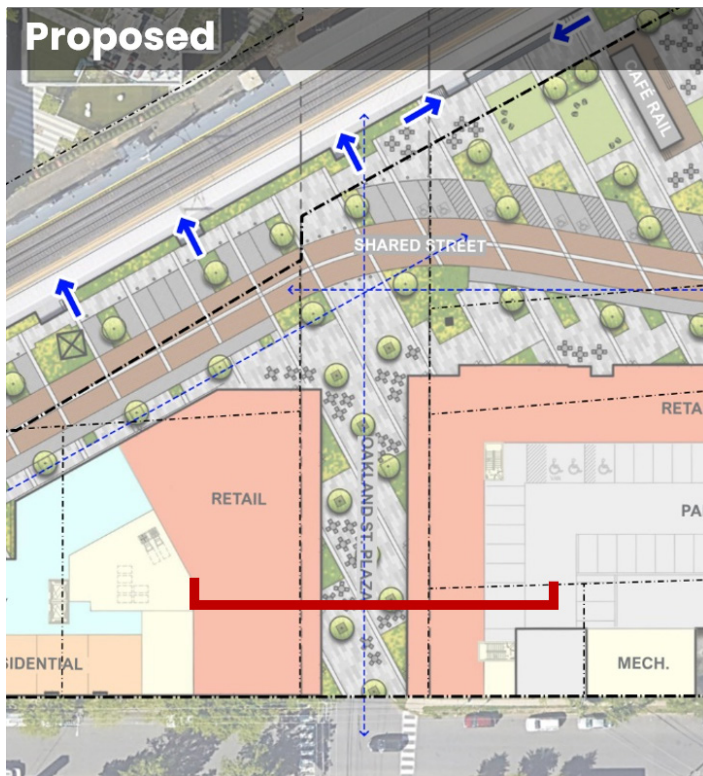


Figure 7: Oakland Walkway: Proposed Concept vs. Recommended Approach

Other Requirements

- A. Building Elevations and Renderings
 - i. Scaled, color elevations and photo simulations shall be provided at the time of initial application for site plan approval, showing the massing, scale, materials, and finishes proposed for the project for all elevations and from key vantage points.
- B. Stormwater Management Plan
 - i. Proposed stormwater management shall comply with all Borough of Red Bank requirements. Progressive approaches to stormwater design should be used, as found in NJDEP's current stormwater rules, guidance, and best management practices.
- C. Traffic and Parking Study
 - i. Prior to the submission to the Planning Board for site plan approval, the designated redeveloper shall submit a Traffic and Parking Study to assess and address the anticipated impacts on Red Bank streets and intersections from proposed development. The study will also address bus routes and turning movements for bus stops, in coordination with NJ Transit, to ensure that the stops function safely and effectively. The scope and methodology for such study shall be agreed-upon with the Borough, and NJ Transit as needed, prior to the execution of a Redeveloper Agreement.
- D. Affordable Housing
 - i. Residential development shall comply with Red Bank's affordable housing regulations (Chapter 205 of the Borough Code) and Housing Element & Fair Share Plan. The required affordable housing set-aside for inclusionary development shall be 20%, with affordable units placed on-site, and no payment in lieu of units permitted.
- E. Public Art and Murals
 - i. Where appropriate, the Redeveloper shall work with the Borough to incorporate public art into future development and programming.
- F. Construction and Phasing
 - i. Development under this Redevelopment Plan may be approved in whole or in phases by the Planning Board, provided each phase is self-sufficient with regard to parking, access, utilities, buffering, and other site plan items. Such phasing plan shall be approved by the Planning Board during site plan review and approval.
- G. Compliance with other Borough regulations and standards
 - i. Unless otherwise stated in this Redevelopment Plan, standards related to site design and layout, including, but not limited to, landscaping, stormwater management, lighting, parking, etc., outlined in various sections of Chapter 490 (Planning and Development Regulations) of the Red Bank Borough Code, shall apply. In the event of inconsistencies between development standards in Chapter 490 and in this section, the Redevelopment Plan shall govern.

Off-Site Improvements

Future development in the Redevelopment Area presents opportunities to address various infrastructure and planning needs that have been identified by the Borough of Red Bank, the need for which is increased by the impacts from future development. The following off-site improvements are noted to be addressed in negotiations with the designated redeveloper and execution of a Redeveloper Agreement.

A. Pedestrian and Bicycle Improvements

- i. The station area has seen significant bicycle and pedestrian planning, including a 2010 update to the Circulation Element that focused on bicycle and pedestrian issues, and a 2018 study by NJ Transit on needed improvements around the station.
- ii. Recommendations from the 2010 study relevant to the train station area include the following, while the 2018 report also identified deficient crosswalks and pedestrian ramps in the vicinity of the train station:
 - Provide curb extensions at intersections to reduce crossing distances along Front, Monmouth, Oakland and Chestnut
 - Evaluate candidate 4-way stops at Pearl/Monmouth and Pearl/Oakland, and Monmouth/West and Oakland/West
 - Reconfigure West Street as a one-way street between Oakland and Chestnut, and provide additional back-in angled parking on the one side of the street. Two options were developed for consideration - a one-way northbound with parking on the west side, and a one-way southbound with parking on the east side (inset). Both options feature a 14-foot travel lane.
 - Provide a multi-use path connecting Front Street to Monmouth along existing right-of-way.
 - Provide additional bike parking.
- iii. Plans by the Borough to incorporate streetscape improvements along Monmouth Street may address many of the issues noted in the 2010 and 2018 studies. Figure 8 shows the combined recommendations from the two studies, around the Redevelopment Area. Opportunities to address these issues that are not already part of the planned improvements should be leveraged in the redevelopment process.

B. Potential North-South Pedestrian Path

- i. The 2023 Master Plan noted the significant disruption to the street grid caused by the presence of the train station, NJ Transit Rail Yard, and associated infrastructure. These systems interrupt the vehicular street grid as well as pedestrian connectivity.
- ii. Planned redevelopment in the South Parcel of Redevelopment District A would create a new street and sidewalk south of Chestnut Street by pushing the rail yard gate to Leonard Street. Longer-term, there is an opportunity to extend a pedestrian connection south to Drs. James Parker Boulevard, using railroad and street right-of-way. This would involve coordination with NJ Transit to mitigate safety and security concerns associated with the rail yard. Specifically, it would require complete separation from the active maintenance and rail yard. Figure 9 illustrates this potential long-term improvement.

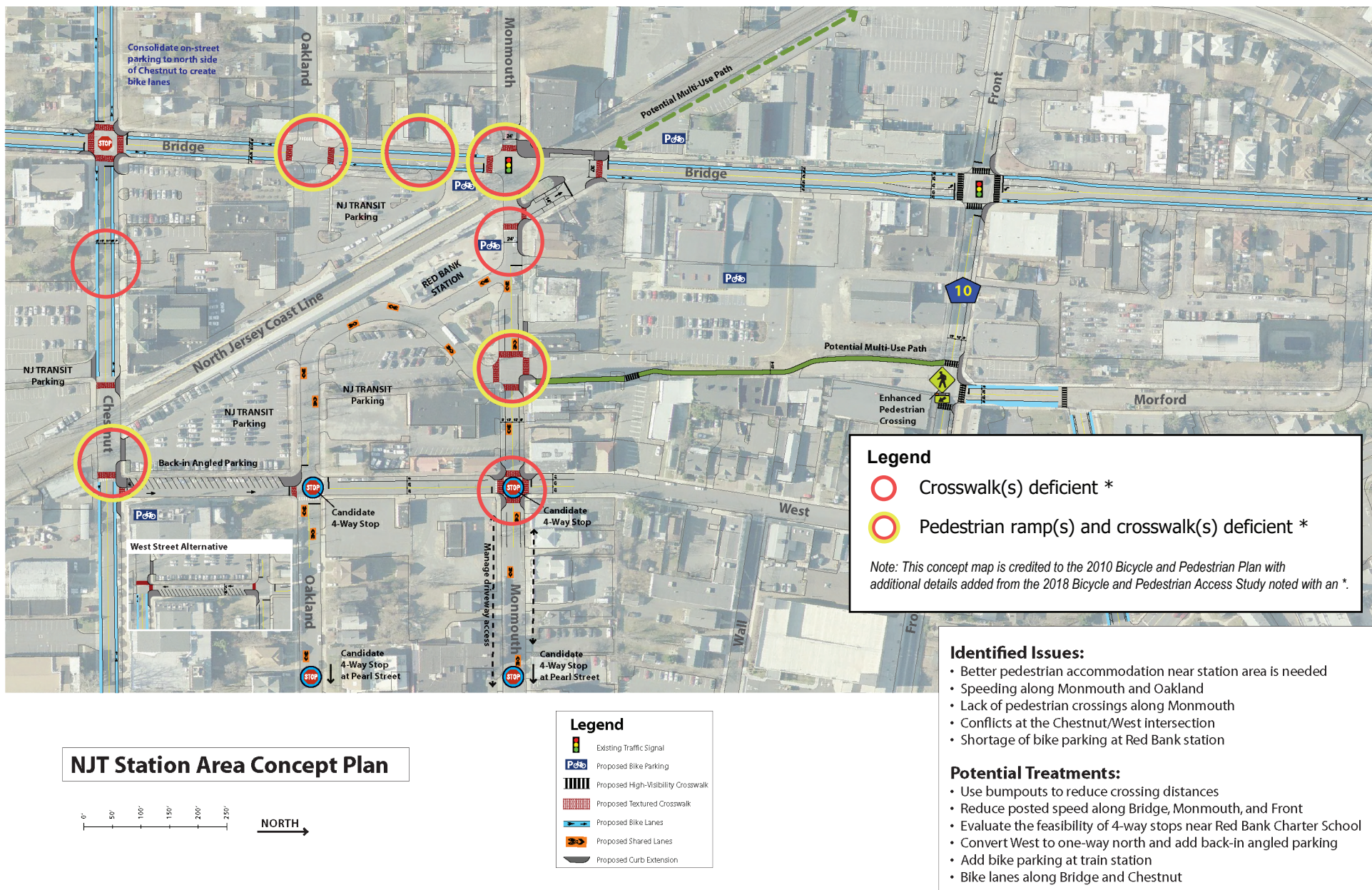


Figure 8: Potential Off-Site Issues and Opportunities

Red Bank Train Station Redevelopment

Sources: 2010 Bicycle and Pedestrian Plan, 2018 Bicycle and Pedestrian Access Study.



Figure 9: Potential Pedestrian Connection, Chestnut Street to Drs. James Parker Boulevard



C. West Street

- i. The proposed redevelopment on the North Parcel of Redevelopment District A contemplates the relocation of the bus station currently in the station plaza area to an on-street location on West Street. This will require coordination with NJ Transit and the Borough Engineer and may require improvements at the intersection of West and Monmouth Streets to expand the turning radius to accommodate buses.

D. Improvements to NJ Transit Facilities

- i. While the condition of the train station platforms and infrastructure is relatively good, the Borough should continue to work with NJ Transit to implement upgrades as needed and address ongoing safety concerns with at-grade crossings in Red Bank.

Plan Consistency Review

The Redevelopment Plan must address “Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan” (N.J.S.A 40A:12A-7(a)(5)). This Plan is consistent with the following plans.

Master Plans of Neighboring Communities

Red Bank is bordered by Middletown Township to the north, Fair Haven Borough to the east, and Little Silver Borough and Shrewsbury and Tinton Falls Boroughs to the south. This Redevelopment Plan area is located in the north-central portion of Red Bank, with the closest neighboring municipality being Middletown (separated by the Navesink River) and Tinton Falls and Shrewsbury (across Newman Springs Road). The master plans for neighboring communities were reviewed to determine if potential redevelopment at the Red Bank train station area would affect any identified issue or policy in these communities. None of the master plans referenced any concerns with development in Red Bank. The Shrewsbury Master Plan noted an issue of traffic congestion on Route 35, mainly attributable to pass-through traffic from key traffic generators; however, no location in Red Bank was cited as a generator. In summary, this Redevelopment Plan is consistent with the master plans of Red Bank’s contiguous municipalities.

Preliminary State Development and Redevelopment Plan (2024)

The New Jersey State Planning Commission released a preliminary draft of the State Development and Redevelopment Plan (SDRP) in December 2024; it is currently in the Plan Endorsement process.⁹ The crux of this plan, as with previous versions, is the State Plan Policy Map, which “provides the appropriate spatial framework for implementing the State Plan’s Goals and Statewide Priorities.” Although an updated Policy Map has not yet been developed, Red Bank was designated as a Regional Center in the 2001 SDRP, and given the Borough’s growth, efforts to obtain Transit Village status, and criteria for designation in the preliminary plan, it is likely that the Regional Center designation will be designated again for Red Bank in the final plan. Centers have long been envisioned by the State as the vehicles for population growth and the focus for future investment. The preliminary SDRP also promotes transit-oriented development (TOD) throughout the document, to support strategies for housing, economic development, transportation, and sustainability. Future development in the Red Bank train station Redevelopment Area would be consistent with these SDRP goals and objectives.

⁹ [https://www.nj.gov/state/bac/planning/documents/update-to-state-plan/Draft%20Preliminary%20SDRP%20\(SPC%20Approved%2012.4.2024\).pdf](https://www.nj.gov/state/bac/planning/documents/update-to-state-plan/Draft%20Preliminary%20SDRP%20(SPC%20Approved%2012.4.2024).pdf)

NJT2030 10-Year Strategic Plan (2020)

New Jersey Transit's current decennial Strategic Plan document lays out a series of goals and accompanying strategies to guide both capital investment and operations.¹⁰ For this Redevelopment Plan, the most relevant strategy is to “partner with communities and developers to encourage transit-oriented development (TOD).” The Strategic Plan notes that *“For NJ Transit, the development of TOD communities not only means new opportunities to generate revenue and optimize the agency’s real estate around our public transportation hubs throughout the state, but also to meet the state’s economic and environmental goals.”* This strategy involves both continuing to support the Transit Village program and working with communities and developers on specific TOD projects. This Redevelopment Plan is clearly consistent with this strategy.

Another relevant strategy is to “enhance stations and shelters” throughout the NJ Transit system. The Strategic Plan cites the need for comprehensive maintenance, repair, and modernization of train stations. Inclusion of the Red Bank train station itself, and connected right-of-way, within the Redevelopment Area presents an opportunity to effectuate upgrades to the station facility.

Implementation

The standards contained within this Redevelopment Plan supersede any conflicting regulations in the Red Bank Planning and Development Regulations. For standards or areas of site-related regulation not addressed by this Plan, compliance with the Planning and Development Regulations or other applicable Borough standards shall be required, with potential deviations noted below. No use shall be introduced within the Redevelopment Area which will produce corrosive, toxic, or noxious fumes or odors; glare; electromagnetic disturbance; radiation; smoke; cinders; undue noise or vibration; or other features substantially detrimental to public health, safety, or welfare.

As this is a non-condemnation redevelopment area, eminent domain will not be used.

Permitted Redevelopment Actions

- A. The Borough may take or authorize the following actions to implement this Plan and address the identified conditions of blight that contribute to underutilization and the need for redevelopment, as outlined in the Local Redevelopment and Housing Law (LRHL):
 - i. Designate one or more redevelopers for the Redevelopment Area and the negotiation and execution of a Redeveloper Agreement providing for the proper and timely development of the area, in accordance with the terms and conditions of the LRHL.
 - ii. Undertake redevelopment projects, and for this purpose, issue bonds in accordance with the provisions of Section 29 of the LRHL (N.J.S.A. 40A:12A-29).
 - iii. Implement infrastructure improvements necessary to support new development in the Redevelopment Area, including, but not limited to, roadway, water and sewer service, drainage, and environmental controls.
 - iv. Undertake site remediation in compliance with NJDEP and Borough requirements.
 - v. Construct new structures in furtherance of this Plan.

¹⁰ https://content.njtransit.com/sites/default/files/njtplans/NJT_2030-A_10-YearStrategicPlan.pdf

- vi. Reuse or rehabilitate existing structures in any portion of the Redevelopment Area.
- vii. Execute any agreements, leases, deeds, or other instruments with any parties in connection with the implementation of this Plan, in accordance with the LRHL.
- viii. Demolish existing structures or improvements on portions of the Redevelopment Area as necessary to implement the Plan.
- ix. Vacate or modify a public street subject to current agreements or dedicate and/or accept a new public street.
- x. Work toward designating the historic train station building as a local historic site, to ensure additional preservation measures for the building beyond what may be contemplated under redevelopment,
- xi. Upon development of the Redevelopment Area to include non-residential uses, consider extending the boundaries of the RiverCenter Special Improvement District (SID) to incorporate all or a portion of the Redevelopment Area.
- xii. Undertake other actions that may be necessary for implementation of this Plan subject to authorization of the approving authority.

Administration of the Redevelopment Plan

- A. The Borough shall designate one or more redevelopers for the implementation of this Plan and enter into a Redeveloper Agreement, financial agreement, or other agreements as necessary to effectuate this Plan.
- B. This Redevelopment Plan shall supersede (pursuant to Section 7(c) of the LRHL (N.J.S.A. 40A:12A-7(c)) the Red Bank Planning and Development Regulations and any and all prior redevelopment plans pertaining to this site.
- C. All development within the Redevelopment Area shall be consistent with the provisions of this Plan, including, but not limited to, permitted uses and bulk requirements.
- D. This Plan shall be implemented consistent with the requirements of the LRHL for the effectuation of redevelopment plans.
- E. A site plan, subdivision plat, architectural plan, and other information typically required as part of the Borough's development application shall be submitted by the Redeveloper for Planning Board review and approval prior to any commencement of new construction, rehabilitation of existing structures, or a change in use, in order to determine compliance with this Plan. The Planning Board and/or its staff and professionals may grant submission waivers from any documents or information required in the Plan. This Plan specifically allows site plan, subdivision, variance, exception, or any other approvals, which shall be administered by the Planning Board in accordance with the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. No permits shall be issued without prior review and approval of the Planning Board. As part of the site plan approval, the Planning Board may require the Redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The

performance guarantees shall be in favor of the Borough, and the Borough Engineer, or designee, shall determine the amount of the performance guarantees in accordance with the foregoing.

- F. The Planning Board may grant relief from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70(c) or N.J.S.A. 40:55D-51, as applicable, where, due to reason of exceptional narrowness, shape, or exceptional topographic conditions, or other physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design regulation adopted pursuant to this Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant deviations relating to the subject property where the purposes of this Plan are advanced by such deviation from the strict requirements, and the benefits of the deviation clearly outweigh any detriments. No relief may be granted under this Section unless such deviation can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Plan. Applications for deviations from the requirements of this Plan shall provide public notice in accordance with the requirements for public notice set forth in N.J.S.A. 40:55D-12a. and b. Any changes to the permitted uses in this Plan shall only be permitted via amendment of this plan by the Borough Council, and only upon a finding that such amendment is consistent with and advances the goals and objectives of this Plan.
- G. In addition to the standards specifically set forth herein, this Redevelopment Plan also incorporates by reference certain other standards from Chapter 490, Planning and Development Regulations, of the Code of the Borough of Red Bank. This Plan recognizes that, in light of the particular characteristics of the Plan Area, such standards from Chapter 490 may not be appropriate in all instances. Therefore, the Planning Board, in exercising its authority to grant deviations, shall have broad discretion to grant appropriate relief from those standards contained in Chapter 490. In considering such deviations, the Planning Board may consider how the deviation advances the purposes of this Plan, as well as the Borough's Master Plan, and how the benefits of the deviation outweigh any potential detriments.

Specific sections of Chapter 490 are noted as likely to require deviations in order to accomplish the goals of this Redevelopment Plan:

- i. **§ 490-35 (accessory structures)** – To the extent that the historic train station building and future structures in the Station Plaza may be considered accessory structures, they shall be exempt from the maximum square footage requirement.
- ii. **§ 490-40.1 (green roofs)** – Provision of green roofs may not be practicable because of structural considerations and other factors. As noted earlier in this Plan, the Planning Board may consider cool roofs, in combination on on-site landscaping, as an alternative.
- iii. **§ 490-81 (buffer areas; screening; landscaping; shade trees)** – Development under this Redevelopment Plan shall be exempt from dimensional, planting, and screening requirements for buffers, as well as landscaping requirements in terms of required shrubs and trees per square foot of open space. A detailed landscaping plan that meets the intent of these regulations will be a required element of site plan review by the Planning Board.

- iv. **§ 490-96 (multifamily dwellings)** – Multifamily units developed under this Redevelopment Plan shall not be required to comply with the provisions of this section. Instead, they shall be consistent with the requirements of this Redevelopment Plan, Uniform Housing Affordability Controls (UHAC), and other applicable State regulations.
 - v. **§ 490-98 (off-street parking)** – Parking design under this Redevelopment Plan shall be exempt from standards for location of spaces, design standards, and landscaping. The number of required parking spaces shall meet the standards of this Plan or, where not provided in this Plan, the requirements in § 490-98.
 - vi. **§ 490-104 (signs)** – Future signage shall not be required to meet standards for number, dimension, and design of signs. Signage shall be consistent with a comprehensive signage plan for the entire development.
 - vii. **§ 490-128 (public and quasi-public recreation areas)** – Proposed public open space shall not be required to comply with all dimensional, bulk, and signage standards. The final design of the public space shall be subject to the Redeveloper Agreement.
 - viii. **§ 490-129 (commercial recreation facilities)** – As the future tenancy of ground-floor commercial spaces will not be known prior to building construction, commercial recreation facilities shall be exempt from setback and other bulk standards.
- H. This Plan may be amended from time upon compliance with the LRHL. Unless the request for amendment originates from a Borough agency, the designated Redeveloper shall pay the costs of copying, transcripts, etc. The Borough may further require that the party requesting amendments must prepare a study that evaluates the impact of such amendments. A Professional Planner, licensed in the State of New Jersey, shall prepare any such study. In addition, the Borough may require the party requesting the amendments to establish an escrow account with the Borough to permit the Borough to retain a Professional Planner, licensed in New Jersey, to review any proposed amendments and to confirm that the intent of the Plan will not be compromised.
- I. All regulations contained herein shall automatically be directly incorporated into the Zoning Ordinance of the Borough of Red Bank, unless the Borough and the Redeveloper agree otherwise. The Borough shall incorporate this Redevelopment Plan if any zoning changes are considered for any lot within the Redevelopment Area.
- J. The designated Redeveloper shall cover the cost of professional services incurred by the Borough for administration, review of projects, preparation of this Plan and implementation of redevelopment projects, including legal, engineering, planning, environmental, real estate, traffic/parking, and urban design services. Said services shall be paid through escrow accounts established in accordance with the Borough's Planning and Development Regulations or as otherwise provided in a redevelopment agreement with the Borough.

Non-Discrimination Provision

- A. No instruments shall be affected or executed by the Borough Council or by any Redeveloper or any of their successors or assignees whereby land, usage, or occupancy is restricted on the basis of race, creed, color, or national origin. Covenants running in perpetuity with the land shall prohibit such restrictions.

Summary of Compliance with Statutory Requirements of LRHL

A. In accordance with N.J.S.A. 40A:12A-1 et seq. known as the Local Redevelopment and Housing Law, the following statements are made:

- i. The Redevelopment Plan herein has delineated a definition relationship to local objectives as to appropriate land uses; density of population; and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies for implementation in order to carry out the objectives of this Plan.
- ii. Proposed locations for public electric vehicle charging infrastructure were considered and provided for in the Redevelopment Area.¹¹
- iii. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- iv. Because this Plan covers a non-condemnation area in need of redevelopment, eminent domain will not be used. The existing single-family home in the Redevelopment Area is vacant. Therefore, there are no residential occupants on the existing land, and no provision for relocation is necessary. The Redevelopment Plan does not require the acquisition of any privately owned properties.
- v. This Redevelopment Plan is consistent with the Master Plan for the Borough of Red Bank and advances the goals and objectives of the New Jersey State Strategic Plan.
- vi. This Redevelopment Plan shall supersede all provisions of the Planning and Development Regulations of the Borough of Red Bank regulated development in the area addressed by this Redevelopment Plan. No variance from the requirements herein shall be sought from the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan.
- vii. Final adoption of this Plan by the Borough Council of the Borough of Red Bank shall be considered an amendment to the Borough Zoning Map.
- viii. If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjusted by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

¹¹ "Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network." N.J. Stat. § 40A:12A-7.

Definition of Terms

The use and understanding of terms shall be consistent with the definitions listed at N.J.S.A. 40A:12A-3 of the LRHL, N.J.S.A. 40:55D-3 to 40:55D-7 of the Municipal Land Use Law, and the LRHL.

A. Word Usage:

- i. Words used in the present tense include the singular number as well as the plural.
- ii. The word “parcel” includes the words “lot” and “plot.”
- iii. The phrase “used” includes “arranged,” “designated,” “intended,” “constructed,” “altered,” “maintained,” “occupied,” “converted,” “rented,” “leased,” or “intended to be used.”
- iv. The term “such as,” where used herein, shall be considered as introducing a typical or illustrative rather than an entirely exclusive or inclusive designation of permitted or prohibited uses, activities, establishments, or structures.
- v. “Shall” and “will” are mandatory.
- vi. “May” and “should” are permissive.
- vii. The word “person,” includes an individual, corporation, partnership, or any other legal entity.
- viii. The word “includes” or “including” shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of like kind and character.

B. Definitions:

- i. **Artisan Workshop:** An establishment for the preparation of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, handwoven articles, baked or prepared food and drink, and similar items by one or more artisans. Excluded from this definition are welding, powder coating, the servicing or repair of motor vehicles, and similar activities that have the potential to produce noxious or nuisance impacts. Artisan workshops may include the instruction of the craft work being undertaken at the site. Display and/or sale of artisan products is permitted only for products prepared on-site.
- ii. **Auto Rental:** Any establishment that makes motorized vehicles available for use by the general public on a limited-time basis, typically in increments of at least a day.
- iii. **Auto Repair and Sale:** Any establishment that provides services related to the proper function and maintenance of automobiles.
- iv. **Auto Sales:** The use of any building, land area, or other premises for the display and sale of new or used automobiles, which may include any vehicle preparation, washing, or repair work conducted as an accessory use.

- v. **Auto Share:** Any establishment that makes motorized vehicles available for use by members of a service, on a limited-time basis, usually for durations of less than a day.
- vi. **Bike Repair:** Any establishment that provides services related to the proper function and maintenance of non-motorized and electric bicycles or scooters, but not including motorcycles or motorized scooters.
- vii. **Bike Share:** Any establishment that makes non-motorized bicycles available for use by the public and/or members of a service, on a limited-time basis, typically for durations of less than a day.
- viii. **Brewpub:** An establishment, with license from the State under N.J.S.A. 33:1-10, where alcoholic beverages are brewed and manufactured, served, and consumed on the premises, and which is operated in conjunction with a restaurant use. Such uses shall be used principally for the purpose of providing meals to customers, with adequate kitchen and dining room facilities immediately adjoining licensed brewery facilities.
- ix. **Brewery:** An establishment licensed, under N.J.S.A. 33:1-10, to manufacture alcoholic beverages and to sell and distribute the products to licensed wholesalers and retailers. Such use may manufacture, sell, and serve alcoholic beverages to consumers on a licensed premises for consumption on-site, but only as allowable under applicable State law. Breweries may include storage and off-site distribution of alcoholic beverages consistent with State law and applicable licensing from the Borough of Red Bank.
- x. **Building Articulation:** The use of architectural design elements to break up large building masses into smaller, more human-scaled components. *Vertical articulation* breaks up a building's stories through the use of varied materials, cornice lines, parapets, awnings or canopies, changes in materials or window patterns, recessed entries, or other architectural treatments. *Horizontal articulation* breaks up the overall building façade through the use of varied materials and colors, window bays, mullions, columns, balconies, piers, recessed entries, awnings or canopies, or other architectural treatments.
- xi. **Building Coverage:** The area of a lot covered by all buildings and structures, expressed as a percentage of lot area.
- xii. **Building Height:** The vertical distance measured from the average elevation of the finished grade at all corners of the building to the highest point of the roof for flat roofs; to the mean height level (between the eaves and ridge) for gable and hipped roofs; or to the deckline for mansard roofs.
- xiii. **Cool Roof:** A roof or portion of a roof that uses a material or coating that reflects more sunlight and absorbs less heat than a traditional roof. Such roofs can help keep buildings cooler, which can save energy and reduce air conditioning costs, as well as contribute to lower temperatures in the immediately surrounding area.
- xiv. **Co-Working Space:** A use in which common and unassigned office space is made available to individuals and/or companies on a short-term basis, including daily

rates. Assigned office spaces and longer lease periods may be included in this definition, so long as they are still provided access to common use space and common facilities and amenities. Long-term assigned (increments greater than one (1) month) office space without access to common use space and common facilities or amenities shall not be considered to fall within the definition of co-working space.

- xv. **Density:** The permitted number of dwelling units per gross area of land on a lot.
- xvi. **Drive-Through:** A commercial facility or structure that is designed to allow patrons to order and receive goods and services via a service window or mechanical device while remaining in their vehicles.
- xvii. **Dwelling Unit:** One or more rooms designed, occupied, or intended for occupancy as separate living quarters with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single household.
- xviii. **Fenestration:** The arrangement, design, and installation of openings in a building, such as windows, doors, and skylights.
- xix. **Green Roof:** A roof or portion of a roof that is covered with vegetation and a growing medium over a waterproofing membrane. May also include a root barrier and drainage and irrigation systems. Plants maintained in pots or other containers shall not be considered green roofs.
- xx. **Impervious Coverage:** Any material that generally reduces or prevents absorption of stormwater into the ground, including, but not limited to, buildings, parking areas, driveways, sidewalks, paving and patios, and swimming pools.
- xxi. **Inclusionary Development:** Development that includes both market-rate and deed-restricted affordable residential units, interspersed seamlessly within the same building, such that the market-rate and affordable units are indistinguishable from each other.
- xxii. **Lot Coverage:** See “Impervious Coverage.”
- xxiii. **Low and Moderate Income Unit:** A restricted housing unit that is affordable to low- and moderate-income households.
- xxiv. **Low-Income Household:** A household with a total gross annual household income equal to 50% or less of the regional median household income.
- xxv. **Market-Rate Unit:** Housing not restricted to low- and moderate-income households that may sell or rent at any price.
- xxvi. **Moderate-Income Household:** A household with a total gross annual household income in excess of 50% but less than 80% of the regional median household income.
- xxvii. **Multifamily dwelling:** A building containing three (3) or more dwelling units that share common horizontal separations.
- xxviii. **Public Space:** An area of land, whether publicly or privately owned, that is intended to be used by the general public for passive recreation and leisure activities including,

but not limited to, walking, seating, gathering space, special events, and outdoor dining. Such space must be available during daylight hours and welcoming for members of the public regardless of age, residency, and ability.

- xxix. **Redeveloper:** Any person, firm, corporation, or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of the New Jersey Local Redevelopment and Housing Law (LRHL), or for any construction or other work forming part of a redevelopment or rehabilitation project.
- xxx. **Redeveloper Agreement or Redevelopment Agreement:** An agreement or contract with a redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, or other work forming a part of a redevelopment or rehabilitation project.
- xxxi. **Redevelopment Entity:** A municipality or an entity authorized by the governing body of a municipality pursuant to subsection c. of section 4 of P.L.1992, c.79 (C.40A:12A-4) to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or in an area in need of rehabilitation, or in both.
- xxxii. **Setback:** The distance that a building must be set back from the property line.
- xxxiii. **Sustainable/Green Design:** A set of design practices that are environmentally-friendly and resource-efficient, including, but not limited to, the incorporation of green stormwater infrastructure (bioretention basins, pervious pavement, etc.), high-performance energy systems (such as EnergyStar-rated appliances, LED lighting fixtures, and electric heat pumps), high-R value construction (such as low E glass and R30 roof insulation), and all-electric or solar-ready constructions. Industry standards such as Leadership in Energy and Environmental Design (LEED), by the U.S. Green Building Council, among others, may be consulted to identify sustainable/green design strategies.
- xxxiv. **Universal Design:** The practice of making environments accessible to people of all abilities and backgrounds, with the goal of making them usable without the need for special adaptations or modifications.

Appendices

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**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. NP23-140

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE BOROUGH'S TAX RECORDS AS BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, 7 & 8; BLOCK 63, LOTS 5.01, 6, 7 & 7.01; BLOCK 75, LOTS 171 & 177; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.01 ON THE BOROUGH TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA TO BE DECLARED AN AREA IN NEED OF REDVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the Governing Body of the Borough of Red Bank must first authorize the Red Bank Planning Board ("the Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Governing Body believes it is in the best interests of the Borough that an investigation occur with respect to the properties identified on the Borough tax maps as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 & 8; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01 (the "Study Area") and to determine whether all or portion of the Study Area meet the criteria set forth in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the Borough therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Noncondemnation Redevelopment Area"); and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, New Jersey as follows:

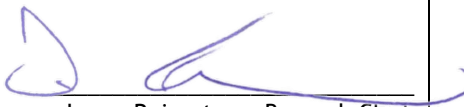
1. The foregoing recital are incorporated herein as if set forth in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria

set forth in the Redevelopment Law and should be designated a “Noncondemnation Redevelopment Area.”

3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any person who are interested in or would be affected by a determination that the Study Area shall be a Noncondemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all persons who are interested in in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Noncondemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Noncondemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without further action by the Governing Body.
8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall be not affect the remaining parts of this Resolution.
9. A copy of this resolution shall be filed in the Office of the Borough Clerk

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis						x
Councilmember Cassidy			x			
Councilmember Facey-Blackwood			x			
Councilmember Forest	x		x			
Councilmember Jannone			x			
Councilmember Triggiano		x	x			
Mayor Portman			x			
ON CONSENT AGENDA		Yes <u>x</u>	No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on December 14, 2023.


