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11. PUBLIC COMMENT--Ordinances On First Reading And Resolutions Only
12. ORDINANCES - First Reading
 - 12.I. 2016-25 An Ordinance Adopting A Redevelopment Plan For The Property Commonly Known As The White Street Parking Lot Located At 75-79 White Street And Identified On The Borough's Official Tax Map As Block 31, Lot 2.01.

Documents:

[2016-25.PDF](#)
[2016-25 PLAN.PDF](#)
13. ORDINANCES - Public Hearing And Final Adoption
 - 13.I. 2016-22 An Ordinance Amending And Supplementing Chapter VII, "Traffic," Section 7-3.4, "Parking Prohibited During Certain Hours On Certain Streets" Schedule II, "Parking Prohibited Certain Hours."

Documents:

[2016-22.PDF](#)

- 13.II. 2016-23 An Ordinance Adopting A Redevelopment Plan For The Property Commonly Known As 55 West Front Street And Identified On The Borough's Official Tax Map As Block 30, Lot 1.01

Documents:

[2016-23.PDF](#)
[2016-23 ATTACHMENT.PDF](#)

- 13.III. 2016-24 An Ordinance Amending And Supplementing The Ordinances Of The Borough Of Red Bank, Chapter 105, Personnel Policies, Section 105-3, "Authority."

Documents:

[2016-24.PDF](#)

14. RESOLUTIONS

- 14.I. 16-270 A Resolution Appointing Special Counsel Regarding Red Bank Vs. Riverview Medical Center.

Documents:

[16-270.PDF](#)

- 14.II. 16-271 A Resolution Authorizing The Mayor To Execute A Cooperative Agreement With Respect To Joining In A Proportionate Share Of The Litigation Costs In Regard To The JCP&L Monmouth County Reliability Project.

Documents:

[16-271.PDF](#)

- 14.III. 16-274 A Resolution Authorizing Curfew From October 30 And 31, 2016.

Documents:

[16-274.PDF](#)

- 14.IV. 16-275 A Resolution Acknowledging Receipt Of Best Practices Inventory As Prepared By The Chief Financial Officer.

Documents:

[16-275.PDF](#)

- 14.V. 16-276 A Resolution Accepting Performance Bond Issued By Oakland Square, LLC To Replace A Performance Bond Issued By Station Place At RB, LLC.

Documents:

[16-276.PDF](#)

- 14.VI. 16-277 A Resolution Requesting Approval Of Special Item Of Revenue And Appropriation According To NJSA 40A:4-87 (Click It Or Ticket--\$1,200.00)

Documents:

[16-277.PDF](#)

- 14.VII. 16-278 A Resolution Requesting Approval Of Special Item Of Revenue And Appropriation According To NJSA 40A:4-87 (Body Armor--3,707.94)

Documents:

[16-278.PDF](#)

- 14.VIII. 16-279 A Resoluiton Awarding Contract To Prime Point For Payroll And Human Resources Inrformation Services

Documents:

[16-279.PDF](#)

- 14.IX. 16-280 A Resolution Amending Time And Place Of Borough Council Meetings For 2016

Documents:

[16-280.PDF](#)

15. PROCLAMATIONS

16. PAYMENT OF VOUCHERS

- 16.I. A Resolution For Payment Of Bills Amounting To \$3,849,610.21.

Documents:

[PAYMENT OF VOUCHERS.PDF](#)

17. OLD BUSINESS

18. NEW BUSINESS

19. AUDIENCE

20. EXECUTIVE SESSION

21. ADJOURNMENT

ORDINANCE NO. 2016-25

**AN ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A
REDEVELOPMENT PLAN FOR THE PROPERTY
COMMONLY KNOWN AS THE WHITE STREET PARKING
LOT LOCATED AT 75-79 WHITE STREET AND
IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP
AS BLOCK 31, LOT 2.01**

Offered the following ordinance and moved its introduction:

WHEREAS, on January 27, 2016, the Borough Council adopted Resolution 16-32 directing the Planning Board to undertake a preliminary investigation to determine the real property commonly known as the White Street parking lot located at 75-79 White Street, Red Bank, New Jersey and identified on the Borough's tax map as Block 31, Lot 2.01 (the "White Street Property") meets the statutory criteria to be designated as a "Non-Condensation Area In Need Of Redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the Planning Board held a public hearing regarding the preliminary investigation of the White Street Property on June 6, 2016 and the Planning Board subsequently adopted a resolution recommending that the Borough Council designate the Front Street Property as a "Non-Condensation Area In Need Of Redevelopment" under the LRHL; and

WHEREAS, the Borough Council reviewed the Planning Board's recommendations and adopted Resolution 16-189 determining that the White Street Property is a "Non-Condensation Area In Need of Redevelopment" under the LRHL; and

WHEREAS, the Borough has prepared a proposed redevelopment plan for the White Street Property; and

WHEREAS, the Borough Council has reviewed the redevelopment plan and has considered the recommendations of the Planning Board and any public comment; and

WHEREAS, the Borough Council has determined that it is in the public interest to adopt the redevelopment plan for the White Street Property.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. The Borough Council hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. The Redevelopment Plan shall supersede all previous zoning standards and development regulations for the White Street Property.

2. The Borough Council hereby amends the zoning district map of the Borough of Red Bank to reflect the rezoning of the White Street Property by the Redevelopment Plan.

3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

Seconded by and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: January 2, 2016

Dated: October 26, 2016

ADOPTED ON FIRST READING
DATED: October 26, 2016

PAMELA BORGHI
Borough Clerk

ADOPTED ON SECOND READING
DATED: November __, 2016

PAMELA BORGHI
Borough Clerk

APPROVAL BY THE MAYOR ON THIS ____ DAY OF NOVEMBER, 2016.

PASQUALE MENNA, Mayor
Borough of Red Bank

**Redevelopment Plan
White Street Municipal Parking Lot
Block 31, Lot 2.01**

**75-79 White Street
Red Bank, New Jersey**

Prepared for:

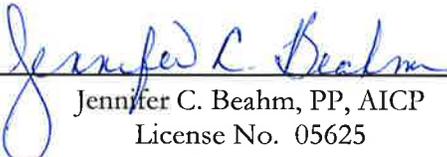
**The Borough of Red Bank
Monmouth County, New Jersey**

October 2016

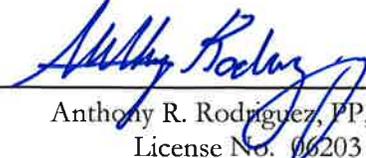
Prepared By:



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Red Bank Borough Council

Mayor Pasquale Menna
Council President Cindy Burnham
Councilwoman Kathleen Horgan
Councilman Edward Zipprich
Councilwoman Linda Schwabenbauer
Councilman Mark Taylor
Councilman Michael Whelan

Planning Board

John Cash, Chairman
Daniel Mancuso, Vice Chairman
Mayor Pasquale Menna
Councilman Michael Whelan
Stanley Sickels
Louis DiMento
Dr. Guy Maratta
Arthur V. Murphy
John Goode
Barbara Boas
Linda Cohen, Alternate No. 1
Juanita Lewis, Alternate No. 2

Christine Ballard, Board Engineer
Michael Leckstein, Board Attorney
Dina Anastasio, Board Secretary

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INTRODUCTION

On January 27, 2016, the Red Bank Borough Council adopted Resolution No. 16-32 directing the Borough Planning Board to undertake a preliminary investigation to determine whether Block 31, Lot 2.01, commonly known as the White Street Municipal Parking Lot (the “Study Area”), met the statutory criteria to be designated as a “Non-Condensation Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. (the “LRHL”). On March 23, 2016, the Red Bank Borough Council adopted Resolution No. 16-90 directing the Borough Planning Board to include Block 30, Lot 10.01, located at 55 West Front Street (the “Front Street Property”), within the Study Area. The Planning Board completed a preliminary investigation report for the Study Area on May 20, 2016 and subsequently held a public hearing on July 6, 2016 to review the findings of the report and to provide an opportunity for public comment in accordance with the requirements of the LRHL. At the completion of the public hearing, the Planning Board recommended that the Borough Council designate the Study Area as a “Non-Condensation Area in Need of Redevelopment” pursuant to the LRHL. The Borough Council subsequently adopted a resolution on July 13, 2016 designating the Study Area as a “Non-Condensation Area in Need of Redevelopment” in accordance with the Planning Board’s recommendation.

This Redevelopment Plan (“Redevelopment Plan” or “Plan”) is intended to govern the redevelopment of the White Street Municipal Parking Lot (sometimes referred to herein as the “White Street Lot” or the “Redevelopment Area”). The White Street Lot is located in the northerly portion of the Borough between White Street, Monmouth Street, Broad Street and Maple Avenue (New Jersey State Route 35). The Plan establishes permitted land uses, bulk and area requirements, and design standards for any proposed development of the Redevelopment Area.

STATUTORY REQUIREMENTS

This Plan and the provisions herein have been prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment...according to criteria set forth in section 5...as appropriate.” Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment area sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
- Proposed land uses and building requirements in the redevelopment area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the redevelopment area, including an estimate of the extent to which decent,

safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

- An identification of any property within the redevelopment area proposed to be acquired in accordance with redevelopment plan;
- 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 (the “SDRP”) adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C.52:18A-196 et al.).
- As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985,c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.185,c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.185,c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on the progress in implementing the plan for the provision of comparable, affordable replacement housing required pursuant to this section.

The LRHL provides that “a redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.” Finally, the Plan is required to describe its relationship to pertinent municipal development regulations, and must note whether the provisions of the Plan supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district.

DESCRIPTION OF REDEVELOPMENT AREA

The Redevelopment Area governed by this Plan is approximately 2.29 acres in area and is comprised of the following properties:

- Block 31, Lot 2.01 (75-79 White Street)

The Redevelopment Area is bordered by White Street to the north and Monmouth Street to the south and is located between Maple Avenue (New Jersey State Route 35) and Broad Street. The Redevelopment Area is located adjacent to the westerly edge of the Borough's central business district and is within walking distance of the Red Bank Train Station.

REDEVELOPMENT PLAN OBJECTIVES AND RELATIONSHIP TO LOCAL OBJECTIVES

This Redevelopment Plan provides standards to facilitate the redevelopment of an existing surface parking lot owned and operated by the Borough. The objectives of the Redevelopment Plan are as follows:

- Effectuate the redevelopment of an obsolete and inadequate surface parking lot to increase the Borough's supply of public parking.
- Increase activity on White Street by providing for a mix of uses within the Redevelopment Area, improving the streetscape, and providing the opportunity for the development of public space along the Redevelopment Area's frontage on White Street.
- Facilitate access to public parking from White Street and Monmouth Street in a manner that preserves the free flow of traffic and along these roadways.
- Enhance vehicular connectivity across White Street and existing pedestrian connections between White Street and Monmouth Street.
- Provide for flexibility and creativity with respect to design of buildings and improvements within the Redevelopment Area while ensuring that the aesthetics of redevelopment project(s) are consistent with the character of the neighborhood and the Borough.
- Provide for the redevelopment of the Redevelopment Area in a manner consistent with the Red Bank Borough Master Plan, Monmouth County Planning documents, and the State Development and Redevelopment Plan.

The Redevelopment Plan objectives articulated above are consistent with and seek to advance the goals of the Borough Master Plan and SDRP as discussed herein.

LAND USE PLAN

Relationship to Zoning and Land Development Regulations

In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. Except where otherwise noted, this Plan supersedes the underlying use, bulk, and design standards of the Borough's Planning and Development Regulations as they relate to the area governed by this Redevelopment Plan. The definitions of the Red Bank Borough Planning and Development Regulations shall apply except as otherwise noted herein.

Land Use and Building Requirements

Permitted Principal Uses

1. Multifamily dwellings and apartment uses.
2. Professional and business offices.
3. Retail commercial uses except as prohibited herein.
4. Personal service uses except as prohibited herein.
5. Hotels.
6. Health clubs.
7. Primary food service establishments.
8. Retail food establishments.
9. Common open space and public areas including public plaza, seating areas, public art, and mini parks.
10. Entertainment and amusement uses including bowling alleys, theaters, arcades, nightclubs, primary liquor-service establishments, or other similar use subject to the approval of the Planning Board.

Prohibited Uses

1. Adult oriented businesses.
2. Boardinghouses and lodging houses.
3. Bulk storage.
4. Drive through facilities.
5. Fast-food establishments.
6. Gas stations.
7. Junkyards.
8. Light Manufacturing.
9. Manufacturing.
10. Massage parlors.
11. Motels.
12. Motor vehicle diagnostic and service facilities.
13. Motor vehicle repair garages.
14. Motor vehicle service stations.
15. Self-service laundry or self-service dry cleaning shops.
16. Shops which offer for sale firearms and/or ammunition.

