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  - 13.I. 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. (Public Hearing Carried From 10/26/2016)

Documents:

[2016-23 FINAL.PDF](#)  
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14. RESOLUTIONS

- 14.I. 16-293 A Resolution Authorizing Renewal Of Plenary Retail Distribution Licenses For 2016-2017.

Documents:

[16-293.PDF](#)

15. PROCLAMATIONS

16. PAYMENT OF VOUCHERS

- 16.I. A Resolution For Payment Of Bills Amounting To \$ 6,029,456.12.

Documents:

[BILL LIST 11-21-16.PDF](#)

17. OLD BUSINESS

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20. EXECUTIVE SESSION

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**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 adoption:

**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: November 21, 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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## **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  
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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 feet<sup>1</sup>
  - c. Side yard (combined): 25 feet<sup>1</sup>
  - 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.

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<sup>1</sup> 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:

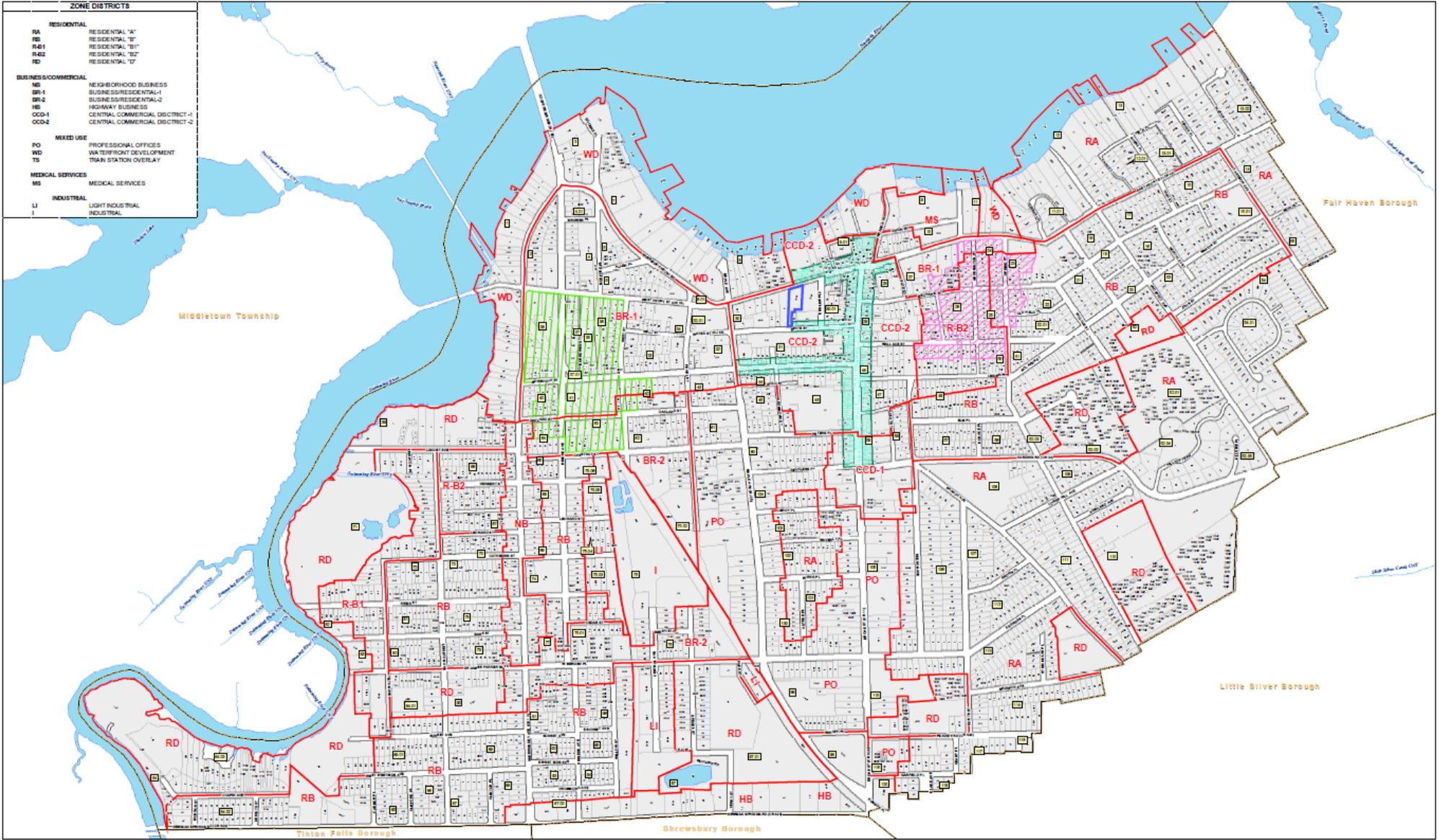
- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities, and other public improvements. The Plan has laid out various 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	

