

1. Flag Salute
2. Sunshine Statement
3. Roll Call
4. Administrative Matters
 - 4.I. Master Plan Update
5. Approval Of Minutes
6. Resolutions
7. Public Hearings
 - 7.I. 267 Broad Street

Documents:

2. SITE PLAN.PDF
1. ARCHITECT LETTER.PDF



KEY PLAN

SCALE: N.T.S.

ZONING DATA

267 BROAD STREET
BLOCK-105 LOT-4
PROFESSIONAL OFFICE ZONE DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,500 SF	11,999.51 SF	N/C
LOT FRONTAGE	75'	* 60'	N/C
FYSD	20'	62.4'	N/C
SYSD	10' / 25'	* 6.6' (LS) / 10.6' (RS) / 11.2' (T)	N/C
RYSD	25'	96.3'	86.63'
BH	2 1/2 / 35'	2 1/2 / 32'-4"	2 1/2 / 34'-8"
BC		1586 SF / 13.22%	1816 SF / 15.13%
LC	35 %	* 8,051 SF / 67.03 %	** 8,265 SF / 68.88 %
PARKING	9.0 / 1,000 SF 13 REQUIRED	* 12 SPACES	** 11 SPACES

N/C - NO CHANGE
* - EXISTING NON-CONFORMITIES
** - VARIANCE NEEDED

EXISTING BUILDING COVERAGE

BUILDING 1,586 SF / 13.22 %

PROPOSED BUILDING COVERAGE

BUILDING 1,528 SF
ADDITION 133 SF
FRONT PORCH ADDITION 53 SF
REAR PORCH ADDITION 102 SF
1,816 SF / 15.13 %

EXISTING LOT COVERAGE

BUILDING COVERAGE 1,586 SF
DRIVEWAY / PARKING 5,983 SF
WALKS 463 SF
AC 19 SF
8,051 SF / 67.09 %

PROPOSED LOT COVERAGE

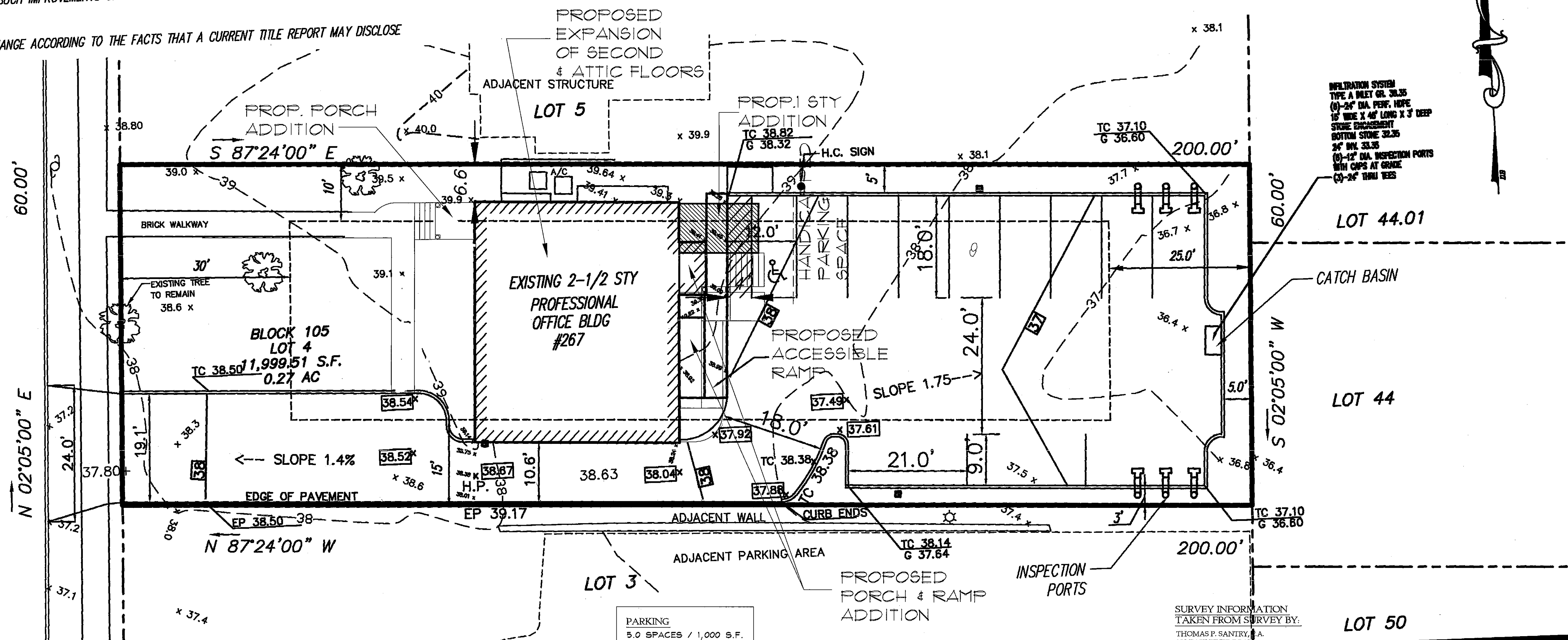
BUILDING COVERAGE 1,816 SF
DRIVEWAY / PARKING 5,823 SF
RAMP 231 SF
WALKS 376 SF
AC 19 SF
8,265 SF / 68.88 %