17. Tattoo parlors/body piercing.
18. Thrift stores, secondhand, pawn and consignment shops.

Permitted Conditional Uses

1. None.

Required Accessory Uses

1. Vertical parking garage operated as a public garage.

Permitted Accessory Uses

1. Leasing offices associated with residential development.
2. Resident amenities for private use by residents such as common terraces/decks/gardens, tenant storage areas, private fitness centers, business centers, and interior common areas.
3. Signs as regulated pursuant to §490-104.
4. Sidewalk cafes as regulated pursuant to Chapter 562.
5. Any other use that is deemed by the Planning Board to be customary, incidental, and accessory to the principal uses or structures permitted herein.

Lot and Building Requirements

1. Maximum building setback from White Street: 10 feet
2. Maximum number of stories: 8 stories
3. Maximum number of stories without incorporating step-backs: 4 stories
4. Minimum step-back from ground floor building footprint: 15 feet
5. Maximum Floor Area Ratio (FAR)¹: 2.0
6. Minimum gross habitable floor area for residential uses:
 - a. Studio unit: 450 square feet
 - b. One Bedroom unit: 500 square feet
 - c. Two Bedroom unit: 650 square feet
 - d. Three Bedroom unit: 800 square feet
7. Minimum open space requirement: 10 percent. Landscaped and lawn areas and areas dedicated to public use may be included in the calculation of open space, except that landscaped islands within any parking area shall not be counted toward satisfying this requirement.

Off-Street Parking, Loading and Circulation Requirements

1. Off-street parking shall be provided in a vertical parking garage in accordance with the provisions of §490-98 of the Borough Planning and Development Regulations and the provisions of this Redevelopment Plan. The vertical parking garage shall:

¹ Floor area dedicated to parking shall be excluded from this calculation.

- a. Provide a minimum of 550 public parking spaces.
 - b. Provide off-street parking to serve any residential use or hotel pursuant to the requirements of §490-98.O and the Residential Site Improvement Standards (RSIS).
 - c. All other uses shall be exempt when calculating the parking requirement associated with any proposed redevelopment project(s).
2. Vehicular access shall be provided from both White Street and Monmouth Street. A maximum of two (2) access driveways shall be permitted along each roadway.
3. At least one driveway providing access to public parking shall be oriented to align with the White Street ingress/egress driveway of English Plaza.
4. Vehicle entrances to the vertical parking garage shall not front directly upon White Street.
5. Off-street loading shall be provided in accordance with the provisions of §490-97 of the Borough Planning and Development Regulations. Provision shall be made to preserve access to existing loading areas at the rear of buildings that front along Monmouth Street.
6. Redevelopment shall incorporate pedestrian facilities that provide continuous north-south pedestrian access between English Plaza, the Redevelopment Area, and Monmouth Street. The utilization of existing pedestrian walkways and alleys adjacent to the Redevelopment Area is encouraged.

Design Standards

Redevelopment of the Redevelopment Area shall comply with the following design standards:

1. Mixed use development within the Redevelopment Area is required. Retail commercial, personal service uses, and primary food-service establishments shall be required on the ground floor along White Street for a minimum depth of thirty (30) feet as measured from the building façade fronting upon White Street.
2. All building(s) shall be oriented such that a principal entrance from White Street is provided for each use. Secondary entrances from parking areas and pedestrian walkways are permitted subject to the approval of the Planning Board.
3. The redevelopment of the Redevelopment Area shall take into account the character of the surrounding neighborhood and streetscape. Redevelopment project(s) shall be designed in a manner that:
 - a. Utilizes materials and architectural elements that complement and are compatible with the built environment along White Street, Monmouth Street, and Broad Street. The design of building(s) shall:

- i. Utilize high quality, durable architectural materials such as brick, brick veneer, pre-cast stone, masonry, fiber cement siding, glass, and metal. Exterior Insulation Finishing Systems (EIFS), stucco, and concrete masonry units (CMUs) shall be prohibited as finishing materials.
 - ii. Incorporate a complementary color palette that utilizes neutral shades. The façade finishes may incorporate accent colors provided that such accent colors are compatible with primary finishes and all other color selections.
 - b. Incorporates step backs, façade articulation and fenestration in a manner that is sensitive to the built environment and reduces the overall perceived mass of any building(s). Façade step-backs shall be required on any floor above the fourth story as measured from the ground floor.
 - c. Hybridizes the provision of public parking with a mix of commercial, office, and residential uses along White Street in order to minimize the visual impact of building area dedicated to parking and enhance the streetscape.
4. Architectural elements and treatments shall be provided along all building façades to provide a visually interesting design aesthetic and shall be subject to the review and approval of the Borough Planning Board. Architectural treatments may include any combination of:
 - a. Awnings or canopies over building entrances, exits and ground floor storefront windows. Awnings or canopies may be constructed in a hard “marquee” style or in a soft “awning” style consisting of a metal frame clad with fabric. Vinyl and plastic awning coverings are prohibited.
 - b. Window sills and lintels.
 - c. Parapets.
 - d. Ornamental cornices.
 - e. Decorative metalwork
 - f. Horizontal belt courses between stories.
 - g. Balconies and terraces.
 - h. Wall breaks and projections along building façades.
 - i. Changes in finish materials provided that heavier finish materials (e.g., pre-cast stone or brick) are located below lighter finish materials (e.g. siding). In the event that materials consist of materials of similar perceived weights, the material with the largest surface area per unit, as measured along the finished building façade, shall be placed below materials with smaller surface areas per unit.
5. All trash, recycling, and storage of refuse shall be fully enclosed within the proposed building(s), except that staging shall be allowed in designated areas outside on pick up days. Permanent outside storage of trash, recycling, or other refuse shall be prohibited.
6. Directional and safety signage shall be provided in accordance with applicable standards to ensure ease and safety of vehicular and pedestrian circulation throughout the site.

7. All lighting within the Redevelopment Area shall be provided in accordance with the applicable provisions of the Borough Planning and Development Regulations and shall be subject to the approval of the Board Engineer.
8. Any application for development shall include a detailed Traffic Statement, which shall address impacts associated with the proposed project on the existing roadway network. The report shall address adequacy of service levels at access points, adequacy of existing signalized intersections, vehicular and pedestrian circulation throughout the site, and the adequacy of proposed parking and loading areas.

PLANNING RELATIONSHIP

Red Bank Borough Master Plan

Pursuant to the LRHL, “all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.” (N.J.S.A. 40A:12A-7d).

The Borough’s most recent Master Plan was adopted in 1995. The Borough Planning Board subsequently adopted Master Plan Reexamination Reports in 2002, 2008, and 2009. The Borough adopted its most recent Housing Plan Element and Fair Share Plan in 2010.

The 1995 Master Plan established several goals pertaining to the development and redevelopment of the Borough including:

- Develop in higher density mixed-use centers that accommodate the varied housing types, employment, retail and support services, the use of alternative modes of transportation; and
- As part of the larger goal of expanding the commercial tax base, the Downtown should grow and thrive. Development should be encouraged, historic structures and areas should be protected, and a true mix of uses that includes a variety of residences should occur.

The Master Plan Reexamination Reports prepared and adopted subsequent to the 1995 Master Plan recognize that the objectives and policies of the 1995 Master Plan continue to remain appropriate. The 2002 Master Plan Reexamination Report noted that “insufficient parking continues to be a problem” and that “Heightened emphasis on providing adequate parking and improved traffic flow is an important issue to focus on as the Borough moves forward.” Indeed, all of the Borough’s Master Plan Reexamination Reports note the Borough’s land use boards have been reluctant to approve applications where adequate parking is not provided.

The Borough’s most recent Housing Plan Element and Fair Share Plan, adopted in 2010, notes that the Borough established the Affordable Housing Overlay Zone – 1 (AH-1) as a result of a motion brought by the Fair Share Housing Center before COAH in September of 2008. The Plan notes that the goal of the AH-1 District is to develop as much affordable housing as possible to meet the Borough’s unmet need. The Redevelopment Area is located within the AH-1 Overlay Zone.

This Redevelopment Plan sets forth standards that will facilitate the construction of a mixed use development that includes a significant increase in the number of public parking spaces while providing adequate parking to serve any residential or hotel component that may be developed as part of any redevelopment project(s). This Redevelopment Plan provides standards that will contribute to the growth of the Borough's Downtown and provide a true mix of uses. This Redevelopment Plan also contains requirements ensuring the provision of an affordable housing component to the project. With this in mind, the Redevelopment Plan and standards herein are substantially consistent with the Borough Master Plan and will effectuate the goals and objectives of the Master Plan.

Contiguous Municipalities

Red Bank Borough is bordered by the Navesink River and Middletown Township to the north and west, the Borough of Fair Haven to the east, and the Boroughs of Little Silver, Shrewsbury, and Tinton Falls to the south. However, the Redevelopment Area is not located in close proximity to any of the Borough's contiguous municipalities, and thus will have a negligible effect on any Master Plan of these municipalities.

Monmouth County

The Monmouth County Growth Management Guide was adopted by the County Planning Board in 1995. The Growth Management Guide established several goals and objectives to guide planning and development within the County. Many of the goals and objectives established by the Growth Management Guide remain relevant despite the relative age of the document. This Redevelopment Plan and the goals and objectives established herein serve to further the following goals and objectives of the Monmouth County Growth Management Guide:

- Promote land use planning that encourages the use of transit, walking and cycling, and the creation of centers in order to improve air quality by reducing automobile trips and congestion.

This Redevelopment Plan establishes standards for the redevelopment of a Redevelopment Area located proximate to the Borough's Downtown. The redevelopment of the Redevelopment Area will provide the opportunity for a "park once and walk" arrangement for visitors and will provide significant opportunities for walking and cycling to nearby destinations for residents and visitors alike. Furthermore, the Redevelopment Area is located less than one-half of one mile from the Red Bank Train Station, which provides access to local and regional transit options via bus and rail. The redevelopment of the redevelopment area serves to promote the use of public transit while capitalizing on the walkability of the Borough's Downtown.

- To promote new and revitalize older urban areas into well designed mixed use centers with an easily accessible compact but varied core of residential, commercial, and community services which provide employment and create a specific identity.

The Redevelopment Plan promotes the continued revitalization and enhancement of the Borough's Downtown and serves to promote the Borough's easily accessible, compact,

and varied core, which contains a robust mix of uses. Redeveloping the Redevelopment Area will serve to enhance the Borough's character and identity while facilitating ease of access to increase and modernized public parking.

- To provide housing opportunities for all residents of Monmouth County.

The Redevelopment Plan provides regulations that permit the development of multifamily residential uses that will serve to diversify the housing stock and opportunity for housing within the Borough.

The Coastal Monmouth Plan, prepared by the Monmouth County Planning Department in 2007 and revised in 2010, recognizes Red Bank as a Regional Center in accordance with the designation of the Office of Smart Growth, Department of Community Affairs. The Coastal Monmouth Plan also recognizes that the Borough's population will continue to grow at a substantial rate. This Redevelopment Plan provides provisions to:

- Facilitate the development of additional public parking to meet the demand resulting from the Borough's status as a Regional Center;
- Encourage the development of housing to accommodate the Borough's anticipated population growth; and
- Enhance the mix of uses contained within the Borough's mixed use center.

Therefore, this Redevelopment Plan is consistent with the provisions of the Coastal Monmouth Plan.

State Development and Redevelopment Plan

The State Plan Policy Map and State Development and Redevelopment Plan (SDRP) classify all of Red Bank Borough as a Metropolitan Planning Area (PA-1). According to the State Plan, the Metropolitan Planning Area is intended to provide for much of the state's future development and redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. Further, the SDRP envisions the Metropolitan Planning Area as an area to promote compact development forms and protect natural resources.

The Redevelopment Area is located in an existing urbanized area characteristic of the Metropolitan Planning Area. Existing infrastructure is readily available to serve the Redevelopment Area and the Redevelopment Area is located proximate to a wealth of transportation choices.

The goals, objectives, and provisions of this Redevelopment Plan are intended to guide the redevelopment of the Redevelopment Area in a manner consistent with the State Plan policies established for the Metropolitan Planning Area. The Redevelopment Plan provides provisions to encourage a mix of uses while requiring the development of a new, state of the art public parking facility. The Plan serves to revitalize an obsolete surface parking lot and promote growth in

compact forms. Redeveloping the Redevelopment Area will also serve to expand housing to attract a balanced residential population in a manner consistent with the traditional urban fabric.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Acquisition and Relocation

The Redevelopment Area governed by this Redevelopment Plan is a Non-Condemnation Redevelopment Area owned by the Borough of Red Bank. The Redevelopment Area does not contain any residential uses. Therefore, provisions related to acquisition and relocation assistance are not required. In the event that it is determined that relocation assistance is necessary, the Borough will provide the appropriate relocation assistance pursuant to applicable State and Federal law as necessary.