**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.

**BOROUGH OF RED BANK**

**COUNTY OF MONMOUTH**

**RESOLUTION NO. 16-293**

**A RESOLUTION AUTHORIZING RENEWAL OF  
PLENARY RETAIL DISTRIBUTION LICENSES FOR 2016-2017**

offered the following resolution and moved its adoption:

**BE IT RESOLVED** by the Mayor and Council of the Borough of Red Bank that the following Plenary Retail Distribution Licenses issued for the period July 1, 2016 through June 30, 2017 are hereby renewed:

1340-44-009-005 SSF2 LLC (t/a A1 Liquors – formerly Yogi's) Inactive

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: November 21, 2016

Range of Checking Accts: First to Last Range of Check Dates: 11/10/16 to 11/21/16  
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					
2122	11/21/16	S0287 SHI INTERNATIONAL CORP	137,026.65		9332
2123	11/21/16	W0115 MASER CONSULTING P.A	2,355.00		9332

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	139,381.65	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	139,381.65	0.00

CURRENT -VALLEY	CURRENT OPERATING-VALLEY BK	Amount Paid	Reconciled/Void	Ref Num
6132	11/10/16 A0223 AT&T (BOX 105068)	153.14		9309
6133	11/10/16 C0244 COMCAST	143.76		9309
6134	11/10/16 J0045 JCP&L	1,544.32		9309
6135	11/10/16 M0205 MONMOUTH TELECOM	201.23		9309
6136	11/10/16 N0021 NEW JERSEY NATURAL GAS CO	543.84		9309
6137	11/10/16 V0040 VERIZON WIRELESS (PA25505)	2,226.19		9309
6138	11/10/16 B0019 BOROUGH OF RED BANK,PAYROLL AC	624,276.36		9310
6139	11/15/16 M0048 MON CTY BOARD OF TAXATION	1,544,660.16		9319
6140	11/15/16 T0040 TREAS.ST OF NJ,DIV.REVENUE(417	86.00		9319
6141	11/15/16 T0178 TWO RIVER COMMUNITY BANK	8,692.60		9319
6142	11/15/16 U0050 US BANK	428,700.00		9319
6143	11/17/16 A0223 AT&T (BOX 105068)	31.94		9320
6144	11/17/16 J0045 JCP&L	14,609.16		9320
6145	11/21/16 91309 National Parts Supply	379.30		9329
6146	11/21/16 A0017 GENE J ANTHONY ESQ	839.55		9329
6147	11/21/16 A0028 AMERICAN WEAR INDUST.UNIFORM	423.90		9329
6148	11/21/16 B0020 BOROUGH OF RED BANK,WATER	192.56		9329
6149	11/21/16 B0107 BAKER & TAYLOR BOOKS W510486	0.00	11/21/16 VOID	0
6150	11/21/16 B0107 BAKER & TAYLOR BOOKS W510486	996.30		9329
6151	11/21/16 B0149 JAMES N.BUTLER JR ESQ	2,400.00		9329
6152	11/21/16 B0157 BULLET LOCKSMITH	263.80		9329
6153	11/21/16 B0178 BYRNES O'HERN LLC	634.50		9329
6154	11/21/16 B0216 ALAN BENEZRA	162.87		9329
6155	11/21/16 C0001 JAMES CLAYTON	347.80		9329
6156	11/21/16 C0037 CITY CENTRE PLAZA LLC	253.00		9329
6157	11/21/16 C0060 SHORE BUSINESS SOLUTIONS	720.68		9329
6158	11/21/16 D0153 JENNIFER DIODATO-HERNANDEZ	18.90		9329
6159	11/21/16 D0163 DYMATION CORPORATION	276.00		9329
6160	11/21/16 D0181 DCRP-NJ DIV PENSION/BENEFITS	435.24		9329
6161	11/21/16 D0188 DANIEL J DI BENEDETTO	350.00		9329
6162	11/21/16 D0331 DELISA DEMOLITION INC	75,411.35		9329
6163	11/21/16 D0337 DEPOLINK II LLC	844.50		9329
6164	11/21/16 E0012 ELECTRO MAINTENANCE INC	1,677.00		9329
6165	11/21/16 E00193 EVA BIVIANO	18.90		9329
6166	11/21/16 F0174 FIREHOUSE SOFTWARE	2,930.00		9329
6167	11/21/16 G0033 GALE GROUP	296.40		9329
6168	11/21/16 G0159 GOLD TYPE BUSINESS MACHINES	418.60		9329
6169	11/21/16 G0161 IVAN GRILLI	532.80		9329
6170	11/21/16 J0020 JERSEY ELEVATOR CO INC	364.75		9329
6171	11/21/16 J0118 JESCO	123.68		9329
6172	11/21/16 J0133 JERSEY WHOLESALE TIRE	4,552.00		9329