A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

FORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT SHOWN.

THE SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.

BROAD STREET
65' R.O.W.



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

PARKING
5.0 SPACES / 1,000 S.F.
21 SPACES REQUIRED
11 SPACES PROVIDED

SURVEY INFORMATION TAKEN FROM SURVEY BY:
THOMAS P. SANTRY, P.E.
128 EAST RIVER ROAD
RUMSON, NJ 07760
PH: 732-741-4800
FAX: 732-741-0084
DATE: 10-27-21

INFILTRATION SYSTEM
TYPE A INLET OR 30.35
(8)-24" DIA. PERF. HOPE
15" WIDE X 40" LONG X 3' DEEP
STONE ENCASMENT
BOTTOM STONE 32.35
24" INK 30.35
(8)-12" DIA. INSPECTION PORTS
WITH CAPS AT GROUND
(3)-24" THRU TEES

JJ REGAN ARCHITECT
JEREMIAH J. REGAN, A.I.A.
147 BRIGHTON AVENUE • 2ND FLR • LONG BRANCH • NJ • 07740
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NEW JERSEY LIC. AI-80726
MARYLAND LIC. 8660-A

PROJECT TITLE
ADDITION • ALTERATION
267 BROAD STREET, LLC
267 BROAD STREET
RED BANK, NJ
BLOCK-105 LOT-4

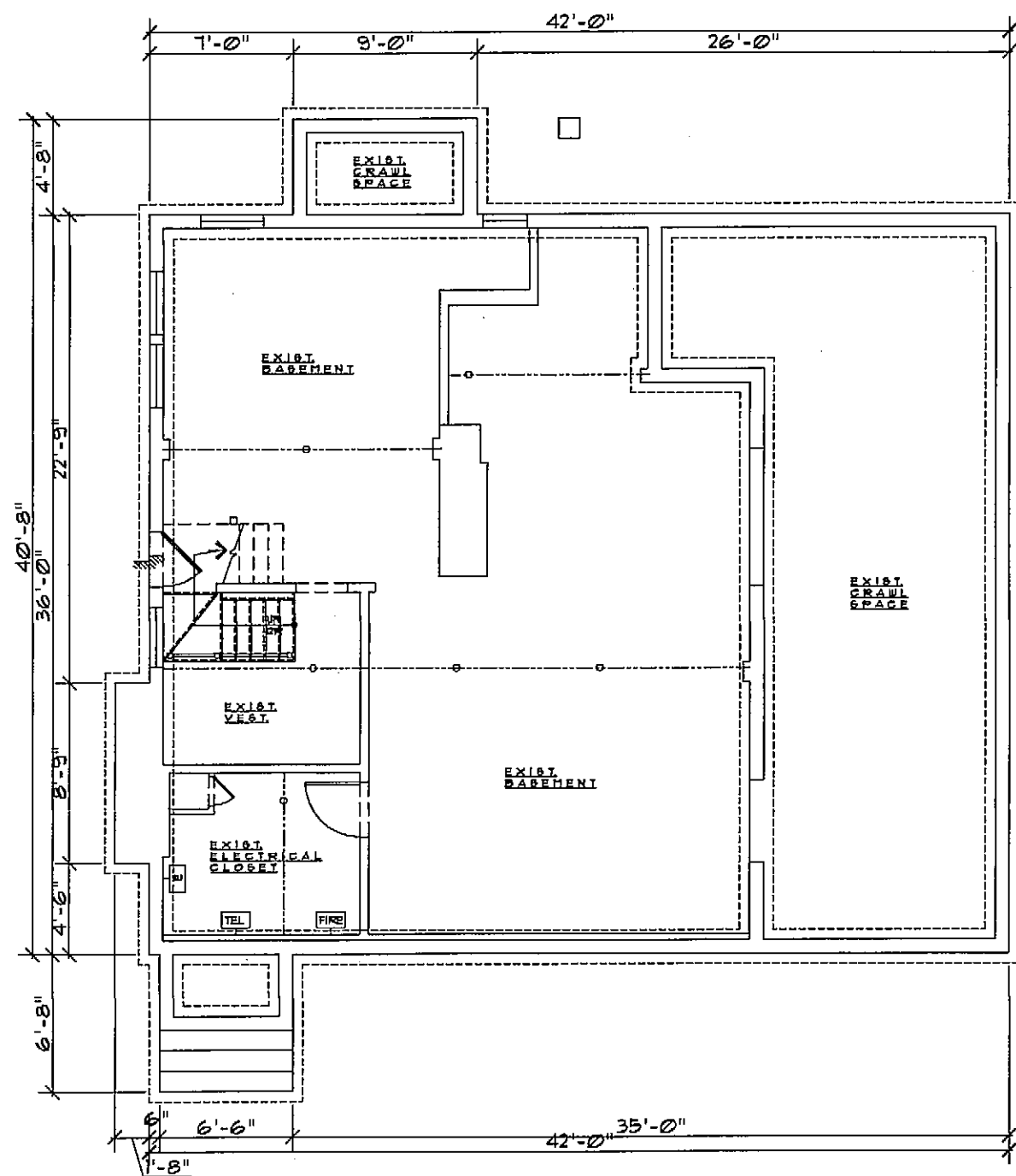
SUBJECT
KEY MAP
SITE PLAN
ZONING DATA

REVISIONS

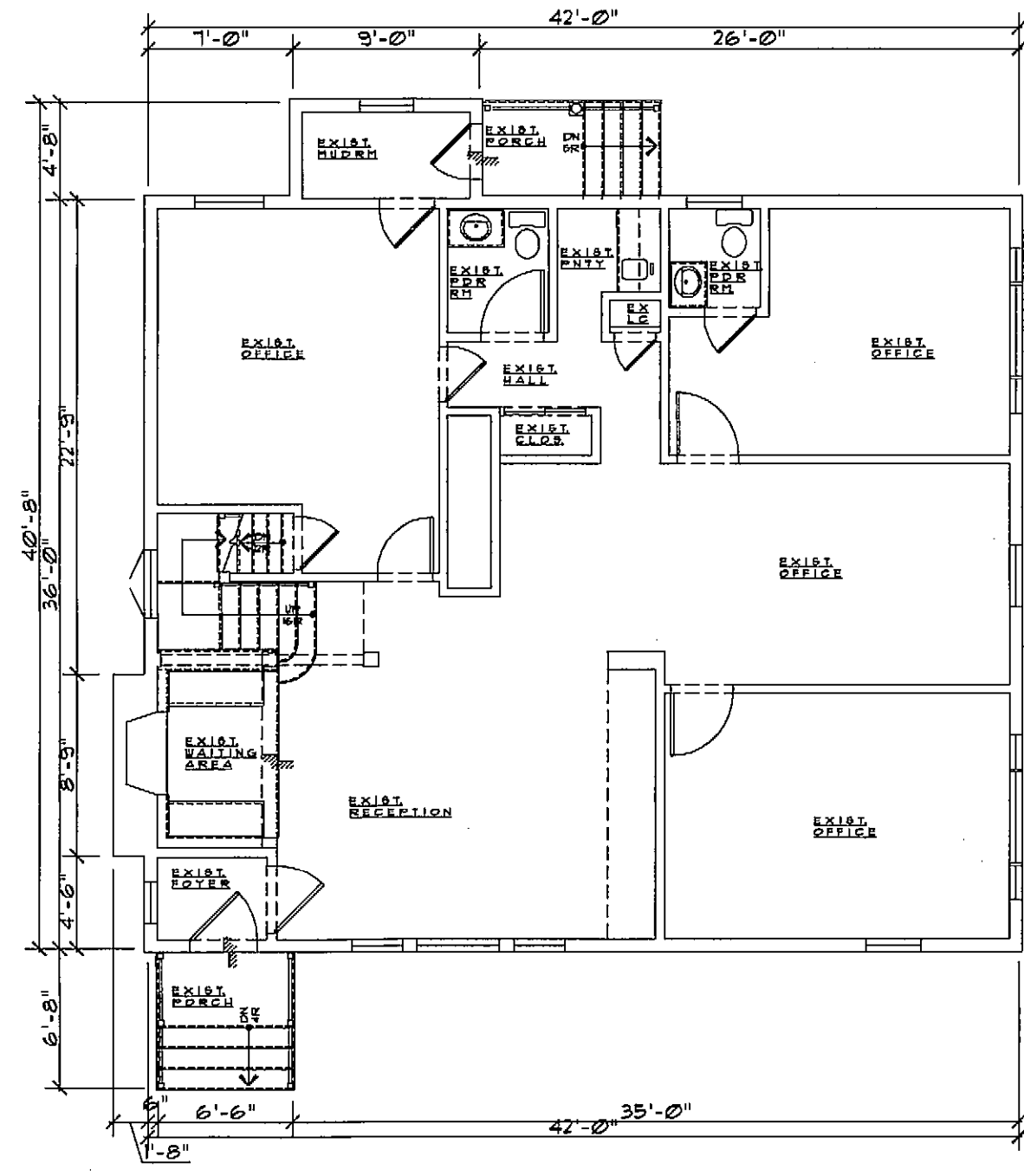
NO.	DATE	DESCRIPTION	BY
1	12-15-21	GENERAL	MH
2	12-23-21	PARKING	MH
3	1-4-22	GENERAL	MH