Laura Reinertsen, Borough Clerk



RESOLUTION 2024-04
RECOMMENDING THE DESIGNATION OF CERTAIN LANDS KNOWN AS
BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, and 7
BLOCK 63, LOTS 5.01, 6, 7 and 7.01
BLOCK 75, LOTS 171 and 177
BLOCK 75.02, LOTS 169 and 170.01
BLOCK 75.05, LOT 16.01
BLOCK 75.06, LOTS 7 and 8.01
ON THE TAX MAP OF THE BOROUGH OF RED BANK
AS BEING A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

PLANNING BOARD
BOROUGH OF RED BANK

WHEREAS, by way of Resolution # NP23-140, adopted by the Borough Council of the Borough of Red Bank on December 14, 2023, the Planning Board of the Borough of Red Bank has been directed to conduct a preliminary investigation of the properties officially known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 on the Tax Map of the Borough of Red Bank, Monmouth County, State of New Jersey (the “Study Area”) so as to determine whether said Study Area meets the criteria set forth in the Local Redevelopment And Housing Law (henceforth referred to as “LRHL”), specifically N.J.S.A. 40A:12A-5 and 6, so as to be designated an area in need of redevelopment, which designation would permit the Borough to utilize all available redevelopment powers, not including eminent domain; and

WHEREAS, as the Planning Board has conducted an investigation as to whether or not said lands are in need of redevelopment in accordance with the guidelines set forth in N.J.S.A. 40A:12A-6 and the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to the requirements of N.J.S.A. 40A:12A-6, proper notice has been published twice in the official newspaper of the Borough of Red Bank in accordance with the statute and a copy of the Notice has been mailed, via certified mail, at least ten days prior to the date set for the hearing to the last known owners of properties included in the proposed Study Area; and;

WHEREAS, pursuant to the Statute, the Planning Board conducted a public hearing on the matter on April 10, 2024; and

WHEREAS, a report was prepared by the Planning Board’s Planner, Susan Favate, AICP, PP, of BFJ Planning dated March 8, 2024 entitled “Non-Condensation Area In Need of Redevelopment Study” which recommends the designation of the lots included within the Study Area, with the exception of Block 41, Lot 8, as Areas in Need of Redevelopment excluding the use of Eminent Domain; and

WHEREAS, there was no written objection prior to or at the time of the public hearing; and **NOW**

THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Red Bank, Monmouth County, State of New Jersey, that the Board determines, as set forth in the aforesaid Report, and specifically within the table appearing upon Page 31 of said report, which is incorporated herein, that the subject lands fall into the following statutory criteria, as follows:

1. The Study Area qualifies as an Area In Need of Redevelopment based upon criterion “a”, since two (2) of the parcels contain buildings and development patterns that reflect substandard, unsafe, unsanitary, dilapidated, or obsolescent conditions, and/or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. The Study Area also qualifies as an Area In Need of Redevelopment based upon criterion “d”, since fifteen (15) of the parcels in the Study Area contain buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, excessive land coverage, delterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
3. The Study Area also qualifies as an Area In Need of Redevelopment based upon criterion “e”, since there are two (2) parcels with a growing lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein, or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
4. The Study Area also qualifies as an Area In Need of Redevelopment based upon criterion “h” as sixteen (16) of the parcels are consistent with smart growth planning principals, as consistent with the Master Plan’s recommendation for creation of a new TOD zoning district and establishment of a Transit Village.
5. Three (3) parcels may also be considered to meet “Section 3” of the redevelopment criteria, as their inclusion may be considered necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.
6. Block 41, Lot 8 is specifically excluded from the affirmative findings of this Resolution as said property, per the Study, was not found to meet the criteria for designation as an Area In Need of Redevelopment.

NOW THEREFORE, BE IT FURTHER RESOLVED, as a result of these findings, that the Planning Board of the Borough of Red Bank draws the conclusion that based upon its preliminary investigation as contained with the “Area in Need of Redevelopment Study” and the factual findings set forth herein, it is the determination of the Planning Board that those lots contained within the Study Area, with the exception of Block 41, Lot 8, are “areas in need of redevelopment”, pursuant to the provisions of N.J.S.A. 40A:12A-5 and 6, absent the power of eminent domain, with respect to same;

NOW THEREFORE BE IT FURTHER RESOLVED, that it is the recommendation of the Planning Board of the Borough of Red Bank that this determination for a Non-Condernnation Redevelopment Area be approved by resolution of the Borough Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Borough Council and Borough Clerk.

The foregoing was Moved by **Barbara Boas** and

Seconded by **Wilson Beebe** and on Roll Call, the following vote was recorded:

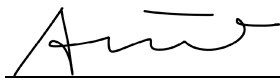
Affirmative: **Greg Fitzgerald, Kristina Bonatakis, Dan Mancuso**

Louis DiMento, Barbara Boas, Wilson Beebe, Itzel Hernandez, Brian Parnagian

Negative: **None**

Abstentions: **None**

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Red Bank during its public meeting held on April 10, 2024.



Aline Macatrao, Secretary
Planning Board

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 24-114

RESOLUTION DESIGNATING THE PROPERTIES KNOWN AS

BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, and 7

BLOCK 63, LOTS 5.01, 6, 7, and 7.01

BLOCK 75, LOTS 171 and 177

BLOCK 75.02, LOTS 169 and 170.01

BLOCK 75.05, LOT 16.01

BLOCK 75.06, LOTS 7 and 8.01

**ON THE TAX MAP OF THE TAX MAP OF THE BOROUGH OF RED BANK
AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
AND REQUESTING THAT THE PLANNING BOARD DEVELOP A REDEVELOPMENT PLAN**

WHEREAS, the N.J. Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “LRHL”) authorizes municipalities to determine whether parcels of land within the municipality constitute an “area in need of redevelopment” as described in Section 5 of the LRHL; and

WHEREAS, the Borough’s Mayor and Council, by way of Resolution No. NP23-140 dated December 14, 2023, authorized and directed the Borough’s Planning Board to conduct a preliminary investigation to determine whether the properties known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 on the Borough’s official tax map (the “Study Area”) meet the criteria set forth in Section 5 of the LRHL and should be designated as an “area in need of redevelopment”; and

WHEREAS, the Planning Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL required the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing, all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area were able to be heard; and

WHEREAS, the LRHL required that the Planning Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Borough once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further required that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Borough’s assessment records; and

WHEREAS, the Planning Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is “an area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on April 10, 2024; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the Borough on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Planning Board also provided notice to property owners in the Study Area, as well as property owners within 200 feet of the Study Area; and

WHEREAS, at the Public Hearing, Susan Favate, AICP, PP, the Planning Board's Planning Consultant, presented a report dated March 8, 2024 entitled "Non-Condemnation Area In Need of Redevelopment Study" (the "Report") concerning the determination of the Study Area as an "area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Planning Board reviewed the Report, heard the testimony of Ms. Favate as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Ms. Favate; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Planning Board, on April 10, 2024, adopted a Resolution (the "Resolution"), determining that the Study Area should be designated as an "area in need of redevelopment"; and

WHEREAS, the Resolution recommended to the Borough's Mayor and Council that the Study Area be designated as an "area in need of redevelopment"; and

WHEREAS, the Borough's Mayor and Council agree with the recommendation of the Planning Board that the Study Area be designated as an "area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Borough's Mayor and Council now desire to authorize and direct the Planning Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Mayor and Council pursuant to N.J.S.A. 40A:12A-7(f);

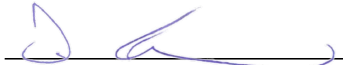
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows:

1. The Borough's Mayor and Council hereby designate the properties known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 on the Borough's official tax map as an "area in need of redevelopment" (the "Determination") pursuant to the LRHL.
2. The Determination shall authorize the Borough's Mayor and Council to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a "Non-Condemnation Redevelopment Area".
3. The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as an "area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
4. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.

5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood			X			
Councilmember Forest	X		X			
Councilmember Jannone		X	X			
Councilmember Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes <u>x</u>		No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on April 25, 2024.



Laura Reinertsen, Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-26

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE BOROUGH'S TAX RECORDS AS BLOCK 41, LOT 2; BLOCK 63, LOT 5; BLOCK 75, LOTS 104, 104.01, 172, & 178, ON THE BOROUGH TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA TO BE DECLARED AN AREA IN NEED OF REDVELOPMENT, AND TO INCLUDE IN THE TRAIN STATION REDEVELOPMENT AREA.

WHEREAS, on April 25, 2024 the Governing Body adopted a resolution pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 (the "Redevelopment Law"), designating certain parcels as a Non-Condemnation Area in Need of redevelopment as identified on the Borough tax maps as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, & 7; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01,

WHEREAS the Governing Body directed the Planning Board to commence the preparation of a Redevelopment Plan in Resolution No. NP23-140,

WHEREAS, while drafting the redevelopment plan and investigating the redevelopment area, it was found that additional sites must be included into area to comprehensively develop improve the substandard conditions around the Red Bank Train Station and rail yard,

WHEREAS, the Governing Board under the Redevelopment Law, authorizes the Red Bank Planning Board (Planning Board) to conduct a preliminary investigation of certain parcels and make recommendations,

WHEREAS, Mayor and Council directs the investigation of the properties identified on the Borough tax maps as Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104, 104.01, 172, & 178 to determine whether these parcels meet the criteria set forth in the Redevelopment Law to be added to the existing redevelopment area,

WHEREAS, the Borough therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

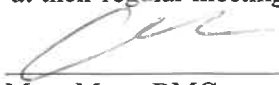
WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Non condemnation Redevelopment Area"; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, New Jersey as follows:

1. The foregoing recital are incorporated herein as if set forth in in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria set forth in the Redevelopment Law and should be designated a "Non-condemnation Redevelopment Area."
3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any person who is interested in or would be affected by a determination that the Study Area shall be a Non condemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all people who are interested in in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Non condemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Non condemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without further action by the Governing Body.
8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall be not affecting the remaining parts of this Resolution.
9. A copy of this resolution shall be filed in the Office of the Borough Clerk

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Jannone			X			
Deputy Mayor Triggiano	X		X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		No	☐	

I hereby certify the foregoing to be true copy of a Resolution adopted by the Borough Council of the Borough of Red Bank, in the County of Monmouth, New Jersey at their regular meeting held on January 23, 2025.


 Mary Moss, RMC
 Municipal Clerk

RESOLUTION R-2025-05
RECOMMENDING THE DESIGNATION OF CERTAIN LANDS KNOWN AS
BLOCK 41, LOT 2; BLOCK 63, LOT 5 and
BLOCK 75, LOTS 104, 104.01, 172 & 178
ON THE TAX MAP OF THE BOROUGH OF RED BANK
AS BEING A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

PLANNING BOARD
BOROUGH OF RED BANK

WHEREAS, by way of Resolution # 25-26, adopted by the Borough Council of the Borough of Red Bank on January 23, 2025, the Planning Board of the Borough of Red Bank has been directed to conduct a preliminary investigation of the properties officially known as Block 41, Lot 2; Block 63, Lots 5; and Block 75, Lots 104, 104.01, 172 & 178 on the Tax Map of the Borough of Red Bank, Monmouth County, State of New Jersey (the “Study Area”) so as to determine whether said Study Area meets the criteria set forth in the Local Redevelopment And Housing Law (henceforth referred to as “LRHL”), specifically N.J.S.A. 40A:12A-5 and 6, so as to be designated an area in need of redevelopment, which designation would permit the Borough to utilize all available redevelopment powers, not including eminent domain; and

WHEREAS, as the Planning Board has conducted an investigation as to whether or not said lands are in need of redevelopment in accordance with the guidelines set forth in N.J.S.A. 40A:12A-6 and the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to the requirements of N.J.S.A. 40A:12A-6, proper notice has been published twice in the official newspaper of the Borough of Red Bank in accordance with the statute and a copy of the Notice has been mailed, via certified mail, at least ten days prior to the date set for the hearing to the last known owners of properties included in the proposed Study Area; and;

WHEREAS, pursuant to the Statute, the Planning Board conducted a public hearing on the matter on February 12, 2025; and

WHEREAS, a report was prepared by the Planning Board’s Planner, Susan Favate, AICP, PP, of BFJ Planning dated January 28, 2025 entitled “Non-Condemnation Area In Need of Redevelopment Study” which recommends the designation of the lots included within the Study Area as Areas in Need of Redevelopment excluding the use of Eminent Domain; and

WHEREAS, there was no written objection prior to or at the time of the public hearing; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Red Bank, Monmouth County, State of New Jersey, that the Board determines, as set forth in the aforesaid Report, and specifically within the table appearing upon Page 17 of said report, which is incorporated herein, that the subject lands fall into the following statutory criteria, as follows:

1. The Study Area qualifies as an Area In Need of Redevelopment based upon criterion “c”, since all of the Study Area parcels are owned by a public entity (NJ Transit) and the fact that their current and ongoing use as rail-related infrastructure makes them unlikely to redevelop for any other use, unless through the process of redevelopment

designation and subdivision. In addition, Block 75, Lots 104.01 and 172, meet this criterion due to their small size, irregular shape, and lack of direct frontage to any street.

2. The Study Area also qualifies as an Area In Need of Redevelopment based upon criterion “d”, since Block 75, Lots 104 and 172 contain a portion of commuter Lot # 4, which, like the other commuter lots in the vicinity, represent an obsolete and inefficient solution to Red Bank’s utilization of land, and are inappropriate with a dense, transit-oriented area. Large paved areas disrupt the otherwise walkable street grid, create a heat island effect, and exacerbate stormwater management issues. Additionally, Block 75, Lots 104 and 104.01 serve the rail yard maintenance operations. Although this function is critical and must remain in some form, the inefficient arrangement of these parcels means that a large amount of land area is devoted to employee parking, outdoor storage, and a detention basin that appears to serve no purpose and creates an eyesore.
3. The Study Area also qualifies as an Area In Need of Redevelopment based upon criterion “h” as the redevelopment of all of the parcels, with the exception of Block 75, Lots 104.01 and 178, are consistent with smart growth planning principals, as consistent with the Master Plan’s recommendation for creation of a new TOD zoning district and establishment of a Transit Village.
4. All of the Study Area parcels may also be considered to meet “Section 3” of the redevelopment criteria, as their inclusion within a designated redevelopment area would help to effectuate stronger potential development designs, through a provision of additional land for future development. Further, it should be noted that the retention basin, which appears to serve no engineering or drainage purpose and would could create significant redevelopment opportunity when combined with adjacent underused surface parking lots, is divided between two tax parcels. It cannot be redeveloped without including both Block 75, Lots 104 and 177. Finally, inclusion of these additional parcels could help to further public benefits as part of future redevelopment, such as transit-oriented amenities along the commuter rail line (Block 41, Lot 2 and Block 63, Lot 5) and a potential public pedestrian walkway outside of the rail yard, to connect Chestnut Street and Drs. James Parker Boulevard (this could potentially involve Block 175, Lots 104, 172 and 178).

NOW THEREFORE, BE IT FURTHER RESOLVED, as a result of these findings, that the Planning Board of the Borough of Red Bank draws the conclusion that based upon its preliminary investigation as contained within the “Area in Need of Redevelopment Study” and the factual findings set forth herein, it is the determination of the Planning Board that those lots contained within the Study Area are “areas in need of redevelopment”, pursuant to the provisions of N.J.S.A. 40A:12A-5 and 6, absent the power of eminent domain, with respect to same;

NOW THEREFORE BE IT FURTHER RESOLVED, that it is the recommendation of the Planning Board of the Borough of Red Bank that this determination for a Non-Condernation Redevelopment Area be approved by resolution of the Borough Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Borough Council and Borough Clerk.

The foregoing was Moved by Dan Mancuso and

Seconded by Barbara Boas and on Roll Call, the following vote was recorded:

Affirmative: Mayor William Portman, Thomas Welsh, Kristina Bonatakis, Dan Mancuso, Louis DiMento, Barbara Boas, Wilson Beebe
Fredrick Stone

Negative: None

Abstentions: None

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Red Bank during its public meeting held on February 12, 2025.



Shawna Ebanks,
Acting Secretary Planning
Board

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-49

**RESOLUTION DESIGNATING THE PROPERTIES KNOWN AS
BLOCK 41, LOT 2; BLOCK 63, LOT 5; BLOCK 75, LOTS 104,
104.01, 172, & 178, ON THE TAX MAP OF THE TAX MAP OF THE
BOROUGH OF RED BANK AS A NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT AND REQUESTING THAT THE
PLANNING BOARD DEVELOP A REDEVELOPMENT PLAN**

WHEREAS, the N.J. Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “LRHL”) authorizes municipalities to determine whether parcels of land within the municipality constitute an “area in need of redevelopment” as described in Section 5 of the LRHL; and

WHEREAS, the Borough’s Mayor and Council, by way of Resolution No. 25-26 dated January 23, 2025 authorized and directed the Borough’s Planning Board to conduct a preliminary investigation to determine whether the properties known as Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104, 104.01, 172, & 178 on the Borough’s official tax map (the “Study Area”) meet the criteria set forth in Section 5 of the LRHL and should be designated as an “area in need of redevelopment”; and

WHEREAS, the Planning Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL required the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing, all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area were able to be heard; and

WHEREAS, the LRHL required that the Planning Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Borough once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further required that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Borough’s assessment records; and

WHEREAS, the Planning Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is “an area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on February 12, 2025; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the

Borough on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Planning Board also provided notice to property owners in the Study Area; and

WHEREAS, at the Public Hearing, Susan Favate, AICP, PP, the Planning Board's Planning Consultant, presented a report dated January 28, 2025 entitled "Non-Condensation Area In Need of Redevelopment Study" (the "Report") concerning the determination of the Study Area as an "area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Planning Board reviewed the Report, heard the testimony of Ms. Favate as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Ms. Favate; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Planning Board, on February 12, 2025, adopted a Resolution (the "Resolution"), determining that the Study Area should be designated as an "area in need of redevelopment"; and

WHEREAS, the Resolution recommended to the Borough's Mayor and Council that the Study Area be designated as an "area in need of redevelopment"; and

WHEREAS, the Borough's Mayor and Council agree with the recommendation of the Planning Board that the Study Area be designated as an "area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Borough's Mayor and Council now desire to authorize and direct the Planning Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Mayor and Council pursuant to N.J.S.A. 40A:12A-7(f);

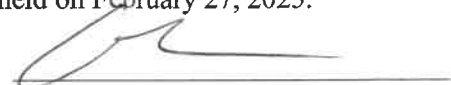
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows:

1. The Borough's Mayor and Council hereby designate the properties known as Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104, 104.01, 172, & 178 on the Borough's official tax map as an "area in need of redevelopment" (the "Determination") pursuant to the LRHL.
2. The Determination shall authorize the Borough's Mayor and Council to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a "Non-Condensation Redevelopment Area".
3. The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as an "area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

4. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Forest			X			
Councilmember Jannone	X		X			
Deputy Mayor Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA						
	Yes	☒		No	☐	

I, the undersigned Borough Clerk of the Borough of Red Bank, in the County of Monmouth, State of New Jersey (the "Borough") hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Borough Council of said Borough at its meeting held on February 27, 2025.


 Mary Moss, RMC
 Municipal Clerk

DRAFT

Non-Condernnation Area in Need of Redevelopment Study

Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7, and 8

Block 63, Lots 5.01, 6, 7, and 7.01

Block 75, Lots 171 and 177

Block 75.02, Lots 169 and 170.01

Block 75.05, Lot 16.01

Block 75.06, Lots 7 and 8.01

Borough of Red Bank, NJ

Prepared for

The Borough of Red Bank, NJ

March 8, 2024

BFJ Planning

Acknowledgments

Mayor

William Portman

Borough Council

Kate Triggiano, Deputy Mayor

Kristina Bonatakis

David Cassidy

Nancy Facey-Blackwood

Ben Forest

Laura Jannone

Planning Board

Dan Mancuso, Chairman

Mayor William Portman

Council Member Kristina Bonatakis

Wilson Beebe

Barbara Boas

Louis DiMento

Itzel Hernandez

Megan Massey

Thomas Welsh

Greg Fitzgerald, Mayor's Alternate

Fred Stone, First Alternate

Brian Parnagian, Second Alternate

Planning Board Attorney

Michael Leckstein

Planning Board Engineer

Edward Herrman, T&M Associates

Prepared by:



Susan Favate, AICP, PP

Principal, BFJ Planning

NJ Planner License No. 613100

Borough Manager

James Grant

Red Bank Department of Public Utilities

Terrence Walton, Director

NJ TRANSIT, Transit Oriented Development

Kristin Mitchell, Director

Michael Heyer, Manager

Red Bank, NJ

Area in Need of Redevelopment Study

CONTENTS

Introduction	1
Legal Authority and Process.....	2
Redevelopment Procedure	2
Study Process and Scope	3
Existing Conditions	4
Site Overview	4
Zoning	7
Property Ownership and Tax Data.....	11
Site Conditions	14
Application of Statutory Criteria	28
Introduction	28
Redevelopment Case Law Background.....	29
Evaluation of Study Area by Statutory Criteria	30
Planning Conclusion	36
Figure 1: Map of Potential Redevelopment Area	5
Figure 2: Land Use.....	6
Figure 3: Sidewalks and Parking Lots	8
Figure 4: Zoning.....	9
Figure 5: Property Ownership.....	13
Table 1: Summary of Zoning Requirements in the Study Area.....	10
Table 2: Tax Data for Study Area Parcels	12
Table 3: Summary of Statutory Criteria	31

Appendix: Borough of Red Bank Resolution No. NP23-140

Red Bank, NJ

Area in Need of Redevelopment Study

INTRODUCTION

On December 14, 2023, the Red Bank Borough Council (“Governing Body”) directed the Planning Board to conduct a preliminary investigation to determine if certain properties constitute a “non-condemnation area in need of redevelopment” under the non-condemnation provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (see the resolution in the Appendix). The Planning Board has directed its planning consultant, BFJ Planning, to prepare this study for the Planning Board’s review and recommendation to the Governing Body.

The properties that are the subject of this report are in the vicinity of the Red Bank train station and designated as:

- Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7, and 8
- Block 63, Lots 5.01, 6, 7, and 7.01
- Block 75, Lots 171 and 177
- Block 75.02, Lots 169 and 170.01
- Block 75.05, Lot 16.01
- Block 75.06, Lots 7 and 8.01

The study area is predominantly developed with surface parking lots and infrastructure serving the commuter train station and adjacent rail yard, as well as the Borough’s Department of Public Works (DPW) facilities. In addition, several lots in Block 41 and one lot in Block 75.02 contain privately owned commercial buildings and associated parking.

The purpose of this report is to determine whether the study area qualifies as a “redevelopment area” pursuant to the applicable provisions of N.J.S.A. 40A:12A-5. This analysis concludes that, based upon an examination of existing conditions; site inspections; review of historic data and reports related to the site and building conditions; an assessment of the surrounding development pattern; Master Plan goals, objectives, policy statements, and land use recommendations; zoning provisions; and an evaluation of the statutory criteria, the majority of the study area satisfies the criteria for such a designation. The basis for this conclusion, as well as recommendations for next steps, are detailed in the body of this report.

LEGAL AUTHORITY AND PROCESS

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be revitalized in order to advance the public interest. In granting to municipalities the authorization to designate certain lands as "in need of redevelopment or rehabilitation," the LRHL recognizes that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

Once an area is designated "in need of redevelopment," in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ various planning and financial tools to make redevelopment projects more feasible and remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

Redevelopment Procedure

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the statute. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires that the Governing Body and Planning Board coordinate to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether or not the redevelopment area in determination shall authorize the municipality to use all those powers for use in a redevelopment, including eminent domain (i.e., whether the area is to be a condemnation redevelopment area or a non-condemnation redevelopment area).
3. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included and investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.
4. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to

Red Bank, NJ

Area in Need of Redevelopment Study

allow interested parties to give testimony. The Planning Board may then adopt a resolution recommending a course of action to the Governing Body.

5. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an “Area in Need of Redevelopment.” The Governing Body must make the final determination as to the Non-Condensation Redevelopment Area boundaries.
6. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that: (i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge the final determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such a challenge.¹
7. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
8. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance.
9. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

Study Process and Scope

In satisfaction of #1 and #2 above, the Red Bank Borough Council, by a resolution dated December 14, 2023, directed the Planning Board to conduct a preliminary investigation to determine whether the identified parcels constitute a non-condemnation area in need of redevelopment according to the criteria set forth in the LRHL. The resolution is included in this report as Appendix A.

In furtherance of #3 and #4 above, this Preliminary Investigation will determine whether the parcels (the “Study Area,” as mapped in this report) within the Borough of Red Bank meet the statutory requirements under N.J.S.A. 40A:12A-5 for designation as a non-condemnation “area in need of redevelopment.”

The scope of work for the investigation included the following: land use review; assessment of property and building conditions; occupancy and ownership status; review of tax data and aerial photos; and review of the Borough’s zoning ordinance, zoning map, and 2023 Master Plan.

¹ Pursuant to Borough Council Resolution No. NP23-140, the Red Bank Planning Board is only authorized to conduct an investigation to determine if the study area satisfies the criteria in the LRHL for designation as a “non-condemnation redevelopment area.” Eminent domain is not being considered for this study area.

EXISTING CONDITIONS

Site Overview

The area being studied for potential designation as a redevelopment area is shown in Figure 1. The Study Area incorporates parcels on either side of the NJ Transit railroad tracks, generally between Monmouth Street to the north and Drs. James Parker Boulevard to the south, encompassing the east-west cross streets of Oakland Street, Chestnut Street, Herbert Street, Leonard Street, and Tilton Avenue. The approximately 13-acre area includes all or a portion of Blocks 41, 63, 75, 75.02, 75.05, and 75.06. The area is fully developed with buildings and parking lots, with very little land area devoted to landscaping; as a result, the predominant feature is impervious coverage.

The study area is in the west-central portion of Red Bank, centered at the NJ Transit train station and adjacent to the Shrewsbury Avenue commercial corridor. The area is walkable to the Borough's Central Business District on Broad Street, as well as to businesses along Front Street. Monmouth Street, which forms the northern boundary of the study area, was identified in Red Bank's 2023 Master Plan as the primary linkage between Shrewsbury Avenue and the Central Business District, and thus appropriate for new development that furthers an active downtown environment.

As shown in Figure 2, the primary land use in the study area is surface parking and rail-related infrastructure, either for the passenger rail station or the Red Bank Rail Yard. Commercial and mixed uses are found along Monmouth and West Streets in Block 41, which also contains the only residential parcel. Block 75.02 contains the Borough's Department of Public Utilities complex and office/performance space for Count Basie Center for the Arts.

Surrounding properties are a mix of small-scale local businesses, single- and two-family homes, apartment buildings, and community uses such as the Red Bank Armory on Chestnut Street and St. Anthony of Padua Catholic Church. Other public-oriented uses are easily walkable to the study area, including the Count Basie Center for the Arts, Two River Theater, the Borough's Senior Center, the Post Office, and the Red Bank Charter School. The original Red Bank train station is listed on the National and State Registers of Historic Places. No other historic sites or districts are within close proximity to the study area.

In addition to passenger rail, the study area is served by NJ Transit's bus system, with a bus stop providing service on the Route 832, 834, and 838 bus lines. The study area is also near the Borough's only designated bike lane, which is on Bridge Avenue between Chestnut Street and Drs. James Parker Boulevard. As shown in Figure 3, sidewalks are present throughout the area, but they vary in condition, and the at-grade railroad tracks disrupt the pedestrian environment, especially on Monmouth Street and Chestnut Street.

The study area is fairly flat, with no major change to topography. No natural environmental constraints, including regulated wetlands or floodplains, are present, reflecting the built-up nature and the substantial paved areas. However, because the study area is low-lying and flat, storm-related flooding is known to be an issue. Water, sewer, stormwater, and electrical infrastructure is in place throughout the study area. In addition, a high-tension electrical line runs north-south through the study area, crossing the railroad tracks at Chestnut Street just west of the DPW site.

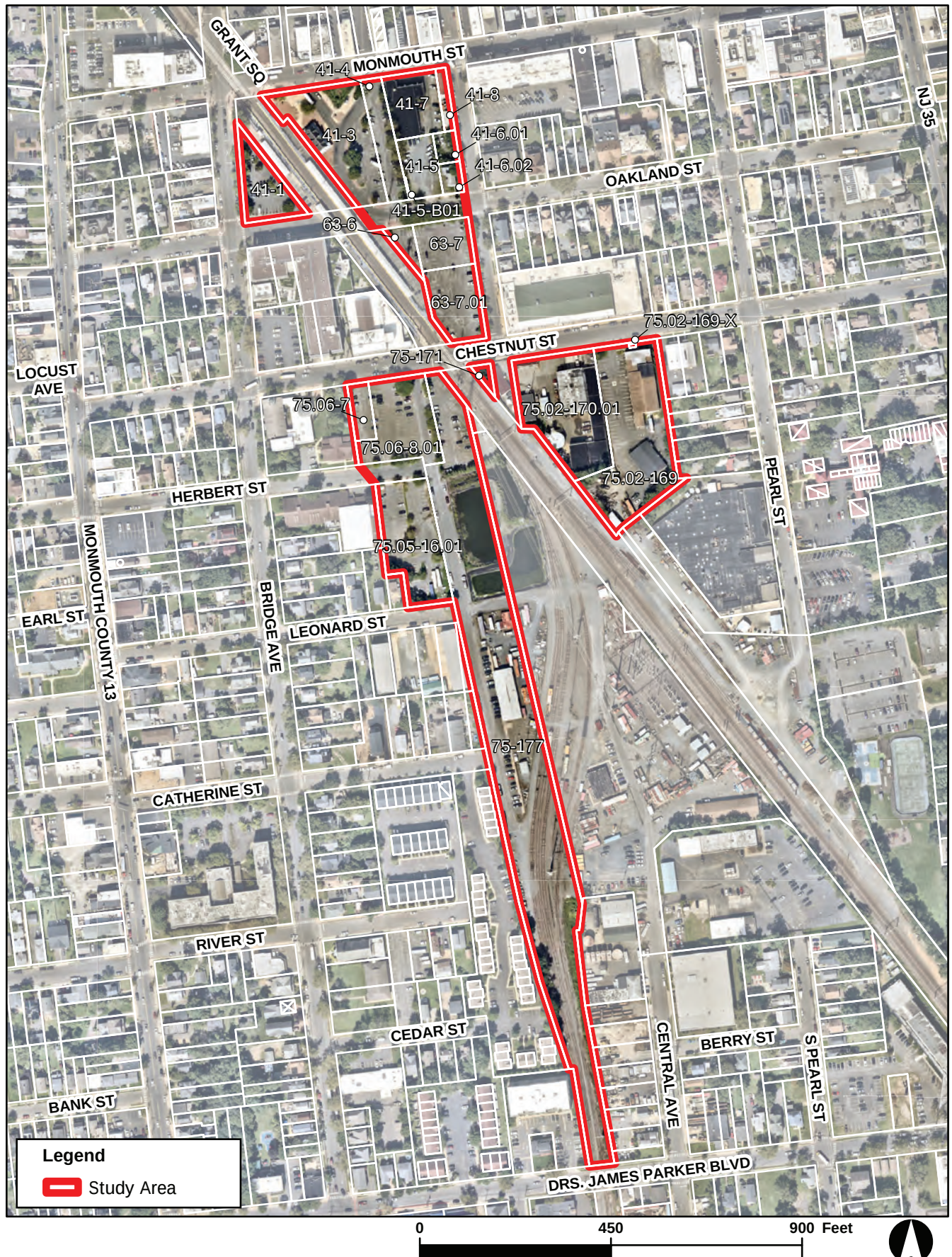


Figure 1: Map of Potential Redevelopment Area

Red Bank Train Station Redevelopment

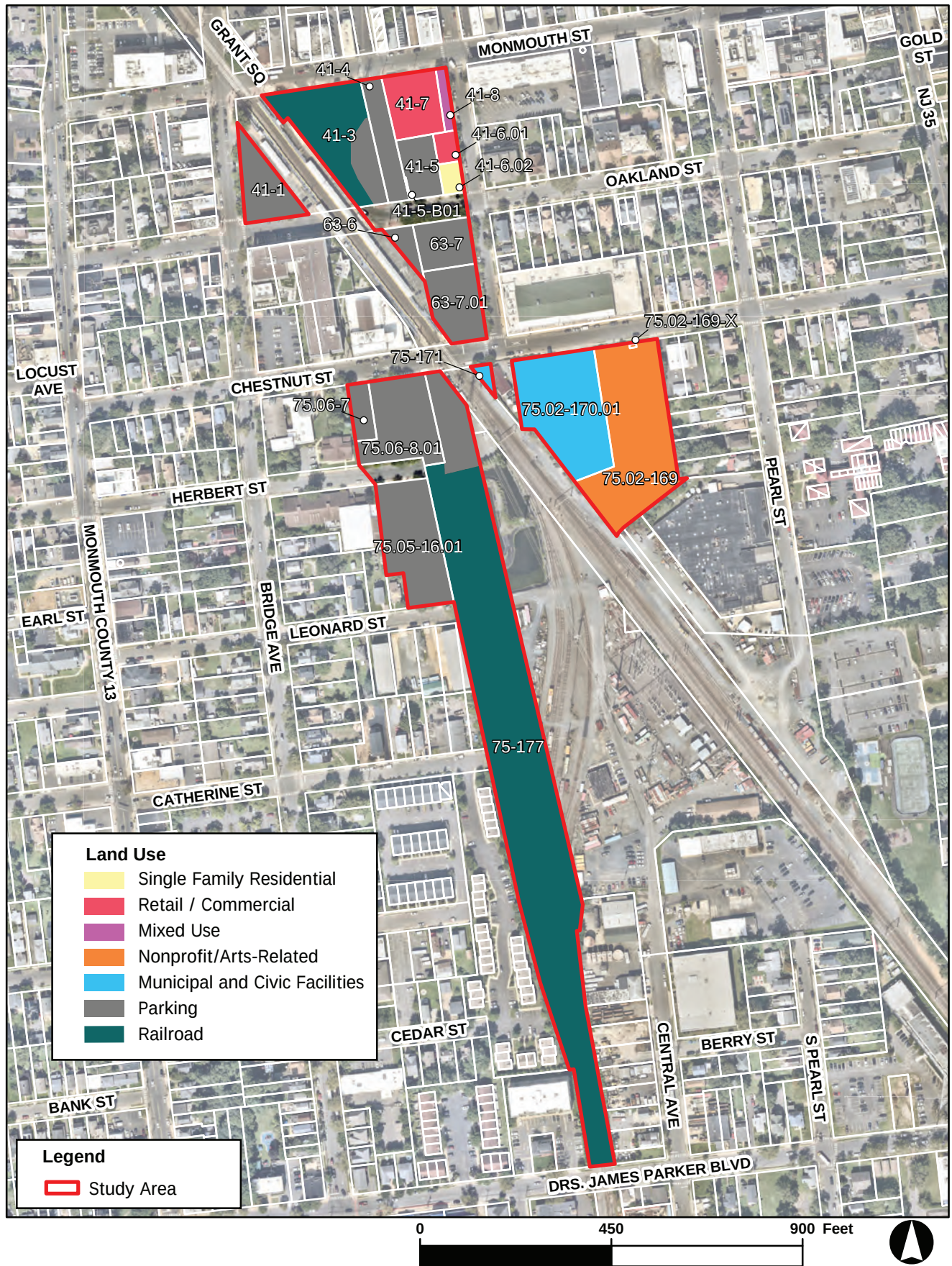


Figure 2: Land Use

Red Bank Train Station Redevelopment

Red Bank, NJ

Area in Need of Redevelopment Study

According to the New Jersey Department of Environmental Protection (NJDEP), the Borough's Department of Public Utilities is designated at both an active contamination site and a brownfield, placing it under regular monitoring by the department. No other properties within the study area have known contamination issues.