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT -VALLEY CURRENT OPERATING-VALLEY BK Continued					
6173	11/21/16	L0006 LANIGAN ASSOCIATES	1,099.20		9329
6174	11/21/16	L0043 MICHAEL R LECKSTEIN ESQ	350.00		9329
6175	11/21/16	M0024 MGL PRINTING SOLUTIONS	155.00		9329
6176	11/21/16	M0309 MID-ATLANTIC TRUCK CENTER	1,120.00		9329
6177	11/21/16	M0366 MONOC - Monmouth Ocean Hospita	2,500.00		9329
6178	11/21/16	N0236 NJ CRIMINAL INTERDICTION LLC	350.00		9329
6179	11/21/16	N0250 NORCIA CORPORATION	3,074.08		9329
6180	11/21/16	R0012 RED BANK REGIONAL BOE	770,755.75		9329
6181	11/21/16	R0013 RED BANK BOARD OF EDUCATION	1,587,970.17		9329
6182	11/21/16	R0028 RED BANK VETERINARY HOSPITAL	65.30		9329
6183	11/21/16	R0187 RECORDED BOOKS	200.96		9329
6184	11/21/16	S0009 SHREWSBURY AUTO PARTS INC	53.30		9329
6185	11/21/16	S0238 STAPLES	461.46		9329
6186	11/21/16	T0004 T&M ASSOCIATES	500.00		9329
6187	11/21/16	T0199 TEST RITE	1,800.00		9329
6188	11/21/16	W0070 KEVIN P WIGENTON ESQ	1,420.00		9329
6189	11/21/16	W0075 W.B.MASON CO INC	275.36		9329
6190	11/21/16	W0111 WAGE WORKS	75.00		9329
6191	11/21/16	W0115 MASER CONSULTING P.A	3,982.50		9329
6192	11/21/16	X0003 XEROX CORPORATION	358.30		9329

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	60	1	5,098,299.46	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	60	1	5,098,299.46	0.00