SCALE AS NOTED
DRAWN BY MH
CHECKED BY JJ R
PROJECT NO. 2130
DATE 10/30/21

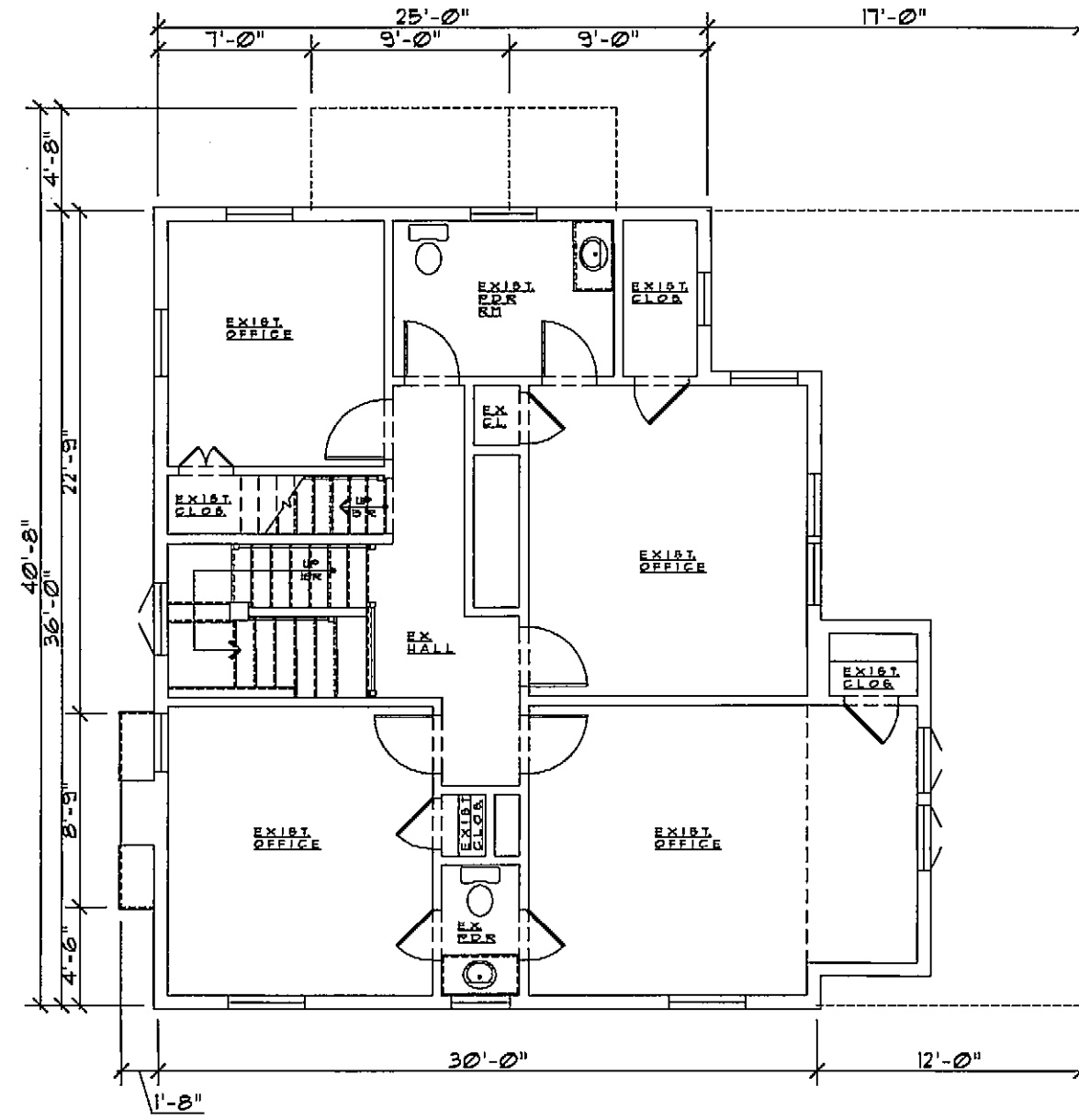