Zoning

As shown in Figure 4, several zoning districts are present within the study area. The Red Bank Rail Yard property and parking lots south of Chestnut Street are zoned for industrial uses, I and LI, respectively. The rest of the study area is within a business zone (BR-1 or BR-2), except for a very small portion that is RB (residential). The BR-1 and BR-zones allow a range of uses including single-family residences, mixed-use developments, multifamily dwellings, offices, supermarkets, art studios, banks, and theaters. In addition, the BR-1 allows for cannabis delivery services. Table 1, following the figure, summarizes the relevant area/bulk provisions of the zoning districts in the study area.

The portion of the study area north of Chestnut Street is within the Train Station (TS) Overlay Zone, which supports mixed-use development with increased residential density on upper floors. All permitted uses in the BR-1 and BR-2 zones are allowed in the TS zone, with non-residential uses permitted on the ground floor only. Within the overlay, buildings of up to 50 feet and residential densities of up to 35 units per acre are allowed, and parking requirements are reduced.

Block 41 is also located within the Borough's designated Rehabilitation Area, which covers most of the downtown area west of Broad Street. Although this designation was made in 2017, no redevelopment plan was ever prepared, and no development under the provisions of the LRHL appears to have occurred.

The Borough's Affordable Housing Overlay is also located directly adjacent to the study area, just west of the Rail Yard between Catherine Street and Cedar Street. This zone is intended to facilitate low- and moderate-income housing in townhouse or multifamily format. The overlay has been developed with apartments that include affordable units, adding residential uses to an area that also includes the Brownstones at Red Bank townhouse complex and River Street Commons age-restricted housing development, both on River Street.

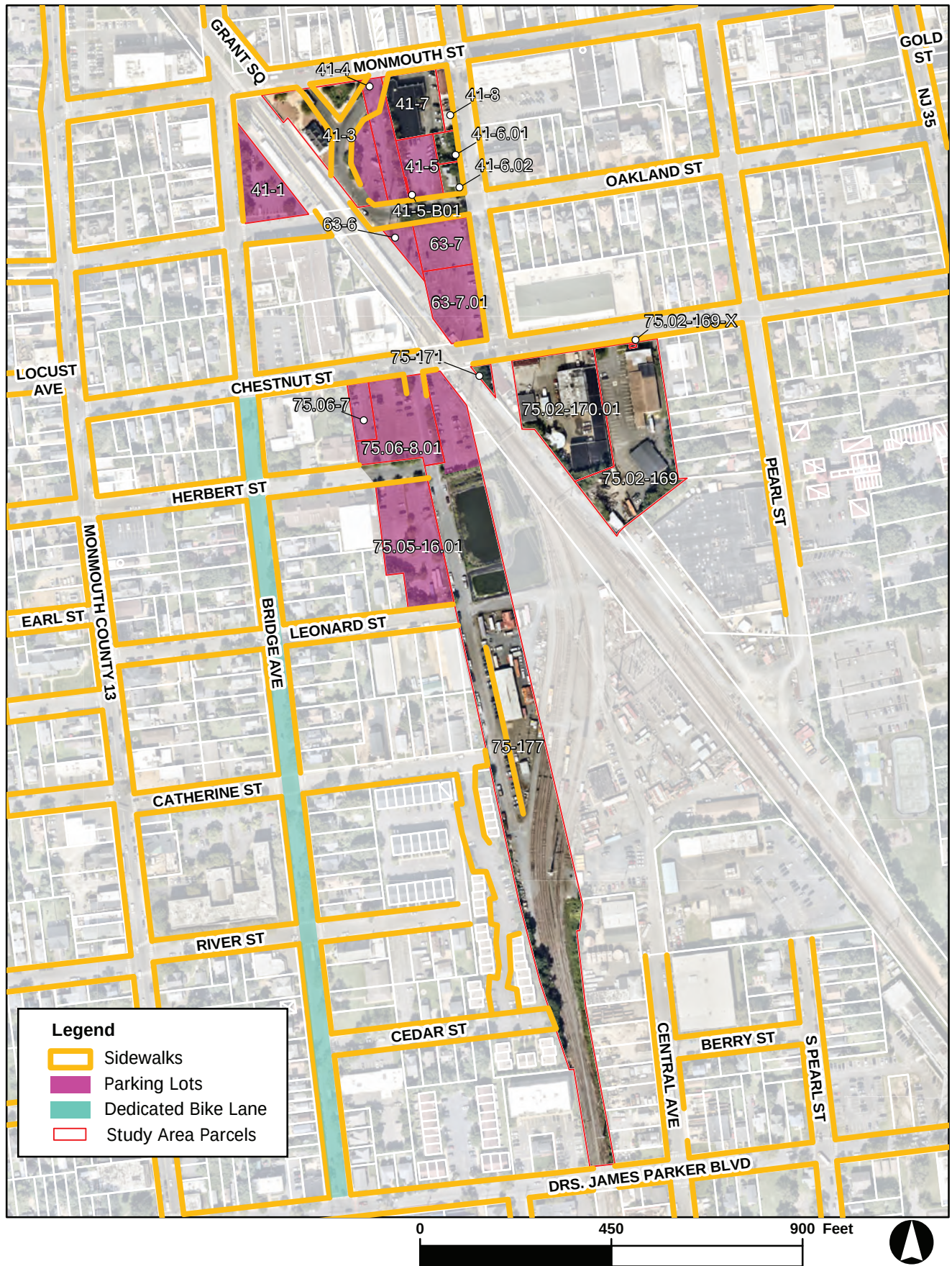


Figure 3: Sidewalks and Parking Lots

Red Bank Train Station Redevelopment

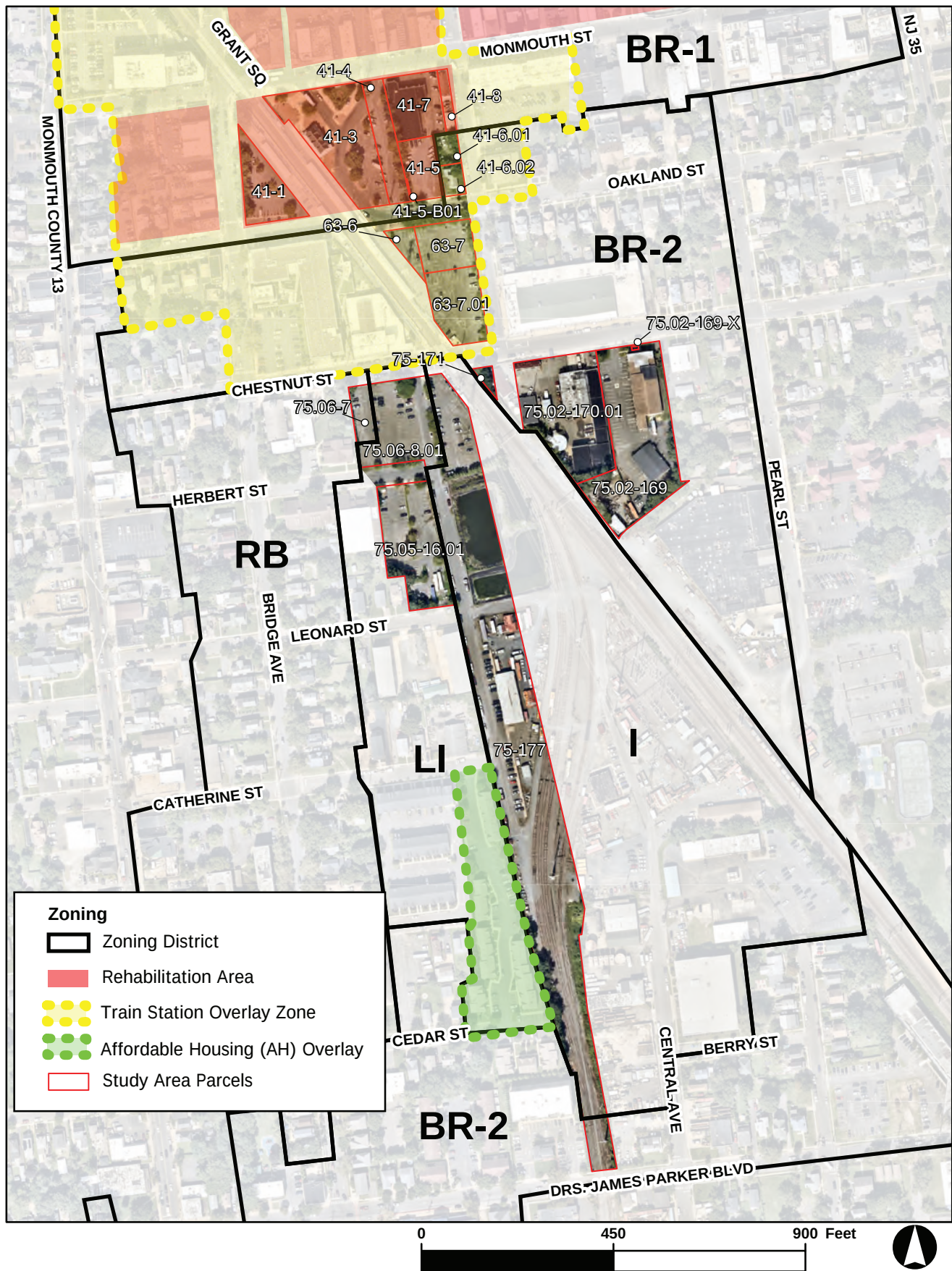


Figure 4: Zoning

Red Bank Train Station Redevelopment

Table 1: Summary of Zoning Requirements in the Study Area

District	Minimum Lot Area	Required Yards (in feet)			Building Height	Maximum Lot Coverage of Principal and Accessory Structures	Minimum Gross Habitable Floor Area	
		Front	Side (one)	Rear			One-Story	Two-Story
RB	3,500 sf	30	10	25	2 1/2 stories 35 ft	40%	900 sf	1,000 sf
BR-1	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses)	25	Varies from 10 – 15 depending on use	25	2 1/2 stories 35 ft (Single-family); Other Uses: 40 ft	Varies from 35 – 50% depending on use	Varies by use	Varies by use
BR-2	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses) 10,000 sf (Other Uses)	25	Varies from 10 – 15 depending on use	25	2 1/2 stories 35 ft (Single-family) Other Uses: 3 stories 40 ft	Varies from 35 – 50% depending on use	Varies by use	Varies by use
LI	-	-	-	10	3 stories 50 ft	65%	-	-
I	-	-	-	10	3 stories 50 ft	65%	-	-

Source: Borough of Red Bank

The 2022 Master Plan made several zoning-related recommendations affecting the study area. First, the Plan recommended that the Borough re-start the process of obtaining Transit Village designation by the New Jersey Department of Transportation (NJDOT). Red Bank had begun the work in 2018, but initial guidance from the State indicated that the existing TS overlay district alone was not effective enough at encouraging an appropriate scale of transit-oriented development. Thus, the Master Plan recommended replacing the overlay with a new transit-oriented development (TOD) district for an area encompassing both sides of the railroad tracks between Monmouth Street and East Leonard Street. This district would permit comparable uses to the BR districts and allow slightly higher height and density and parking flexibility in exchange for benefits including public parking, affordable housing, and high-quality design.

The Master Plan noted that the redevelopment process would also be an appropriate tool to facilitate higher-density TOD that achieves community benefits and suggested working with a designated developer to implement a vision for revitalization around the train station. The Plan's intent was that a redevelopment planning process could also serve to achieve Transit Village status.

Lastly, the Master Plan recommended reducing the downtown rehabilitation area to a more targeted area, and preparing a redevelopment plan to guide its revitalization. Given that the Plan suggested consideration for either a TOD district or a redevelopment designation for an area generally consistent with the study area, it is assumed that the rehabilitation area designation would be removed from Block 41, in favor of such potential changes.

The Borough has started implementation of some of these TOD-related recommendations, including preparing a self-assessment report as part of the State Plan Endorsement Process. This will incorporate a petition for reinstatement of the previous Regional Center designation, which expired in 2022.

Property Ownership and Tax Data

Property ownership in the study is a mix of public, private, and nonprofit entities, but all of the properties are collectively held by just five owners:

- ***NJ Transit and Related Entities:*** Lots 41-1, 41-3, 41-4, 63-6, 63-7, 63-7.01, 75.06-7, 75.06-8.01, and 75-177, totaling 8.42 acres.
- ***Denholtz Properties Entities:*** Lots 41-5, 41-6.01, 41-6.02, 41-7, and 75.05-16.01, totaling 1.73 acres.
- ***Borough of Red Bank:*** Lots 75-171 and 75.02-170.01, totaling 1.19 acres.
- ***Count Basie Theatre, Inc.:*** Lot 75.02-169, 1.52 acres.
- ***KLE Properties, LLC:*** Lot 41-8, 0.09 acres.

Property tax data from Monmouth County were compiled to determine the assessed value of each property in the study area and current property taxes. As shown, even though the study area has a total assessed value of about \$13.5 million, it generated just \$109,530 in property taxes for 2023. This reflects the substantial public and nonprofit ownership of the parcels.

March 8, 2024

Table 2: Tax Data for Study Area Parcels

Block/Lot	Owner	Size (Acres)	Use	Assessed Value (2024)			Taxes Paid (2023)
				Land Value	Improvement Value	Net Value	
41-1	NJDOT	0.41	Parking Lot	\$450,100	\$44,600	\$494,700	0
41-3	NJDOT	1.01	Train Station/Parking	\$1,419,000	\$541,300	\$1,960,300	0
41-4	NJ Transit	0.34	Parking	N/A	N/A	N/A	0
41-5 ¹	Denzar at Transit, LLC	0.28	Parking Lot/Billboard	\$938,200	\$24,600	\$962,800	\$19,275.26
41-6.01	Denzar at Transit, LLC	0.09	Parking Lot	\$161,700	\$2,700	\$164,400	\$3,289.28
41-6.02	Denzar at Transit, LLC	0.08	Single-Family	\$207,100	\$197,400	\$404,500	\$7,624.89
41-7	Denzar at Transit, LLC	0.43	Auto Service	\$1,008,000	\$1,054,300	\$2,062,300	\$40,666.62
41-8	KLE Properties, LLC	0.09	Restaurant/Apartments	\$317,600	\$792,500	\$1,110,100	\$21,699.68
63-6 ²	NJ Transit	0.11	Parking Lot	\$83,200	\$2,000	\$85,200	0
63-7	NJDOT	0.33	Parking Lot	\$523,900	\$20,800	\$544,700	0
63-7.01	NJDOT	0.47	Parking Lot	\$778,000	\$28,200	\$806,200	0
75-171	Borough of Red Bank	0.04	Public Works	\$25,800	\$3,900	\$29,700	0
75-177	NJ Transit	4.88	Rail Infrastructure	N/A	N/A	N/A	0
75.02-169 ³	Count Basie Theatre, Inc.	1.52	Office/Performance Space	\$787,500	\$1,130,100	\$1,917,600	\$14,070.06
75.02-170.01	Borough of Red Bank	1.15	Public Works	\$538,000	\$1450,000	\$1,997,000	0
75.05-16.01	Denholtz Chestnut, LLC	0.85	Parking Lot	\$96,600	\$57,000	\$153,600	\$2,904.72
75.06-7	NJDOT	0.16	Parking Lot	\$230,500	\$15,800	\$246,300	0
75.06-8.01	NJDOT	0.71	Parking Lot/Utilities	\$558,100	\$43,400	\$601,500	0
TOTALS		12.94				\$13,540,900	\$109,530.51

Source: Monmouth County Clerk, Open Public Records Search System (OPRS), 2024

¹ Block 41, Lot 5 includes a sub-lot, 5-B01, which corresponds to placement of a billboard.

² Block 63, Lot 6 includes Lot 5.01, which is identified on the land survey but not found in tax or GIS records. It is indistinguishable from Lot 6; both provide train station parking.

³ Block 75.02, Lot 169 is divided into two sub-blocks, 169 and 169X. Lot 169X is tax-exempt.

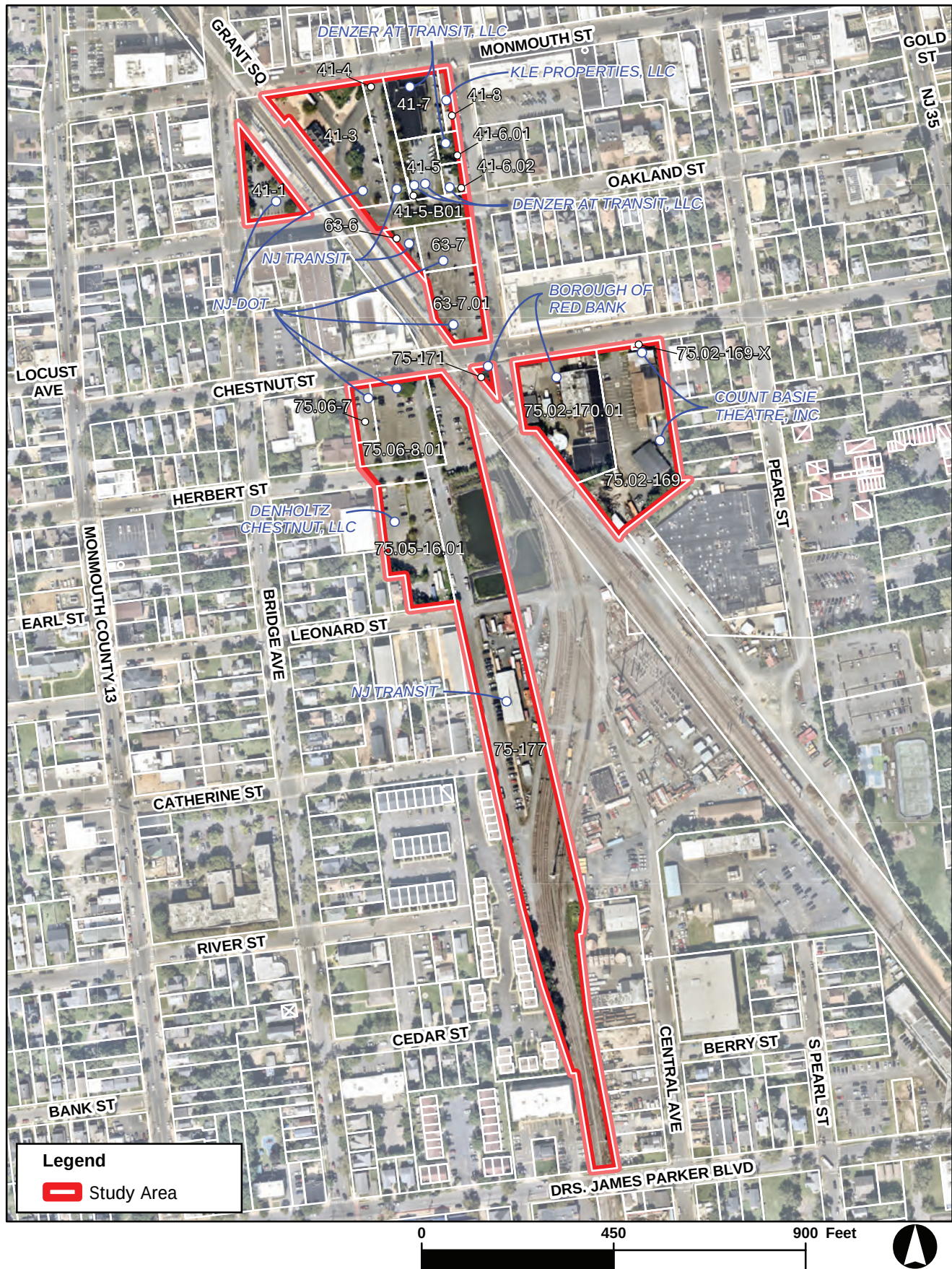


Figure 5: Property Ownership

Red Bank Train Station Redevelopment

Site Conditions

The following section describes, on a block-by-block basis, conditions of the study area parcels and is based on site visits conducted on July 19, 2022, (as part of the Borough's Master Plan process) and February 15, 2024. The second site visit included an extensive interview and walk-through of the DPW site with Red Bank's Director of Public Utilities. In addition, BFJ conducted a call on February 22, 2024, with representatives of NJ Transit, to discuss operations and conditions at the Rail Yard site. These representatives subsequently provided more detailed information on that site. A series of photos of the parcels follows the discussion.

Block 41

The western two-thirds of this block, consisting of the property owned by entities connected with NJ Transit, is devoted to surface parking (Lots 1 and 2, totaling 133 spaces) and infrastructure that directly serves the railroad station that runs between Lots 41-1 and 41-3. The parking itself is in reasonably good condition, although some cracking and fading of markings was evident, as is typical for heavily used transit lots. Parking utilization varies; the portions of the lots closest to Monmouth Street appeared to be the most heavily used, while the portion west of the tracks (Lot 41-1) was lightly used. In addition to parking, Lot 41-3 contains the historic train station building and kiosk, which have been restored but are not currently in use. There are two bus shelters on this lot, one facing southeast to serve the bus lane, and one facing north on Monmouth Street. Both lot 41-1 and 41-3 have bike racks and storage, waste receptacles, and signage to serve passengers. The bus and rail infrastructure within the study area is well-maintained. Lastly, the station area has decorative paving and lighting treatments; these are generally in good condition, although several lights were observed to be missing or broken.

Moving east, the next set of properties is held by a single owner (Denzler at Transit LLC). Lot 41-7 contains an auto repair facility, with a parking lot at the rear of the building (Lot 41-5) and another lot (Lot 41-6.01) that is gated and appears to serve as auto storage. Lot 41-5 is in poor condition, showing a mix of asphalt and gravel that has deteriorated over time. Lot 41-6.01 is asphalt and in fair condition, although aerial photos show evidence of cracks with grass growing. This lot is buffered on three sides by trees along the property lines. Lot 41-5-B01 contains a billboard that faces east/west. The building on Lot 41-7, constructed in 2000, is in good condition. Finally, Lot 41-6.02 is occupied by a single-family house and driveway. The home, built in 1920, is in fair condition, with some need for maintenance in terms of paint, condition of siding, and yard structures.

The final parcel on Block 41 is Lot 41-6.01, which contains Juanitos restaurant on the ground floor and apartments above. The building, which occupies the entirety of the parcel, was built in 1922 and is in good condition. Recent improvements appear to have been made, including a mural and provision for multiple dining spaces and a take-out area.

Except for isolated landscaped areas and plantings along the periphery of some parcels, all of Block 41 consists of impervious coverage. The 2023 Master Plan noted the area around the train station as a heat island, where the buildings and pavement magnify heat. The plan recommends reducing impervious coverage, through green infrastructure techniques, or – in the case of the station area – potentially through transit-oriented development that can reduce coverage.

March 8, 2024

Block 63

The three study area parcels in this block are devoted to surface commuter parking (Lot 3, 143 spaces). The parking, which is very underutilized, is in good condition, with some cracking and fading of pavement markings. As with Block 41, bike racks and storage, waste receptacles, and signage are present at the station itself. Lighting is a mix of the decorative fixtures found on Block 41 and more typical fixtures.

Blocks 75 (including Lot 75-171) and 75.02

DPW Site

The western half of these blocks, Lots 75-171 and 75.02-170.01, is owned by the Borough and used as the DPW's headquarters and water treatment facility. Although the two lots are separated by a right-of-way (the end of West Street), they function as a single site. Approximately 30 employees are based at the location, with the Director of Public Utilities, foreman, Water & Sewer Supervisor, and clerical staff generally on-site.

This property is almost entirely impervious, covered with asphalt and structures. The northwest corner contains two trailers, one containing administrative offices, and the other containing the employee locker room, foreman's office, and restrooms. Both trailers were placed on the site about 20 years ago as temporary structures and are well past their useful life. The trailers are in deteriorating condition; for example, the awning on the administration trailer recently fell off, and both structures have significant wear on their siding that is creating issues with water and pest infiltration. The administration trailer has a wheelchair ramp, but the other trailer is not handicapped-accessible.

The eastern portion of the site contains several buildings for vehicle and equipment storage and maintenance. These buildings are a mix of concrete and masonry and have been modified over time. Each is showing substantial sign of wear, including cracked facades, broken windows, and deteriorated garage bay openings. Stormwater is handled with gutters that discharge onto the pavement and eventually into storm drains.

The remainder of the DPW site is devoted to parking for employees, the public, and vehicles and equipment; and water treatment facilities including the tanks and well, storage rooms for chemicals, and a generator. In addition, fuel tanks are present along the Chestnut Street frontage, serving DPW and other municipal vehicles.

The Director of Public Utilities reports a range of issues and constraints with the present site, including:

- DPW staff facilities are lacking both in condition and function. As noted, the trailers have deteriorated substantially. In addition, the department needs more office and administrative storage space, and has no dedicated meeting or training space.
- The area for circulation and parking is extremely limited, especially when snowplows are in use.
- Vehicle storage space is insufficient, meaning that some equipment must be stored outside, which shortens its lifespan.

- Issues of stormwater flooding, particularly along the southern and eastern portions of the site, have been noted. During heavy rains, flooding has been documented at the intersection of Chestnut and West Streets as far west as Bridge Avenue.

A reconfiguration of the DPW site to better function is highly constrained due to the water infrastructure (e.g., tanks, well, and pipes) that is on-site and cannot be relocated. As noted above, the site is designated at both an active contamination site and a brownfield, placing it under regular NJDEP monitoring.

Count Basie Site

Lots 75.02-169 and 75.02-169X contain support facilities for the Count Basie Performing Arts Center, including music instruction space and rehearsal and scenery/costume production space for Phoenix Productions, the community theater company that merged with the Count Basie in 2021. These functions are carried out in two buildings on the site, which are both served by a parking lot along the western property line. The masonry and concrete block buildings appear to be in generally good condition, as does the parking lot. However, a lack of property stormwater management means that gutters empty directly onto the pavement before reaching storm drains; this has resulted in asphalt damage due to consistent water flow. The southwest corner of the site, which has the ability to be gated from the rest of the property, appears to be serving as overflow vehicle and equipment storage for the DPW. It is not known if any agreement is in place for such use. This area was noted by the Director of Public Works as susceptible to stormwater flooding.

Block 75 (Lot 75-177 only)

Lot 75-177 is a very narrow parcel stretching from Chestnut Street at the north to Drs. James Parker Boulevard at the south. This lot contains a portion of the Red Bank Rail Yard, which extends further to the east to the NJ Transit railroad tracks. The Yard is used to house equipment and personnel responsible for maintaining the railroad, including the tracks and signal systems. About 105 NJ Transit employees work at the Rail Yard on an average weekly, with approximately 20 employees generally working on weekends. The rail right-of-way is part of the Red Bank – South Lakewood Conrail Shared Assets Operations (CSAO) non-passenger line. Lot 75-177 is gated at the northern end, with access restricted to authorized NJ Transit personnel only.

The northern portion of Lot 75-177, between Chestnut Street and Herbert Street, provides public commuter parking (Lot 4, 69 spaces), with a bus shelter along Chestnut Street. On-street employee parking continues along the lot's access road to the south. Peak utilization of employee parking is typically weekdays from 7 a.m. to 5 p.m. Between Herbert Street and East Leonard Street is a large detention basin, which extends into the adjacent parcel at the east, to the rail spur. The remainder of Lot 75-177 appears to be devoted to outdoor and indoor storage of equipment and additional parking, all to serve the maintenance of operations function of the Yard.

NJ Transit has no plans for capital improvements on Lot 75-177; however on the adjacent lot to the east, the agency plans to replace temporary trailers with a permanent crew quarters to provide office and administration space for about 30 personnel, together with additional parking. Cost of the new modular building and associated work has been estimated at \$7 million.

March 8, 2024

In terms of environmental issues, the Rail Yard property has no known NJDEP-designated issues. NJ Transit's development partner, Denholtz Properties, is completing a Phase 1 Environmental Site Assessment as part of its due diligence.

Block 75.05

Lot 75.05-16.01 is owned by an affiliate of Denholtz Properties and is reserved for parking to serve the company's headquarters at 116 Chestnut Street. At the time of the site visit in February 2024, the parking lot was not in use; however it is generally in good condition, with well-maintained surfaces, lighting, and landscaping.

Block 75.06

Lots 75.06-7 and 75.06-8.01 provide additional permit commuter parking (Lot 5, 100 spaces). Though the lot is in fairly good condition, its pavement shows more wear than the other commuter lots, with evidence of cracking and significantly faded striping. This lot appears to be more heavily utilized than the commuter lots nearer the train station.

Block 41

Photos: BFJ Planning



Lot 41-1, looking east from Bridge Ave. to Red Bank station and The Rail.



Lot 41-4, Looking north toward Monmouth Street



Lot 41-3, bus shelter



Lot 41-3, historic train station building



Lot 41-7, looking south from Monmouth Street



Lot 41-8, looking south from Monmouth Street

Block 41

Photos: BFJ Planning



Lot 41-8, Juanito's Restaurant building, West Street frontage



Lot 41-6.02, looking south from Oakland Street



Lot 41-5-B01, billboard



Lot 41-5, looking south from Oakland Street



Lot 41-6.01, looking south from northern property line

Block 63

Photos: BFJ Planning



Block 63, looking southwest



Lot 63.7, looking northeast



Block 63, looking southeast

Block 75.05

Photos: BFJ Planning



Block 75, looking southwest



Block 75, looking southeast

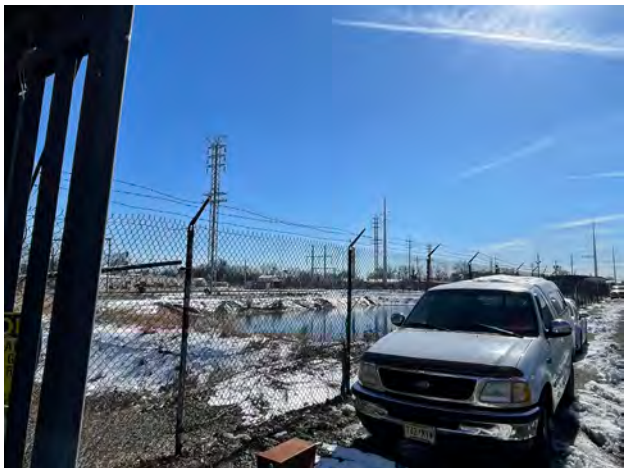
Block 175



Rail Yard gate, looking south



Rail Yard access road/parking, looking south



Detention pond

Block 75.06

Photos: BfJ Planning



Block 75.06, looking southeast



Block 75.06, Chestnut Street entrance to parking lot



Lot 75.06-8.01, looking south



Lot 75.06-7, looking southwest

Block 75.02 (Red Bank DPW Facility)

Photos: BFJ Planning



DPW frontage on Chestnut Street



DPW main office



DPW foreman's office/staff facilities



Water Department building



DPW parking lot circulation, looking north



Waste receptacles at rear of DPW storage building

Block 75.02 (Red Bank DPW Facility)

Photos: BFJ Planning



DPW storage building



Water treatment tank



DPW garage bays



Interior of DPW storage building



Additional DPW operation occurring on Chestnut Street

Block 75.02 (Count Basie Site)

Photos: BfJ Planning



Front building on Chestnut Street (Phoenix Productions)



Rear building



Parking lot looking north



Rear of property, looking southwest



Rear of property looking northwest



Drainage at rear of parking lot

Study Area Context

Photos: BFJ Planning



The Rail, Chestnut Street entrance



St. Anthony Parish Center



St. Anthony of Padua



Missing sidewalk on Herbert Street



St. Crispin House (St. Anthony outreach center)



Monmouth Street looking east

Study Area Context

Photos: BFJ Planning



Multifamily housing on Chestnut Street



Single-family housing on Chestnut Street

APPLICATION OF STATUTORY CRITERIA

Introduction

The “Blighted Areas Clause” of the New Jersey Constitution empowers municipalities to undertake a range of actions to further development of blighted areas:

“The clearance, replanning, development or redevelopment of blight areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time during which the profits and dividends payable by any private corporation enjoying such tax exemption shall be limited by law. The conditions of use, ownership, management and control of such improvements shall be regulated by law.” NJ Constitution, Article VIII, Section 3, Paragraph 1.

The LRHL provides that a delineated area may be determined to be in need of redevelopment if “after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area” any of the following conditions are found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation, light, and sanitary facilities; excessive land coverage; deleterious land use or obsolete layout; or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein, or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the

public health, safety, and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas in excess of five contiguous areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone Act, the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include “clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement; the construction and provision for construction of residential, commercial, industrial, public, or other structures; and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

It should be noted that, under the definition of “redevelopment area” and “area in need of redevelopment” in the LRHL, individual properties, blocks, or lots that do not meet any of the statutory conditions above may still be included within an area in need of redevelopment, provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as **Section 3** and is set forth under N.J.S.A. 40A-12A-3, which states that:

“a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

Redevelopment Case Law Background

There is an extensive case law history involving redevelopment in New Jersey, primarily concerning: 1) the evidentiary thresholds for supporting a redevelopment designation, and 2) the precise meaning of “blight” that meets both the statutory criteria in the LRHL and the State Constitution.

The most pertinent case is a 2007 New Jersey Supreme Court decision, *Gallenthin Realty v. Borough of Paulsboro* (“*Gallenthin*”), which established precedence regarding both the standard of proof for March 8, 2024

redevelopment designation and for the definition of blight. According to the case, a “municipality must establish a record that contains more than a bland recitation of the statutory criteria and declaration that those criteria are met.” Here, the Court noted that municipal redevelopment designations must be supported by substantial evidence on the record, based on a specific and thoughtful application of the statutory criteria to the existing conditions of properties being studied. In addressing the meaning of “blight, *Gallenthin* found that only parcels that are truly “blighted” should be designated as “in need of redevelopment,” and further noted that parcels designated using criterion “e” should be confirmed to be underutilized due to the condition of the title and diverse ownership of the real property. Previously municipalities often used criterion “e” as a “catch-all” to apply to property that was not put to optimum use and may have been more financially beneficial if redeveloped. The *Gallenthin* decision acted to constrain the scope of property that previously was considered to qualify as “in need of redevelopment,” and highlighted the need to exercise due diligence when the basis of the redevelopment designation is underutilization or obsolescence.