DEVELESCROW DEVELOPERS ESCROW-COMMERCE BK					
3175	11/21/16	12079 ACELERO LEARNING CENTER	5,021.02		9340
3176	11/21/16	160106 ATLANTIC CLUB RED BANK	365.00		9340
3177	11/21/16	B0018 BOROUGH OF RED BANK,CURRENT AC	1,042.59		9340
3178	11/21/16	L0043 MICHAEL R LECKSTEIN ESQ	382.05		9340
3179	11/21/16	T0004 T&M ASSOCIATES	0.00	11/21/16 VOID	0
3180	11/21/16	T0004 T&M ASSOCIATES	0.00	11/21/16 VOID	0
3181	11/21/16	T0004 T&M ASSOCIATES	16,084.18		9340

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	2	22,894.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	2	22,894.84	0.00

DOG LICENSE AC DOG LICENSE A/C-SSB					
1829	11/21/16	A0028 AMERICAN WEAR INDUST.UNIFORM	22.50		9336
1830	11/21/16	M0202 MONMOUTH COUNTY SPCA	1,115.00		9336

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,137.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,137.50	0.00

GRANT FUND-VNB GRANT FUND-VALLEY NATIONAL					
1145	11/10/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	10,833.57		9314
1146	11/21/16	F0025 FOODTOWN RB	82.21		9333
1147	11/21/16	R0021 BENNY ROUNDTREE	250.00		9333

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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GRANT FUND-VNB GRANT FUND-VALLEY NATIONAL Continued

1148	11/21/16	R0094 JACQUELINE REYNOLDS	42.77		9333
1149	11/21/16	W0006 WESTERN PEST SERVICE	40.00		9333

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	11,248.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	11,248.55	0.00

MCIA LEASE MCIA NON CASH MEMO ONLY

680	11/21/16	S0287 SHI INTERNATIONAL CORP	881.43		9334
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Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	881.43	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	881.43	0.00

PARKSRECTRUST PARKS & REC TRUST-TWO RIVER

1027	11/21/16	E0012 ELECTRO MAINTENANCE INC	70,000.00		9337
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Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	70,000.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	70,000.00	0.00

PKINGOP2RIVER PARKING OPERATING TWO RIVER BK

1254	11/10/16	V0040 VERIZON WIRELESS (PA25505)	169.58		9308
1255	11/15/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	6,514.27		9316
1256	11/15/16	B0020 BOROUGH OF RED BANK,WATER	15,975.00		9318
1257	11/21/16	A0028 AMERICAN WEAR INDUST.UNIFORM	95.40		9331
1258	11/21/16	B0216 ALAN BENEZRA	11.03		9331
1259	11/21/16	G0023 Gardaworld	210.40		9331
1260	11/21/16	G0159 GOLD TYPE BUSINESS MACHINES	437.58		9331
1261	11/21/16	I0080 INTERGRATED TECHNIAL SYSTEM IN	1,485.00		9331

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	8	0	24,898.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	8	0	24,898.26	0.00

TRUST ACCOUNT TRUST ACCOUNT-SSB

4979	11/10/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	13,592.50		9312
4980	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	1,800.00		9324
4981	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	100.00		9325
4982	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	1,800.00		9326
4983	11/21/16	A0028 AMERICAN WEAR INDUST.UNIFORM	47.70		9335
4984	11/21/16	R0028 RED BANK VETERINARY HOSPITAL	455.29		9335

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	17,795.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	17,795.49	0.00