DRAWING NO.
V-1
1 OF 3



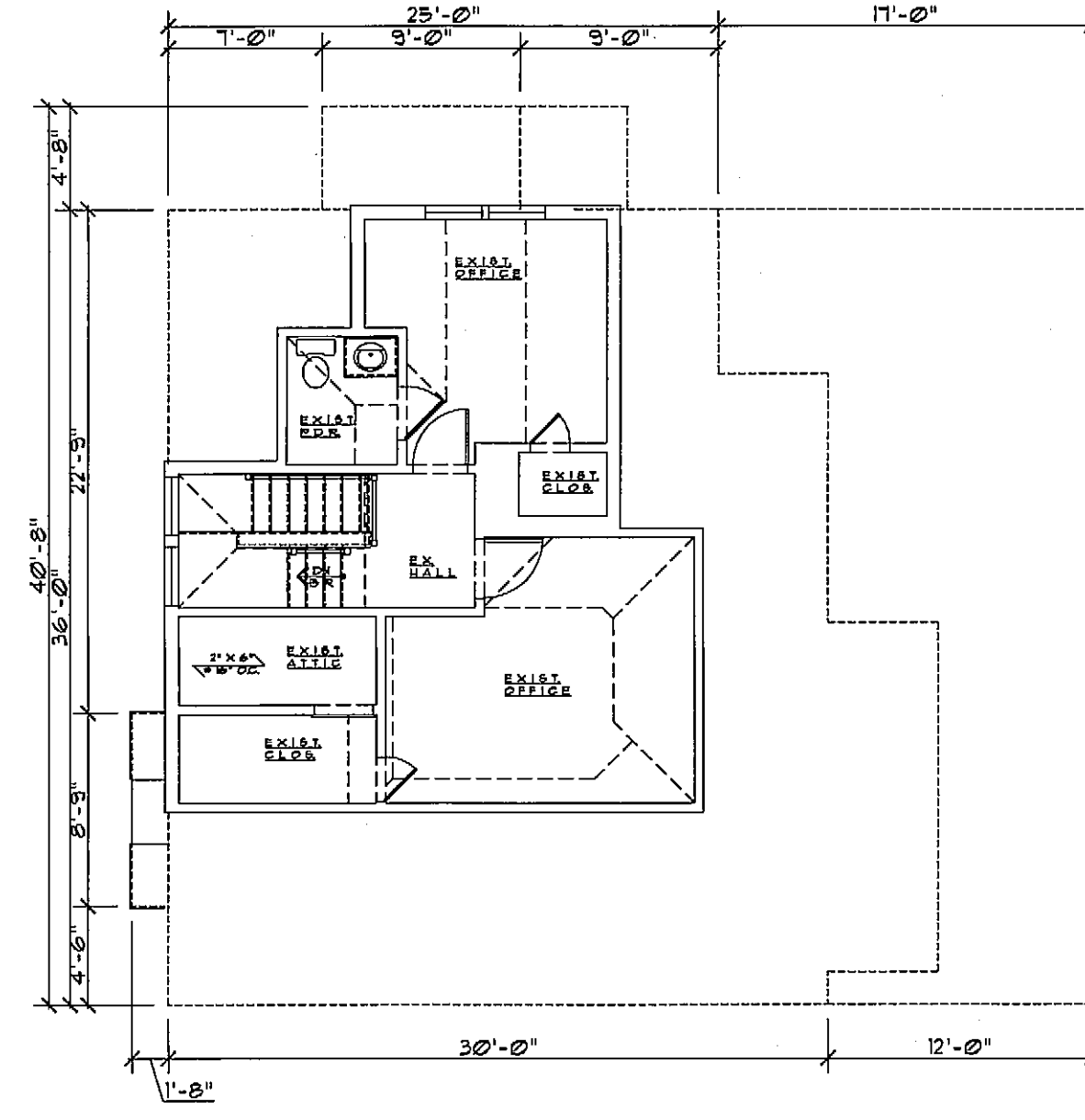
EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