However, a later Supreme Court case, *62-64 Main Street LLC v. Mayor & Council of the City of Hackensack* (2015) clarified that a blight designation does not require a finding that the property in question “negatively affects surrounding properties.” This decision has been interpreted as generally making it easier for municipalities to designate properties as in need of redevelopment, although the Court again cautioned municipalities of their “obligation to rigorously comply with the statutory criteria for determining whether an area is in need of redevelopment.”

Lastly, a 2004 court case is particularly relevant to this study area, given the significant presence of surface parking. In *Concerned Citizens of Princeton Inc. v. Mayor & Council of the Borough of Princeton*, the Appellate Division found that the redevelopment designation of a surface parking lot in downtown Princeton was supported by substantial evidence of “obsolescence” detrimental to the welfare of the community. In this case, the court accepted the experts’ reasons that the surface parking was “not fully productive” and brought “no tax revenue to the Borough,” and that the lot “negatively affected [Princeton’s] economic vitality” because it impeded walkability for shoppers and visitors. As this case pre-dates the *Gallenthin* decision, it must be interpreted in the context of the Supreme Court’s admonition to undertake a detailed application of the statutory criteria for “area in need of redevelopment” designation, and not rely on broad interpretations of underutilization.

The above case law has been carefully considered in the evaluation of the study area properties on whether they meet the criteria for redevelopment designation.

Evaluation of Study Area by Statutory Criteria

The table below summarizes this report’s conclusions on the applicability of the statutory criteria in the LRHL (see p. 6-7 above) to each parcel within the study area. Following the table is a discussion of how the criteria apply to each parcel. In summary, the results of the preliminary investigation indicate that all of the study area, with the exception of Block 41, Lot 8, meets the criteria for designation as an “area in need of redevelopment” in accordance with N.J.S.A. 40:12A, as described below.

Table 3: Summary of Statutory Criteria

Block/Lot	Size (Acres)	Criteria								Section 3
		A	B	C	D	E	F	G	H	
41-1	0.41				x				x	
41-3	1.01				x				x	
41-4	0.34				x	x			x	
41-5	0.28				x				x	
41-5-B01	N/A				x	x			x	
41-6.01	0.09				x				x	
41-6.02	0.08								x	x
41-7	0.43								x	x
41-8	0.09								x	
63-6 ¹	0.11				x				x	
63-7	0.33				x				x	
63-7.01	0.47				x				x	
75-171	0.04	x			x					
75-177	4.88				x				x	
75.02-169	1.52									x
75.02-170.01	1.15	x			x					
75.05-16.01	0.85				x				x	
75.06-7	0.16				x				x	
75.06-8.01	0.71				x				x	

¹ Block 63, Lot 6 includes Lot 5.01, which is identified on the land survey but is not found in tax or GIS records. Lot 5.01 is indistinguishable from Lot 6, with both providing train station parking.

Criterion A

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

This criterion applies to the DPW site, Blocks 75-171 and 75.02-170.01. As discussed above, most of the structures on the property are either well past their useful life (in the case of the trailers) or in a deteriorated condition such that they impede the necessary operation of a municipal public works facility and create potential issues affected safety and environmental quality. The site has insufficient space for safe and functional parking, circulation, and storage of necessary materials, and the buildings are inadequate to serve the needs of employees.

Criterion B

The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

None of the parcels in the study area meet this criterion.

Criterion C

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to

March 8, 2024

developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.

None of the parcels in the study area meet this criterion. Although a number of individual parcels are owned by municipal or other public entity (i.e., NJ Transit), we do not believe that they meet the threshold for Criterion C. All parcels in the study area are well-located within Red Bank, have full access to developed areas, and exhibit topography and other conditions that could offer development potential.

Criterion D

Areas with buildings or improvements which, by reason of dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation, light, and sanitary facilities; excessive land coverage; deleterious land use or obsolete layout; or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

This criterion applies to the following parcels:

- **Block 41, Lots 1, 3, 4, 5, 5-B01, and 6.01:** Lots 1, 3, and 4 are commuter parking lots, which appear to be highly underused and represent an obsolete and inefficient solution to Red Bank’s utilization of land. The large paved areas disrupt the otherwise walkable street grid, create a heat island effect, and exacerbate stormwater management issues. They also serve to divide the Shrewsbury Avenue local business corridor from Red Bank’s downtown core. As noted in the 2023 Master Plan:

Smart and creative infill development in this area [at and near the train station] creates an opportunity to restore aspects of the street grid that were disrupted by rail infrastructure, stitching together the east and west sides of Red Bank. The revitalization of the train station area also promotes the use of mass transit and is envisioned to support economic development through establishing additional commercial uses as well as providing for improved connectivity to existing commercial uses in the Borough.

The parking lot areas would benefit from more modern and thoughtful development that maintains access to the train station while improving multimodal connectivity and design aesthetics, reducing impervious coverage, and creating a sense of place.

Lots 5 and 6.01 are associated with the existing auto repair facility found on Lot 7 in the same block. They represent an inefficient and inappropriate use of land that is steps from a commuter rail station and within a dense downtown environment. Lot 5 is in poor condition due to deteriorated pavement, while Lot 6.01 also exhibits pavement issues and, in its current configuration, lacks direct access to a street. Lot 5-B01 contains a billboard, which is a prohibited use in the Borough. The Master Plan supports the elimination over time of these nonconforming structures, which it notes detract from “the character and aesthetic value” of the downtown.

- **Block 63, Lots 6, 7, and 7.01:** These are commuter lots, which like those discussed above are significantly underused and inappropriate within a dense, transit-oriented area.

- **Block 75, Lots 171 and 177:** Lot 171 is part of the DPW site which, as discussed above under Criterion A, has deteriorated structures, a faulty layout, and inadequate facilities – all of which make it functionally obsolete. The Master Plan noted these issues with the DPW site, recommending the Borough undertake analysis and planning for options to improve the facility, potentially through expansion onto the adjacent privately owned site. This option was previously identified in a study undertaken for the Borough.

Lot 177 contains commuter parking and a portion of the Red Bank Rail Yard. The parking portion, like the lots discussed above, is an inappropriate use of land within a transit-oriented, downtown area. Although the lot appears to be more utilized than those closer to the station, utilization remains below pre-pandemic levels, reflecting long-term shifts in the nature of work and commutation. The rest of this lot serves the rail maintenance operations. Although this function is critical and must remain, the inefficient arrangement of the parcel means that a large amount of land area is devoted to employee parking, outdoor storage, and a detention pond whose purpose and need are not clear.

- **Block 75.02, Lot 170.01:** This lot contains the bulk of the DPW facility and meets Criterion D for the reasons discussed above.
- **Block 75.05, Lot 16.01:** This privately owned parking lot does not appear to be in use. Even more so than the commuter lots, it represents an inefficient and inappropriate use of land proximate to transit, and is not consistent with the Master Plan’s vision for transit-oriented development. In addition, the presence of this large, unoccupied lot detracts from the adjacent nonprofit and residential uses to the west.
- **Block 75.06, Lots 7 and 8.01:** These commuter lots, like those discussed above, are underused and inappropriate within a dense, transit-oriented area.

Criterion E

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein, or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

This criterion applies to Block 41, Lots 4 and 5-B01. Lot 4 is owned by NJ Transit and functions, together with the adjacent Lot 3, as commuter parking. However, this lot is severely constrained by the presence, via easement, of the high-tension electrical lines, along with the narrowness of the lot, which would limit development potential even without the utilities. Lot 5-B01 is not a buildable lot due to size, and contains only a billboard, which is a prohibited use. It is not clear whether the owner of this lot, which also holds several lots in this block, also owns the billboard itself. If any leasing arrangement are in place for the

billboard structure, this would impair the ability of Lot 5-B01 to be developed, even if assembled with other parcels as it has been.

Criterion F

Areas in excess of five contiguous areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

None of the parcels in the study area meet this criterion.

Criterion G

In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone Act, the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

None of the parcels in the study area meet this criterion.

Criterion H

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The majority of the study area parcels meet this criteria, because their redevelopment would be consistent with smart growth planning principles, as consistent with the Master Plan's recommendation for creation of a new TOD zoning district and establishment of a Transit Village.² The parcels that do not meet Criterion H are the DPW and Count Basie sites (Lots 75-171, 75.02-169, and 75.02-170.01). These are not designated in the Master Plan as targeted for TOD.

As noted in the *Complete Guide to Planning in New Jersey (Fourth Edition, 2018)*, published by the New Jersey Chapter of the American Planning Association, the standards for meeting criteria "h" have not been established since this criterion was added to the LRHL in 2003. Thus, according to the *Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities (Second Edition, 2011)*, "it would be prudent to consider its use to supplement one or more of the other criteria and not as the sole basis of a redevelopment designation."

However, the *Complete Guide to Planning in New Jersey* further notes that a number of State agencies have formulated rules and policies regarding smart growth that factor into allocating the State's investments and resources. As a result, "it can be argued that a site, considered to be located in a "smart growth area" according to a State agency's definition, should satisfy the 'h' criteria.

² See Red Bank Master Plan, Figure 43, p. 98.
March 8, 2024

The New Jersey Department of Community Affairs has designated as “Smart Growth Areas” those areas of the state that are in metropolitan or suburban planning areas, designated centers, Meadowlands smart growth areas, Pinelands smart growth areas, and villages and towns. As noted above, Red Bank was previously designated as a Regional Center, which would thus fall within that designation. Although the designation expired in 2022, the Borough is seeking reinstatement as part of the State Plan Endorsement Process.

The Smart Growth principles established by the Smart Growth Network and cited by the U.S. Environmental Protection Agency include:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.

Section 3

“...lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

Section 3 of the LRHL applies to Block 41, Lots 6.02 and 7; Block 75.02, Lot 169. Lot 41-6.02 is a single-family home in fair condition, and only meets Criterion H, by virtue of its location within the area identified by the Master Plan for TOD. However, designation of this property as in need of redevelopment would help to effectuate a stronger potential design, as it would allow potential development to be “squared off” at the corner of Oakland and West Streets, providing for additional street frontage and site access.

Similarly, Lot 41-7, the auto repair facility, does not by itself meet any of the development criteria except Criterion H. However, it functions together with Lots 41-5 and 41-6.01, which do meet other criteria. If these other sites are potentially redeveloped, the current use of Lot 41-7 would be severely constrained, as it would lose adjacent parking areas that are likely required in the course of auto repair operations.

Lastly, Lot 75.02-169 does not meet any of the redevelopment criteria, but its inclusion in a redevelopment designation would greatly enhance the potential for the adjacent DPW site to be reconfigured and upgraded to better function. In particular, the southwest portion of Lot 169 does not appear to be serving the rest of the site and could be combined with the adjoining lot to make additional room for DPW-related operations. Such a use of this portion of Lot 169 also creates the opportunity to improve stormwater conditions that affect both lots and the wider area.

PLANNING CONCLUSION

This analysis reveals that the study area, with the exception of Block 41, Lot 8, displays characteristics that justify its designation as a redevelopment area in accordance with the statutory criteria. Lot 8 only meets Criterion H, given its location within the area identified in the Master Plan for TOD. State planning policy and case law suggest that meeting Criterion H alone is not sufficient to justify redevelopment designation.

If a redevelopment designation is desired to be undertaken by the Borough, the following steps would be necessary:

1. Upon the Planning Board's hearing on the preliminary investigation to determine whether the proposed area is a redevelopment area, the Planning Board is required to forward its recommendation to the Governing Body as to whether or not the area should be designated as an area in need of redevelopment.
2. After receiving the recommendation of the Planning Board, the Governing Body may adopt a resolution designating the delineated site for redevelopment.
3. The Governing Body, after adopting a resolution to delineate the redevelopment area, may direct the Planning Board to prepare a redevelopment plan pursuant to the applicable redevelopment statute. The redevelopment plan would then be prepared by the Planning Board and subsequently forwarded to the Governing Body for adoption. The redevelopment plan is required to include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
 - a. The relationship to define local objectives as to appropriate land uses; population density; traffic, public transportation, utilities, recreation and community facilities, and other public improvements.
 - b. Proposed land uses and building requirements in the study area.
 - c. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available in the existing local housing market.
 - d. Identification of any property within the redevelopment area that is proposed to be acquired in accordance with the redevelopment plan.
 - e. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the County master Plan, and the State Development and Redevelopment Plan.

Non-Condernnation Area in Need of Redevelopment Study

Block 41, Lot 2

Block 63, Lot 5

Block 75, Lots 104, 104.01, 172, and 178

Borough of Red Bank, NJ

Prepared for

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BFJ Planning

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Red Bank, NJ

Area in Need of Redevelopment Study

CONTENTS

Introduction	1
Legal Authority and Process.....	2
Redevelopment Procedure	2
Study Process and Scope	3
Existing Conditions	4
Site Overview	4
Zoning	9
Site Conditions	12
Application of Statutory Criteria	14
Introduction	14
Redevelopment Case Law Background.....	15
Evaluation of Study Area by Statutory Criteria	16
Planning Conclusion	20
Figure 1: Map of Potential Redevelopment Area	5
Figure 2: Land Use.....	6
Figure 3: Property Ownership.....	7
Figure 4: Sidewalks and Parking Lots	8
Figure 5: Zoning.....	10
Figure 6: Photos of Parcels Added to the Original Study Area	13
Table 1: Summary of Zoning Requirements in the Study Area.....	11
Table 2: Summary of Statutory Criteria	17

Appendix: Resolutions and Supporting Documentation

Red Bank, NJ

Area in Need of Redevelopment Study

INTRODUCTION

On December 14, 2023, the Red Bank Borough Council (“Governing Body”) directed the Planning Board to conduct a preliminary investigation to determine if the following properties in the vicinity of the Red Bank train station constituted a “non-condemnation area in need of redevelopment” under the non-condemnation provisions of the New Jersey Local Redevelopment and Housing Law (LRHL) (see the resolution in the Appendix).

- Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7, and 8
- Block 63, Lots 5.01, 6, 7, and 7.01
- Block 75, Lots 171 and 177
- Block 75.02, Lots 169 and 170.01
- Block 75.05, Lot 16.01
- Block 75.06, Lots 7 and 8.01

Upon completion of the designation study, the Planning Board recommended to the Governing Body that the above parcels, with the exception of Block 41, Lot 8, met the criteria for designation as an area in need of redevelopment. The Governing Body adopted a resolution on April 25, 2024, designating the recommended parcels, totaling about 13 acres, as an area in need of redevelopment and directing the Planning Board to prepare a redevelopment plan for the area (see the resolution in the Appendix).

While drafting the redevelopment plan, it was found that additional sites must be included into the designated area to comprehensively develop the substandard conditions around the train station and rail yard, as consistent with conceptual plans presented to the public. As a result, the Governing Body directed the Planning Board by a resolution adopted on January 23, 2025 (see Appendix), to conduct an investigation as to whether the following additional properties (“Study Area”) meet the LRHL criteria and should be added to the existing designated non-condemnation area in need of redevelopment:

- Block 41, Lot 2
- Block 63, Lot 5
- Block 75, Lots 104, 104.01, 172, and 178

These additional parcels are owned by NJ Transit and are directly related to infrastructure supporting either the train station or the rail yard. The parcels were contemplated as supporting a comprehensive redevelopment of the area but were inadvertently not included in the prior investigation study. NJ Transit provided email correspondence to the Borough that it “is agreeable to the inclusion of the parcels” for the proposed redevelopment area boundaries. The agency noted it “will reserve all applicable rights and restrictions needed to meet its current and future operational needs.”

The purpose of this report is to determine whether the Study Area qualifies as a “redevelopment area” pursuant to the applicable provisions of N.J.S.A. 40A:12A-5. This analysis concludes that, based upon an examination of existing conditions; site inspections; review of historic data and reports related to the site and building conditions; an assessment of the surrounding development pattern; Master Plan goals, objectives, policy statements, and land use recommendations; zoning provisions; and an evaluation of the statutory criteria, all of the Study Area satisfies the criteria for such a designation. The basis for this conclusion, as well as recommendations for next steps, are detailed in the body of this report.

LEGAL AUTHORITY AND PROCESS

New Jersey's LRHL empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be revitalized in order to advance the public interest. In granting to municipalities the authorization to designate certain lands as "in need of redevelopment or rehabilitation," the LRHL recognizes that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

Once an area is designated "in need of redevelopment," in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ various planning and financial tools to make redevelopment projects more feasible and remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

Redevelopment Procedure

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the statute. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires that the Governing Body and Planning Board coordinate to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

1. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
2. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether or not the redevelopment area in determination shall authorize the municipality to use all those powers for use in a redevelopment, including eminent domain (i.e., whether the area is to be a condemnation redevelopment area or a non-condemnation redevelopment area).
3. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included and investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.
4. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to

Red Bank, NJ

Area in Need of Redevelopment Study

allow interested parties to give testimony. The Planning Board may then adopt a resolution recommending a course of action to the Governing Body.

5. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an “Area in Need of Redevelopment.” The Governing Body must make the final determination as to the Non-Condensation Redevelopment Area boundaries.
6. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that: (i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge the final determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such a challenge.¹
7. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the “Area in Need of Redevelopment.”
8. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance.
9. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

Study Process and Scope

In satisfaction of #1 and #2 above, the Red Bank Borough Council, by a resolution dated January 23, 2025, directed the Planning Board to conduct a preliminary investigation to determine whether the identified parcels constitute a non-condemnation area in need of redevelopment according to the criteria set forth in the LRHL. The resolution is included in the appendix to this report.

In furtherance of #3 and #4 above, this Preliminary Investigation will determine whether the identified parcels meet the statutory requirements under N.J.S.A. 40A:12A-5 for designation as a non-condemnation “area in need of redevelopment.”

The scope of work for the investigation included the following: land use review; assessment of property and building conditions; occupancy and ownership status; review of tax data and aerial photos; and review of the Borough’s zoning ordinance, zoning map, and 2023 Master Plan.

¹ Pursuant to Borough Council Resolution No. 25-26, the Red Bank Planning Board is only authorized to conduct an investigation to determine if the Study Area satisfies the criteria in the LRHL for designation as a “non-condemnation redevelopment area.” Eminent domain is not being considered for this Study Area.

EXISTING CONDITIONS

Site Overview

The area being studied for potential designation as a redevelopment area is shown in blue in Figure 1, with the previously designated area shown in red. The Study Area incorporates the NJ Transit railroad track right-of-way between Monmouth Street at the north and Drs. James Parker Boulevard at the south, as well as portions of commuter Lot #4 and the Red Bank Rail Yard that were not previously designated.

The 13.01-acre Study Area is in the west-central portion of Red Bank, centered at the NJ Transit train station and adjacent to the Shrewsbury Avenue commercial corridor. The area is walkable to the Borough's Central Business District on Broad Street, as well as to businesses along Front Street. Monmouth Street, which forms the northern boundary of the Study Area, was identified in Red Bank's 2023 Master Plan as the primary linkage between Shrewsbury Avenue and the Central Business District, and thus appropriate for new development that furthers an active downtown environment.

As shown in Figure 2, the primary land use in the Study Area is rail-related infrastructure, either for the passenger rail line or the Red Bank Rail Yard. Block 75, Lot 172 and a portion of Block 75, Lot 104 are part of NJ Transit's commuter Lot #4. Surrounding properties are a mix of surface parking; local businesses; single- and two-family homes; apartment buildings; and community uses such as the Red Bank Armory, Borough Department of Public Utilities complex, office/performance space for Count Basie Center for the Arts, and St. Anthony of Padua Catholic Church. Other public-oriented uses are walkable to the Study Area, including the Count Basie Center for the Arts, Two River Theater, the Borough's Senior Center, the Post Office, and Red Bank Charter School. The original Red Bank train station is listed on the National and State Registers of Historic Places. No other historic sites or districts are in or near the Study Area.

All of the properties in the Study Area are owned by NJ Transit or related entities (see Figure 3) and, as a result, are tax-exempt.

In addition to passenger rail, the Study Area is served by NJ Transit's bus system, with a bus stop providing service on the Route 832, 834, and 838 bus lines. The Study Area is also near the Borough's only designated bike lane, on Bridge Avenue between Chestnut Street and Drs. James Parker Boulevard. As shown in Figure 4, sidewalks are present throughout the area, but they vary in condition, and the at-grade railroad tracks disrupt the pedestrian environment, especially on Monmouth Street and Chestnut Street.

The Study Area is fairly flat, with no major change to topography. No natural environmental constraints, including regulated wetlands or floodplains, are present, reflecting the built-up nature and the substantial paved areas. However, because the Study Area is low-lying and flat, storm-related flooding is known to be an issue. Water, sewer, stormwater, and electrical infrastructure is in place throughout the Study Area. In addition, a high-tension electrical line runs north-south through part of the Study Area, crossing the railroad tracks at Chestnut Street just west of the DPW site.

According to the New Jersey Department of Environmental Protection (NJDEP), the Borough's Department of Public Utilities is designated at both an active contamination site and a brownfield, placing it under regular monitoring by the department. No other properties within the Study Area have known contamination issues.

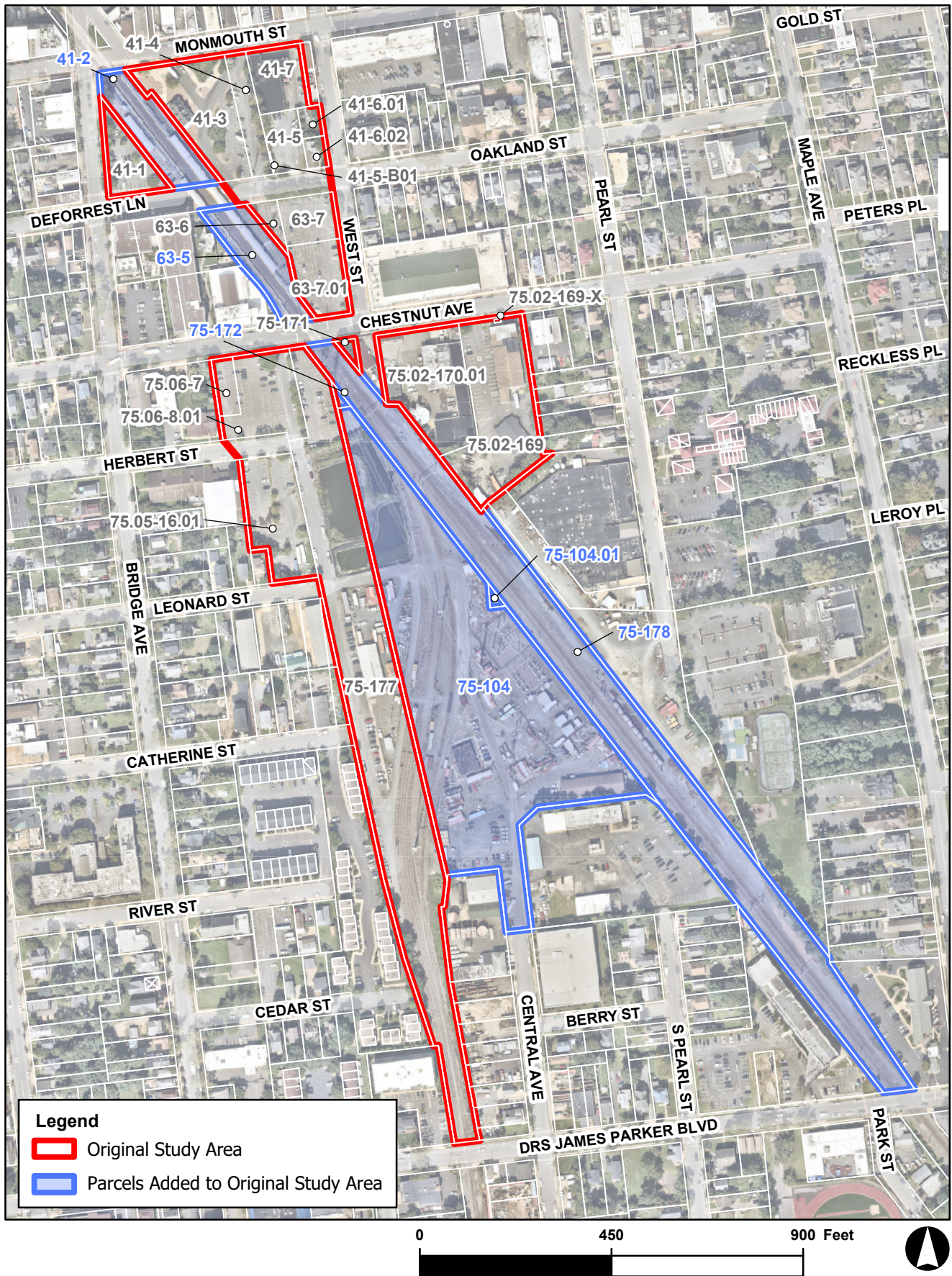


Figure 1: Map of Potential Redevelopment Area

Red Bank Train Station Redevelopment

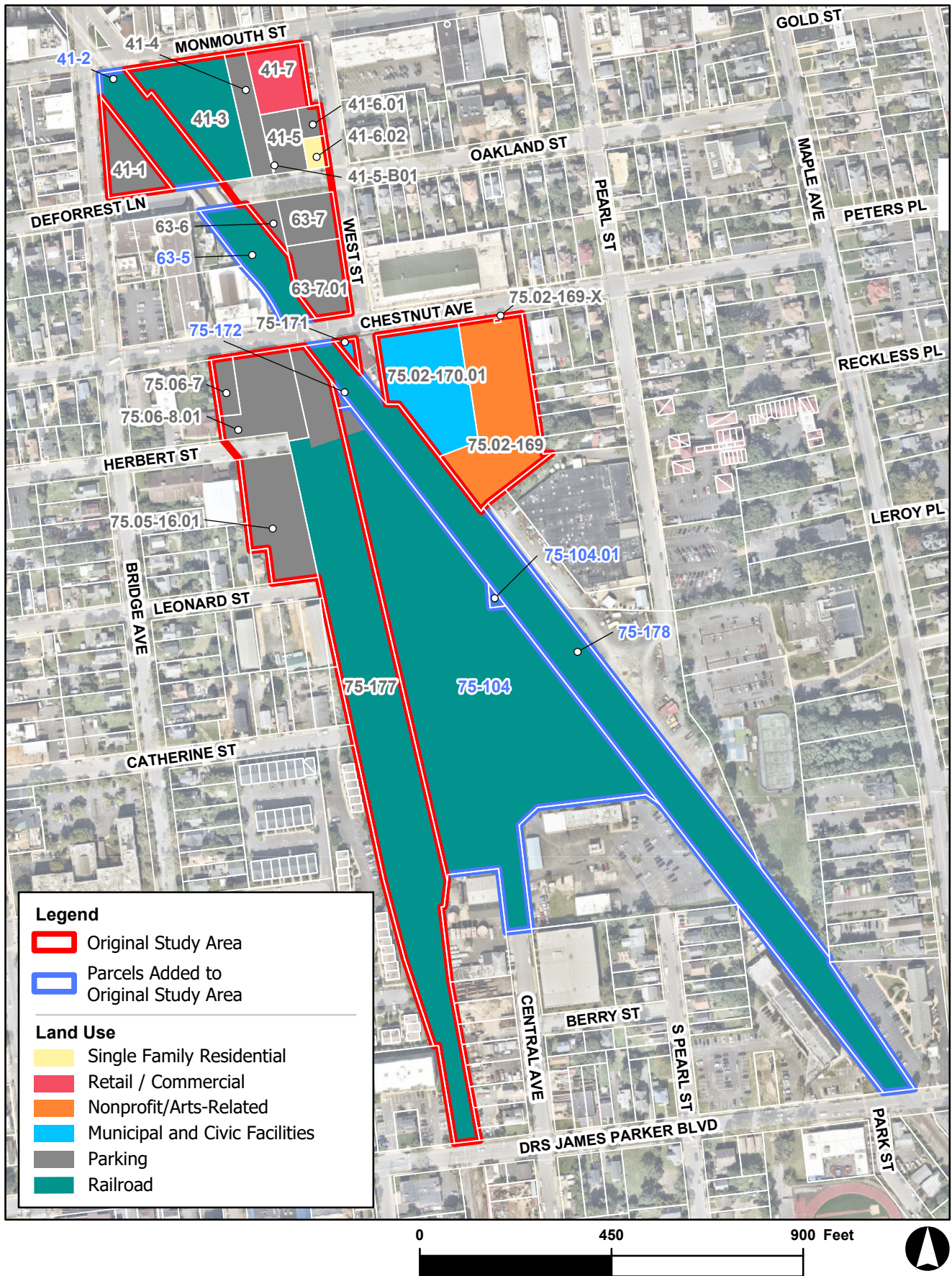


Figure 2: Land Use

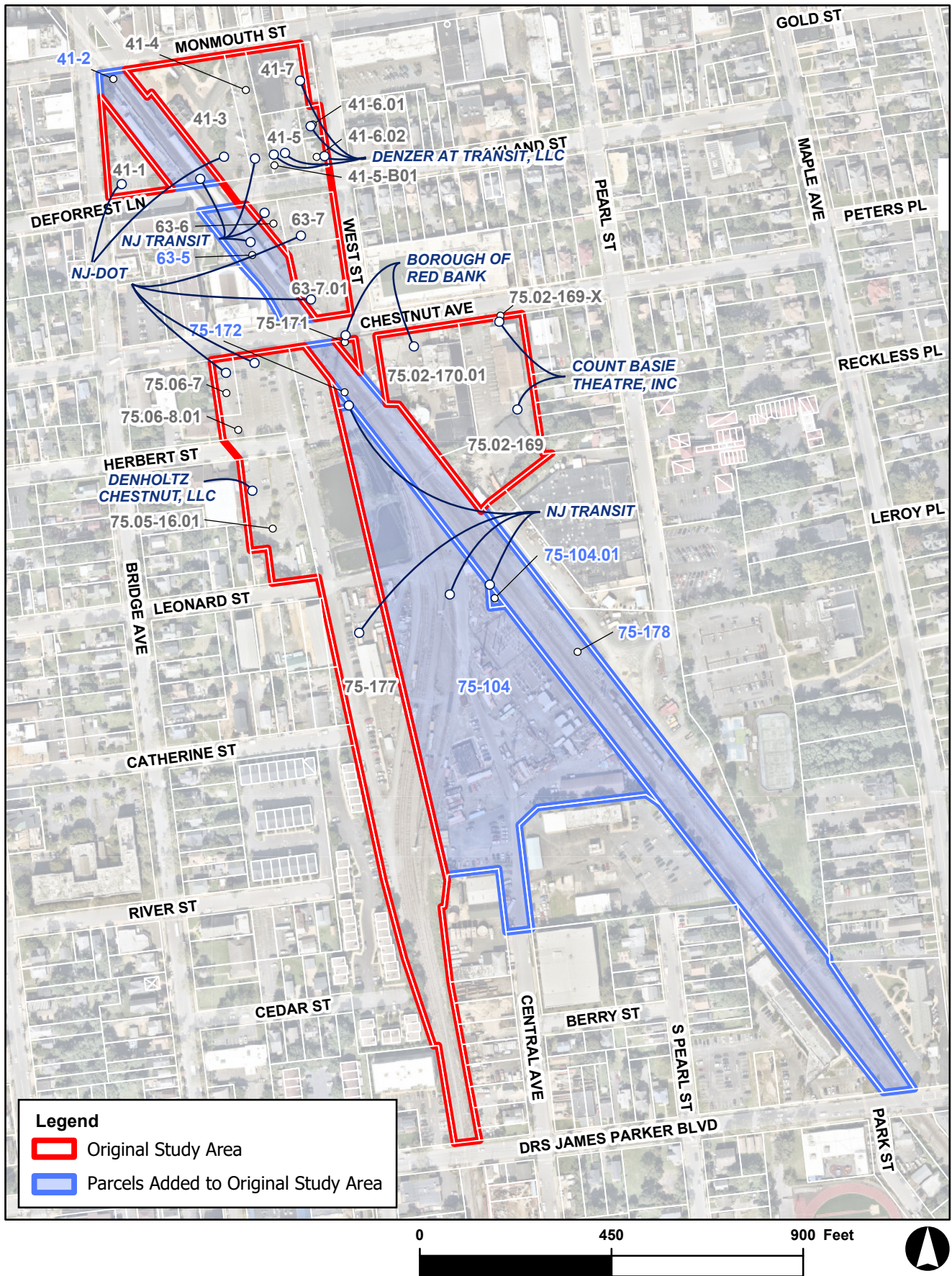


Figure 3: Property Ownership

Red Bank Train Station Redevelopment

Figure 4: Sidewalks and Parking Lots

Red Bank Train Station Redevelopment

Red Bank, NJ

Area in Need of Redevelopment Study

Zoning

As shown in Figure 5, several zoning districts are present within the Study Area. The parcels in Block 75 are zoned for I industrial use, while the railroad tracks in Block 41, Lot 2, and Block 63, Lot 5, are within the BR-1 and BR-2 business zones, respectively, which allow a range of residential, commercial, and mixed uses. Table 1, following the figure, summarizes the relevant area/bulk provisions of the zoning districts in the Study Area. Clearly, however, the railroad tracks themselves cannot be developed other than as their current use, while the rail yard also remains active and is unlikely to change.

The portion of the Study Area north of Chestnut Street is within the Train Station (TS) Overlay Zone, which supports mixed-use development with increased residential density on upper floors. Block 41 is also within the Borough's designated Rehabilitation Area, which covers most of the downtown area west of Broad Street. Although this designation was made in 2017, no redevelopment plan was ever prepared, and no development under the provisions of the LRHL appears to have occurred.

The Borough's Affordable Housing Overlay is also located next to the Study Area, just west of the rail yard between Catherine Street and Cedar Street. This zone is intended to facilitate low- and moderate-income housing in townhouse or multifamily format. It is developed with apartments that include affordable units, adding residential uses to an area that also includes the Brownstones at Red Bank townhouse complex and River Street Commons age-restricted housing development, both on River Street.

The 2023 Master Plan made several zoning-related recommendations affecting the Study Area. First, the Plan recommended that the Borough re-start the process of obtaining Transit Village designation by the New Jersey Department of Transportation (NJDOT). This work had begun in 2018, but initial guidance from the State indicated that the existing TS overlay district alone was not effective enough at encouraging an appropriate scale of transit-oriented development. Thus, the Master Plan recommended replacing the overlay with a new transit-oriented development (TOD) district for an area encompassing both sides of the railroad tracks between Monmouth Street and East Leonard Street. This district would permit comparable uses to the BR districts and allow slightly greater height and density and parking flexibility in exchange for benefits including public parking, affordable housing, and high-quality design.