Inventory and Replacement of Affordable Housing

The Redevelopment Area governed by this Redevelopment Plan contains no housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304). No affordable units will be removed as a result of implementation of this Redevelopment Plan. For that reason, the Borough is not required to plan for the provision of new or substantially rehabilitated affordable housing as a result of the implementation of this Redevelopment Plan.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Borough Council may amend, revise, or modify the Redevelopment Plan in general or for specific properties within the Redevelopment Area as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. Any proposed changes in permitted uses, the land use plan, building height, or other core design concepts of this Plan shall require notice and public hearings in a manner similar to the adoption of the original Plan.

Redevelopment Powers

The Borough may also use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this Plan, except that the use of eminent domain shall be prohibited. The Borough may enter into agreements with a designated redeveloper(s) in connection with the construction of any aspect of the Redevelopment Plan, including off-site improvements.

Conveyance of Land

The Borough may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of the Redevelopment Plan, all or any of the properties designated in need of redevelopment within the designated Redevelopment Area that it owns or may acquire via means other than eminent domain. The Borough may also use its redevelopment

powers pursuant to the LRHL to enter into other agreements with a designated redeveloper or redevelopers in connection with the implementation of the Redevelopment Plan.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Borough Council and shall be in effect until the redevelopment of the Redevelopment Area is completed as evidenced by the issuance by the Borough of a certificate of project completion in accordance with the Redevelopment Plan.

REDEVELOPER OBLIGATIONS

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Borough and the designated redeveloper. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

- The redeveloper will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
- The redeveloper, its successors or assignees shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

AFFORDABLE HOUSING REQUIREMENTS

The redeveloper shall provide for an affordable housing component to the project so as to contribute towards the Borough's constitutional fair share obligation through any lawful mechanism recognized by the Fair Housing Act and the Council on Affordable Housing's implementing regulations as agreed upon by the Borough. Compliance with this requirement shall be included in any redevelopment agreement(s) entered into by the Borough and the designated redeveloper(s).

PLANNING BOARD REVIEW PROCESS

Pursuant to N.J.S.A. 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment projects for the redevelopment area:

- No building or zoning permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Borough Council and the Planning Board.
- Regular maintenance and minor repair shall not require Planning Board review and approval.
- The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55D-1 et seq. and the Borough Planning and Development Regulations.
- As part of site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and as required in the Borough Planning and Development Regulations. The performance guarantees shall be in favor of the Borough of Red Bank, and the Borough Engineer shall determine the amount of any performance guarantees.
- Any subdivision of lots or parcels of land within the Redevelopment Area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the Local Redevelopment and Housing Law and N.J.S.A. 40:55D-1 et seq.
- Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
- The Planning Board may grant "C" variances, exceptions or waivers from design standards from the requirements for site plan or subdivision approval. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Redevelopment Plan. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Redevelopment Plan or the Borough Master Plan.
- No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Redevelopment Plan that results in a "D" variance pursuant to N.J.S.A. 40:55D-70d may only be addressed as an amendment to the Redevelopment Plan by the Borough Council rather than via variance relief through the Borough Zoning Board of Adjustment. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. Final adoption of this Redevelopment Plan by the Borough Council shall be considered

an amendment to the Borough of Red Bank Planning and Development Regulations and Borough Zoning Map. Unless otherwise defined in the Redevelopment Plan, terms used in this Redevelopment Plan shall have the same meaning as defined in the Borough Planning and Development Regulations.

- The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions and through agreements between the redeveloper and Borough pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
- The extent of the redeveloper's responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redevelopment agreement with the Borough of Red Bank, as the municipal redevelopment agency.
- Any and all definitions contained within this Redevelopment Plan shall prevail. In the absence of a definition, the definition found within the Borough Planning and Development Regulations shall prevail. Any and all definitions inconsistent with N.J.S.A. 40A:12A-3 shall be considered invalid.
- A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Borough Ordinance and State law. Additionally, a redeveloper shall be required to pay their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Borough or its designated redevelopment entity as part of this Redevelopment Plan. Any such payments required to reimburse the Borough shall be specified in the redevelopment agreement.

The above provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

AMENDMENT TO ZONING MAP AND DEVELOPMENT REGULATIONS

The Borough Zoning Map is hereby amended to reference this Redevelopment Plan as a zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in the Borough of Red Bank Planning and Development Regulations is hereby amended to include a reference to this Redevelopment Plan constituting such substitute zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall supersede the Planning and Development Regulations of the Borough of Red Bank. In all other instances, the Borough Planning and Development Regulations shall remain in full force and effect.

OTHER PROVISIONS

In accordance with the LRHL, the following statements are made:

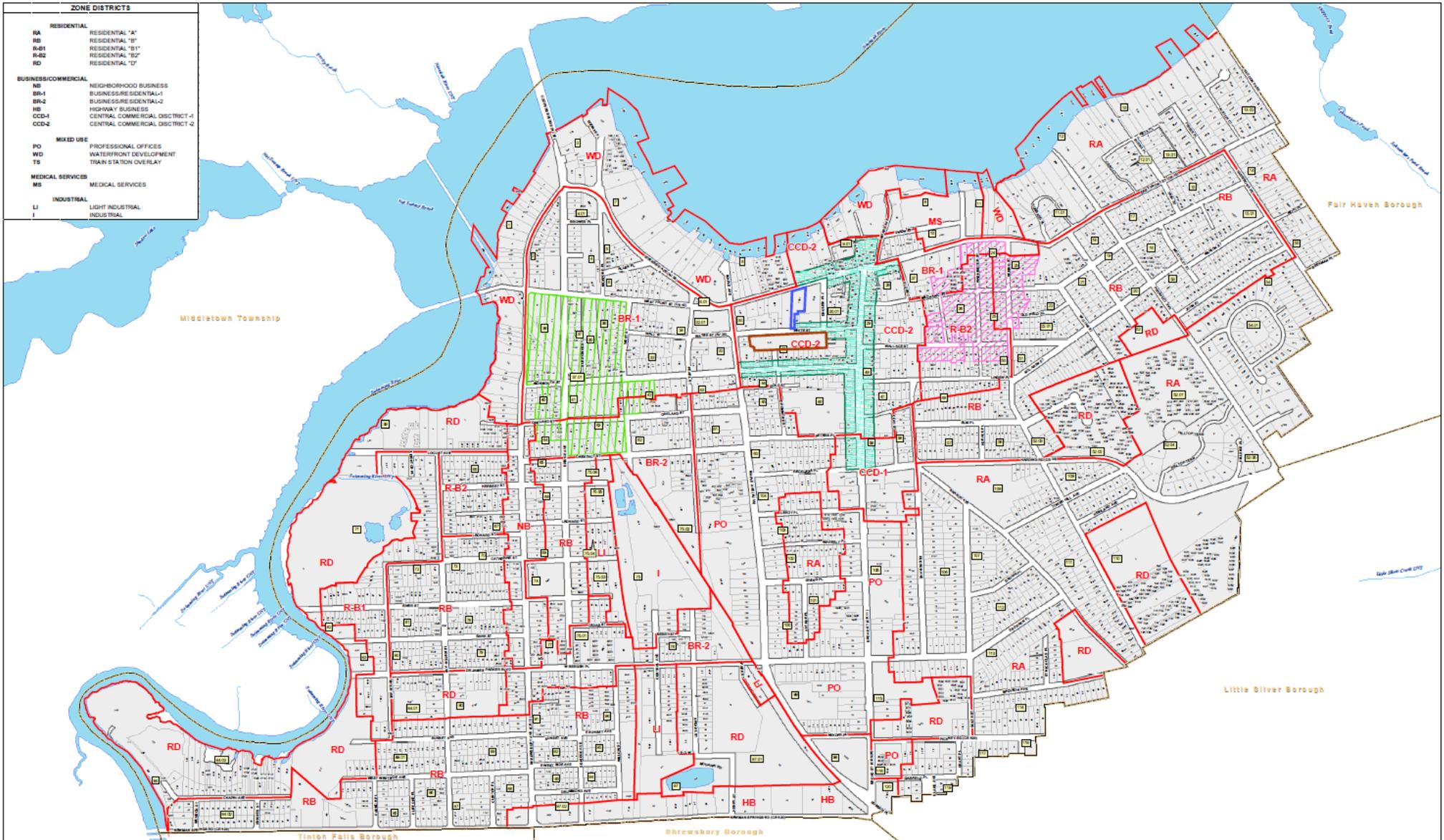
- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not permit or require the acquisition of privately-owned property.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Borough of Red Bank. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Borough Council or by a redeveloper or any of its successors or assignees, whereby land within the Redevelopment Area is restricted by the Borough Council, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Appendix A: Zoning Map Exhibit

ZONE DISTRICTS	
RESIDENTIAL	
RA	RESIDENTIAL "A"
RB	RESIDENTIAL "B"
R-B1	RESIDENTIAL "B1"
R-B2	RESIDENTIAL "B2"
RD	RESIDENTIAL "D"
BUSINESS/COMMERCIAL	
NB	NEIGHBORHOOD BUSINESS
BR-1	BUSINESS/RESIDENTIAL-1
BR-2	BUSINESS/RESIDENTIAL-2
HB	HIGHWAY BUSINESS
CCD-1	CENTRAL COMMERCIAL DISTRICT-1
CCD-2	CENTRAL COMMERCIAL DISTRICT-2
MIXED USE	
PO	PROFESSIONAL OFFICES
WD	WATERFRONT DEVELOPMENT
TS	TRAIN STATION OVERLAY
MEDICAL SERVICES	
MS	MEDICAL SERVICES
INDUSTRIAL	
LI	LIGHT INDUSTRIAL
I	INDUSTRIAL



TM ASSOCIATES
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 0 250 500 1,000 Feet
 Prepared by: STY, February 3, 2010, last amended
 Source: NJDEP - 2000 Tax Parcel, Municipal Boundaries, Shrewsbury, NJDOT - 2007 Roads, Monmouth County GIS - Open Water
 File Path: H:\BENING\001\GIS\Projects\BENING\001_ZoningMap\0108L.mxd

- Zoning Boundary
- Design District Overlay Zone
- Train Station Overlay District
- Washington Street Historic District
- Tax Parcel
- 55 West Front Street Redevelopment Area
- Tax Block
- Block Number
- Open Water
- Stream
- Municipal Boundary
- White Street Municipal Parking Lot Redevelopment Area
- Parsippany Merma, Mayor Borough of Red Bank
- Clerk Borough of Red Bank

Zoning Districts
Borough of Red Bank
Monmouth County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but the accuracy of the product has not been verified by NJDEP and is not State-authorized.

ORDINANCE NO. 2016-22

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER VII, "TRAFFIC," SECTION 7-3.4, "PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS" SCHEDULE II, "PARKING PROHIBITED CERTAIN HOURS"

offered the following resolution and moved its adoption:

BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter VII of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "TRAFFIC," Section 7-3.4, "Parking Prohibited During Certain Hours on Certain Streets," Schedule II, "Parking Prohibited Certain Hours," is hereby amended and supplemented as follows:

SECTION ONE: Schedule II, "Parking Prohibited Certain Hours," is amended and supplemented as follows: (strikeouts denote deletions, underlined text denotes additions):

SCHEDULE I
No Parking

In accordance with the provisions of Subsection 7-3.4, no person shall park a vehicle at during certain times on any of the following described streets or parts of streets.

Table with 4 columns: Name of Street, Side, Hours, Location. Row 1: Spring Street, West, 9AM-11AM Mondays and Thursdays, Starting at a point 675 feet south of the intersection of Highland Avenue and Spring Street and running south for a distance of 275 feet.

[All other provisions remain unchanged]

SECTION TWO: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance.

SECTION THREE: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION FOUR: This Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by and adopted on roll call by the following vote:

Table with 5 columns: Name, Yes, No, Abstain, Absent. Rows for Councilwoman Burnham, Councilman Zipprich, Councilwoman Horgan, Councilwoman Schwabenbauer, Councilman Taylor, Councilman Whelan.