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>TTL REDEMPTION TAX LIEN REDEMPTION</b>					
3428	11/21/16	IN0067 US BANK CUST BV002 TRST&CRDTRS	35.69		9327
3429	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	1,796.69		9327
3430	11/21/16	IN0067 US BANK CUST BV002 TRST&CRDTRS	65.67		9328
3431	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	3,295.47		9328
3432	11/21/16	U0067 US BANK CUST BV002 TRST&CRDT	196.92		9339
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	5,390.44	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	5,390.44	0.00
<b>TWO RIVERS RCA WITH MANALAPAN</b>					
1800	11/10/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	217.68		9313
<b>Checking Account Totals</b>					
		<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
<b>WATER CAPITAL WATER/SEWER CAPITAL-SSB</b>					
1826	11/10/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	540.00		9315
1827	11/21/16	N0252 National Metering Serv, Inc.	361,941.44		9338
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	362,481.44	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	362,481.44	0.00
<b>WATER OPERATING WATER OPERATING SSB</b>					
9528	11/10/16	V0040 VERIZON WIRELESS (PA25505)	76.02		9307
9529	11/10/16	B0019 BOROUGH OF RED BANK,PAYROLL AC	35,343.30		9311
9530	11/15/16	U0050 US BANK	210,675.00		9317
9531	11/17/16	J0045 JCP&L	15,118.33		9321
9532	11/17/16	N0014 NJ AMERICAN WATER COMPANY	2,169.62		9321
9533	11/17/16	N0239 AMERICAN WATER	51.86		9321
9534	11/21/16	W0021 MARK WOSZCZAK MECHANICAL CONT.	3,890.00		9322
9535	11/21/16	W0021 MARK WOSZCZAK MECHANICAL CONT.	4,390.00		9323
9536	11/21/16	91309 National Parts Supply	163.33		9330
9537	11/21/16	A0028 AMERICAN WEAR INDUST.UNIFORM	213.30		9330
9538	11/21/16	B0216 ALAN BENEZRA	51.10		9330
9539	11/21/16	E0078 EAGLE EQUIPMENT	1,259.52		9330
9540	11/21/16	J0133 JERSEY WHOLESALE TIRE	1,176.00		9330
9541	11/21/16	P0148 PIERCE EAGLE EQUIPMENT CO	252.00		9330
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	14	0	274,829.38	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	14	0	274,829.38	0.00

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
Continued					
WATER OPERATING		WATER OPERATING	SSB		
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u> <u>Amount Void</u>
	Checks:		112	3	6,029,456.12      0.00
	Direct Deposit:		0	0	0.00      0.00
	Total:		<u>112</u>	<u>3</u>	<u>6,029,456.12</u> <u>0.00</u>

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	6-01	5,098,299.46	0.00	0.00	5,098,299.46
	6-05	267,749.38	0.00	0.00	267,749.38
	6-09	24,898.26	0.00	0.00	24,898.26
Year Total:		5,390,947.10	0.00	0.00	5,390,947.10
	C-04	139,381.65	0.00	0.00	139,381.65
	G-01	2,144.60	0.00	0.00	2,144.60
	G-02	9,103.95	0.00	0.00	9,103.95
Year Total:		11,248.55	0.00	0.00	11,248.55
	M-15	881.43	0.00	0.00	881.43
	T-12	17,795.49	0.00	0.00	17,795.49
	T-13	5,390.44	0.00	0.00	5,390.44
	T-14	217.68	0.00	0.00	217.68
ANIMAL CONTROL TRUST FUND	T-15	1,137.50	0.00	0.00	1,137.50
PARKS & REC TRUST	T-21	70,000.00	0.00	0.00	70,000.00
Year Total:		94,541.11	0.00	0.00	94,541.11
	W-06	362,481.44	0.00	0.00	362,481.44
Total of All Funds:		5,999,481.28	0.00	0.00	5,999,481.28

Project Description	Project No.	Project Total
inspection Rivermedical Center	PI11160	2,389.25
Inspection - Butch's Automatic	PI11413	1,088.00
Inspection - Rega 325 Broad St	PI11726	1,128.40
R Bank Capital LLC	PR10489	6,145.97
Review Atlantic Club Red Bank	PR11117	365.00
Review - Denholtz Associates	PR11865	3,262.09
WTR LINE-34 LEIGHTON AVE	WTR0000211	3,190.00
WTR LINE 169 RIVER STREET	WTR0000212	3,890.00
Bond - Acelero Learning	ZB9098	5,021.02
Insp-Station Place at RB LLC	ZI10411	321.40
Review Conte	ZR10336	731.65
Rev-Fortune Sq/Yellow Brook	ZR11871	1,399.47
Review-Home&LandDevelopment(2)	ZR11952	1,042.59
Total Of All Projects:		<u>29,974.84</u>