The Master Plan noted that the redevelopment process would also be an appropriate tool to facilitate higher-density TOD that achieves community benefits and suggested working with a designated developer to implement a vision for revitalization around the train station. The Plan's intent was that a redevelopment planning process could also serve to achieve Transit Village status.

Lastly, the Master Plan recommended reducing the downtown rehabilitation area to a more targeted area, and preparing a redevelopment plan to guide its revitalization. As the Plan suggested consideration for either a TOD district or a redevelopment designation for an area generally consistent with the Study Area, it is assumed that the rehabilitation area designation would be removed from Block 41, in favor of such potential changes.

The Borough has started implementation of some of these TOD-related recommendations, including preparing a self-assessment report as part of the State Plan Endorsement Process. This will incorporate a petition for reinstatement of the previous Regional Center designation, which expired in 2022.

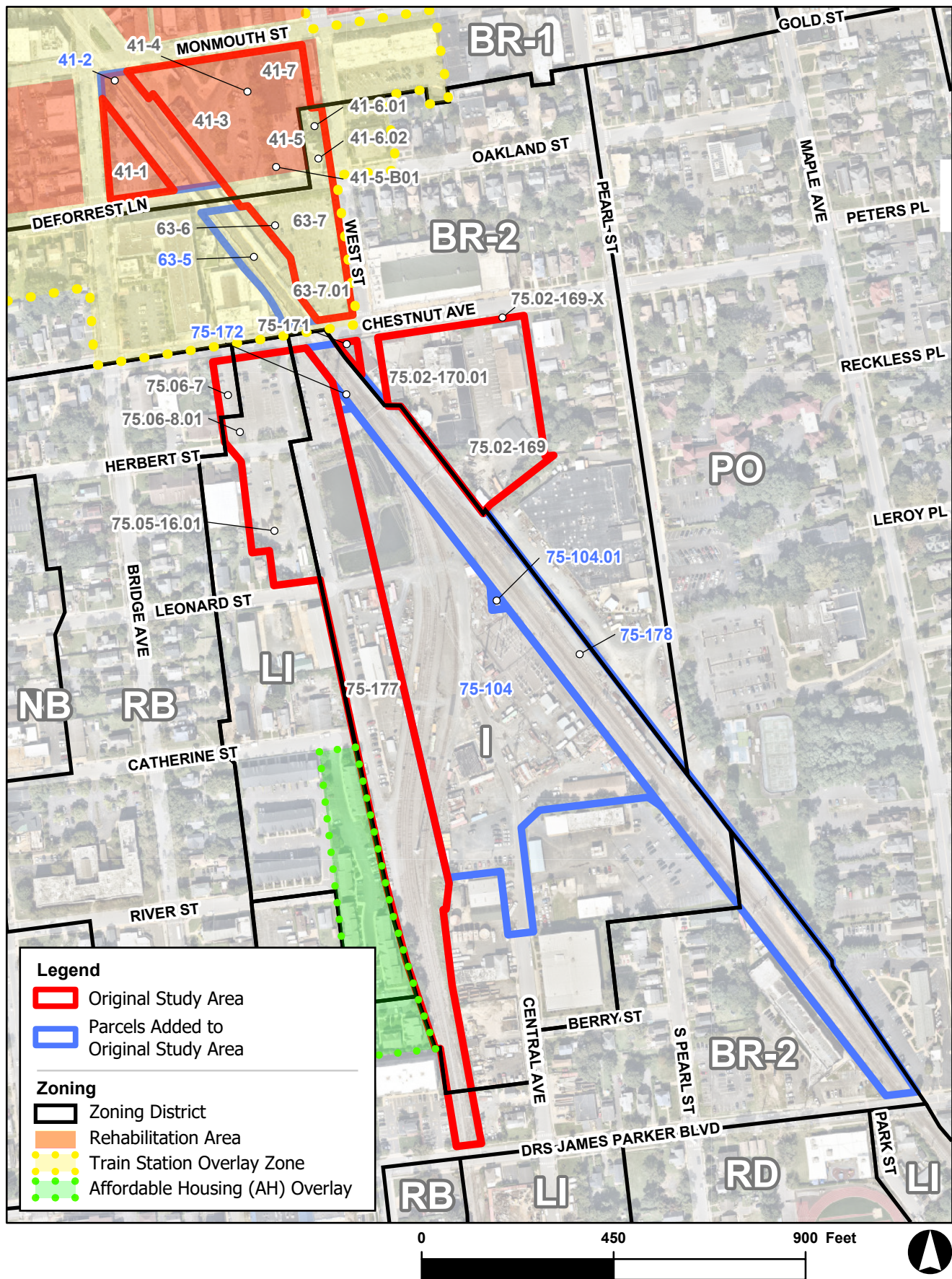


Figure 5: Zoning

Red Bank Train Station Redevelopment

Table 1: Summary of Zoning Requirements in the Study Area

District	Minimum Lot Area	Required Yards (in feet)			Building Height	Maximum Lot Coverage of Principal and Accessory Structures	Minimum Gross Habitable Floor Area	
		Front	Side (one)	Rear			One-Story	Two-Story
BR-1	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses)	25	Varies from 10 – 15 depending on use	25	2 1/2 stories 35 ft (Single-family); Other Uses: 40 ft	Varies from 35 – 50% depending on use	Varies by use	Varies by use
BR-2	4,500 sf (Single-family and home professional offices) 45,000 sf (Garden apartments and apartment houses) 25,000 sf (Townhouses) 10,000 sf (Other Uses)	25	Varies from 10 – 15 depending on use	25	2 1/2 stories 35 ft (Single-family) Other Uses: 3 stories 40 ft	Varies from 35 – 50% depending on use	Varies by use	Varies by use
I	-	-	-	10	3 stories 50 ft	65%	-	-

Source: Borough of Red Bank

Site Conditions

The following section describes, on a block-by-block basis, conditions of the Study Area parcels and is based on site visits conducted on July 19, 2022, (as part of the Borough's Master Plan process) and February 15, 2024. In addition, BFJ conducted a call on February 22, 2024, with representatives of NJ Transit, to discuss operations and conditions at the rail yard site. These representatives subsequently provided more detailed information on that site. Photos of the parcels follow the discussion.

Block 41

Lot 2 within this block consists of the NJ Transit North Jersey Coast Line right-of-way, including covered platforms, surface vehicle parking, and bike racks. Because the rail line is actively used, it is maintained in good condition, although rust stains from metal railings are evident along the platforms and some of the bike racks. Reflecting its use as rail infrastructure, Lot 2 is entirely impervious. The 2023 Master Plan noted the area around the train station as a heat island, where the buildings and pavement magnify heat. The plan recommends reducing impervious coverage, through green infrastructure techniques, or – in the case of the station area – potentially through transit-oriented development that can reduce coverage.

Block 63

As with Block 41, Lot 5 within this block consists of the NJ Transit rail line right-of-way, with platforms, parking, and bike racks. The conditions here are the same as in Block 41, Lot 2.

Block 75

Two of the Study Area parcels within this block (Lot 104 and 104.01) consist of the Red Bank Rail Yard and related infrastructure (retention basin, rail siding, employee parking/vehicle storage, electrical utilities, and various outbuildings). The rail yard is used to house equipment and personnel responsible for maintaining the railroad, including the tracks and signal systems. About 105 NJ Transit employees work at the rail yard on an average week, and about 20 employees generally on weekends. The rail right-of-way is part of the Red Bank – South Lakewood Conrail Shared Assets Operations (CSAO) non-passenger line. Lot 75-177 (previously designated within the redevelopment area) is gated at the northern end, with access restricted to authorized NJ Transit personnel only. On Lot 75-104, NJ Transit plans to replace temporary trailers with a permanent crew quarters to provide office and administration space for about 30 personnel, together with additional parking. The cost of the new modular building and associated work has been estimated at \$7 million.

In terms of environmental issues, the Rail Yard property has no known NJDEP-designated issues. NJ Transit's development partner, Denholtz Properties, conducted a Phase 1 Environmental Site Assessment of the entire potential redevelopment area (the Study Area as well as previously designated properties). Additional soil samples have been taken around the properties, which found results consistent with the area's historic fill. A sampling plan for the retention basin is still being developed.

Lot 172 is a portion of NJ Transit's commuter Lot #4, which also extends onto a portion of Lots 104 and 177 within this block and Block 75.06, Lot 8.01.

Lot 178 is the continuation of the North Jersey Coast Line, extending from Chestnut Street at the north to Drs. James Parker Boulevard at the south.

January 28, 2025



Block 41



Block 63



Block 75

Figure 6: Photos of Parcels Added to the Original Study Area

Red Bank Train Station Redevelopment

APPLICATION OF STATUTORY CRITERIA

Introduction

The “Blighted Areas Clause” of the New Jersey Constitution empowers municipalities to undertake a range of actions to further development of blighted areas:

“The clearance, replanning, development or redevelopment of blight areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time during which the profits and dividends payable by any private corporation enjoying such tax exemption shall be limited by law. The conditions of use, ownership, management and control of such improvements shall be regulated by law.” NJ Constitution, Article VIII, Section 3, Paragraph 1.

The LRHL provides that a delineated area may be determined to be in need of redevelopment if “after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area” any of the following conditions are found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation, light, and sanitary facilities; excessive land coverage; deleterious land use or obsolete layout; or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein, or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the

public health, safety, and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

- f. Areas in excess of five contiguous areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone Act, the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include “clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement; the construction and provision for construction of residential, commercial, industrial, public, or other structures; and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

It should be noted that, under the definition of “redevelopment area” and “area in need of redevelopment” in the LRHL, individual properties, blocks, or lots that do not meet any of the statutory conditions above may still be included within an area in need of redevelopment, provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as **Section 3** and is set forth under N.J.S.A. 40A-12A-3, which states that:

“a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.”

Redevelopment Case Law Background

There is an extensive case law history involving redevelopment in New Jersey, primarily concerning: 1) the evidentiary thresholds for supporting a redevelopment designation, and 2) the precise meaning of “blight” that meets both the statutory criteria in the LRHL and the State Constitution.

The most pertinent case is a 2007 New Jersey Supreme Court decision, *Gallenthin Realty v. Borough of Paulsboro* (“*Gallenthin*”), which established precedence regarding both the standard of proof for January 28, 2025

redevelopment designation and for the definition of blight. According to the case, a “municipality must establish a record that contains more than a bland recitation of the statutory criteria and declaration that those criteria are met.” Here, the Court noted that municipal redevelopment designations must be supported by substantial evidence on the record, based on a specific and thoughtful application of the statutory criteria to the existing conditions of properties being studied. In addressing the meaning of “blight, *Gallenthin* found that only parcels that are truly “blighted” should be designated as “in need of redevelopment,” and further noted that parcels designated using criterion “e” should be confirmed to be underutilized due to the condition of the title and diverse ownership of the real property. Previously municipalities often used criterion “e” as a “catch-all” to apply to property that was not put to optimum use and may have been more financially beneficial if redeveloped. The *Gallenthin* decision acted to constrain the scope of property that previously was considered to qualify as “in need of redevelopment,” and highlighted the need to exercise due diligence when the basis of the redevelopment designation is underutilization or obsolescence.

However, a later Supreme Court case, *62-64 Main Street LLC v. Mayor & Council of the City of Hackensack* (2015) clarified that a blight designation does not require a finding that the property in question “negatively affects surrounding properties.” This decision has been interpreted as generally making it easier for municipalities to designate properties as in need of redevelopment, although the Court again cautioned municipalities of their “obligation to rigorously comply with the statutory criteria for determining whether an area is in need of redevelopment.”

Lastly, a 2004 court case is particularly relevant to this Study Area, given the significant presence of surface parking. In *Concerned Citizens of Princeton Inc. v. Mayor & Council of the Borough of Princeton*, the Appellate Division found that the redevelopment designation of a surface parking lot in downtown Princeton was supported by substantial evidence of “obsolescence” detrimental to the welfare of the community. In this case, the court accepted the experts’ reasons that the surface parking was “not fully productive” and brought “no tax revenue to the Borough,” and that the lot “negatively affected [Princeton’s] economic vitality” because it impeded walkability for shoppers and visitors. As this case pre-dates the *Gallenthin* decision, it must be interpreted in the context of the Supreme Court’s admonition to undertake a detailed application of the statutory criteria for “area in need of redevelopment” designation, and not rely on broad interpretations of underutilization.

The above case law has been carefully considered in the evaluation of the Study Area properties on whether they meet the criteria for redevelopment designation.

Evaluation of Study Area by Statutory Criteria

The table below summarizes this report’s conclusions on the applicability of the statutory criteria in the LRHL to each parcel within the Study Area. Following the table is a discussion of how the criteria apply to each parcel. In summary, the results of the preliminary investigation indicate that all of the Study Area meets the criteria for designation as an “area in need of redevelopment” in accordance with N.J.S.A. 40:12A, as described below.

Table 2: Summary of Statutory Criteria

Block/Lot	Size (Acres)	Criteria								Section 3
		A	B	C	D	E	F	G	H	
41-2	0.73			x					x	x
63-5	0.65			x					x	x
75-104	7.01			x	x				x	x
75-104.01	0.02			x	x					x
75-172	0.03			x	x				x	x
75-178	4.57			x						x

Criterion A

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

None of the parcels in the Study Area meet this criterion. While there are portions of the Red Bank Rail Yard that have deteriorated conditions (such as the retention basin) and contain buildings past their useful life, these conditions do not rise to a level that the property cannot function adequately. Specific building deficiencies or inadequacies are being addressed through planned improvements.

Criterion B

The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

None of the parcels in the Study Area meet this criterion.

Criterion C

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.

All of the Study Area parcels meet this criterion due to their ownership by a public entity (NJ Transit) and the fact that their current and ongoing use as rail-related infrastructure makes them unlikely to redevelop for any other use, unless through the process of redevelopment designation and subdivision. In addition, Block 75, Lots 104.01 and 172, meet this criterion due to their small size, irregular shape, and lack of direct frontage to any street.

Criterion D

Areas with buildings or improvements which, by reason of dilapidation; obsolescence; overcrowding; faulty arrangement or design; lack of ventilation, light, and sanitary facilities; excessive land coverage; deleterious land use or obsolete layout; or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

This criterion applies to the following parcels:

- **Block 75, Lots 104 and 172:** These contain a portion of commuter Lot #4, which, like the other commuter lots in the vicinity, represent an obsolete and inefficient solution to Red Bank's utilization of land, and are inappropriate within a dense, transit-oriented area. Large paved areas disrupt the otherwise walkable street grid, create a heat island effect, and exacerbate stormwater management issues.
- **Block 75, Lots 104, and 104.01:** These lots serve the rail yard maintenance operations. Although this function is critical and must remain in some form, the inefficient arrangement of these parcels means that a large amount of land area is devoted to employee parking, outdoor storage, and a detention basin that appears to serve no purpose and creates an eyesore.

Criterion E

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein, or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

None of the parcels in the Study Area meet this criterion.

Criterion F

Areas in excess of five contiguous areas, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

None of the parcels in the Study Area meet this criterion.

Criterion G

In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zone Act, the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

None of the parcels in the Study Area meet this criterion.

Criterion H

The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Most of the Study Area parcels meet this criterion, because their redevelopment would be consistent with smart growth planning principles, as consistent with the Master Plan's recommendation for creation of a new TOD zoning district and establishment of a Transit Village.² The parcels that do not meet Criterion H are Block 75, Lots 104.01 and 178. These are not designated in the Master Plan as targeted for TOD.

As noted in the *Complete Guide to Planning in New Jersey (Fourth Edition, 2018)*, published by the New Jersey Chapter of the American Planning Association, the standards for meeting criteria "h" have not been established since this criterion was added to the LRHL in 2003. Thus, according to the *Redevelopment Handbook: A Guide to Rebuilding New Jersey's Communities (Second Edition, 2011)*, "it would be prudent to consider its use to supplement one or more of the other criteria and not as the sole basis of a redevelopment designation."

However, the *Complete Guide to Planning in New Jersey* further notes that a number of State agencies have formulated rules and policies regarding smart growth that factor into allocating the State's investments and resources. As a result, "it can be argued that a site, considered to be located in a "smart growth area" according to a State agency's definition, should satisfy the 'h' criteria.

The New Jersey Department of Community Affairs has designated as "Smart Growth Areas" those areas of the state that are in metropolitan or suburban planning areas, designated centers, Meadowlands smart growth areas, Pinelands smart growth areas, and villages and towns. As noted above, Red Bank was previously designated as a Regional Center, which would thus fall within that designation. Although the designation expired in 2022, the Borough is seeking reinstatement as part of the State Plan Endorsement Process.

The Smart Growth principles established by the Smart Growth Network and cited by the U.S. Environmental Protection Agency include:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.

Section 3

"...lands, buildings, or improvements which of themselves are not detrimental to public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."

² See Red Bank Master Plan, Figure 43, p. 98.

Section 3 of the LRHL applies to all of the parcels in the Study Area. While the parcels are not, of themselves, detrimental to public health, safety, or welfare, their designation within a redevelopment area would help to effectuate stronger potential development designs, through the provision of additional land for future development. It is noted that the retention basin, which appears to serve no engineering or drainage purpose and could create significant redevelopment opportunity when combined with adjacent underused surface parking lots, is divided between two tax parcels. It cannot be redeveloped without including both Block 75, Lots 104 and 177.

In addition, inclusion of these additional parcels could help to achieve further public benefits as part of future redevelopment, such as transit-oriented amenities along the commuter rail line (Block 41, Lot 2, and Block 63, Lot 5), and a potential public pedestrian walkway outside the boundary of the rail yard, to connect Chestnut Street and Drs. James Parker Boulevard (this could potentially involve Block 175, Lots 104, 172, and 178).

PLANNING CONCLUSION

This analysis reveals that the Study Area displays characteristics that justify its designation as a redevelopment area in accordance with the statutory criteria, with all of the parcels meeting either at least two of the criteria, and at least one of the criteria plus Section 3.

If a redevelopment designation is desired to be undertaken by the Borough, the following steps would be necessary:

1. Upon the Planning Board's hearing on the preliminary investigation to determine whether the proposed area is a redevelopment area, the Planning Board is required to forward its recommendation to the Governing Body as to whether or not the area should be designated as an area in need of redevelopment.
2. After receiving the recommendation of the Planning Board, the Governing Body may adopt a resolution designating the delineated site for redevelopment.
3. The Governing Body, after adopting a resolution to delineate the redevelopment area, may direct the Planning Board to prepare a redevelopment plan pursuant to the applicable redevelopment statute. The redevelopment plan would then be prepared by the Planning Board and subsequently forwarded to the Governing Body for adoption. The redevelopment plan is required to include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:
 - a. The relationship to define local objectives as to appropriate land uses; population density; traffic, public transportation, utilities, recreation and community facilities, and other public improvements.
 - b. Proposed land uses and building requirements in the Study Area.

- c. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available in the existing local housing market.
- d. Identification of any property within the redevelopment area that is proposed to be acquired in accordance with the redevelopment plan.
- e. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the County master Plan, and the State Development and Redevelopment Plan.

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. NP23-140

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE BOROUGH'S TAX RECORDS AS BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, 7 & 8; BLOCK 63, LOTS 5.01, 6, 7 & 7.01; BLOCK 75, LOTS 171 & 177; BLOCK 75.02, LOTS 169 & 170.01; BLOCK 75.05, LOT 16.01; BLOCK 75.06, LOTS 7 & 8.01 ON THE BOROUGH TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA TO BE DECLARED AN AREA IN NEED OF REDVELOPMENT, AND IF SO, COMMENCE WITH THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. as amended and supplemented (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land within the municipality constitute an area in need of redevelopment; and

WHEREAS, to make such a determination under the Redevelopment Law, the Governing Body of the Borough of Red Bank must first authorize the Red Bank Planning Board ("the Planning Board") to conduct a preliminary investigation of the area and make recommendations to the Governing Body; and

WHEREAS, the Governing Body believes it is in the best interests of the Borough that an investigation occur with respect to the properties identified on the Borough tax maps as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 & 8; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01 (the "Study Area") and to determine whether all or portion of the Study Area meet the criteria set forth in in the Redevelopment Law to be designated as an area in need of redevelopment; and

WHEREAS, the Borough therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Noncondemnation Redevelopment Area"; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, New Jersey as follows:

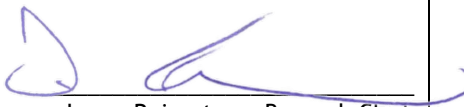
1. The foregoing recital are incorporated herein as if set forth in in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria

set forth in the Redevelopment Law and should be designated a “Noncondemnation Redevelopment Area.”

3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any person who are interested in or would be affected by a determination that the Study Area shall be a Noncondemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all persons who are interested in in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Noncondemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Noncondemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without further action by the Governing Body.
8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall be not affect the remaining parts of this Resolution.
9. A copy of this resolution shall be filed in the Office of the Borough Clerk

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis						x
Councilmember Cassidy			x			
Councilmember Facey-Blackwood			x			
Councilmember Forest	x		x			
Councilmember Jannone			x			
Councilmember Triggiano		x	x			
Mayor Portman			x			
ON CONSENT AGENDA		Yes <u>x</u>	No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on December 14, 2023.


Laura Reinertsen, Borough Clerk



**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 24-114

RESOLUTION DESIGNATING THE PROPERTIES KNOWN AS

BLOCK 41, LOTS 1, 3, 4, 5, 6.01, 6.02, and 7

BLOCK 63, LOTS 5.01, 6, 7, and 7.01

BLOCK 75, LOTS 171 and 177

BLOCK 75.02, LOTS 169 and 170.01

BLOCK 75.05, LOT 16.01

BLOCK 75.06, LOTS 7 and 8.01

**ON THE TAX MAP OF THE TAX MAP OF THE BOROUGH OF RED BANK
AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
AND REQUESTING THAT THE PLANNING BOARD DEVELOP A REDEVELOPMENT PLAN**

WHEREAS, the N.J. Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the “LRHL”) authorizes municipalities to determine whether parcels of land within the municipality constitute an “area in need of redevelopment” as described in Section 5 of the LRHL; and

WHEREAS, the Borough’s Mayor and Council, by way of Resolution No. NP23-140 dated December 14, 2023, authorized and directed the Borough’s Planning Board to conduct a preliminary investigation to determine whether the properties known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 on the Borough’s official tax map (the “Study Area”) meet the criteria set forth in Section 5 of the LRHL and should be designated as an “area in need of redevelopment”; and

WHEREAS, the Planning Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL required the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing, all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area were able to be heard; and

WHEREAS, the LRHL required that the Planning Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Borough once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further required that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Borough’s assessment records; and

WHEREAS, the Planning Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is “an area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on April 10, 2024; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the Borough on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Planning Board also provided notice to property owners in the Study Area, as well as property owners within 200 feet of the Study Area; and

WHEREAS, at the Public Hearing, Susan Favate, AICP, PP, the Planning Board's Planning Consultant, presented a report dated March 8, 2024 entitled "Non-Condemnation Area In Need of Redevelopment Study" (the "Report") concerning the determination of the Study Area as an "area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Planning Board reviewed the Report, heard the testimony of Ms. Favate as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Ms. Favate; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Planning Board, on April 10, 2024, adopted a Resolution (the "Resolution"), determining that the Study Area should be designated as an "area in need of redevelopment"; and

WHEREAS, the Resolution recommended to the Borough's Mayor and Council that the Study Area be designated as an "area in need of redevelopment"; and

WHEREAS, the Borough's Mayor and Council agree with the recommendation of the Planning Board that the Study Area be designated as an "area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Borough's Mayor and Council now desire to authorize and direct the Planning Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Mayor and Council pursuant to N.J.S.A. 40A:12A-7(f);

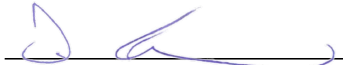
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, as follows:

1. The Borough's Mayor and Council hereby designate the properties known as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, 7 and 8; Block 63, Lots 5.01, 6, 7 and 7.01; Block 75, Lots 171 and 177; Block 75.02, Lots 169 and 170.01; Block 75.05, Lot 16.01; and Block 75.06, Lots 7 and 8.01 on the Borough's official tax map as an "area in need of redevelopment" (the "Determination") pursuant to the LRHL.
2. The Determination shall authorize the Borough's Mayor and Council to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a "Non-Condemnation Redevelopment Area".
3. The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as an "area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
4. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.

5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

	MOVED	SECONDED	AYES	NAYS	ABSTAIN	ABSENT
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood			X			
Councilmember Forest	X		X			
Councilmember Jannone		X	X			
Councilmember Triggiano			X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes <u>x</u>		No <u> </u>			

I hereby certify that the above Resolution was adopted by the Borough Council of the Borough of Red Bank, In the County of Monmouth at a Meeting held on April 25, 2024.



Laura Reinertsen, Borough Clerk

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH**

RESOLUTION NO. 25-26

RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED IN THE BOROUGH'S TAX RECORDS AS BLOCK 41, LOT 2; BLOCK 63, LOT 5; BLOCK 75, LOTS 104, 104.01, 172, & 178, ON THE BOROUGH TAX MAPS TO DETERMINE WHETHER THE PLANNING BOARD FINDS THAT THE PROPERTIES SATISFY THE LOCAL REDEVELOPMENT AND HOUSING LAW IN NEED CRITERIA TO BE DECLARED AN AREA IN NEED OF REDVELOPMENT, AND TO INCLUDE IN THE TRAIN STATION REDEVELOPMENT AREA.

WHEREAS, on April 25, 2024 the Governing Body adopted a resolution pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 (the "Redevelopment Law"), designating certain parcels as a Non-Condemnation Area in Need of redevelopment as identified on the Borough tax maps as Block 41, Lots 1, 3, 4, 5, 6.01, 6.02, & 7; Block 63, Lots 5.01, 6, 7 & 7.01; Block 75, Lots 171 & 177; Block 75.02, Lots 169 & 170.01; Block 75.05, Lot 16.01; Block 75.06, Lots 7 & 8.01,

WHEREAS the Governing Body directed the Planning Board to commence the preparation of a Redevelopment Plan in Resolution No. NP23-140,

WHEREAS, while drafting the redevelopment plan and investigating the redevelopment area, it was found that additional sites must be included into area to comprehensively develop improve the substandard conditions around the Red Bank Train Station and rail yard,

WHEREAS, the Governing Board under the Redevelopment Law, authorizes the Red Bank Planning Board (Planning Board) to conduct a preliminary investigation of certain parcels and make recommendations,

WHEREAS, Mayor and Council directs the investigation of the properties identified on the Borough tax maps as Block 41, Lot 2; Block 63, Lot 5; Block 75, Lots 104, 104.01, 172, & 178 to determine whether these parcels meet the criteria set forth in the Redevelopment Law to be added to the existing redevelopment area,

WHEREAS, the Borough therefore authorizes and directs the Planning Board to conduct an investigation of the Study Area and to make recommendations to the Governing Body, all in accordance with the Redevelopment Law; and

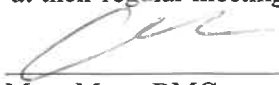
WHEREAS, the redevelopment area determination requested hereunder, in connection with the Study Area authorizes the Governing Body to use all those powers provided by the Redevelopment Law for use in a redevelopment area except the power of eminent domain; (hereinafter referred to as a "Non condemnation Redevelopment Area"; and

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Red Bank, New Jersey as follows:

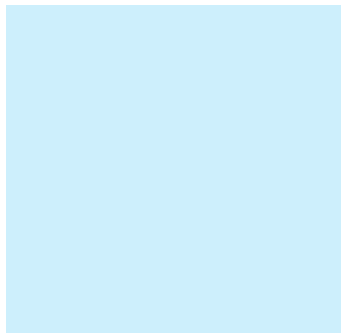
1. The foregoing recital are incorporated herein as if set forth in in full.
2. The Planning Board is hereby authorized and directed to conduct an investigation, pursuant to the Redevelopment Law to determine if the Study Area satisfies the criteria set forth in the Redevelopment Law and should be designated a "Non-condemnation Redevelopment Area."
3. As part of its investigation, the Planning Board shall prepare a map showing the boundary of the Study Area.
4. The Planning Board shall conduct a public hearing in accordance with the Redevelopment Law, after giving due notice of the proposed boundary of the Study Area and the date of the hearing to any person who is interested in or would be affected by a determination that the Study Area shall be a Non condemnation Redevelopment Area.
5. At the public hearing, the Planning Board shall hear all people who are interested in in or would be affected by a determination that the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and shall be made part of the public record.
6. After conducting its investigation, preparing a map of the Study Area and conducting a public hearing at which all objections to the proposed designation are received and considered, the Planning Board shall make a recommendation to the Governing Body as to whether the Governing Body should designate all or a portion of the Study Area as a Non condemnation Redevelopment Area.
7. If the Planning Board recommends that all or a portion of the Study Area be designated as a Non condemnation Redevelopment Area, the Planning Board shall commence with the preparation of the redevelopment plan without further action by the Governing Body.
8. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall be not affecting the remaining parts of this Resolution.
9. A copy of this resolution shall be filed in the Office of the Borough Clerk

Borough Council	Moved	Seconded	Ayes	Nays	Abstain	Absent
Councilmember Bonatakis			X			
Councilmember Cassidy			X			
Councilmember Facey-Blackwood		X	X			
Councilmember Jannone			X			
Deputy Mayor Triggiano	X		X			
Mayor Portman			X			
ON CONSENT AGENDA	Yes	☒		No	☐	

I hereby certify the foregoing to be true copy of a Resolution adopted by the Borough Council of the Borough of Red Bank, in the County of Monmouth, New Jersey at their regular meeting held on January 23, 2025.


 Mary Moss, RMC
 Municipal Clerk

DRAFT



Borough of Red Bank Train Station Redevelopment Plan

Public Workshop #1 Meeting Summary

Meeting Date: July 31, 2024

Prepared on behalf of:

Borough of Red Bank

Prepared by:

BFJ Planning
115 5th Avenue
New York, NY 10003



BFJ Planning

Contents

Introduction.....	3
Presentation	3
Open House Stations Review and Discussion	4
Workstations.....	4
Conclusion	8
Appendix A: Open House Workstation Boards.....	9
Appendix B: Presentation.....	18

Introduction

The Borough of Red Bank hosted an introductory public workshop for Red Bank residents to learn more and provide feedback on the Train Station Redevelopment Plan. This workshop was held on July 31, 2024, at the Senior Center. Approximately 75 participants attended the workshop, which included Red Bank residents, local stakeholders, Planning Board members, Borough staff, and Borough Council members. The purpose of the workshop was to provide an overview of the redevelopment planning process and solicit feedback on resident preferences for the future of the Train Station Redevelopment Plan study area.

The meeting consisted of a presentation from the Borough's consultant team followed by an open house session for participants to review four stations and provide their comments. There will be additional opportunities for public input. The Borough will hold a second workshop in the fall and a public hearing before the plan is adopted. Please visit the Redevelopment Plan website to review the presentation and open house station boards as well as to view the presentation recording at:

<https://www.redbanknj.org/500/Redevelopment-Planning>.

Presentation

The meeting began with an introduction from the Borough's Director of Community Development, Shawna Ebanks. Susan Favate, Principal at BFJ Planning ("BFJ"), the Borough's consultant team lead, then presented a summary of the planning context in Red Bank, an overview of redevelopment planning, the anticipated planning timeline, potential public benefits of redevelopment planning at the Red Bank Station, and a summary of the study area's existing conditions. Some potential public benefits of redevelopment planning at the Red Bank Station include:

- Improve pedestrian safety
- Reduce impervious coverage
- Strengthen link from Shrewsbury Avenue to Broad Street
- Enhance the pedestrian environment
- Create more public open spaces
- Encourage multimodal transit options



Presentation



Open House Stations

Open House Stations Review and Discussion

After the conclusion of the presentation, attendees were invited to visit four stations that were set up for participants to browse and review in an “open house” format. The four stations were organized by the following topic areas: (1) Circulation and Parking, (2) Public Realm and Amenities, (3) Built Environment, and (4) Programming. Attendees were invited to visit each station where they could speak with the moderator and share their ideas. Participants could also attach a comment “sticky-note” or colored sticker, which reflected their support for or opposition to any particular idea. While this “Dot Point Exercise” is not a scientific survey, it was helpful to get a general idea for which issues are more important, which have consensus, and which need further investigation.

The following section summarizes the feedback received at the four stations. Where attendees provided written comments, these are summarized as “Additional Comments.” Some comments have been edited for clarity or combined, in the case of repeat comments. Photos of the open house station boards with comments are found in Appendix A. Appendix B contains a copy of the presentation.



Workstations

Built Form

- Community members want new development to blend into the neighborhood, look like it has been there a long time, and not like an imposing super-structure was constructed all at once by one designer.
- Community members shared their dislike for recent large developments and appreciate the silhouettes, street wall lengths, and variations in roof-lines of older Red Bank neighborhoods.
- Community members mentioned the importance of appropriate setbacks.
- Community appreciates the details in older Red Bank constructions like cornices, windows, arcades, etc.

Public Realm + Amenities

- Community members are interested in public realm improvements at the Train Station Plaza.
- Community lacks access to open space west of the rail tracks; interested in the opportunity for open space, especially within the NJ TRANSIT parcels on site.
- Community members are welcoming of retail and landscaping at the transit plaza, mentioning the need for seating, shading, pervious paving, and community representation.
- Pedestrian safety is a major concern in Red Bank with accidents (including fatalities) reported on a regular basis.
- Community members showed interest in bike infrastructure and generous planting and tree coverage on streets (especially Monmouth Street).

Circulation + Parking

- Pedestrian and Bicycle Network
 - Explore reopening the former underpass at the Red Bank train station for pedestrians to safely cross underneath the railroad tracks – Meeting participants had mixed feelings about this recommendation. Few have concerns about safety in the evening hours.
 - Address “pedestrian scramble” at the intersection of Bridge Avenue and Monmouth Street.
 - Improve north-south pedestrian walking pathway from the train station to Riverside Avenue in between Bridge Avenue and West Street.
 - Create a north-south bicycle and pedestrian path (such as Rails to Trails) from Chestnut Street to Drs. James Parker Boulevard alongside the NJ Transit rail yard – There was support from meeting participants about this idea.
 - Extend the bicycle lane along Bridge Avenue between Monmouth Street and Chestnut Street
 - Opportunity to incorporate bicycle lanes along east-west corridors including Monmouth Street, Oakland Street, Chestnut Street, and Drs. James Parker Boulevard.
 - Desire for bike racks within the train station area.
 - Incorporate landscaping and trees throughout the study area.