DATED: September 28, 2016

ORDINANCE NO. 2016-23

**AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY
COMMONLY KNOWN AS 55 WEST FRONT STREET AND
IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 30, LOT 1.01**

Offered the following ordinance and moved its introduction:

WHEREAS, on March 23, 2016, the Borough Council adopted Resolution 16-90 directing the Planning Board to undertake a preliminary investigation to determine the real property located at 55 West Front Street, Red Bank, New Jersey and identified on the Borough's tax map as Block 30, Lot 10.01 (the "Front Street Property") meets the statutory criteria to be designated as a "Non-Condensation Area In Need Of Redevelopment" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

WHEREAS, the Planning Board held a public hearing regarding the preliminary investigation of the Front Street Property on June 6, 2016 and the Planning Board subsequently adopted a resolution recommending that the Borough Council designate the Front Street Property as a "Non-Condensation Area In Need Of Redevelopment" under the LRHL; and

WHEREAS, the Borough Council reviewed the Planning Board's recommendations and adopted Resolution 16-189 determining that the Front Street Property is a "Non-Condensation Area In Need of Redevelopment" under the LRHL; and

WHEREAS, the Borough has prepared a proposed redevelopment plan for the Front Street Property; and

WHEREAS, the Borough Council has reviewed the redevelopment plan and has considered the recommendations of the Planning Board and any public comment; and

WHEREAS, the Borough Council has determined that it is in the public interest to adopt the redevelopment plan for the Front Street Property.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Red Bank, County of Monmouth, State of New Jersey as follows:

1. The Borough Council hereby adopts the Redevelopment Plan attached hereto as **Exhibit A** and incorporated herein. The Redevelopment Plan shall supersede all previous zoning standards and development regulations for the Front Street Property.
2. The Borough Council hereby amends the zoning district map of the Borough of Red Bank to reflect the rezoning of the Front Street Property by the Redevelopment Plan.
3. This Ordinance shall take effect immediately upon final adoption and publication as required by law.

Seconded by

and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

DATED: September 28, 2016

Redevelopment Plan Block 30, Lot 10.01

55 West Front Street
Red Bank, New Jersey

Prepared for:

The Borough of Red Bank
Monmouth County, New Jersey

September 2016

Prepared By:



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Howell, New Jersey 07731
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Red Bank Borough Council

Mayor Pasquale Menna
Council President Cindy Burnham
Councilwoman Kathleen Horgan
Councilman Edward Zipprich
Councilwoman Linda Schwabenbauer
Councilman Mark Taylor
Councilman Michael Whelan

Planning Board

Mayor Pasquale Menna
Stanley Sickels
Councilman Michael Whelan
John Cash
Louis DiMento
Dr. Guy Maratta
Arthur V. Murphy
John Goode
Daniel Mancuso
Barbara Boas
Linda Cohen
Juanita Lewis

Christine Ballard- Board Engineer
Michael Leckstein- Board Attorney
Dina Anastasio- Board Secretary

Project Team

Jennifer Beahm, PP, AICP
Anthony Rodriguez, PP, AICP
Megan Stanley, PP, AICP

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APPENDIX A: ZONING MAP EXHIBIT

INTRODUCTION

On January 27, 2016, the Red Bank Borough Council adopted Resolution No. 16-32 directing the Borough Planning Board to undertake a preliminary investigation to determine whether Block 31, Lot 2.01, commonly known as the White Street Municipal Parking Lot (the “Study Area”), met the statutory criteria to be designated as a “Non-Condensation Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. (the “LRHL”). On March 23, 2016, the Red Bank Borough Council adopted Resolution No. 16-90 directing the Borough Planning Board to include Block 30, Lot 10.01, located at 55 West Front Street (the “Front Street Property”), within the Study Area. The Planning Board completed a preliminary investigation report for the Study Area on May 20, 2016 and subsequently held a public hearing on July 6, 2016 to review the findings of the report and to provide an opportunity for public comment in accordance with the requirements of the LRHL. At the completion of the public hearing, the Planning Board recommended that the Borough Council designate the Study Area as a “Non-Condensation Area in Need of Redevelopment” pursuant to the LRHL. The Borough Council subsequently adopted a resolution on July 13, 2016 designating the Study Area as a “Non-Condensation Area in Need of Redevelopment” in accordance with the Planning Board’s recommendation.

This Redevelopment Plan (“Redevelopment Plan” or “Plan”) is intended to govern the redevelopment of the Front Street Property (sometimes referred to herein as the “Redevelopment Area”). The Front Street Property is located in the northerly portion of the Borough between West Front Street, White Street, Broad Street and Maple Avenue (New Jersey State Route 35). The Plan establishes permitted land uses, bulk and area requirements, and design standards for any proposed development of the Redevelopment Area.

STATUTORY REQUIREMENTS

This Plan and the provisions herein have been prepared pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment...according to criteria set forth in section 5...as appropriate.” Pursuant to the requirements of the LRHL, this Redevelopment Plan includes an outline for the planning, development, redevelopment, or rehabilitation of the redevelopment area sufficient to indicate:

- Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
- Proposed land uses and building requirements in the redevelopment area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the redevelopment area, including an estimate of the extent to which decent,

safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

- An identification of any property within the redevelopment area proposed to be acquired in accordance with redevelopment plan;
- 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 (the “SDRP”) adopted pursuant to the “State Planning Act,” P.L. 1985, c.398 (C.52:18A-196 et al.).
- As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985,c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the “Fair Housing Act,” P.L.185,c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the “Fair Housing Act,” P.L.185,c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on the progress in implementing the plan for the provision of comparable, affordable replacement housing required pursuant to this section.

The LRHL provides that “a redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.” Finally, the Plan is required to describe its relationship to pertinent municipal development regulations, and must note whether the provisions of the Plan supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district.

DESCRIPTION OF REDEVELOPMENT AREA

The Redevelopment Area governed by this Plan is approximately 0.75 acres in area and is comprised of the following properties:

- Block 30, Lot 10.01 (55 West Front Street)(the “Front Street Property”)

The Front Street Property is bordered by West Front Street to the north and White Street to the south and is located between Maple Avenue (New Jersey State Route 35) and Broad Street. The Front Street Property is located near the westerly edge of the Borough’s central business district and is within walking distance of the Red Bank Train Station.

REDEVELOPMENT PLAN OBJECTIVES AND RELATIONSHIP TO LOCAL OBJECTIVES

This Redevelopment Plan provides for the redevelopment of an underutilized parcel within the Redevelopment Area. It is envisioned that the redevelopment of the Front Street Property will integrate the site into the character of the existing neighborhood with respect to both the physical character of the redevelopment project and the uses to take place therein.

The objectives of the Redevelopment Plan are as follows:

- Effectuate the redevelopment of an underutilized parcel that exhibits deleterious land use, relative lack of maintenance, and deteriorating site improvements that are detrimental to public health, safety, and welfare;
- Transition the use of a property within the Redevelopment Area from a parcel that is vacant with respect to use to a parcel that enhances the Borough’s tax base.
- Ensure that the redevelopment of the Redevelopment Area is compatible with the character of the community with respect to use and scale;
- Maximize the Redevelopment Area’s proximity to Broad Street, West Front Street, and the Red Bank Train Station to encourage local business patronage and provide the opportunity to access local and regional mass transit opportunities;
- Enhance community appearance and the visual environment by providing standards for good design within the Redevelopment Area;
- Ensure that any redevelopment project(s) within the Redevelopment Area provide adequate facilities including parking and resident amenities typical of higher quality residential developments; and
- Provide for the redevelopment of the Redevelopment Area in a manner consistent with the Red Bank Borough Master Plan, Monmouth County Planning documents, and the State Development and Redevelopment Plan.

The Redevelopment Plan objectives articulated above are consistent with and seek to advance the goals of the Borough Master Plan and SDRP as discussed herein.

LAND USE PLAN

Relationship to Zoning and Land Development Regulations

In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. Except where otherwise noted, this Plan supersedes the underlying use, bulk, and design standards of the Borough's Planning and Development Regulations as they relate to the area governed by this Redevelopment Plan. The definitions of the Red Bank Borough Land Development Ordinance shall apply except as otherwise noted herein.

Land Use and Building Requirements

Permitted Principal Uses

1. Multifamily dwellings.

Permitted Conditional Uses

1. None.

Required Accessory Uses

1. Off-street parking in accordance with the parking requirements herein.

Permitted Accessory Uses

1. Ancillary uses (related to the operation of the property) and residential amenities for private use by residents including: leasing office, common terraces/decks/gardens, bicycle storage areas, and tenant storage areas; and
2. Any other use that is deemed by the Planning Board to be customary, incidental, and accessory to the principal uses or structures permitted herein.

Lot and Building Requirements

1. Minimum lot area: 32,000 square feet
2. Minimum lot frontage on West Front Street: 125 feet
3. Minimum lot frontage on White Street: 35 feet
4. Minimum principal building setbacks:
 - a. Front yard to West Front Street: 5 feet

- b. Side yard (each): 8 feet¹
 - c. Side yard (combined): 25 feet¹
 - d. Rear yard to adjacent Block 30, Lot 12.01: 5 feet
 - e. Rear yard to adjacent Block 30, Lot 43: 25 feet
 - f. Rear yard to White Street: 150 feet
5. Maximum building height: four (4) stories and 48 feet to the principal structure.
6. Maximum Floor Area Ratio (FAR): 1.7
7. Maximum number of bedrooms per unit: 2
8. Minimum gross habitable floor area:
 - a. One Bedroom unit: 750 square feet
 - b. Two Bedroom unit: 1,000 square feet
9. Maximum number of dwelling units: 35 units
10. Maximum lot coverage of principal and accessory structures: 65 percent
11. Minimum open space requirement: 10 percent, where landscaped and lawn areas, outdoor resident amenities, or portions thereof may be included in the calculation of open space area, except that landscaped islands within any parking area shall not be counted toward satisfying this requirement.

Off-Street Parking Requirements

1. Off-street parking shall be provided in accordance with §490-98 of the Borough Planning and Development Regulations, except as follows:
 - a. Required number of spaces: Off-street parking shall be provided at a minimum rate of one and one-half (1.5) off-street parking spaces per dwelling unit.
 - b. Maximum number of subcompact parking spaces: Subcompact parking spaces, defined by the Borough Planning and Development Regulations as eight-foot by 16-foot length parking stalls (§490-98.B(3)), may be included in any off-street parking arrangement provided that no more than ten percent (10%) of the total number of required parking stalls may be subcompact parking stalls.
 - c. Aisle widths: internal drive aisles shall be provided in accordance with the requirements of §490-98.C., except that aisle widths may be reduced to 22.5 feet only where such an aisle provides direct access to a minimum of three (3) subcompact parking stalls.
 - d. Access drives: Access drives shall be provided in accordance with the requirements of §490-98.D., except that access drives may be reduced to twenty (20) feet where access controls (e.g., overhead doors or gates) are provided to regulate access to any off-street parking area and for aisles connecting parking bays.

¹ Encroachment into a required side yard setback is permitted for purposes of providing facilities for ingress, egress, or access to resident amenities provided that a minimum side yard setback of five (5) feet is maintained from the associated side lot line and the encroachment does not exceed six (6) linear feet as measured along the associated side lot line.

- e. Location of parking spaces: Parking shall not be located in the required front yard area in accordance with the requirements of §490-98.I(1), except that the partial encroachment of one (1) parking space into the required front yard area may be permitted provided that such encroachment maintains a minimum setback of five (5) feet as measured from the front property line of West Front Street. Parking and access from White Street shall be permitted in the event the Plan area is redeveloped as one contiguous lot and is not subdivided.
- f. Other design requirements: All parking areas shall be designed in accordance with §490-98.J, except where abutting a drive aisle, where a landscape strip shall not be required. The width of any unbroken landscaping strip required pursuant to §490-98.J(2) may be reduced provided that a combination of fencing and landscaping is provided to adequately screen parking areas to limit visibility from any public street or adjacent property. Such screening shall provide an attractive visual buffer and minimize the visual impact of parking areas on adjacent properties and streets. The design requirements of §490-98.K shall not apply to off-street parking areas in the Redevelopment Area.

Design Standards

The redevelopment of the Redevelopment Area in accordance with the standards herein shall be exempt from the requirements of §490-96 (Multifamily Dwellings) of the Borough Planning and Development Regulations and shall comply with the provisions of this Redevelopment Plan. Any redevelopment project proposed for the Redevelopment Area shall comply with the following design standards:

1. The proposed redevelopment of the Redevelopment Area shall be oriented such that the principal building entrance is located along West Front Street.
2. All building(s) shall be finished with high quality, durable architectural materials such as brick, brick veneer, pre-cast stone, fiber cement siding, glass, metal panels, ornamental metalwork, and decorative metal cornices. Exterior Insulation Finishing Systems (EIFS) and stucco shall be prohibited.
3. The exterior façades of the proposed buildings(s) shall be finished with a complementary color palette that utilizes neutral shades. The façade finishes may incorporate accent colors provided that such accent colors are compatible with primary finishes and all other color selections. The color palette and materials shall be subject to the review and approval of the Borough Planning Board.
4. Architectural treatments shall be provided along all building façades to provide a visually interesting design aesthetic. Decorative roof elements such as cornices, parapets, and cupolas that are intended to enhance the architectural character and visual interest of the principal building may exceed the maximum building height provided that parapets do not exceed the maximum building height by more than 3.5 feet and cupolas do not exceed the maximum building height by more than 24 feet. No such decorative roof element shall contain habitable floor area.