BFJ Planning

- Alternate Modes of Transportation
 - Opportunity to make Red Bank Train Station into a mobility hub accommodating all modes of alternative transportation such as bikes, bus, scooters, car share services, pedestrians, etc.
 - Explore the addition of bus service along east-west corridors including Monmouth Street, Oakland Street, Chestnut Street, Drs. James Parker Boulevard.
 - Look into adding bus stops at school crossings that are east-west over the train tracks.
 - Question – Do new residential developments located within Transit Villages have fewer households with personal vehicles?
 - Identify a location within the train station area for Uber and Lyft pick-up and drop-off.
 - Look into raising the railroad tracks at the train station area.
- Roadways
 - Improve traffic congestion at the railroad crossings, especially at Monmouth and Chestnut Streets – It was noted that the train should not block both roadway crossings at Monmouth and Chestnut Streets. A recommendation indicated the opportunity to leave Chestnut Street open while the north bound train is stopping at Red Bank and leave Monmouth Street open while the south bound train is stopping at Red Bank. Another participant indicated that it takes about 30 minutes for vehicular and pedestrian circulation to start moving from the moment a train is arriving until it leaves the Red Bank train station. This was raised as a major issue that needs to be resolved.
 - Explore connecting West Street and Central Avenue.
 - Create a north-south roadway from Chestnut Street to Drs. James Parker Boulevard alongside the NJ Transit rail yard – There was mixed support for this idea.
 - Improve traffic light sequencing at and near the train station area – The Township of Little Silver could serve as a precedent for traffic light sequencing.
 - Incorporate traffic calming measures within the Redevelopment Plan area, such as speed bumps, where necessary – Potential streets that could use traffic calming measures are Bridge Avenue and Monmouth Street.
- Development and Infrastructure
 - Opportunity to redevelop the parcel east (75.05-16.01) of St. Anthony of Padua Church – The redevelopment could be a partnership between the property owner and the Church.
 - Ensure water and sewer service is sufficient for potential new development.
- Parking (On-street Parking and Parking Lots)
 - Transform the NJDOT parking lot bound by Monmouth Street, Bridge Avenue, and Oakland Street into a public plaza where a farmer's market and pop-ups could take place
 - Continue partnership between NJDOT and the Red Bank Armory Complex to provide parking for the Armory's clientele.
 - Explore building a parking garage at the southwest corner at the intersection of Chestnut Street and the railroad tracks.
 - Look into collaborating with the Department of Public Utilities to create a new development, which includes a new DPU and a parking garage at the DPU property – The development could have front (Chestnut Street) and rear entrances. Electric chargers and bike racks could be incorporated.
 - Incorporate a small commuter parking garage within any future mixed-use developments.
 - Look into the utilization of on-street parking in residential neighborhoods surrounding the train station – One participant indicated that parking needs are spilling into residential neighborhoods surrounding the train station area.
 - Concern that parking will still be needed even though rail ridership appears to be low.

Programming

- Based on the feedback from the Programming board's Photo Activity, below is an overview of the meeting participants' perspectives on which range of uses they prefer or do not prefer in the Redevelopment Plan study area.
 - Prefer
 - Art Related Uses – Most participants selected that they support art related uses. One participant indicated that related uses should not be tax-exempt.
 - Grocery Stores
 - Preschools – It was mentioned that preschools could be created in collaboration with the Red Bank School District.
 - Recreational or Community Services Uses – Green play areas could be included.
 - Retail uses – Some examples of desired uses include a bookstore and hardware store.
 - Small Business Storefronts or Makerspaces
 - Mixed Support
 - Coworking spaces – There was mixed support for coworking spaces. Some participants indicated that these coworking spaces are not well used and others say that these spaces should be viable near the train station. Bell Works was noted as an example of coworking spaces that work well.
 - Medical Related Uses – There was mixed support for medical related uses. One meeting participant mentioned that there are too many of these uses in the Redevelopment Plan study area. Another participant indicated that a medical related use could be paired with another more active use to ensure the train station area is vibrant.
 - Restaurants – There was mixed support for restaurants. Some participants stressed that there is a sufficient number of restaurants and others mentioned that more restaurants could be incorporated in the Redevelopment Plan study area.
 - Additional uses that meeting participants would like to see in the study area, include:
 - Bank
 - Community Garden
 - Community Pool
 - Park
 - Public Plaza – One participant indicated the potential to convert the parking lot bound by Bridge Avenue, Monmouth Street, train tracks, and Oakland Street into a public plaza. Another participant mentioned that this same parking lot could become a new development with active retail uses along Bridge Avenue.
 - Rails to Trails – One example of a successful Rails to Trails project provided was Millstone in Somerset, NJ.
 - Retail – Along Monmouth Street between the train tracks and West Street; Along Chestnut Street between Bridge Avenue and the train tracks

Conclusion

This public workshop was successful in attracting a strong turnout of interested residents and stakeholders who provided feedback for the Train Station Redevelopment Plan. Attendees were encouraged to send any additional comments to Shawna Ebanks, the Borough's Director of Community Development, at sebanks@redbanknj.org.

The next steps include reviewing the information with the Project Team and incorporating community feedback with broad support into the Draft Train Station Redevelopment Plan. The BFJ Planning and Perkins Eastman team will work with the Project Team to finalize the draft plan, which will be presented to the public at the next workshop in the fall (date TBD) in advance of the public hearing. The public will have a final opportunity for comment at the public hearing, which is anticipated for December 2024.

Appendix A: Open House Workstation Boards

July 31, 2024 Public Workshop at Red Bank Senior Center

Built Form (Board #1)

BUILT FORM

Streetwall Lengths and Facade Treatments

- Streetwalls contribute to walkability and permeability of the urban fabric.
- Do you have any preferred ranges of streetwall lengths at future development sites in Red Bank?
- Place a dot on your desired treatments of parking garage facades.

Parking Garage Facade Precedents

Green Walls and Landscaping

Graphics and Art

Built Form (Board #2)

BUILT FORM

Materials and Silhouettes

Traditionally, brick has been a dominant building material in Red Bank, with wood and metal used as secondary material accents. Place a dot on buildings that have responded appropriately to Red Bank's character.

A building's silhouette is how the building meets the sky. Place a dot on any distinct silhouettes that you identify as characteristic to Red Bank, that would be attractive in future developments.

Building Materials

Red Bank Landmarks

Developments

Recent Developments

Building Silhouettes

Red Bank Landmarks

Recent Developments

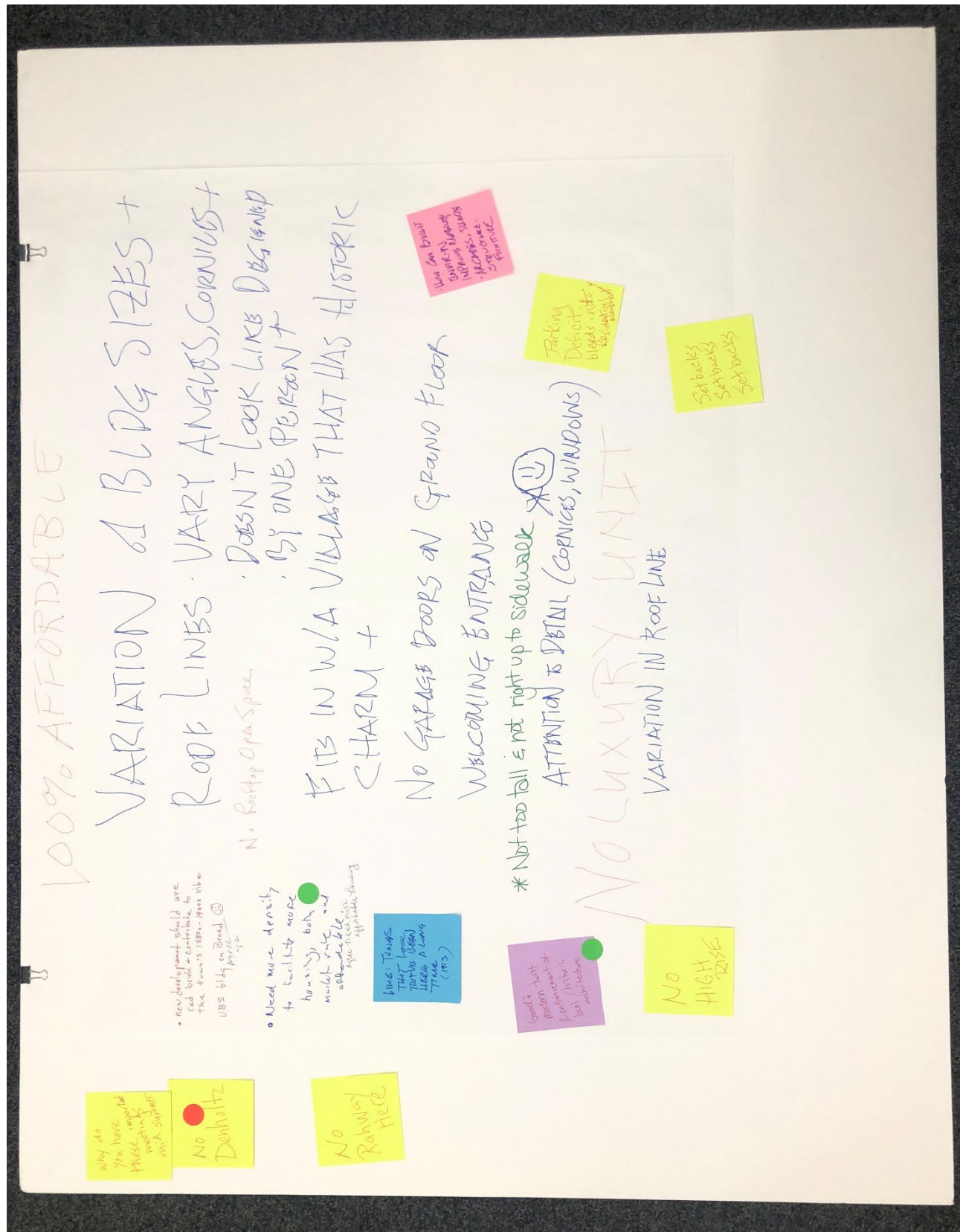
It's not just brick, but how it's used.

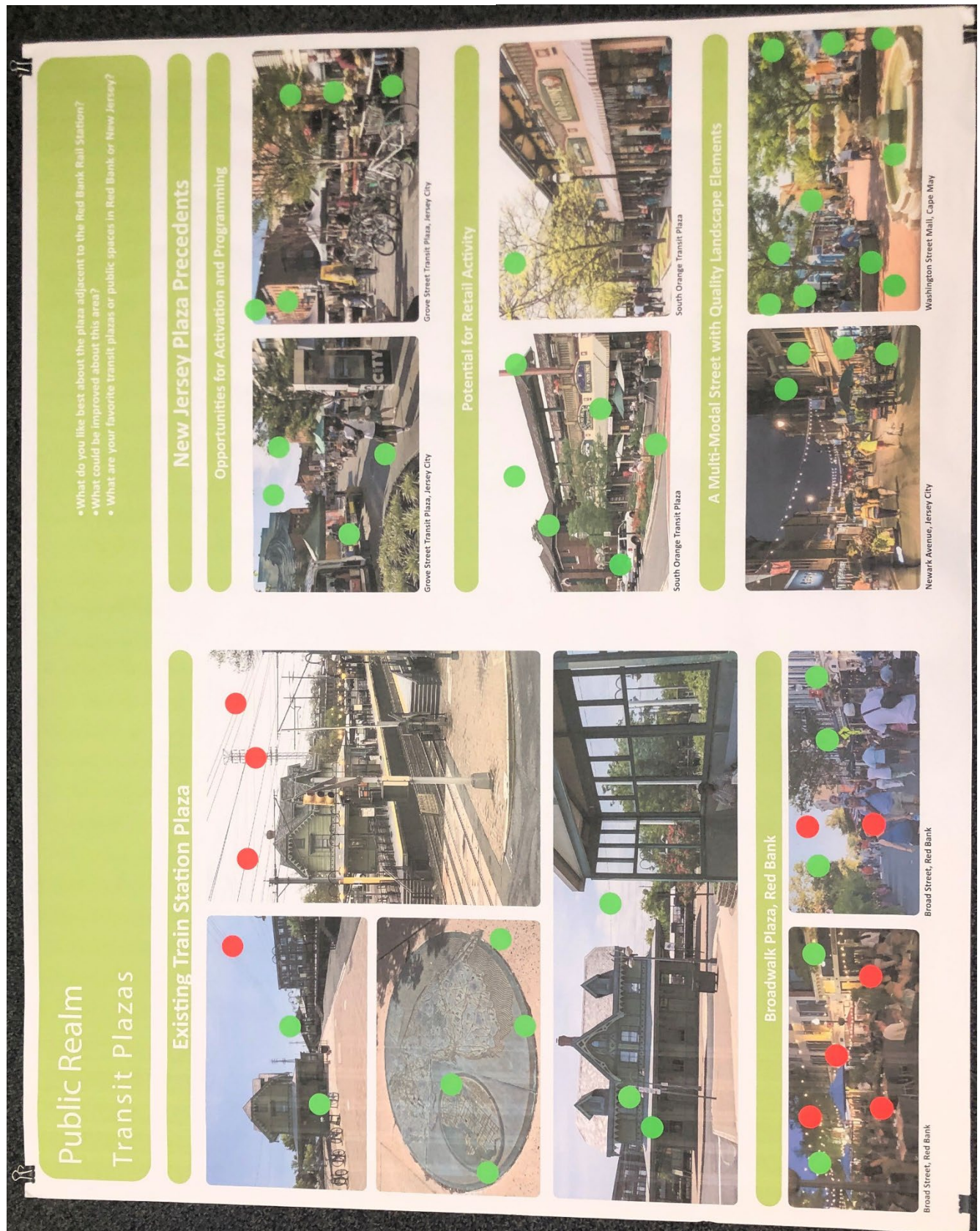
Traverse that's a little different - brick, stone, etc.

Old brick, clean historic, looks like a modern building.

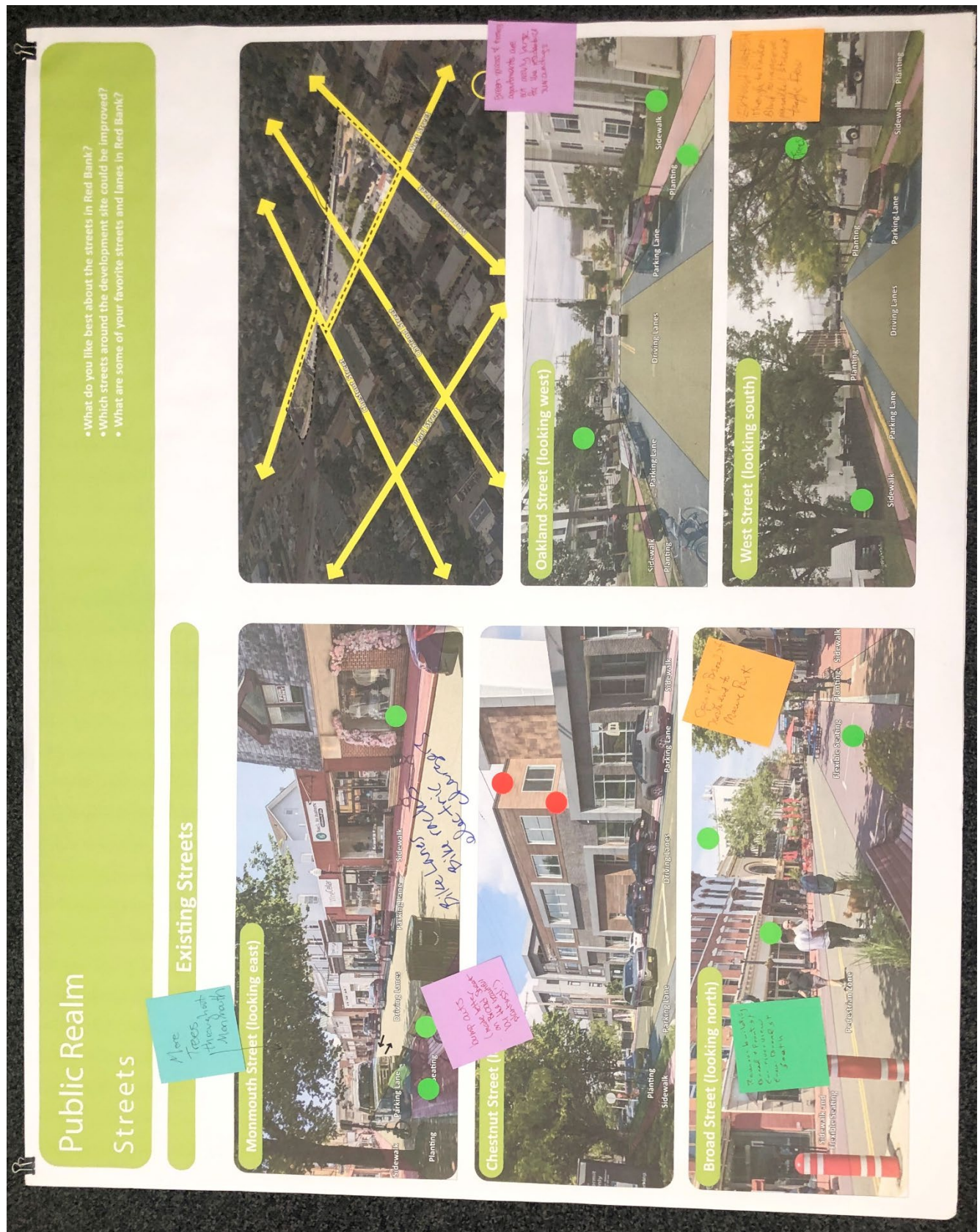
Very modern, very different.

Built Form (Board #3)



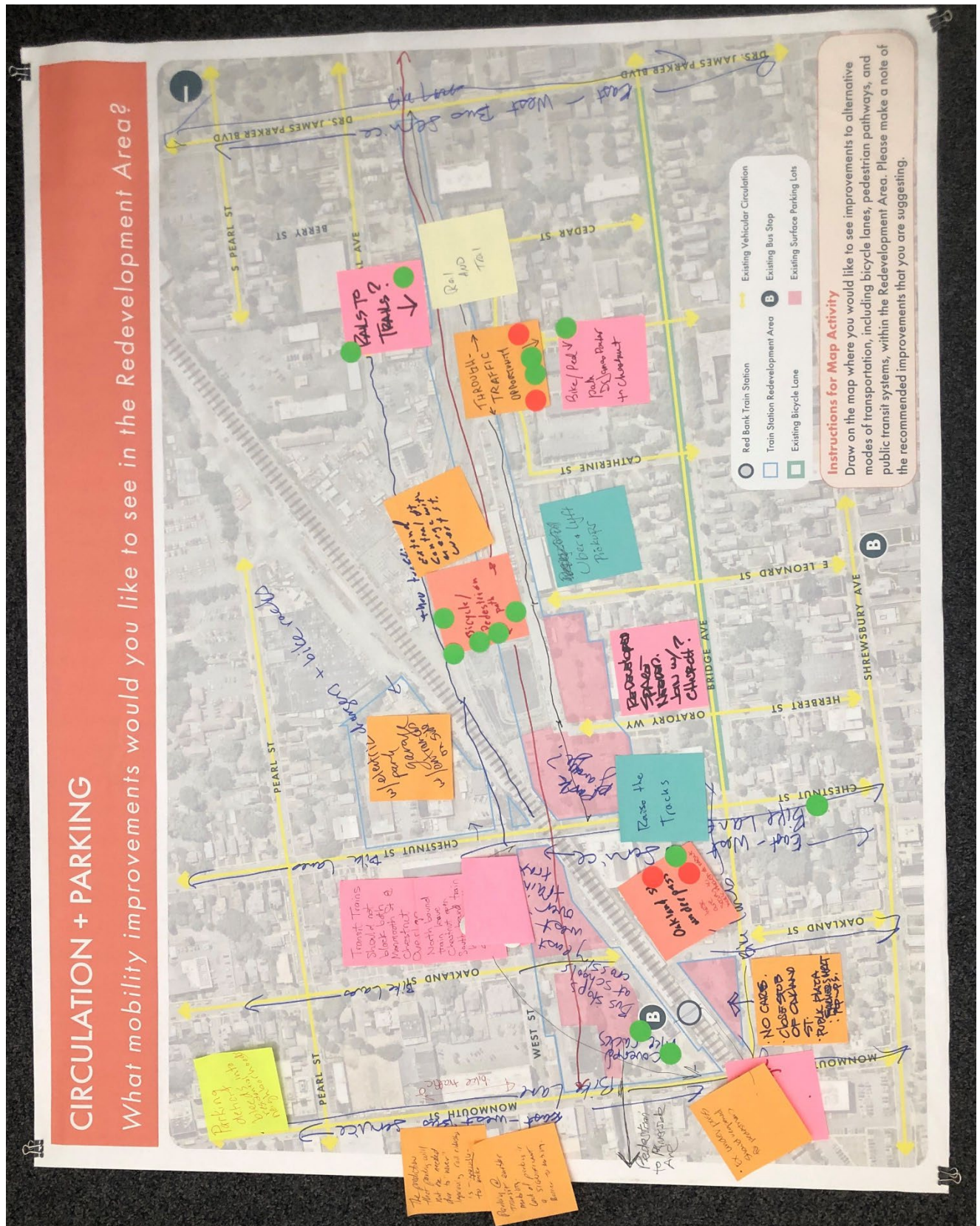


Public Realm + Amenities (Board #2)



Public Realm + Amenities (Board #3)



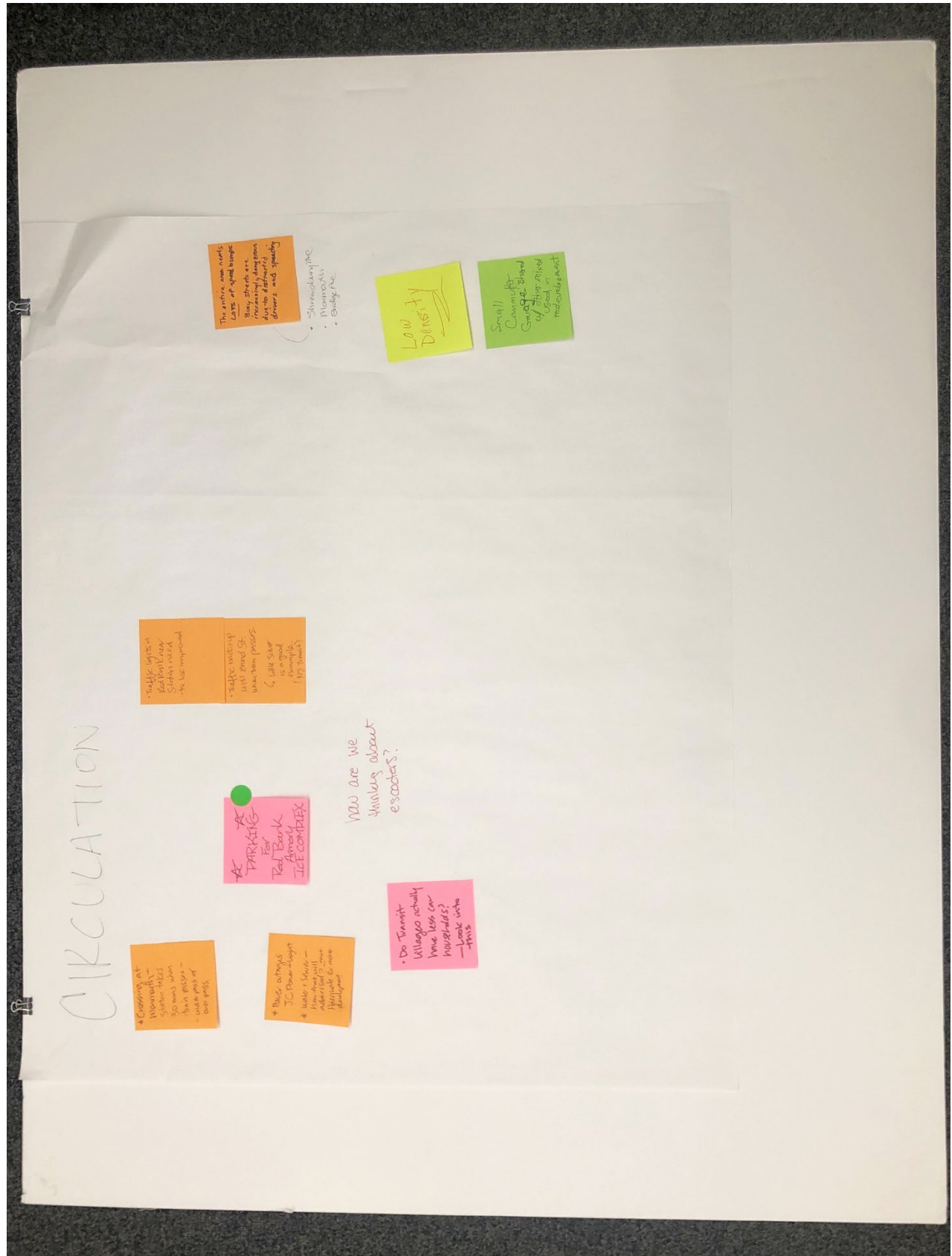


Borough of Red Bank Train Station Redevelopment Plan
Public Workshop #1 Summary

August 27, 2024

BFJ Planning

Circulation + Parking (Board #2)



PROGRAMMING

What type of services or uses would you like to see in the Redevelopment Area?

Handwritten note: Public space, flexible for pop-ups, events

Instructions for Photo Activity
The photos illustrate a range of uses. Place a green dot on uses you prefer in the Redevelopment Area and place an orange dot on uses you do not prefer in this area. Are there any desired uses missing? Please let us know.


Grocery Stores


Medical Related Uses

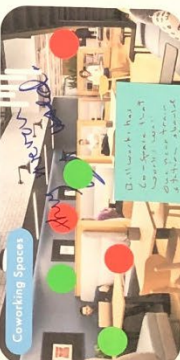

Restaurants


Recreational or Community Services Uses


Small Business Storefronts or Makerspaces


Preschools


Retail Uses


Coworking Spaces


Arts Related Uses



Instructions for Map Activity
Place a sticker on the map where you would like to see more retail activity within the Redevelopment Area. Please label which preferred use you would like to see at the location you selected.

Appendix B: Presentation

Borough of Red Bank

Train Station Redevelopment Plan

Public Workshop #1, July 31, 2024



Prepared for: Borough of Red Bank

Prepared by: BFJ Planning + Perkins Eastman



Agenda & Meeting Format

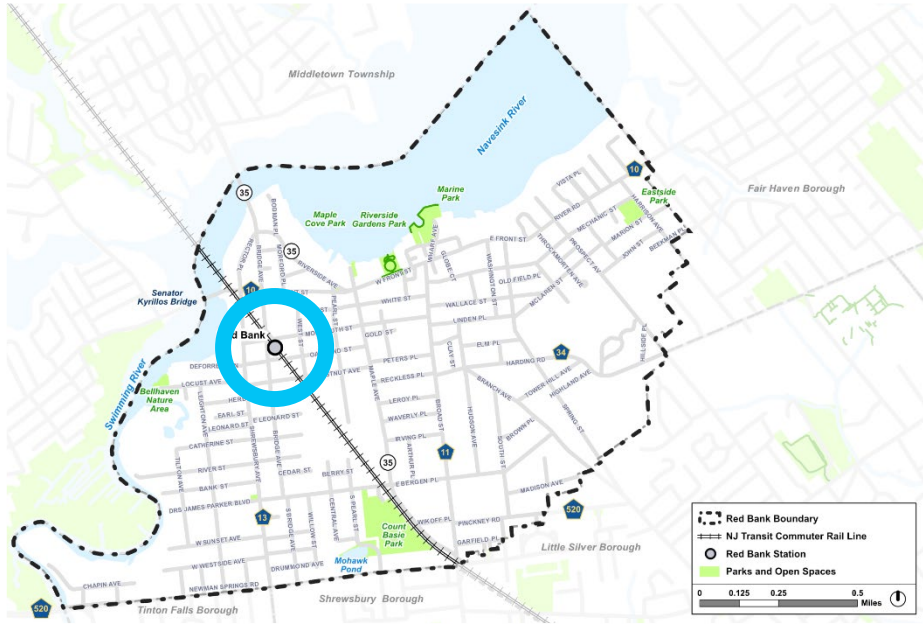
- 1 Introduction
- 2 Planning Context in Red Bank
- 3 Redevelopment Planning 101
- 4 Redevelopment Process + Timeline
- 5 Study Area Existing Conditions
- 6 Interactive Open House Stations
- 7 Next Steps

Introduction

Red Bank, NJ



Red Bank
Train Station



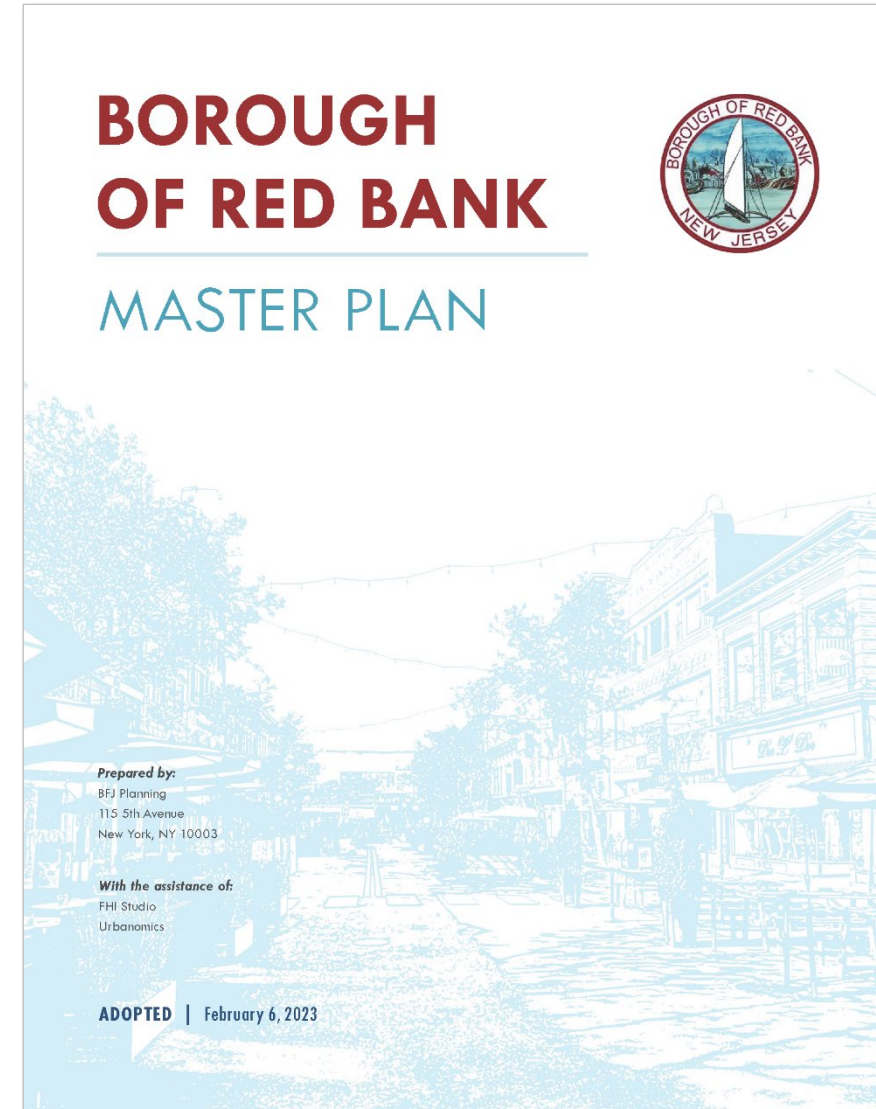
Planning Context in Red Bank

■ February 2023

- Red Bank Master Plan adopted.

■ In Process

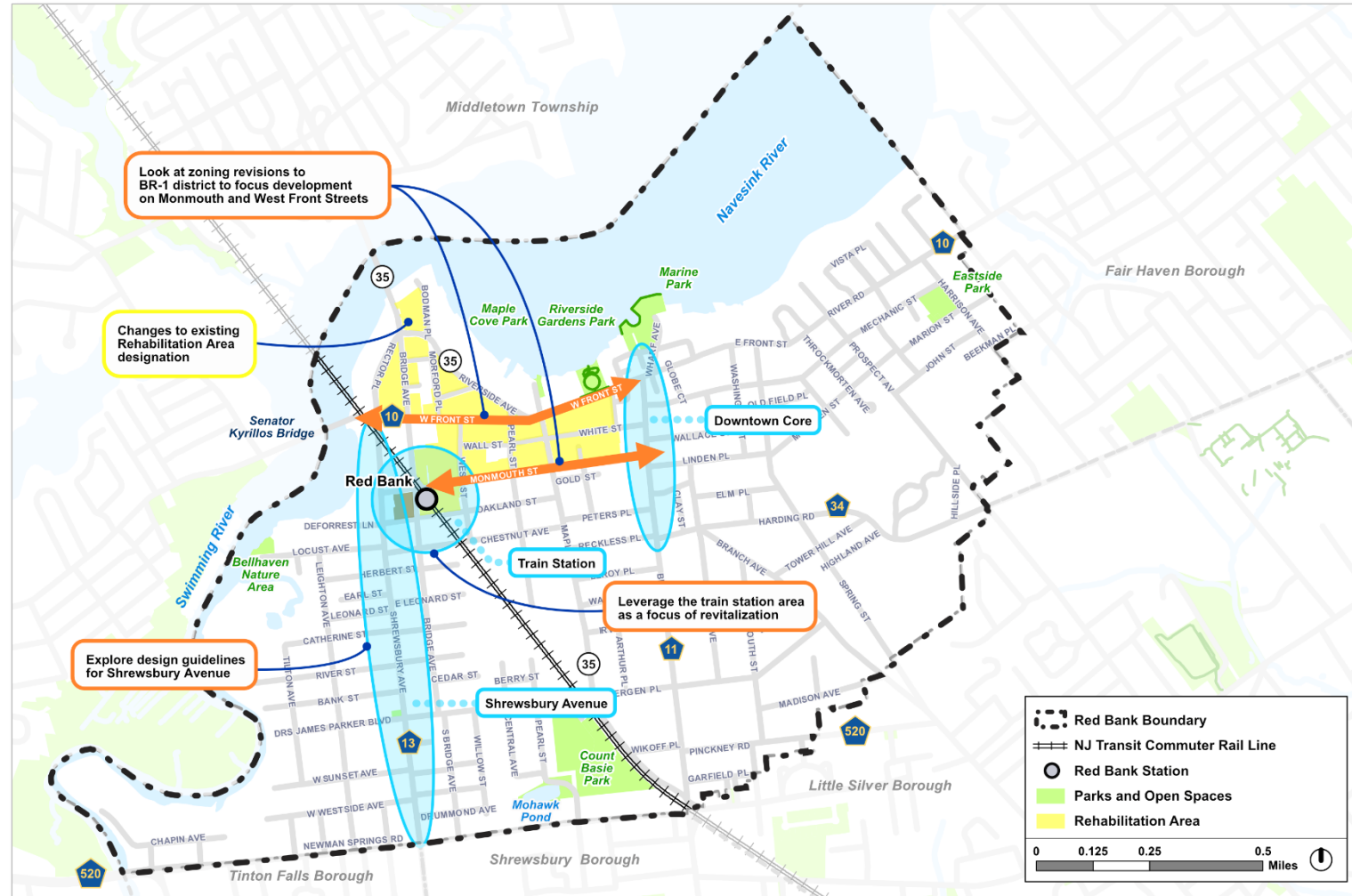
- Seeking Transit Village status.
- Conducting a Municipal Self-Assessment to confirm consistency with the State Plan (includes reinstatement of the State's lapsed designation of Red Bank as a regional center).
- Implementing streetscape improvements along Monmouth Street.