Architectural treatments may include any combination of:

- a. Awnings or canopies over building entrances and exits. Awnings or canopies may be constructed in a hard “marquee” style incorporating metal and glass or in a soft “awning” style consisting of a metal frame clad with fabric. Vinyl and plastic awning coverings are prohibited.
 - b. Window sills and lintels.
 - c. Parapets provided that no parapet shall exceed 3.5 feet in height.
 - d. Ornamental cornices.
 - e. Decorative metal grilles.
 - f. Horizontal belt courses between stories.
 - g. Dormer windows along the top story.
 - h. Balconies and terraces.
 - i. Wall breaks and projections along building façades.
 - j. Changes in finish materials provided that heavier finish materials (e.g., pre-cast stone or brick) are located below lighter finish materials (e.g. siding). In the event that materials consist of materials of similar perceived weights, the material with the largest surface area per unit, as measured along the finished building façade, shall be placed below materials with smaller surface areas per unit
5. A visual screen shall be incorporated between the principal building and adjacent side property lines to buffer the Redevelopment Area from adjacent uses. The buffer may incorporate decorative fencing constructed of combination masonry piers and wrought metal, wood, vinyl, or other material acceptable to the Planning Board, and landscaping consisting of native plant species that provide an attractive screen from adjacent properties. Chain link fence shall be prohibited. The redeveloper shall provide a landscaping plan at the time of submission of a site plan application to determine the adequacy of existing landscaping and buffer areas.
6. Resident amenities permitted as accessory uses herein may be permitted within the required yard setback areas provided that such amenities are adequately fenced and buffered from adjacent properties and public streets in accordance with the provisions of this Plan.
7. All trash, recycling, and storage of refuse shall be fully enclosed within the proposed building(s), except that staging shall be allowed in designated areas outside on pick up days. If storage is permanently outside, it shall be within an enclosure that is a minimum of six (6) and maximum of eight (8) feet in height. Such enclosure shall be constructed of materials that complement the principal building. Any proposed enclosure shall be

finished on three (3) sides with masonry and shall provide access for removal via a decorative gate constructed of wrought metal, wood, vinyl, or other composite material that is the same or similar to all other proposed on-site fencing.

8. Directional and safety signage shall be provided in accordance with applicable standards to ensure ease and safety of vehicular and pedestrian circulation throughout the site.
9. All proposed signs within the Redevelopment Area shall conform to §490-104 of the Borough Planning and Development Regulations.
10. All lighting within the Redevelopment Area shall be provided in accordance with the applicable provisions of the Borough Planning and Development Regulations and shall be subject to the approval of the Board Engineer.
11. Any application submitted for approval by the redeveloper shall include a detailed Traffic Statement, which shall address impacts associated with the proposed project on the existing roadway network. The report shall address adequacy of service levels at access points, adequacy of existing signalized intersections, vehicular and pedestrian circulation throughout the site, and the adequacy of proposed parking and loading areas.

PLANNING RELATIONSHIP

Red Bank Borough Master Plan

Pursuant to the LRHL, “all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.” (N.J.S.A. 40A:12A-7d).

The Borough’s most recent Master Plan, adopted in 1995, established several goals pertaining to the development and redevelopment of the Borough including:

- Develop in higher density mixed-use centers that accommodate the varied housing types, employment, retail and support services, the use of alternative modes of transportation...; and
- Expand the commercial tax base by a growing and thriving Downtown.

The 1994 Red Bank Vision Plan, which provided a partial basis for the development of the 1995 Borough Master Plan, notes “a need to upgrade and supplement the housing stock...at the neighborhood level; and a need to increase the residential population.”

This Redevelopment Plan sets forth standards that will facilitate a significant upgrade and enhancement to the Borough’s housing stock. The redevelopment of the Redevelopment Area in a manner consistent with this Redevelopment Plan will also serve to increase the Borough’s residential population and to further the goal of developing in higher density mixed-use centers that include a variety of housing types. With this in mind, the Redevelopment Plan and standards herein are substantially consistent with the Borough Master Plan and will effectuate the goals and objectives of the Master Plan.

Contiguous Municipalities

Red Bank Borough is bordered by the Navesink River and Middletown Township to the north and west, the Borough of Fair Haven to the east, and the Boroughs of Little Silver, Shrewsbury, and Tinton Falls to the south. However, the Redevelopment Area is not located in close proximity to any of the Borough's contiguous municipalities, and thus will have a negligible effect on any Master Plan of these municipalities.

Monmouth County

The Monmouth County Growth Management Guide was adopted by the County Planning Board in 1995. The Growth Management Guide established several goals and objectives to guide planning and development within the County. Many of the goals and objectives established by the Growth Management Guide remain relevant despite the relative age of the document. This Redevelopment Plan and the goals and objectives established herein serve to further the following goals and objectives of the Monmouth County Growth Management Guide:

- Promote land use planning that encourages the use of transit, walking and cycling, and the creation of centers in order to improve air quality by reducing automobile trips and congestion.

This Redevelopment Plan establishes standards for the redevelopment of a Redevelopment Area located within a mixed use neighborhood, which provides robust opportunities for walking and cycling to nearby destinations. Furthermore, the Redevelopment Area is located less than one-half of one mile from the Red Bank Train Station and within several bus lines, thereby promoting the use of public transit while capitalizing on the walkability of the Borough's Downtown.

- To promote new and revitalize older urban areas into well designed mixed use centers with an easily accessible compact but varied core of residential, commercial, and community services which provide employment and create a specific identity.

The Redevelopment Plan promotes the continued revitalization and enhancement of the Borough's Downtown and serves to promote the Borough's easily accessible, compact, and varied core, which contains a robust mix of uses.

- To provide housing opportunities for all residents of Monmouth County.

The Redevelopment Plan provides regulations that serve to facilitate the development of a multifamily residential development that will serve to diversify the housing stock and opportunity for housing within the Borough.

Furthermore, the Coastal Monmouth Plan, prepared by the Monmouth County Planning Department in 2007 and revised in 2010, recognizes Red Bank as a Regional Center in accordance with the designation of the Office of Smart Growth, Department of Community Affairs. The Coastal Monmouth Plan also recognizes that the Borough's population will continue to grow at a substantial rate. The Redevelopment Plan is intended to facilitate the development of

additional housing to accommodate the Borough's anticipated population growth adjacent to the Borough's mixed use center, and is therefore consistent with the Coastal Monmouth Plan's recognition of the Borough as a designated Regional Center.

State Development and Redevelopment Plan

The State Plan Policy Map and State Development and Redevelopment Plan (SDRP) classify all of Red Bank Borough as a Metropolitan Planning Area (PA-1). According to the State Plan, the Metropolitan Planning Area is intended to provide for much of the state's future development and redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. Further, the SDRP envisions the Metropolitan Planning Area as an area to promote compact development forms and protect natural resources.

The Redevelopment Area is located in an existing urbanized area characteristic of the Metropolitan Planning Area. Existing infrastructure is readily available to serve the Redevelopment Area and the Redevelopment Area is located proximate to a wealth of transportation choices.

The goals, objectives, and provisions of this Redevelopment Plan are intended to guide the redevelopment of the Redevelopment Area in a manner consistent with the State Plan policies established for the Metropolitan Planning Area. The redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan will revitalize the Borough and promote growth in compact forms. Redeveloping of the Redevelopment Area will also serve to expand housing to attract a balanced residential population in a manner consistent with the traditional urban fabric.

ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS

Acquisition and Relocation

The Redevelopment Area governed by this Redevelopment Plan is a Non-Condemnation Redevelopment Area, which does not permit the Borough to acquire property via eminent domain. Furthermore, the Redevelopment Area is vacant with respect to use. Therefore, provisions related to acquisition and relocation assistance are not required. In the event that it is determined that relocation assistance is necessary, the Borough will provide the appropriate relocation assistance pursuant to applicable State and Federal law as necessary.

Inventory and Replacement of Affordable Housing

The Redevelopment Area governed by this Redevelopment Plan contains no housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304). No affordable units will be removed as a result of implementation of this Redevelopment Plan. For that reason, the Borough is not required to plan for the provision of new or substantially rehabilitated affordable housing as a result of the implementation of this Redevelopment Plan.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Borough Council may amend, revise, or modify the Redevelopment Plan in general or for specific properties within the Redevelopment Area as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. Any proposed changes in permitted uses, the land use plan, building height, or other core design concepts of this Plan shall require notice and public hearings in a manner similar to the adoption of the original Plan.

Redevelopment Powers

The Borough may also use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this Plan, except that the use of eminent domain shall be prohibited. The Borough may enter into agreements with a designated redeveloper(s) in connection with the construction of any aspect of the Redevelopment Plan, including off-site improvements.

Conveyance of Land

The Borough may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of the Redevelopment Plan, all or any of the properties designated in need of redevelopment within the designated Redevelopment Area that it owns or may acquire via means other than eminent domain. The Borough may also use its redevelopment powers pursuant to the LRHL to enter into other agreements with a designated redeveloper or redevelopers in connection with the implementation of the Redevelopment Plan.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Borough Council and shall be in effect until the redevelopment of the Redevelopment Area is completed as evidenced by the issuance by the Borough of a certificate of project completion in accordance with the Redevelopment Plan.

REDEVELOPER OBLIGATIONS

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Borough and the designated redeveloper. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

- The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
- The redeveloper, its successors or assignees shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any

redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.

- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

AFFORDABLE HOUSING REQUIREMENTS

The redeveloper shall be subject to the Mandatory Affordable Housing Fees provision contained under Section 205-17B(1) of the Borough Code of Ordinances. Compliance with the requirements of this chapter shall be included in any redevelopment agreement(s) entered into by the Borough and the designated redeveloper(s).

PLANNING BOARD REVIEW PROCESS

Pursuant to N.J.S.A. 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment projects for the redevelopment area:

- No building or zoning permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Borough Council and the Planning Board.
- Regular maintenance and minor repair shall not require Planning Board review and approval.
- The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55D-1 et seq. and the Borough Planning and Development Regulations.
- As part of site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and as required in the Borough Planning and Development Regulations. The performance guarantees shall be in favor of the Borough of Red Bank, and the Borough Engineer shall determine the amount of any performance guarantees.
- Any subdivision of lots or parcels of land within the Redevelopment Area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the Local Redevelopment and Housing Law and N.J.S.A. 40:55D-1 et seq.
- Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not

conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."

- The Planning Board may grant “C” variances, exceptions or waivers from design standards from the requirements for site plan or subdivision approval. Any exceptions or waivers granted shall be reasonable within the general purposes and intent of the provisions for site plan review and/or subdivision approval within this Redevelopment Plan. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Redevelopment Plan or the Borough Master Plan.
- No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Redevelopment Plan that results in a “D” variance pursuant to N.J.S.A. 40:55D-70d may only be addressed as an amendment to the Redevelopment Plan by the Borough Council rather than via variance relief through the Borough Zoning Board of Adjustment. All development must be approved by the Planning Board and shall be submitted through the normal site plan and subdivision procedures as identified by N.J.S.A. 40:55D, et seq. Final adoption of this Redevelopment Plan by the Borough Council shall be considered an amendment to the Borough of Red Bank Planning and Development Regulations and Borough Zoning Map. Unless otherwise defined in the Redevelopment Plan, terms used in this Redevelopment Plan shall have the same meaning as defined in the Borough Planning and Development Regulations.
- The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions and through agreements between the redeveloper and Borough pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
- The extent of the redeveloper’s responsibility for any installation or upgrade of infrastructure related to the development of the Redevelopment Area, or contribution thereto, shall, whether on-site or off-site, be subject to a redevelopment agreement with the Borough of Red Bank, as the municipal redevelopment agency.
- Any and all definitions contained within this Redevelopment Plan shall prevail. In the absence of a definition, the definition found within the Borough Planning and Development Regulations shall prevail. Any and all definitions inconsistent with N.J.S.A. 40A:12A-3 shall be considered invalid.
- A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Borough Ordinance and State law. Additionally, a redeveloper shall be required to pay their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Borough or its designated redevelopment entity as part of this Redevelopment Plan. Any such payments required to reimburse the Borough shall be specified in the redevelopment agreement.

The above provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

AMENDMENT TO ZONING MAP AND DEVELOPMENT REGULATIONS

The Borough Zoning Map is hereby amended to reference this Redevelopment Plan as a zoning district encompassing the Redevelopment Area in its entirety. Additionally, the listing of zoning districts in the Borough of Red Bank Planning and Development Regulations is hereby amended to include a reference to this Redevelopment Plan constituting such substitute zoning district.

Where specifically provided for herein, the development standards set forth in this Redevelopment Plan shall supersede the Planning and Development Regulations of the Borough of Red Bank. In all other instances, the Borough Planning and Development Regulations shall remain in full force and effect.

OTHER PROVISIONS

In accordance with the LRHL, the following statements are made:

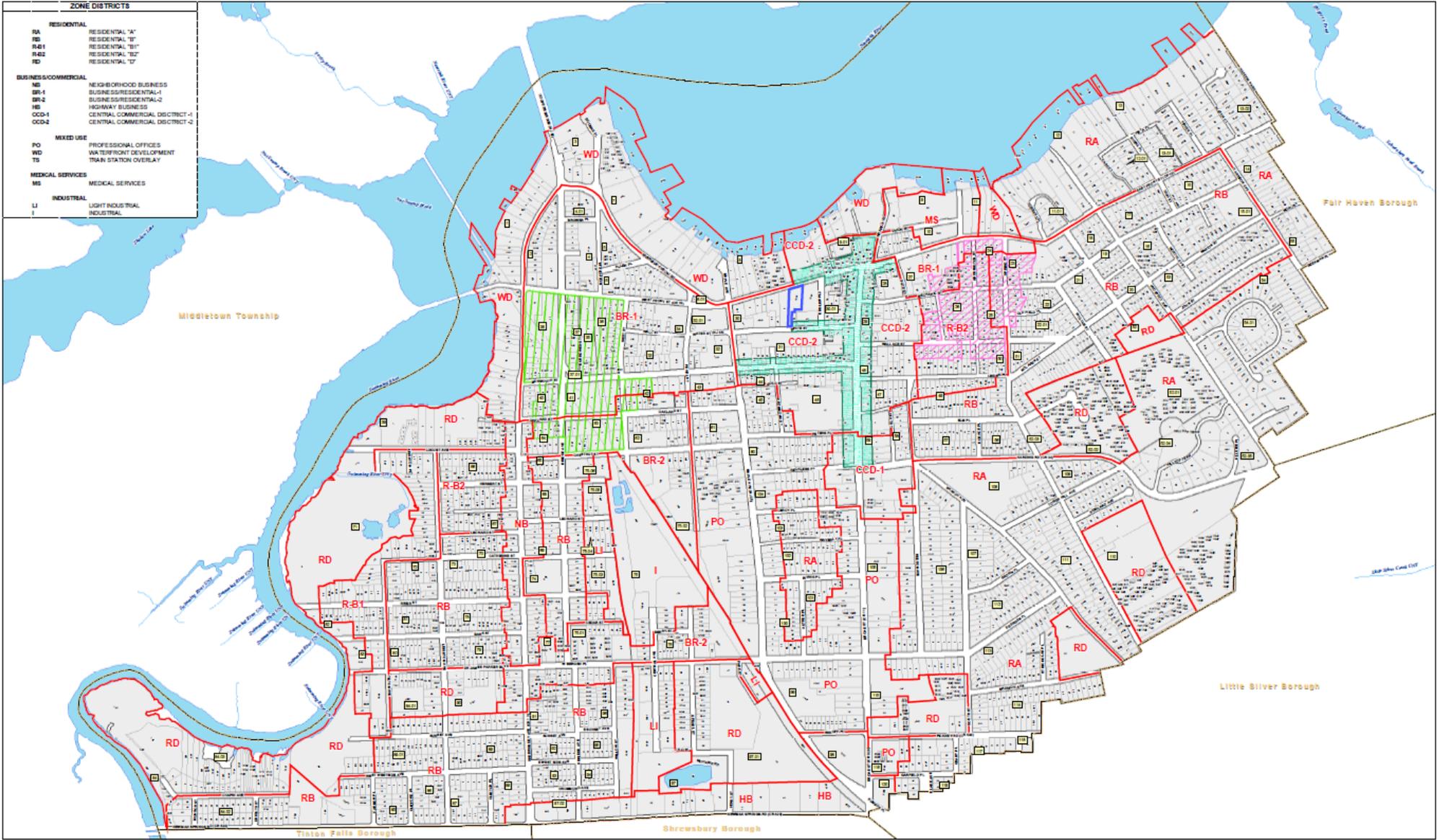
- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
- The Redevelopment Plan does not permit or require the acquisition of privately-owned property.
- The Redevelopment Plan is substantially consistent with the Master Plan for the Borough of Red Bank. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Borough Council or by a redeveloper or any of its successors or assignees, whereby land within the Redevelopment Area is restricted by the Borough Council, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in

the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Appendix A: Zoning Map Exhibit



ZONE DISTRICTS	
RESIDENTIAL	
RA	RESIDENTIAL "A"
RB	RESIDENTIAL "B"
R-B1	RESIDENTIAL "B1"
R-B2	RESIDENTIAL "B2"
RD	RESIDENTIAL "D"
BUSINESS/COMMERCIAL	
NB	NEIGHBORHOOD BUSINESS
BR-1	BUSINESS/RESIDENTIAL-1
BR-2	BUSINESS/RESIDENTIAL-2
HB	HIGHWAY BUSINESS
CCD-1	CENTRAL COMMERCIAL DISTRICT-1
CCD-2	CENTRAL COMMERCIAL DISTRICT-2
MIXED USE	
PO	PROFESSIONAL OFFICES
WD	WATERFRONT DEVELOPMENT
TS	TRAIN STATION OVERLAY
MEDICAL SERVICES	
MS	MEDICAL SERVICES
INDUSTRIAL	
LI	LIGHT INDUSTRIAL
I	INDUSTRIAL

TM 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365
ASSOCIATES
 0 250 500 1,000
 Feet
 Prepared by STV, February 3, 2010, last amended
 Source: NJDEP - 2009 The Permit Municipal Boundary System
 NJDOT - 2007 Roads Monmouth County GIS - Open Water
 File Path: \\10108\GIS\101010\GIS\Projects\2010\GIS\Zoning\Map2010.mxd

Zoning Boundary	Tax Block
Design District Overlay Zone	Block Number
Train Station Overlay District	Open Water
Washington Street Historic District	Stream
Tax Parcel	Municipal Boundary
55 West Front Street Redevelopment Area	

Resolute Morris, Mayor
 Borough of Red Bank
 Clerk
 Borough of Red Bank

Zoning Districts
Borough of Red Bank
Monmouth County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. This secondary product has not been verified by NJDEP and is not State-authorized.

ORDINANCE NO. 2016-24

**ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY
AMENDING AND SUPPLEMENTING THE ORDINANCES OF THE
BOROUGH OF RED BANK, CHAPTER 105
PERSONNEL POLICIES SECTION 105-3, "AUTHORITY"**

offered the following ordinance and moved its introduction:

BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter 105 of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "Personnel Policies" is hereby amended and supplemented as follows:

SECTION ONE:

- a. Section 105-3, "Authority" is amended and supplemented to the extent that the "Borough of Red Bank Personnel Policies and Procedures Manual, Draft Dated, September 28, 2016", which is hereby incorporated by reference, shall replace the Personnel Policies and Procedures Manual adopted by the Borough Council on May 2, 2005.
- b. The Personnel Policies and Procedures Manual adopted on May 2, 2005 shall remain in full force and effect until the effective date of this Ordinance.

SECTION TWO: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION THREE: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION FOUR: This Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 14, 2016

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-270

**A RESOLUTION APPOINTING MARTIN ALLEN AS SPECIAL COUNSEL FOR THE
BOROUGH IN REGARD TO RED BANK VERSUS RIVERVIEW MEDICAL CENTER**

offered the following resolution and moved its adoption:

WHEREAS, the Borough Council requires specialized legal representation in matters pertaining to Red Bank versus Riverview Medical Center; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, requires that the resolution and contract be made available for public inspection.

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

1. That Martin Allen of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. is hereby appointed as Special Counsel for the Borough Council in matters pertaining to Red Bank versus Riverview Medical Center.

2. That the Mayor is hereby authorized to execute and the Borough Clerk to attest to, respectively, an agreement with Martin Allen in accordance with the provisions of this resolution.

3. A notice of this action shall be printed once in the official newspaper of the Borough of Red Bank.

4. That a copy of the written determination of value by the Borough Administrator shall be placed on file with this resolution.

5. That a certified copy of this resolution shall be forwarded by the Borough Clerk to the Chief Financial Officer and Martin Allen of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C., 15 Mountain Blvd, Warren, NJ 07059.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-271**

A RESOLUTION AUTHORIZING SHARED SERVICES DEFENSE AGREEMENT FOR JOINT MEETING OF MUNICIPALITIES FOR JOINT DEFENSE AND REPRESENTATION IN THE MATTER OF THE PETITION OF JCP&L PURSUANT TO NJSA 40:55D-19 FOR A DETERMINATION THAT THE MONMOUTH COUNTY RELIABILITY PROJECT IS REASONABLY NECESSARY FOR THE SERVICE, CONVENIENCE OR WELFARE OF THE PUBLIC, BPU DOCKET NO. EO16080750

offered the following resolution and moved its adoption:

WHEREAS, pursuant to the Uniform Shared Services and Consolidation Act (NJSA 40A:65-1, *et seq.*), municipalities may for joint meetings to share various services; and

WHEREAS, pursuant to NJSA 48:2-32.2, the Borough of Red Bank (“Red Bank”) and other affected municipalities (“the Municipal Group”) wish to intervene in the Matter of the Petition of JCP&L Pursuant to NJSA 40:55D-19 for a Determination that the Monmouth County Reliability Project is Reasonably Necessary for the Service, Convenience or Welfare of the Public, BPU Docket No. EO16080750 (“the Petition”); and

WHEREAS, the Municipal Group wishes to enter into a Shared Services Defense Agreement (“Agreement”) to share resources and split expenses for the cost of special counsel and related experts to challenge JCP&L’s Petition while maintaining confidentiality in communications between government entities, their litigation control groups, counsel and experts; and

WHEREAS, the BOROUGH OF RED BANK represents approximately TEN (10%) percent of the total equalized assessed ratable value of the municipalities that make up the Municipal Group; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, State of New Jersey, that the Mayor is hereby authorized and directed to execute a Shared Services Defense Agreement pending approval by the Borough Attorney.

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Red Bank hereby authorizes the initial expenditure not to exceed TEN THOUSAND DOLLARS (\$10,000.00) with any additional expenses to be approved by Mayor and Council;

BE IT FURTHER RESOLVED that a copy of this resolution and the Agreement shall be transmitted to the Division of Local Government Services pursuant to NJSA 40A:65-4(b).

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-274

A RESOLUTION AUTHORIZING CURFEW FOR OCTOBER 30 AND 31, 2016

offered the following resolution and moved its adoption:

BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, County of Monmouth, State of New Jersey, that a curfew be imposed on all person under the age of 18 years on October 30 and 31, 2016 between the hours of 9:00 p.m. and 6:00 a.m. on all public streets, playgrounds, public buildings or places of business where the public is invited. This curfew will not apply to persons under the age of 18 years who are accompanied by their parent, guardian or other adult person having custody or control of them, are traveling from place of employment to their home, are traveling from a function sponsored by a religious, school, civic or other properly supervised event or program to their home, are traveling from a place at which a bonafide, supervised, social meeting, gathering or assemblage has taken place to their home.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 16-275

**RESOLUTION ACKNOWLEDGING RECEIPT OF BEST PRACTICES INVENTORY
AS PREPARED BY THE CHIEF FINANCIAL OFFICER**

offered the following resolution and moved its adoption:

WHEREAS, the State's Fiscal Year 2016 Appropriations Act requires the Division of Local Government Services to determine how much of each municipality's final five percent allocation of CMPTRA and ETR aid will be disbursed based on the results of a Best Practices Inventory to be completed by each municipality; and

WHEREAS, Chief Financial Officer Poulos has prepared the Best Practices Inventory and submitted it for review by the Governing Body as required; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank that it does hereby acknowledge receipt of the Best Practices Inventory as prepared by the CFO.