Planning Context in Red Bank

Master Plan Recommendations Related to the Train Station Area

- **Strengthen connections** among the traditional downtown core, Shrewsbury Avenue corridor, and train station area, while preserving each area as a distinct place.
- **Leverage the train station area as a focus of revitalization**, while maintaining its key function for Red Bank residents and its access and operational needs for NJ Transit.
 - Pursue Transit Village designation.
 - Work through the development negotiation process with NJ Transit and its designated developer on developing and implementing a vision for revitalization at the train station.



Source: Master Plan, 2023

Redevelopment Planning 101

NJ Local Redevelopment and Housing Law (LRHL) empowers local governments to designate certain lands that meet statutory criteria as “in need of redevelopment or rehabilitation.” **Why?**

Reverse Conditions

Arrest and reverse conditions of deterioration of housing, commercial and industrial facilities.

Physical Development

Promote physical development that will be most conducive to the social and economic improvement of the State and its municipalities.

Advance Communities

Promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion of improvement of commercial, industrial, residential and civic facilities.

Reduce Red Tape

Simplify and codify the legal mechanisms for local redevelopment.

Redevelopment Planning 101

Rehabilitation vs. Redevelopment

	Rehabilitation	Redevelopment
Purpose	Eliminate substandard structural or housing conditions and arrest the deterioration of the area through the extensive repair, reconstruction or renovation of existing structures.	Facilitate more significant redevelopment of lands, buildings or infrastructure to achieve significant improvement of the area. Typically involves new construction.
Short-Term Tax Abatement	Yes	Yes
Long-Term Tax Abatement	No	Yes
Condemnation Available	No	Yes

Redevelopment Planning 101

Criteria of an Area in Need of Rehabilitation

(N.J.S.A. 40A:12A-14)

Deteriorated or
substandard structures

More than 50% of housing
stock is at least 50 years
old

Vacancy, abandonment or
underutilization of
properties

Arrearage of property tax
payments

Environmental
contamination

Water and sewer
infrastructure is at least 50
years old and is in need of
repair or substantial
maintenance

Redevelopment Planning 101

Criteria for Determining an Area in Need of Redevelopment

(N.J.S.A. 40A:12-5)

Buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or are lacking in light, air, or space

The discontinuance or abandonment of the use of buildings or the disrepair thereof so as to be untenable

Publicly owned land or unimproved vacant land for a period of ten years not likely to be developed through the instrumentality of private capital

Areas containing buildings which are dilapidated, obsolete, overcrowded or having other deleterious conditions, which are detrimental to the safety, health, morals, or welfare of the community

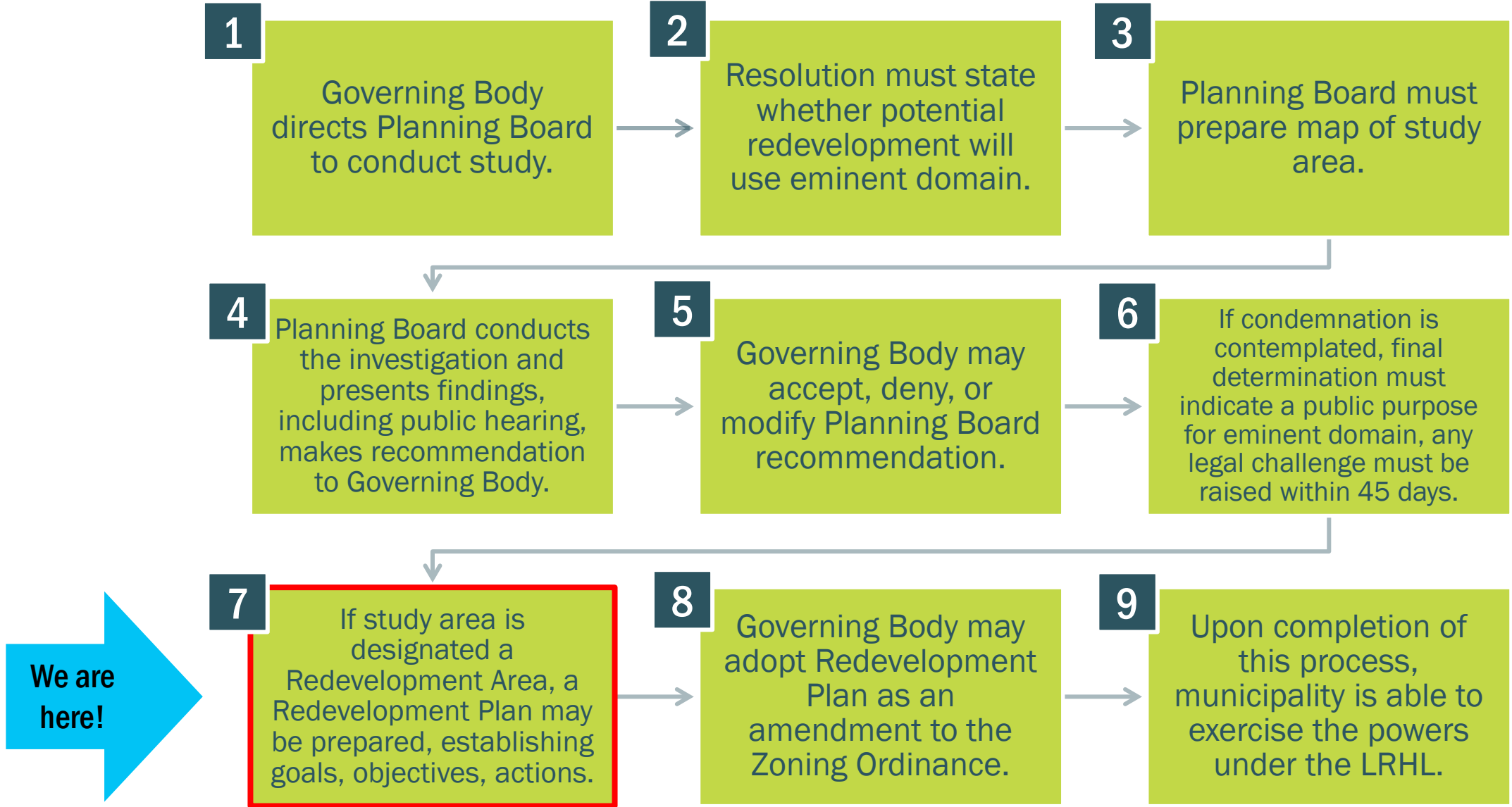
A stagnant and unproductive condition of land having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general

Areas in excess of 5 acres which have been destroyed by casualty resulting in material depreciation

Designated urban enterprise zones

Area consistent with smart growth planning principles

Redevelopment Process



Anticipated Redevelopment Timeline

Initial Resolution

December 14, 2023

- Governing Body authorization of preliminary investigation

Investigation Map

January 2024

- Delineates the boundaries of the proposed redevelopment area

Preliminary Investigation

February - April 2024

- Analysis of the redevelopment study area and recommended course of action

Designation

April 2024

- Governing Body resolution designating the proposed redevelopment area

Planning

May - November 2024

- Policy and regulatory framework for the redevelopment plan area

Plan Adoption

December 2024

- Ordinance adopting the Plan as an amendment to the Borough’s Zoning Code

Benefits of Redevelopment Planning

Specific to Community Needs: Addresses local vision

Redevelopment Area Bonds: Specialized financing for public benefits

Negotiations with Potential Redevelopers: Give-and-take to gain mutual benefits

Long Term Tax Abatements: Flexibility to facilitate desired projects

Benefits of Redevelopment Planning

What is a Long-term Tax Abatement or Payment in Lieu of Taxes (PILOT)?

Timeframe

- Up to 35 years from agreement, 30 years post-completion (includes increases)

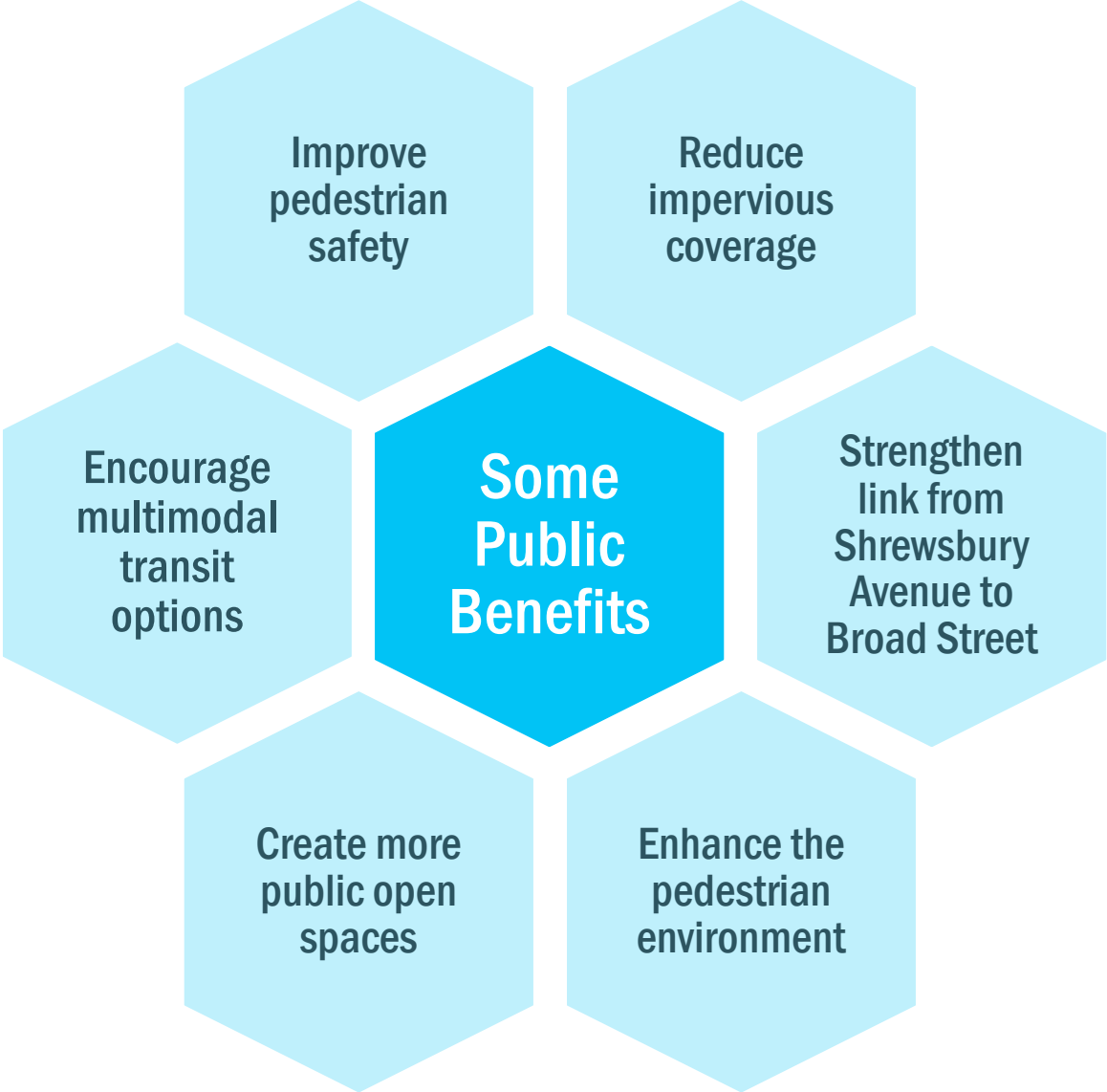
Structure

- Set as percentage of project costs or revenue generated, depending on project type

Notes

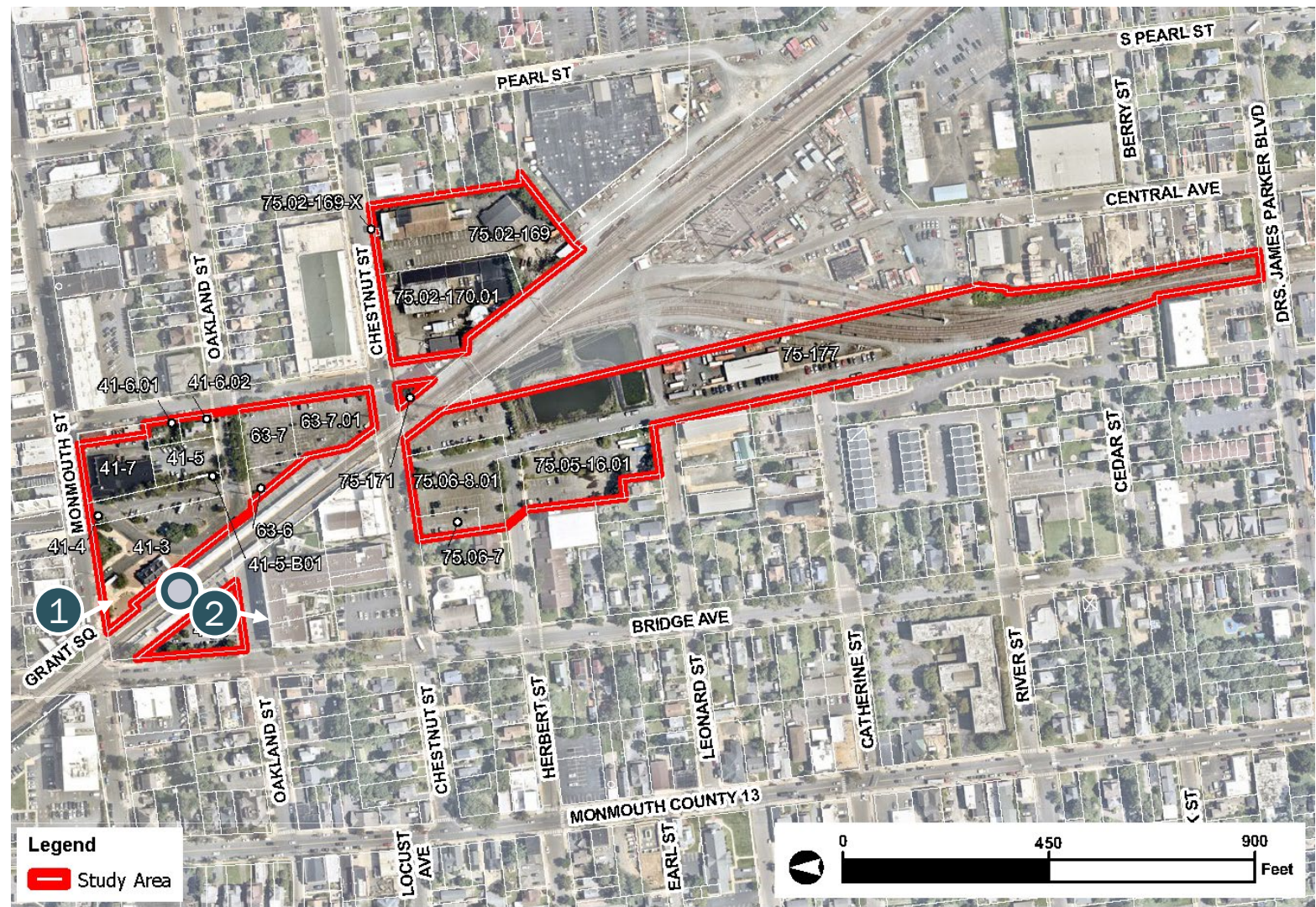
- Appropriate when conventional financing makes development unlikely due to specific challenges (e.g. structured parking, affordable housing, prevailing wages).
- Can fund community facilities, offset income loss resulting from municipal requirements (e.g., public parking, infrastructure improvements)
- 95% of PILOT revenue goes to municipality, 5% to county.
- Redeveloper subject to profit limits, annual audits, and service charges

Potential Benefits of Redevelopment Planning at Red Bank Station



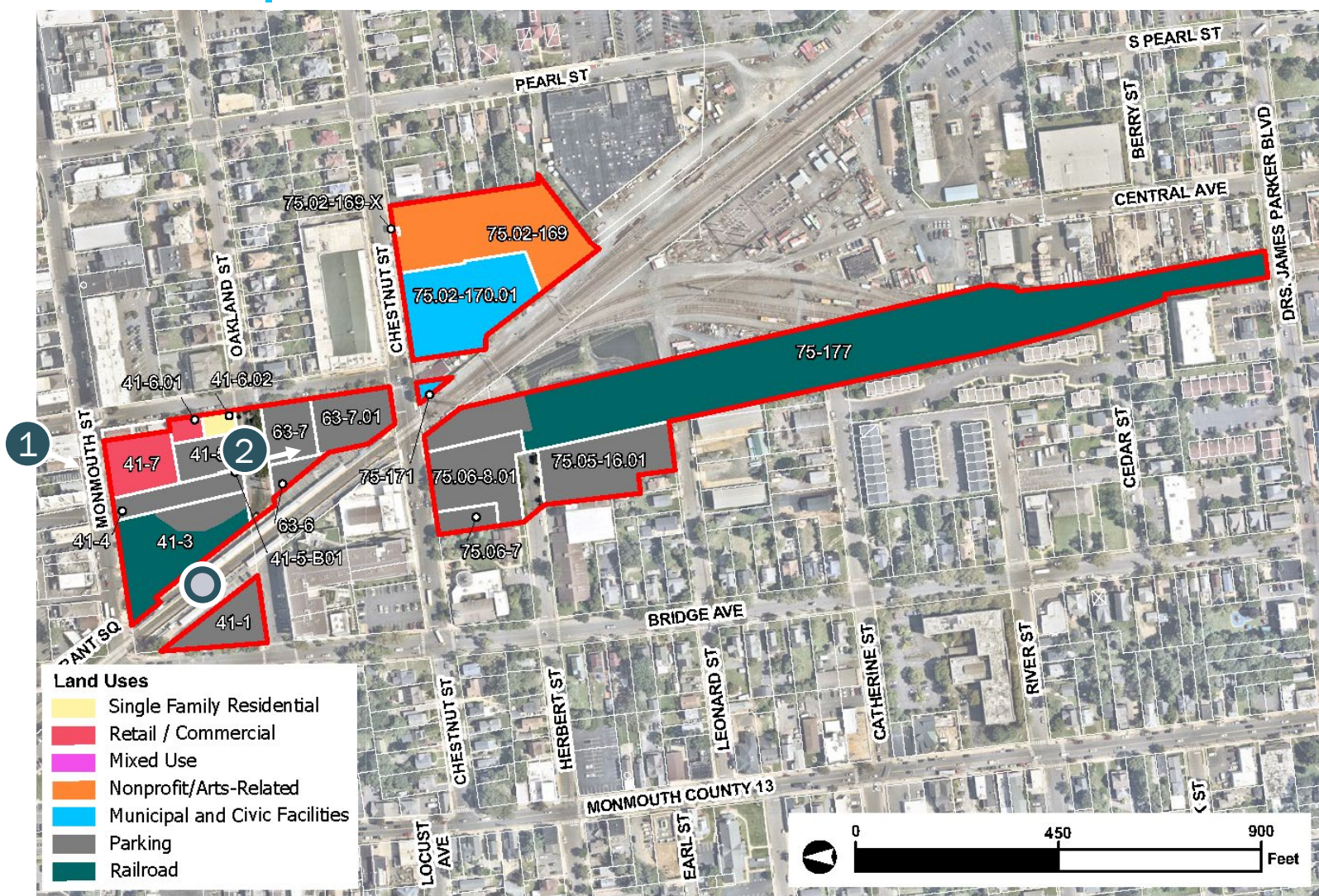
Study Area Existing Conditions

Redevelopment Area Boundary



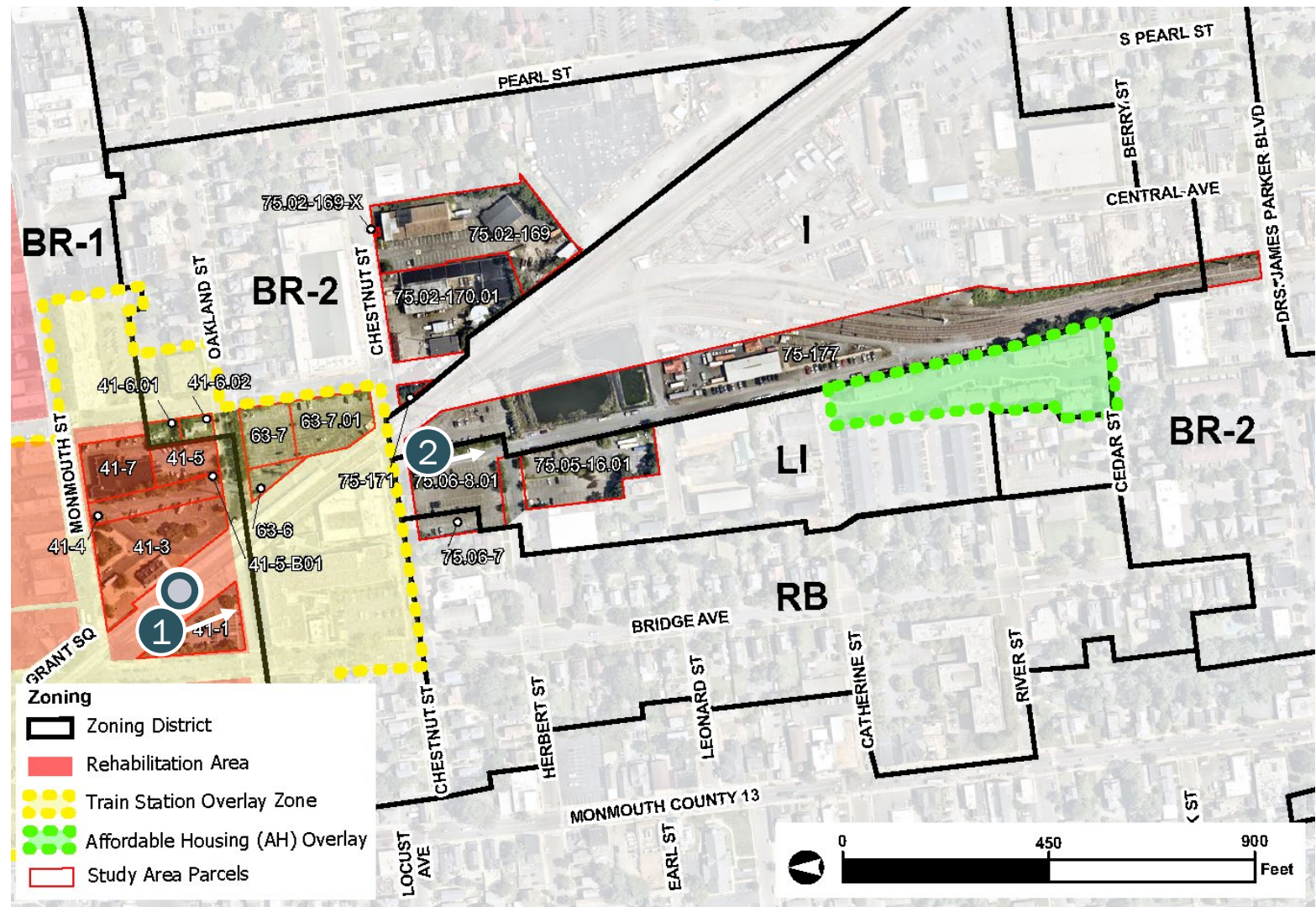
Study Area Existing Conditions

Redevelopment Area - Land Uses



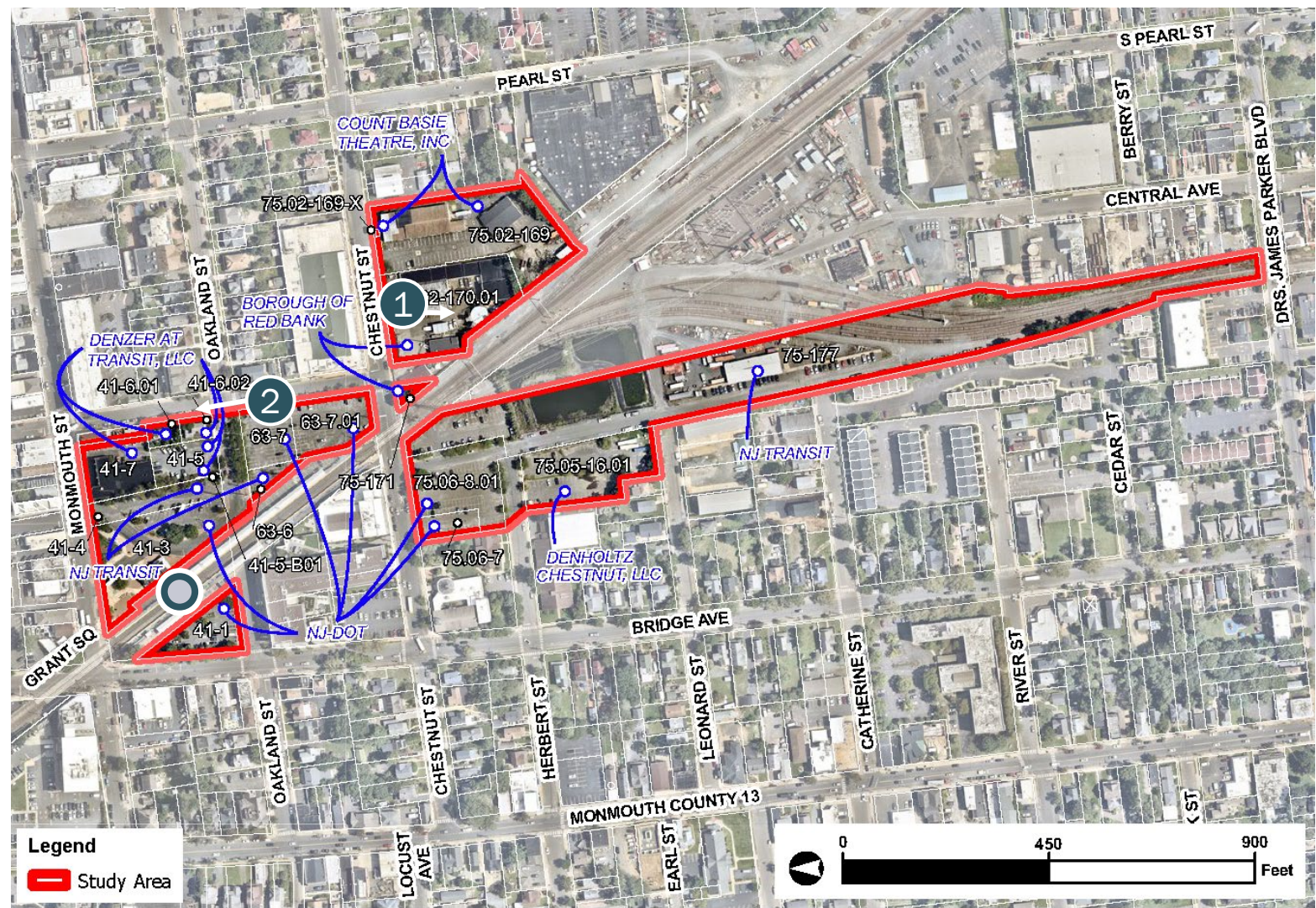
Study Area Existing Conditions

Redevelopment Area - Zoning



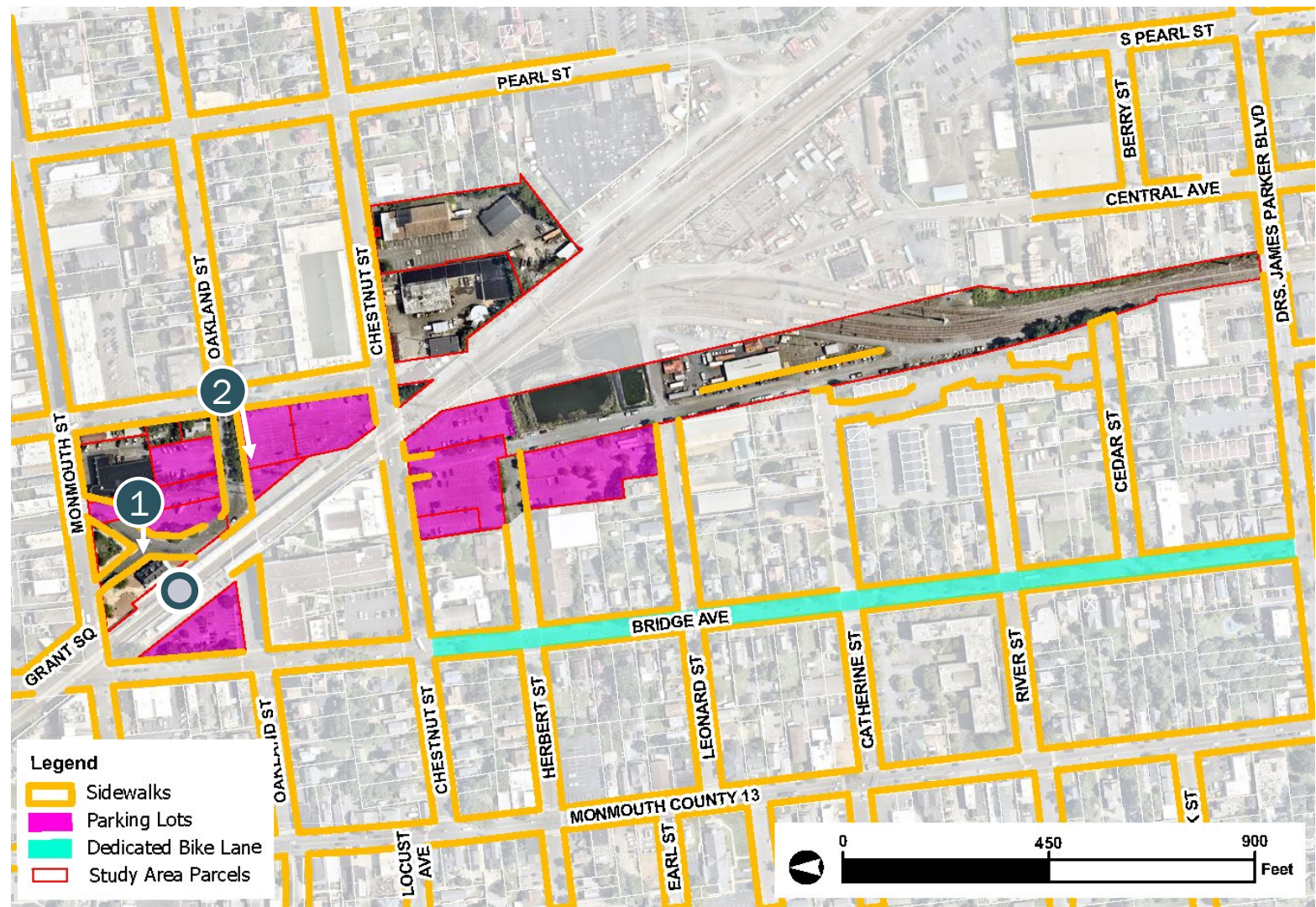
Study Area Existing Conditions

Redevelopment Area - Parcel Ownership



Study Area Existing Conditions

Redevelopment Area - Mobility Conditions



Interactive Open House Stations

Please visit all four stations to share your ideas.

1

Circulation
+ Parking

- Topics include:
- Street Connectivity
 - Multimodal transit
 - Bike/Pedestrian Connectivity

2

Public
Realm +
Amenities

- Topics include:
- Public Spaces/Plazas
 - Streetscape Conditions

3

Built
Environment

- Topics include:
- Building Massing
 - Building Placement
 - Building Design

4

Programming

- Topics include:
- Desired Uses
 - Desired Activities or Events

Thank you!

Borough of Red Bank

Train Station Redevelopment Plan

Public Workshop #1, July 31, 2024





Borough of Red Bank Train Station Redevelopment Plan

Public Workshop #2 Meeting Summary

Meeting Date: December 17, 2024

Prepared on behalf of:

Borough of Red Bank

Prepared by:

BFJ Planning
115 5th Avenue
New York, NY 10003



BFJ Planning

Contents

Introduction.....	3
Presentation and Q&A Session	3
Building Architecture and Scale	3
Parking and Circulation.....	3
Affordability	3
Open Space and Public Realm	4
Mix of Uses	4
Conclusion	4
Appendix A: Presentation	5

Introduction

The Borough of Red Bank hosted a second public workshop for Red Bank residents to learn about the conceptual plans by NJ Transit’s designated developer, Denholtz Properties, for a redevelopment project around the train station. This workshop was held on December 17, 2024, at the Senior Center.

Approximately 50 participants attended, including Red Bank residents, local stakeholders, Planning Board members, Borough staff, and Borough Council members, as well as members of the development team. The purpose of the workshop was for the community to offer feedback on the initial development plans, to inform the drafting of a Redevelopment Plan for the area.