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to the Chief Financial Officer and to the Division of Local Government Services.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

RESOLUTION NO. 16-276

**RESOLUTION OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH,
STATE OF NEW JERSEY, ACCEPTING PERFORMANCE BOND ISSUED
BY OAKLAND SQUARE, LLC TO REPLACE A PERFORMANCE BOND
ISSUED BY STATION PLACE AT RB, LLC**

offered the following resolution and moved its adoption:

WHEREAS, pursuant to Zoning Board approval, the Applicant, Station Place at Red Bank, LLC (Block 42, Lots 1, 2, 2.01, 3, 4, 19, 20, and 21) was required to post \$420,588 in the form of an acceptable performance bond, and \$46,732 in cash, to secure the bonded improvements required on the property;

WHEREAS, on June 11, 2015, outside engineer for the Borough of Red Bank, T&M Associates, Edward W. Herrman, P.E., C.M.E. recommending the release of \$32,712.00 of the cash portion of the bond, as well as release of \$280,358 of the bond;

WHEREAS, the principal of Station Place at RB, LLC has indicated that the entity is to dissolve by the end of the year and Oakland Square, LLC to stand in its shoes moving forward;

WHEREAS, Oakland Square, LLC has issued a check in the amount of \$14,020.00 to replace the cash on file;

WHEREAS, the acceptance of this cash bond is permitted, in accordance with the provisions of the New Jersey Municipal Land Use Law and the Borough Land Use Ordinances:

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

1. That the governing body does hereby accept the cash bond in the form of a check, in the amount of \$14,020.00.
2. That a certified copy of this resolution be forwarded to the Chief Financial Officer, the Red Bank Planning Board, and the Applicant, Oakland Square, LLC.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 16-277

**A RESOLUTION REQUESTING APPROVAL OF SPECIAL ITEM OF REVENUE
AND APPROPRIATION ACCORDING TO N.J.S.A. 40A:4-87
(Click it or Ticket 2016 Seat Belt Mobilization--\$1,200.00)**

offered the following resolution and moved its adoption:

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Red Bank in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2016 in the sum of \$1,200.00, under the title of Click it or Ticket 2016 Seat Belt Mobilization,

BE IT FURTHER RESOLVED, that the like sum of \$1,200.00 is hereby appropriated under the caption of Click it or Ticket 2016 Seat Belt Mobilization; and

BE IT FURTHER RESOLVED, that the above is the result of funds from the National Highway Traffic Safety Administration in the amount of \$1,200.00.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

BOROUGH OF RED BANK

COUNTY OF MONMOUTH

RESOLUTION NO. 16-278

**A RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND
APPROPRIATION NJS 40A:4-87 – NJ 2016
(Body Armor Replacement Fund Program--\$3,707.94)**

offered the following resolution and moved its adoption:

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Red Bank in the County of Monmouth, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2016 in the sum of \$3,707.94, which is now available from the **State of New Jersey 2016 Body Armor Replacement Fund Program** in the amount of \$3,707.94.

BE IT FURTHER RESOLVED that the like sum of \$3,707.94 is hereby appropriated under the caption **State of New Jersey 2016 Body Armor Replacement Fund Program**.

BE IT FURTHER RESOLVED that the above is the result of funds from the **State of New Jersey 2016 Body Armor Replacement Fund Program** in the amount of \$3,707.94.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-279**

**A RESOLUTION AWARDING CONTRACT TO PRIME POINT FOR
PAYROLL AND HUMAN RESOURCES INFORMATION SERVICES**

offered the following resolution and moved its adoption:

WHEREAS, the Borough of Red Bank sought proposals through an RFP for Payroll and Human Resources Information Services; and

WHEREAS, the Borough received a proposal from Prime Point LLC

WHEREAS, the Borough Administrator and the Chief Financial Officer have reviewed the proposal and recommend awarding the Borough's Payroll and Human Resources Information Services contract to Prime Point LLC; and

WHEREAS, it is estimated that these services will not exceed \$39,000 annually, and the Chief Financial Officer has certified that there are sufficient funds available for these services.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Red Bank, State of New Jersey, that a contract is hereby awarded to Prime Point LLC for Payroll and Human Resources Information Services.

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized and requested to sign and deliver these contracts on behalf of the Borough of Red Bank;

BE IT FURTHER RESOLVED that the Clerk forward a certified true copy of this resolution to Prime Point LLC, 2 Springside Road, Mt Holly, NJ 08060, and the Borough Administrator and Chief Financial Officer

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

**BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-280**

**A RESOLUTION AMENDING TIME AND PLACE OF
BOROUGH COUNCIL MEETINGS FOR 2016**

offered the following resolution and moved its adoption:

WHEREAS, by Resolution No. 16-04 the Governing Body of the Borough of Red Bank confirmed the time and place of the Borough Council Meetings for 2016; and

WHEREAS, the Governing Body of the Borough of Red Bank desires to amend the schedule of the Borough council meetings previously confirmed by Resolution No. 16-04.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Red Bank that the meetings of the Mayor and Council of the Borough of Red Bank be held at 90 Monmouth Street, 1st Floor, Red Bank, New Jersey be amended as follows: (stricken text denotes deletions, underlined text denotes additions):

January 13, 2016	6:30 p.m.
January 27, 2016	6:30 p.m.
February 10, 2016	6:30 p.m.
February 24, 2016	6:30 p.m.
March 9, 2016	6:30 p.m.
March 23, 2016	6:30 p.m.
April 13, 2016	5:00 p.m.*
April 27, 2016	6:30 p.m.
May 11, 2016	6:30 p.m.
May 25, 2016	6:30 p.m.
June 8, 2016	6:30 p.m.
June 22, 2016	6:30 p.m.
July 13, 2016	6:30 p.m.
July 27, 2016	5:00 p.m.*
August 10, 2016	6:30 p.m.
August 24, 2016	6:30 p.m.
September 14, 2016	6:30 p.m.
September 28, 2016	6:30 p.m.
October 14, 2016	6:30 p.m.
October 26, 2016	6:30 p.m.
November 10, 2016 (Thursday) November 9, 2016	6:30 p.m.
November 21, 2016 (Monday)	5:00 p.m.*
December 14, 2016	6:30 p.m.
December 28, 2016	5:00 p.m.*

BE IT FURTHER RESOLVED that the meetings will open with workshop sessions and be followed immediately by regular meetings at which time formal actions may be taken;

BE IT FURTHER RESOLVED that the Clerk post a certified copy of this resolution on the bulletin board in Borough Hall, 90 Monmouth Street, Red Bank, New Jersey and a copy be sent to the Asbury Park Press, Star Ledger and Two River Times.

Seconded by _____ and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

BOROUGH OF RED BANK
COUNTY OF MONMOUTH
RESOLUTION NO. 16-

A RESOLUTION FOR PAYMENT OF BILLS AMOUNTING TO \$3,849,610.21

offered the following resolution and moved its adoption:

BE IT RESOLVED by the Mayor and Council that the bills be paid as on the attached check registers totaling \$3,849,610.21.

Seconded by

and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Burnham	()	()	()	()
Councilman Zipprich	()	()	()	()
Councilwoman Horgan	()	()	()	()
Councilwoman Schwabenbauer	()	()	()	()
Councilman Taylor	()	()	()	()
Councilman Whelan	()	()	()	()

Dated: October 26, 2016

Bill List October 26,2016

Borough of Red Bank

Current Operating Fund	1	Computer Checks	\$ 2,250,043.81
		Revenue \$	
		Manual Checks(1)	\$ 371,472.13
		Manual Checks(2)	\$ 9,375.14
		Manual Checks(3)	
		Subtotal	\$ 2,630,891.08
Grant Fund	2	Computer Checks	\$ 290.00
		Manual Checks(1)	\$ 11,887.97
		Manual Checks(2)	
		Subtotal	\$ 12,177.97
Capital Fund	C4	Computer Checks	\$ 9,877.26
		Manual Checks(1)	
		Manual Checks(2)	
		MCIA-Manual M-15	
		Subtotal	\$ 9,877.26
Water Operating	5	Computer Checks	\$ 2,434.66
		Manual Checks(1)	\$ 49,493.89
		Manual Checks-Projects(1)	
		Manual Checks(2)	
		Project Checks	
		Subtotal	\$ 51,928.55
Water Capital Fund	W6	Computer Checks	\$ 14,274.58
		Manual Checks(1)	\$ 1,830.19
		Manual Checks(2)	
		Subtotal	\$ 16,104.77
Parking Capital Fund	P8	Computer Checks	
		Manual Checks(1)	
		Manual Checks(2)	

Subtotal	\$	-
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Parking Operating

9	Computer Checks	\$	1,562.90
	Manual Checks(1)	\$	7,478.48
	Manual Checks(2)		
	Subtotal	\$	9,041.38

Park & Rec Trust

21	Computer Checks		
	Manual Checks(1)		
	Manual Checks(2)		
	Subtotal	\$	-

Trust

T12	Computer Checks	\$	5,308.20
	Manual Checks(1)	\$	25,607.50
	Manual Checks(2)		
	Subtotal	\$	30,915.70

TTL

T13	Computer Checks	\$	662.38
	Manual Checks(1)		
	Manual Checks(2)		
	Subtotal	\$	662.38

RCA

T14	Computer Checks		
	Manual Checks(1)	\$	217.68
	Manual Checks(2)		
	Subtotal	\$	217.68

Animal

15	Computer Checks	\$	22.50
	Manual Checks(1)	\$	100.00

		manual Checks(2)		
		Subtotal	\$	122.50
Law Enforcement	16	Computer Checks Manual Checks(1) manual Checks(2)		
		Subtotal	\$	-
Unemployment	T17	Computer Checks Manual Checks(1) Manual Checks(2)		
		Subtotal	\$	-
Coah	T18	Computer Checks Manual Checks(1) manual Checks(2)		
		Subtotal	\$	-
Online Liens	T19	Computer Checks Manual Checks(1) Manual Checks(2)		
		Subtotal	\$	-
Escrow	E20	Computer Checks Manual Checks(2) Billed with Project ID Manual Checks(project)	\$	31,492.84
		Subtotal	\$	31,492.84
Recreation Trust(VNB)	T-23	Computer Checks Manual Checks(1)	\$	1,227.72

Manual Checks(2)

Subtotal	\$ 1,227.72
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MCIA

Computer Checks	\$ 54,950.38
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Manual Checks(1)

Manual Checks(2)

MCIA M-15 CAPITAL

Subtotal	\$ 54,950.38
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Total Computer Checks	\$ 2,340,654.39
Total Revenue \$	\$ -
Total Manual Checks(1)	\$ 468,087.84
Total Manual Checks(2)	\$ 9,375.14
Total Manual Checks(3)	\$ -
Water Projects	\$ -
Escrow Projects	\$ 31,492.84

Total Manual Checks(1)	\$ 468,087.84
Total Manual Checks(2)	\$ 9,375.14
Total Manual Checks(3)	\$ -
Total Computer Checks	\$ 2,372,147.23
PAYROLL ACCOUNTS #T-22	\$ 3,363.84

Minus Void Checks

Check Register Total	\$ 2,852,974.05
PAYROLL ACCOUNTS #T-22	\$ (3,363.84)
Grand Total	\$ 2,849,610.21

Range of Checking Accts: First to Last Range of Check Dates: 10/17/16 to 10/26/16
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CAPITAL ACCOUNT		CAPITAL ACCOUNT-SSB			
2120	10/26/16	T0004 T&M ASSOCIATES	9,877.26		9255

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	9,877.26	.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	9,877.26	0.00

CURRENT -VALLEY	CURRENT OPERATING-VALLEY BK			
6003	10/17/16	B0019	BOROUGH OF RED BANK,PAYROLL AC	356,871.57 9238
6004	10/17/16	A0028	AMERICAN WEAR INDUST.UNIFORM	7.50 9245
6005	10/19/16	A0223	AT&T (BOX 105068)	31.94 9249
6006	10/19/16	J0045	JCP&L	14,561.12 9249
6007	10/21/16	V0052	VFIS	9,375.14 9250
6008	10/26/16	10016	CATHERINE HUBBARD	125.00 9251
6009	10/26/16	91309	National Parts Supply	205.91 9251
6010	10/26/16	A0028	AMERICAN WEAR INDUST.UNIFORM	423.90 9251
6011	10/26/16	A0253	AMAZON.COM	0.00 10/26/16 VOID 0
6012	10/26/16	A0253	AMAZON.COM	1,687.16 9251
6013	10/26/16	B0149	JAMES N.BUTLER JR ESQ	2,400.00 9251
6014	10/26/16	B0178	BYRNES O'HERN LLC	67.50 9251
6015	10/26/16	C0001	JAMES CLAYTON	347.80 9251
6016	10/26/16	C0037	CITY CENTRE PLAZA LLC	253.00 9251
6017	10/26/16	C0347	ELLEN CLAYTON	609.00 9251
6018	10/26/16	D0178	DYNAMIC TESTING SERVICE	260.00 9251
6019	10/26/16	D0331	DELISA DEMOLITION INC	78,113.85 9251
6020	10/26/16	E0038	EMR POWER SYSTEMS LLC	3,800.00 9251
6021	10/26/16	G0021	GREENLEAF LANDSCAPING	476.40 9251
6022	10/26/16	G0161	IVAN GRILLI	532.80 9251
6023	10/26/16	G0163	GILMORE & MOHAHAN	5,666.77 9251
6024	10/26/16	G0167	Gluckwalrath LLP	12,130.36 9251
6025	10/26/16	J0012	JERSEY STATE CONTROLS	387.00 9251
6026	10/26/16	J0090	JOSHUA MARCUS GROUP LLC	1,740.00 9251
6027	10/26/16	L0006	LANIGAN ASSOCIATES	600.00 9251
6028	10/26/16	L0043	MICHAEL R LECKSTEIN ESQ	350.00 9251
6029	10/26/16	M0040	MONMOUTH BUILDING CENTER	45.41 9251
6030	10/26/16	M0067	MUNICIPAL COURT ADMIN ASSOC NJ	75.00 9251
6031	10/26/16	M0098	MONMOUTH TRUCK EQUIPMENT	24.20 9251
6032	10/26/16	M0366	MONOC - Monmouth Ocean Hospita	5,000.00 9251
6033	10/26/16	N0012	NATIONAL FIRE PROTECTION ASSOC	2,610.00 9251
6034	10/26/16	N0244	NATIONAL PARTS SUPPLY CO.	336.70 9251
6035	10/26/16	P0015	POTTER & SON	1,114.00 9251
6036	10/26/16	P0155	PARTY PERFECT RENTALS	1,325.00 9251
6037	10/26/16	R0012	RED BANK REGIONAL BOE	770,755.75 9251
6038	10/26/16	R0013	RED BANK BOARD OF EDUCATION	1,336,907.67 9251
6039	10/26/16	R0081	RED BANK SELF STORAGE	460.00 9251
6040	10/26/16	R0191	ROK INDUSTRIES INC	2,880.00 9251
6041	10/26/16	S0009	SHREWSBURY AUTO PARTS INC	676.00 9251
6042	10/26/16	S0020	STAVOLA ASPHALT COMPANY INC	675.84 9251
6043	10/26/16	T0004	T&M ASSOCIATES	2,847.72 9251