The meeting consisted of a presentation led by the Denholtz team, followed by an open Q&A session facilitated by BFJ Planning. There will be additional opportunities for public input when a Redevelopment Plan is drafted, as well as at the point that the project proceeds to the Planning Board for site plan approvals. The workshop presentation may be viewed at: <https://www.redbanknj.org/500/Redevelopment-Planning>.

Presentation and Q&A Session

The meeting began with an introduction from the Borough Planner Susan Favate, Principal at BFJ Planning (“BFJ”), who presented a summary of the planning context in Red Bank and the anticipated planning timeline. Next, the Denholtz team presented the conceptual plans for the project, including building architecture, public open space improvements, creation of new public streets, and anticipated uses. A full-scale model of the proposed project was also available for viewing at the meeting.

After the presentation, participants were invited to ask questions or make comments. Approximately 20 individuals spoke; their comments may be summarized as follows:

Building Architecture and Scale

Opinions were mixed on the architecture proposed. Some felt the design was “too corporate” and did not sufficiently relate to adjacent buildings (such as the Armory) or Red Bank’s existing built context. Others appreciated the design inspiration of rail cars and liked the finishes, especially brick. Some residents expressed concern with the overall scale and density of the project, especially those in the neighborhood along Oakland Street to the east. While some participants indicated opposition to the concept of a Transit Village and its resulting density, it was noted by Borough staff and elected officials that this has been a long-held goal of Red Bank for a number of years.

Parking and Circulation

Various participants expressed concerns about the loss of surface parking at the train station and potential impacts on area streets, noting that these spaces are free in the afternoons and advertised as available by local businesses in the vicinity. Several people asked if parking would remain free for the public; the developer indicated that pricing structures have not yet been determined. Some participants expressed concern about traffic circulation and the proposed placement of bus stops on Monmouth and West Streets. The developer will be required to complete a traffic study as part of any site plan approvals, and also indicated that they are still in discussion with NJ Transit on the specific configurations of the bus stops.

Affordability

Some commenters felt that the proposed project would not be welcoming to all income levels. One person asked how the designated affordable units would be distributed. Ms. Favate confirmed that they will be required to be interspersed throughout the development, indistinguishable from the market-rate units, and at the same level of finishes. It was noted that the up to 80 affordable units (20% of total units) will help to meet nearly all of the Borough’s anticipated affordable housing obligation in the upcoming Fourth Round.

BFJ Planning

Open Space and Public Realm

Participants were generally supportive of the proposed open space to be created around the historic train station building and were also largely in favor of the shared street concept. Some participants stressed the importance of making these areas feel truly accessible and available to the general public and had some questions about the logistics of the shared street circulation.

Mix of Uses

Some participants questioned the demand for retail space, given that downtown Red Bank already has some vacancies. Arts-related and community uses, such as a preschool, museum, maker spaces, public art/murals, and space for existing local stores, were all suggested as ways to activate the area as a distinct place.

Conclusion

This public workshop was successful in attracting a strong turnout of interested residents and stakeholders who provided feedback on the initial development concepts. Attendees were encouraged to send any additional comments to Shawna Ebanks, the Borough's Director of Community Development, at sebanks@redbanknj.org.

The next steps include reviewing the information with the Project Team and incorporating community feedback with broad support into the Draft Train Station Redevelopment Plan, which is anticipated to be presented at a public hearing in February 2025.

Appendix A: Presentation

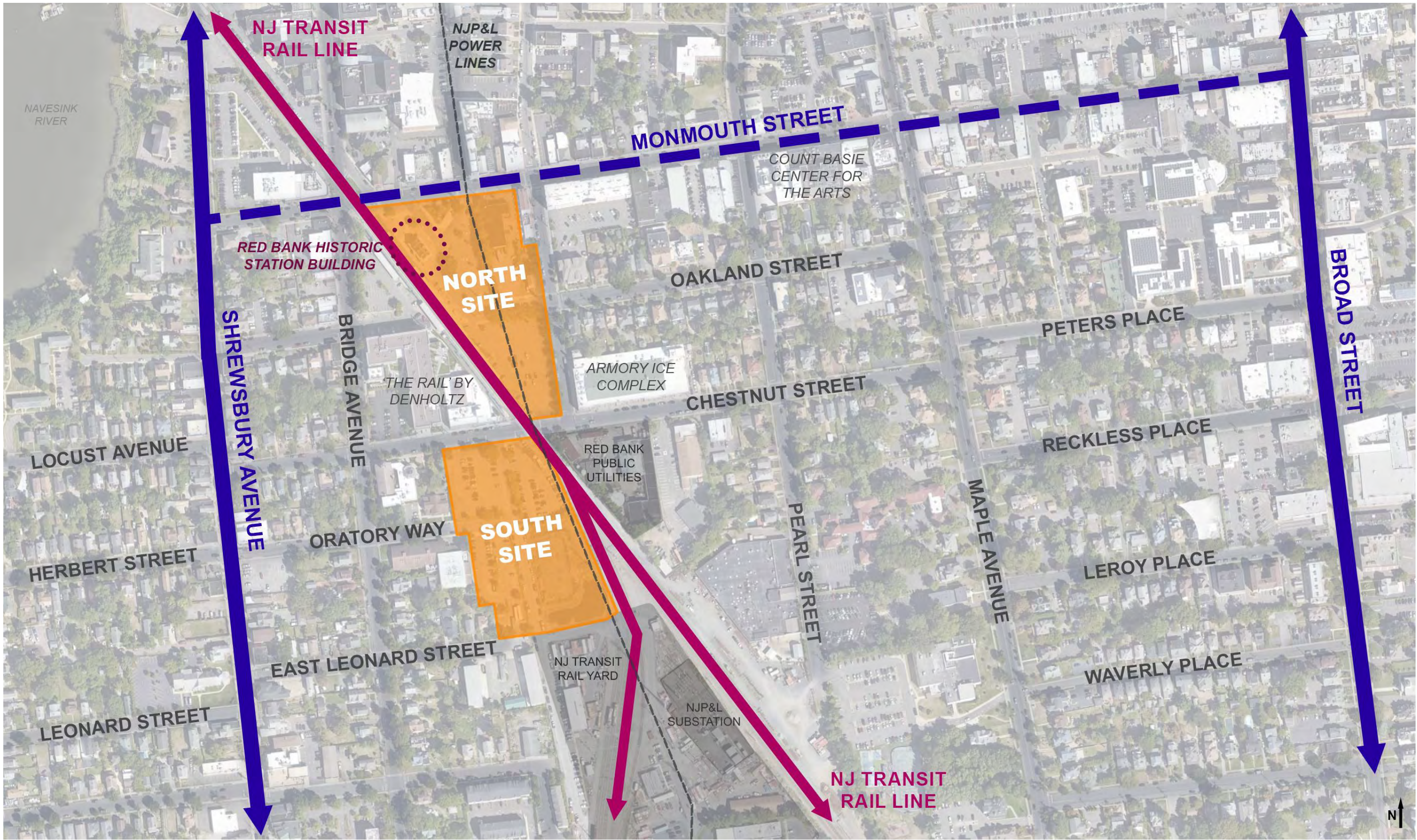


SK+I



- 1 Introduction
- 2 Planning History
- 3 Community Engagement Summary
- 4 Conceptual Plans
- 5 Project Benefits
- 6 Q&A and Next Steps

INTRODUCTION:



■ 1995

- Master Plan – supports increased residential densities around train station (reaffirmed in 2002 Re-Examination)

■ 2009

- Master Plan Re-Examination – recommends creation of train station overlay district to support greater density (reaffirmed in 2019 Re-Examination)

■ 2018

- Red Bank Train Station Report – identifies intersection/ pedestrian improvements in vicinity

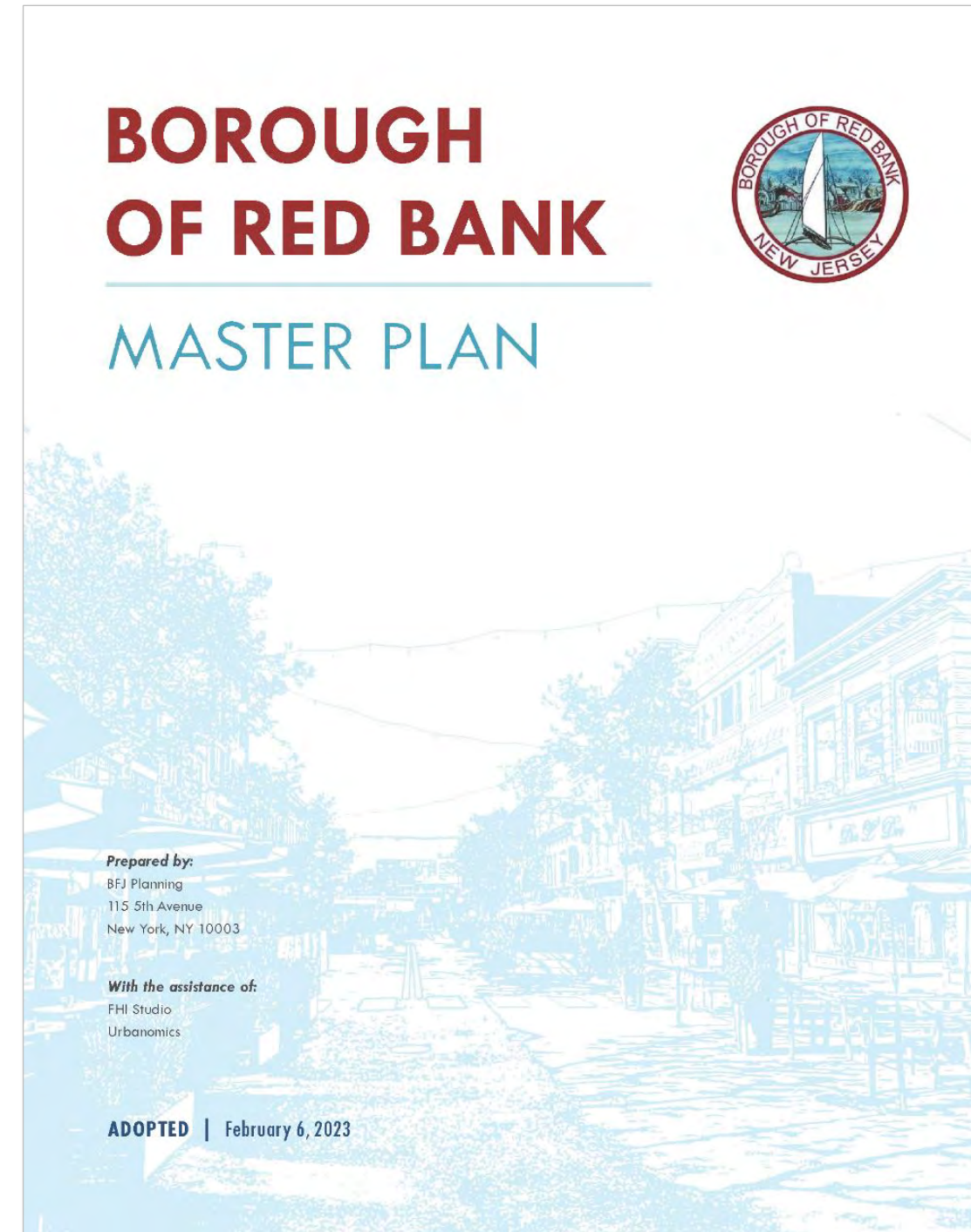


■ 2023

- New Red Bank Master Plan adopted.

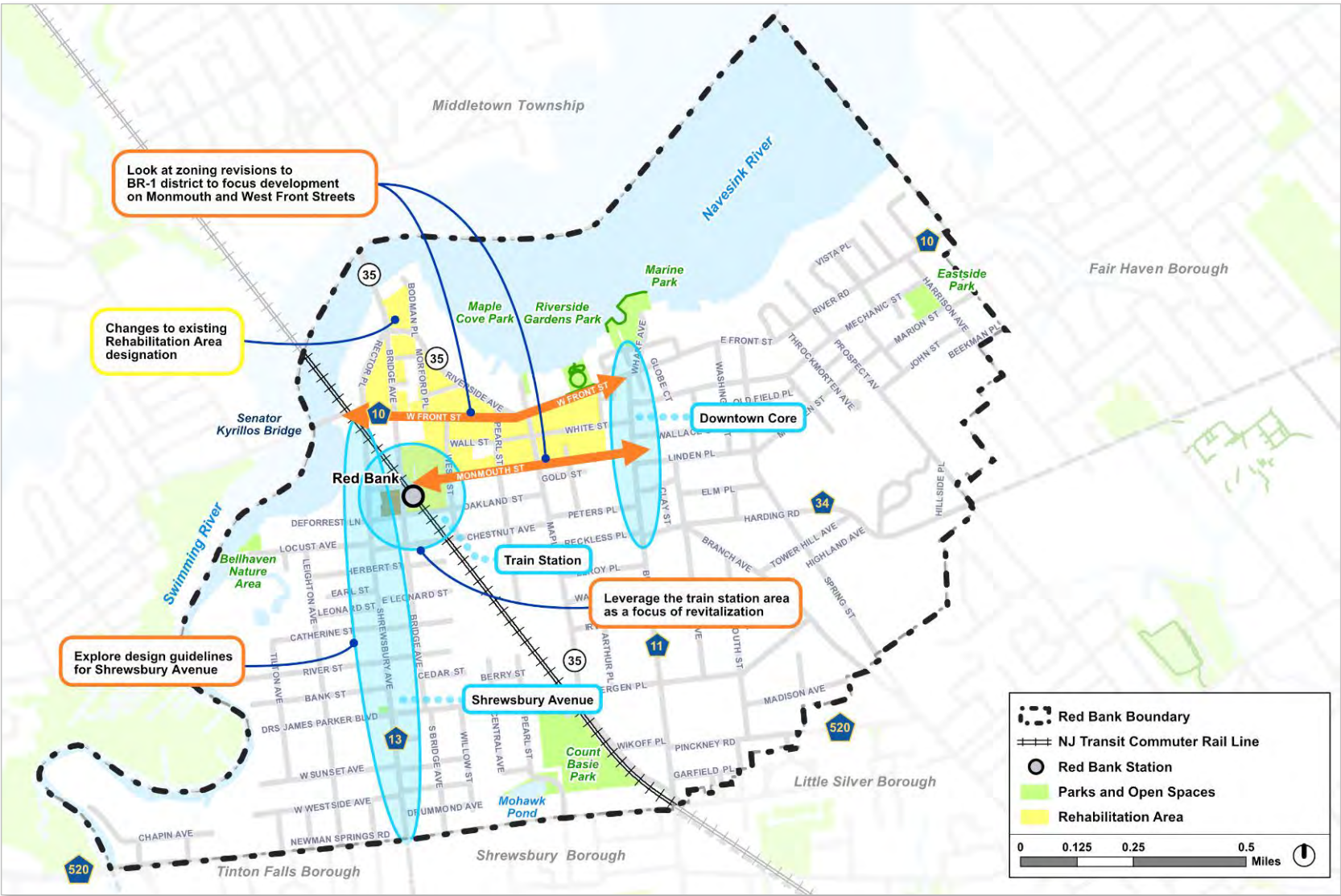
■ Ongoing

- Redevelopment process for train station area.
- Borough Seeking Transit Village status.
- Coordinating with State to confirm consistency with State Plan (includes reinstatement of lapsed designation of Red Bank as a regional center).
- Implementing streetscape improvements along Monmouth Street.



Relevant Master Plan Recommendations

- **Strengthen connections** among the traditional downtown core, Shrewsbury Avenue corridor, and train station area, while preserving each area as a distinct place.
- **Leverage the train station area as a focus of revitalization**, while maintaining its key function for Red Bank residents and its access and operational needs for NJ Transit.
- Pursue Transit Village designation.
- Work through the development negotiation process with NJ Transit and its designated developer on developing and implementing a vision for revitalization at the train station.



Source: Master Plan, 2023

Relevant Master Plan Recommendations (cont.)

- Support Red Bank's Arts and cultural destinations as major drivers of economic development for the Borough.
 - Continue to cultivate the artist community (including providing for land uses that serve this community.
 - Mark Red Bank as an arts and cultural hub by encouraging public art.



PLANNING CONTEXT IN RED BANK:
REDEVELOPMENT PROCESS

Initial Resolution	December 14, 2023	Governing Body authorization of preliminary investigation
Investigation Map	January 2024	Delineates the boundaries of the proposed redevelopment area
Preliminary Investigation	February - April 2024	Analysis of the redevelopment study area and recommended course of action
Designation	April 2024	Governing Body resolution designating the proposed redevelopment area
Planning	May 2024 - January 2025	Policy and regulatory framework for the redevelopment plan area (including public engagement)
Plan Adoption	February 2025	Ordinance adopting the Plan as an amendment to the Borough’s Zoning Code

COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Overall Community Needs

- Demand for trees, shade and other landscaping elements for pedestrian comfort, on both sides of the train tracks
- Reduced impervious surfaces, substantial increase in planting zones
- Potential programming: farmer’s market, outdoor dining, rotating murals, healthcare and wellness spaces, flexibility for public events
- Public amenities: seating, bike storage, charging stations, water fountains, free Wi-Fi



COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Programming

- Community uses: pre-schools, health offices, recreational uses, banks, community services
- Arts and maker spaces: interest in small businesses
- Groceries and fresh produce: located in proximity to transit
- Mobility hub: with bikes, scooters, car rentals, shared carts, etc.
- Mixed reactions on interest in restaurants and co-working spaces, specific ideas about retail



COMMUNITY ENGAGEMENT: SUMMARY

What We Heard: Circulation

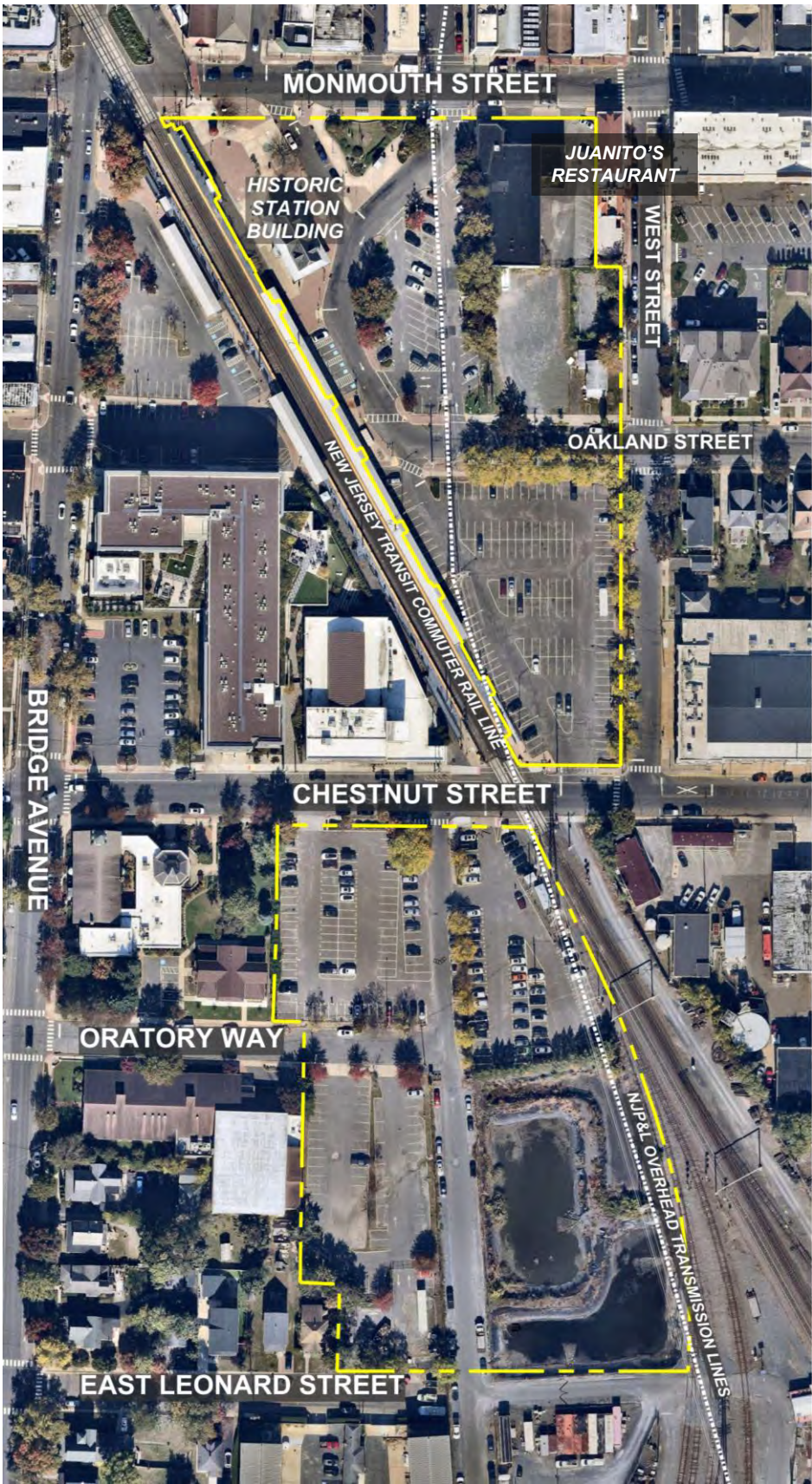
- Demand for new/enhanced bike lanes throughout train station vicinity
- Concerns about circulation/logistics of pick-up and drop-off locations, bus operations
- Concerns about sufficient parking, impacts on nearby neighborhoods
- Interest in pedestrian improvements to enhance north-south and cross-track mobility

SITE CONTEXT IMAGES:
EXISTING CONDITIONS



CONCEPT SITE PLAN:
COMPARISON

EXISTING



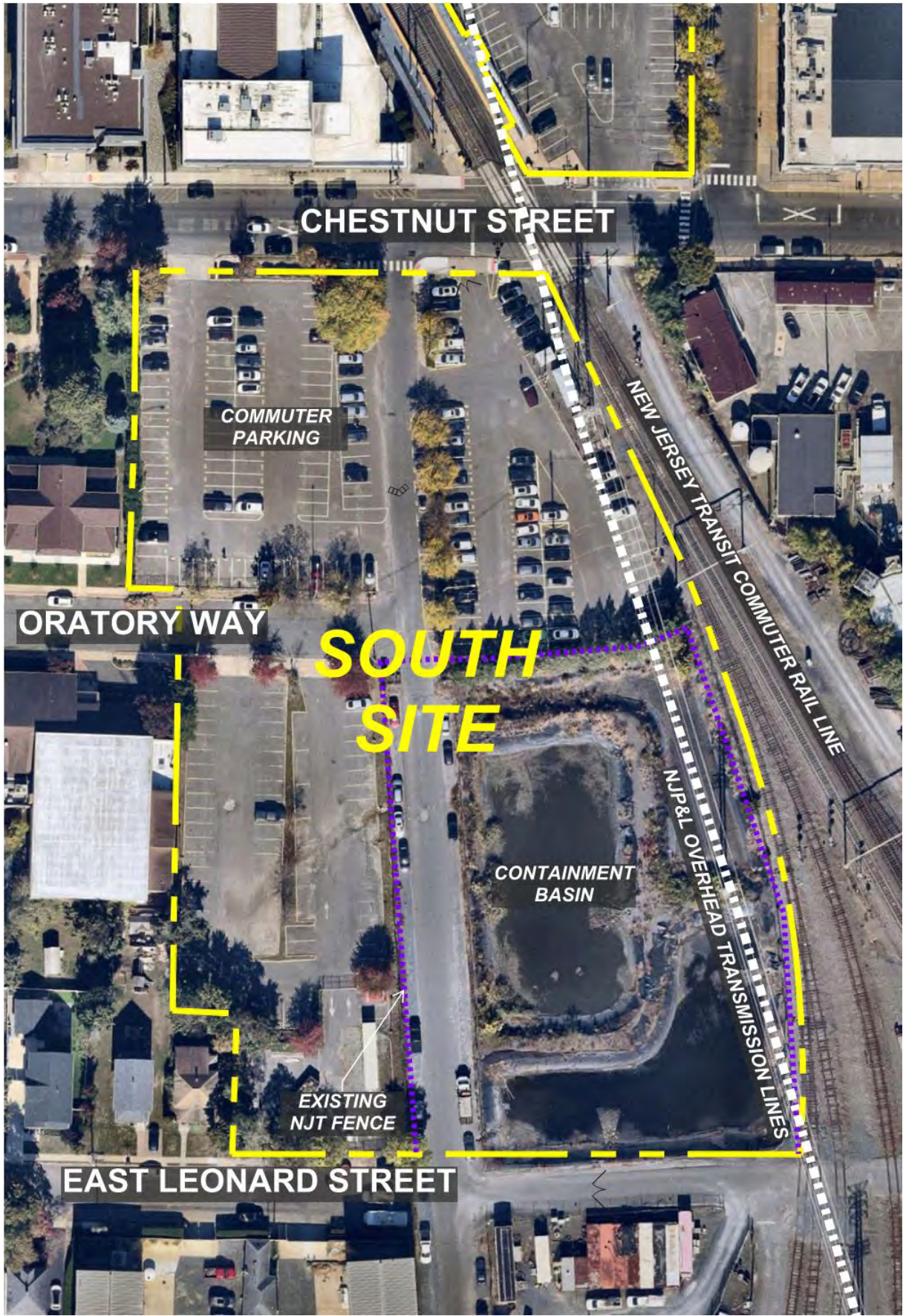
PROPOSED



CONCEPT SITE PLAN:
COMPARISON (The Rail North)



CONCEPT SITE PLAN:
COMPARISON (The Rail South)



CONCEPT SITE PLAN:
LINKING THE BOROUGH

The Rail North & The Rail South
2024.12.17



MONMOUTH CORRIDOR:

Station Square will act as an anchor point on the west end of Monmouth Street's active retail corridor and promotes the pedestrian connection between Broad Street and Shrewsbury Avenue.

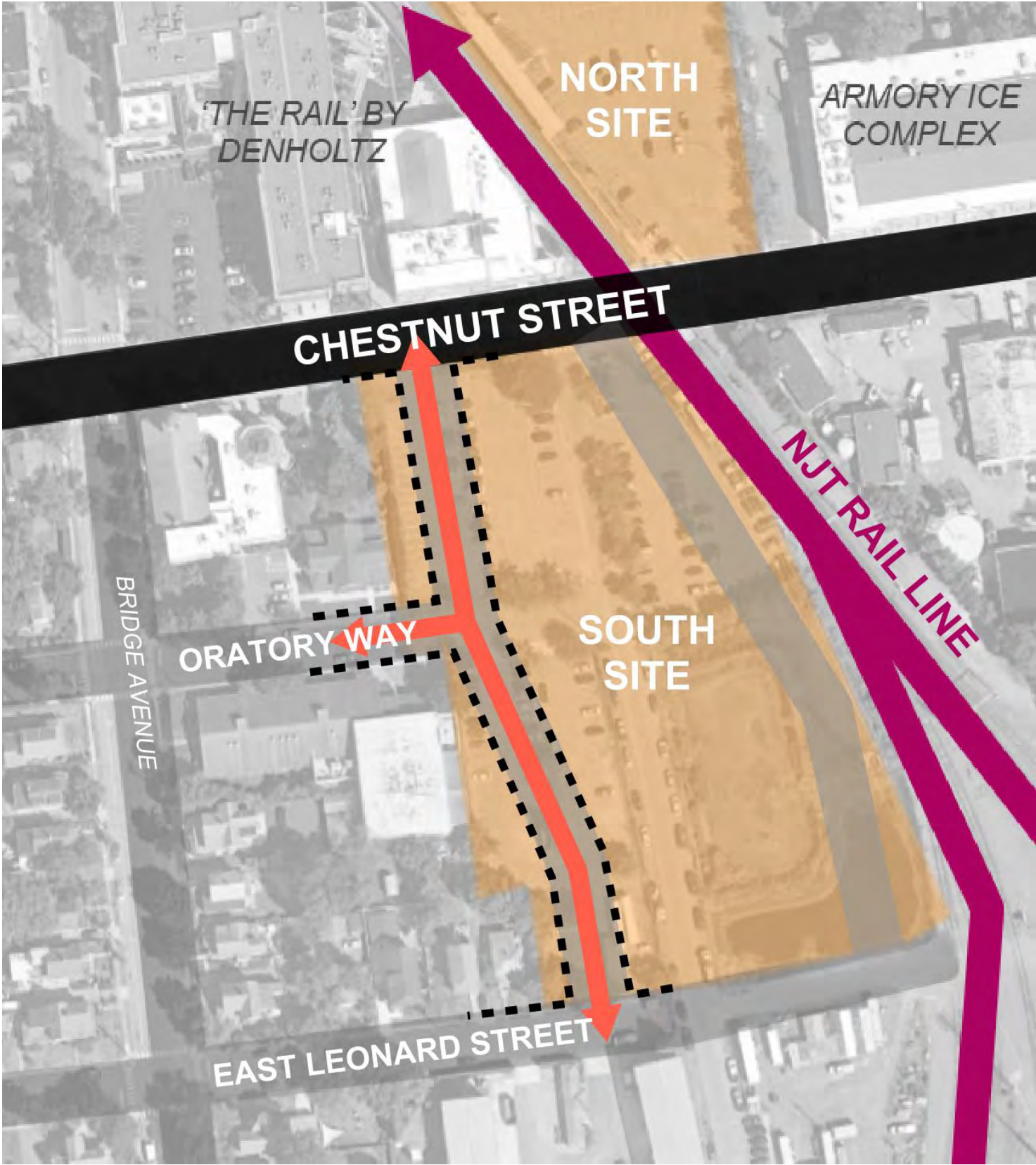
■ Retail Frontage

CONCEPT SITE PLAN: LINKING THE BOROUGH

Street Framework:

- New streets provide additional connections from Chestnut Street to Oratory Way and East Leonard Street, reconnecting the neighborhood by repairing street frameworks impacted by transit operation infrastructure.

■ Restored Street Connectivity





ARCHITECTURE

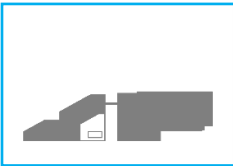


THE RAIL NORTH

INSPIRATION:



SITE PLAN:
THE RAIL NORTH



THE RAIL NORTH:
AERIAL



THE RAIL NORTH: STATION SQUARE



THE RAIL NORTH:
STATION SQUARE FACADE



THE RAIL NORTH:
MONMOUTH ENTRY



THE RAIL NORTH: STATION SQUARE RETAIL



THE RAIL NORTH: OAKLAND STREET PLAZA BRIDGE



THE RAIL NORTH:
OAKLAND STREET PLAZA



THE RAIL NORTH: CAFÉ RAIL



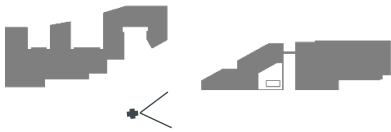
THE RAIL NORTH:
VIEW FROM PLATFORM



THE RAIL NORTH:
VIEW FROM CHESTNUT STREET



THE RAIL NORTH:
WEST STREET FAÇADE



THE RAIL NORTH:
OAKLAND STREET PLAZA FROM OAKLAND STREET



THE RAIL NORTH:
WEST STREET FAÇADE II



THE RAIL NORTH:
MONMOUTH STREET FAÇADE



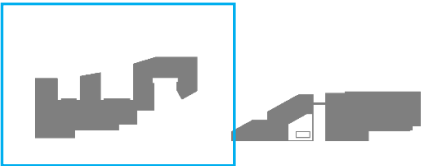


ARCHITECTURE



THE RAIL SOUTH

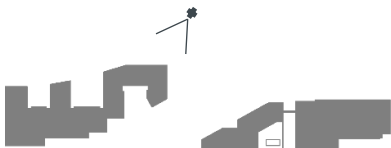
SITE PLAN:
THE RAIL SOUTH



THE RAIL SOUTH:
AERIAL



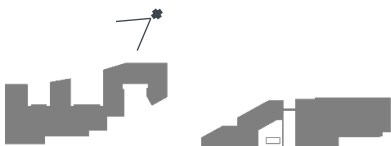
THE RAIL SOUTH:
CHESTNUT STREET RETAIL



THE RAIL SOUTH: CHESTNUT STREET ENTRY



THE RAIL SOUTH:
LOBBY FROM ORATORY WAY (SOUTH)



THE RAIL SOUTH:
LOBBY FROM ORATORY WAY (EAST)



THE RAIL SOUTH: RESIDENTIAL CORRIDOR



THE RAIL SOUTH:
CHESTNUT STREET CROSSING AT TRACKS





ECONOMIC

- **Generates significant municipal revenue.**
Currently, Red Bank **receives no revenue** from the New Jersey Transit property.
- **Supports local merchants** by providing customers and an activated retail environment.
- Incorporates green elements with the goal of reducing the project's carbon footprint.
- **Significant union participation** for trade functions in the project at the prevailing wage rate. The development is projected to **generate over 1,500 construction jobs and dozens of permanent jobs.**
- **Increases ridership** for NJ Transit.
- No use of eminent domain.



SOCIAL

- Creates a **Live-Work-Play community** with an enhanced sense of place.
- Promotes social gathering on the west end of Monmouth, mirroring the east end that meets Broad Street. This promotes Monmouth as an activated pedestrian corridor.
- **Provides affordable housing** (20% of units), helping Red Bank meet its obligations to families and seniors, without displacing current residents.
- **Promotes the advancement of Red Bank's artistic culture** by providing space where local artists and craftspeople can exhibit and sell their work.



PHYSICAL

- **Leverages the historic train station** as the focal point of revitalization and placemaking.
- **Enhances connectivity** between the east and west of the Borough.
- Oakland Street establishes a **direct pedestrian connection to the station** via new retail plaza.
- Provides improvements to access and functionality identified by the 2018 Bike and Pedestrian Access Study.
- **Creates a new street to access station** drop-off and pick-up, new retail spaces in the base of buildings.
- Significant additional tree canopy

- **Development team to incorporate public, Borough feedback**
- **Preparation, adoption of Redevelopment Plan**
- **Finalization of development plan**
- **Site Plan approval with Planning Board**

DRAFT

The following conceptual renderings are provided to show development contemplated for the Redevelopment Area. These images, shown to the community at a public workshop on December 17, 2024, are meant to be illustrative only, and not indicative of any Borough approval.

Aerial view from north (top) and North Parcel view from Monmouth Street (bottom)



North Parcel building from Monmouth Street (top) and Oakland Walkway looking east (bottom)



South Parcel view, looking southeast (top) and from Chestnut Street (bottom)