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT -VALLEY CURRENT OPERATING-VALLEY BK Continued					
6044	10/26/16	U0032 UNITED PARCEL SERV STORE 3488	10.10		9251
6045	10/26/16	U0063 UNITED SOCCER ACADEMY INC	2,220.00		9251
6046	10/26/16	V0005 VNA-CJ	6,182.44		9251
6047	10/26/16	W0001 WATCHUNG SPRING WATER CO	75.65		9251
6048	10/26/16	W0037 GEORGE WALL LINCOLN MERCURY	3,317.06		9251
6049	10/26/16	W0070 KEVIN P WIGENTON ESQ	1,420.00		9251
6050	10/26/16	W0075 W.B.MASON CO INC	583.82		9251
6051	10/26/16	W0104 MIKE WALSH	325.00		9251

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	48	1	2,630,891.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	48	1	2,630,891.08	0.00

DEVELESCROW	DEVELOPERS	ESCROW-COMMERCE BK	Amount Paid	Amount Void	Ref Num
3156	10/26/16	160009 OCEAN FOOD & FUELS LLC	40.75		9254
3157	10/26/16	160099 ADAM COHEN	28.01		9254
3158	10/26/16	160102 224 MAPLE AVE LLC	91.28		9254
3159	10/26/16	160103 BROAD ST REALY ASSOC	838.77		9254
3160	10/26/16	160105 KAILUA-KONA REALTY LLC	186.77		9254
3161	10/26/16	B0018 BOROUGH OF RED BANK,CURRENT AC	1,223.91		9254
3162	10/26/16	G0167 GluckWalrath LLP	5,635.32		9254
3163	10/26/16	K0022 KEVIN E KENNEDY ESQ	1,032.00		9254
3164	10/26/16	L0043 MICHAEL R LECKSTEIN ESQ	337.50		9254
3165	10/26/16	T0004 T&M ASSOCIATES	0.00	10/26/16 VOID	0
3166	10/26/16	T0004 T&M ASSOCIATES	0.00	10/26/16 VOID	0
3167	10/26/16	T0004 T&M ASSOCIATES	0.00	10/26/16 VOID	0
3168	10/26/16	T0004 T&M ASSOCIATES	22,078.53		9254

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	10	3	31,492.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	10	3	31,492.84	0.00

DOG LICENSE AC	DOG LICENSE A/C-SSB	Amount Paid	Amount Void	Ref Num
1823	10/17/16 B0019 BOROUGH OF RED BANK,PAYROLL AC	100.00		9237
1824	10/26/16 A0028 AMERICAN WEAR INDUST.UNIFORM	22.50		9260

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	122.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	122.50	0.00

GRANT FUND-VNB	GRANT FUND-VALLEY NATIONAL	Amount Paid	Amount Void	Ref Num
1138	10/17/16 B0019 BOROUGH OF RED BANK,PAYROLL AC	11,887.97		9243
1139	10/26/16 R0021 BENNY ROUNDTREE	250.00		9256
1140	10/26/16 W0006 WESTERN PEST SERVICE	40.00		9256

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GRANT FUND-VNB GRANT FUND-VALLEY NATIONAL Continued					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	3	0	12,177.97	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	3	0	12,177.97	0.00
MCIA LEASE MCIA NON CASH MEMO ONLY					
675	10/26/16	G0166 GRAYBAR ELECTRIC COMPANY INC	1,531.92		9257
676	10/26/16	L0103 L-3 COMMUNICATIONS MOBILE	5,240.46		9257
677	10/26/16	W0010 WINNER FORD OF CHERRY HILL	48,178.00		9257
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	3	0	54,950.38	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	3	0	54,950.38	0.00
PAYROLL PAYROLL ACCOUNT					
1986	10/18/16	B0211 BOSTON MUTUAL LIFE INSURANCE C	187.62		9247
1987	10/18/16	A0314 AFLAC	3,176.22		9247
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	3,363.84	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	3,363.84	0.00
PKINGOP2RIVER PARKING OPERATING TWO RIVER BK					
1241	10/17/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	7,478.48		9240
1242	10/26/16	A0028 AMERICAN WEAR INDUST.UNIFORM	95.40		9253
1243	10/26/16	D0178 DYNAMIC TESTING SERVICE	80.00		9253
1244	10/26/16	G0138 GLENCO SUPPLY INC	1,387.50		9253
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	0	9,041.38	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	4	0	9,041.38	0.00
RECREATION-VNB RECREATION TRUST-VNB					
1031	10/26/16	A0324 ATLANTIC CITY INSTRUMENT RENTA	500.00		9261
1032	10/26/16	W0093 WESTSIDE TRACK & FIELD	727.72		9261
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	1,227.72	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	1,227.72	0.00
TRUST ACCOUNT TRUST ACCOUNT-SSB					
4960	10/17/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	25,607.50		9241
4961	10/26/16	93288 AM-PM TOWING INC	460.00		9258
4962	10/26/16	A0028 AMERICAN WEAR INDUST.UNIFORM	47.70		9258
4963	10/26/16	A0099 ANTHONY'S AUTO BODY	410.00		9258
4964	10/26/16	C0026 CENTRAL TOWING & RECOVERY	400.00		9258
4965	10/26/16	C0246 CONTINENTAL FIRE & SAFETY INC	180.50		9258
4966	10/26/16	G0146 THE GREEN LEAF PET RESORT	145.00		9258

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TRUST ACCOUNT TRUST ACCOUNT-SSB Continued					
4967	10/26/16	L0097 L & M AUTO CENTER	165.00		9258
4968	10/26/16	T0204 TOWER FUND SERVICES/CUST EBURY	1,000.00		9258
4969	10/26/16	W0118 MONMOUTH WIRE RECYCLING CO INC	2,500.00		9258
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 10	0	30,915.70	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 10	0	30,915.70	0.00
TTL REDEMPTION TAX LIEN REDEMPTION					
3416	10/26/16	IN0204 TOWER FUND SERVICES/CUST EBURY	21.93		9259
3417	10/26/16	T0204 TOWER FUND SERVICES/CUST EBURY	640.45		9259
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 2	0	662.38	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 2	0	662.38	0.00
TWO RIVERS RCA WITH MANALAPAN					
1798	10/17/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	217.68		9242
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 1	0	217.68	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 1	0	217.68	0.00
WATER CAPITAL WATER/SEWER CAPITAL-SSB					
1819	10/17/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	810.00		9244
1820	10/17/16	T0004 T&M ASSOCIATES	1,020.19		9246
1821	10/26/16	T0004 T&M ASSOCIATES	14,274.58		9262
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 3	0	16,104.77	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 3	0	16,104.77	0.00
WATER OPERATING WATER OPERATING SSB					
9483	10/17/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	34,411.29		9239
9484	10/19/16	B0010 VERIZON	968.34		9248
9485	10/19/16	C0244 COMCAST	124.85		9248
9486	10/19/16	J0045 JCP&L	11,808.73		9248
9487	10/19/16	N0014 NJ AMERICAN WATER COMPANY	2,103.65		9248
9488	10/19/16	V0051 VERIZON COMM.(15124)	77.03		9248
9489	10/26/16	A0028 AMERICAN WEAR INDUST.UNIFORM	213.30		9252
9490	10/26/16	D0178 DYNAMIC TESTING SERVICE	160.00		9252
9491	10/26/16	R0179 E RUNYTON T/A AQUATIC SERV	1,945.00		9252
9492	10/26/16	W0001 WATCHUNG SPRING WATER CO	116.36		9252

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
WATER OPERATING WATER OPERATING SSB					
Continued					
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	10	0	51,928.55	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	10	0	51,928.55	0.00
Report Totals					
	Checks:	101	4	2,852,974.05	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	101	4	2,852,974.05	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	2,630,891.08	0.00	0.00	2,630,891.08
	6-05	51,928.55	0.00	0.00	51,928.55
	6-09	<u>9,041.38</u>	<u>0.00</u>	<u>0.00</u>	<u>9,041.38</u>
Year Total:		2,691,861.01	0.00	0.00	2,691,861.01
	C-04	9,877.26	0.00	0.00	9,877.26
	G-01	3,154.84	0.00	0.00	3,154.84
	G-02	<u>9,023.13</u>	<u>0.00</u>	<u>0.00</u>	<u>9,023.13</u>
Year Total:		12,177.97	0.00	0.00	12,177.97
	M-11	1,399.17	0.00	0.00	1,399.17
	M-13	1,098.93	0.00	0.00	1,098.93
	M-15	<u>52,452.28</u>	<u>0.00</u>	<u>0.00</u>	<u>52,452.28</u>
Year Total:		54,950.38	0.00	0.00	54,950.38
	T-12	30,915.70	0.00	0.00	30,915.70
	T-13	662.38	0.00	0.00	662.38
	T-14	217.68	0.00	0.00	217.68
ANIMAL CONTROL TRUST FUND	T-15	122.50	0.00	0.00	122.50
PAYROLL FUND BUDGET	T-22	3,363.84	0.00	0.00	3,363.84
RECREATION TRUST	T-23	<u>1,227.72</u>	<u>0.00</u>	<u>0.00</u>	<u>1,227.72</u>
Year Total:		36,509.82	0.00	0.00	36,509.82
	W-06	16,104.77	0.00	0.00	16,104.77
Total of All Funds:		<u>2,821,481.21</u>	<u>0.00</u>	<u>0.00</u>	<u>2,821,481.21</u>

Project Description	Project No.	Project Total
inspection Rivermedical Center	PI11160	965.86
Inspection Asha Realty One, LL	PI11286	123.88
Inspection 48 Reckless,LLC	PI11300	388.76
Inspection - Butch's Automatic	PI11413	3,833.61
Inspection - Rega 325 Broad St	PI11726	3,002.91
Inspection - William Duckworth	PI8059	478.25
Review - 224 Maple Ave. LLC	PR10691	91.28
Review Total Storage Concepts	PR11423	160.05
Review Taina Corp dba Buona Se	PR11611	337.50
Review Meridian Hospitals Corp	PR11655	2,206.11
Review - Rega 325 Broad St LLC	PR11726	361.00
Review - Denholtz Associates	PR11865	4,591.43
Review - Wells Fargo Bank, NA	PR11940	451.95
Redeve-55 w front st	RR11233	5,635.32
Insp-Home & Land Dev. %Farkouh	ZI11323	772.73
INSPECTION-BROAD ST REALTY AS	ZI8939	30.90
INSPECTION-MW RED BANK LLC	ZI9836	451.97
Review Conte	ZR10336	1,156.25
Ocean Food & Fuels LLC	ZR10919	40.75
Review - Sound Storage, LLC.	ZR11595A	794.52
Review Cohen	ZR11608	28.01
Review Kailua-Kona	ZR11682	186.77
Review - Courtyard of Red Bank	ZR11743	2,255.91
Review - Count Basie Theatre	ZR11770	1,747.50
Rev-Fortune Sq/Yellow Brook	ZR11871	591.75
Review=Broad Street Realty Asc	ZR8939	807.87
Total of All Projects:		<u>31,492.84</u>