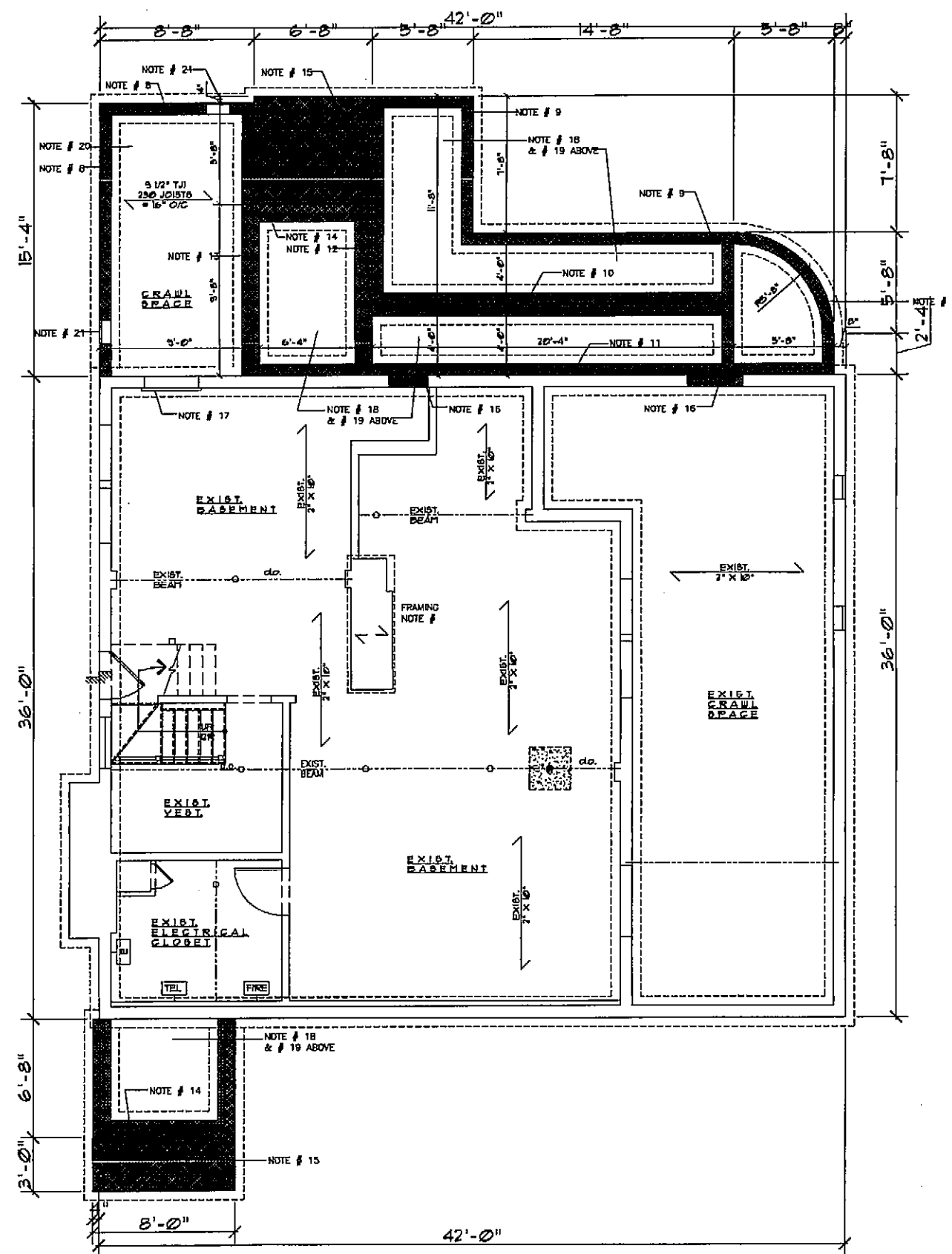
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



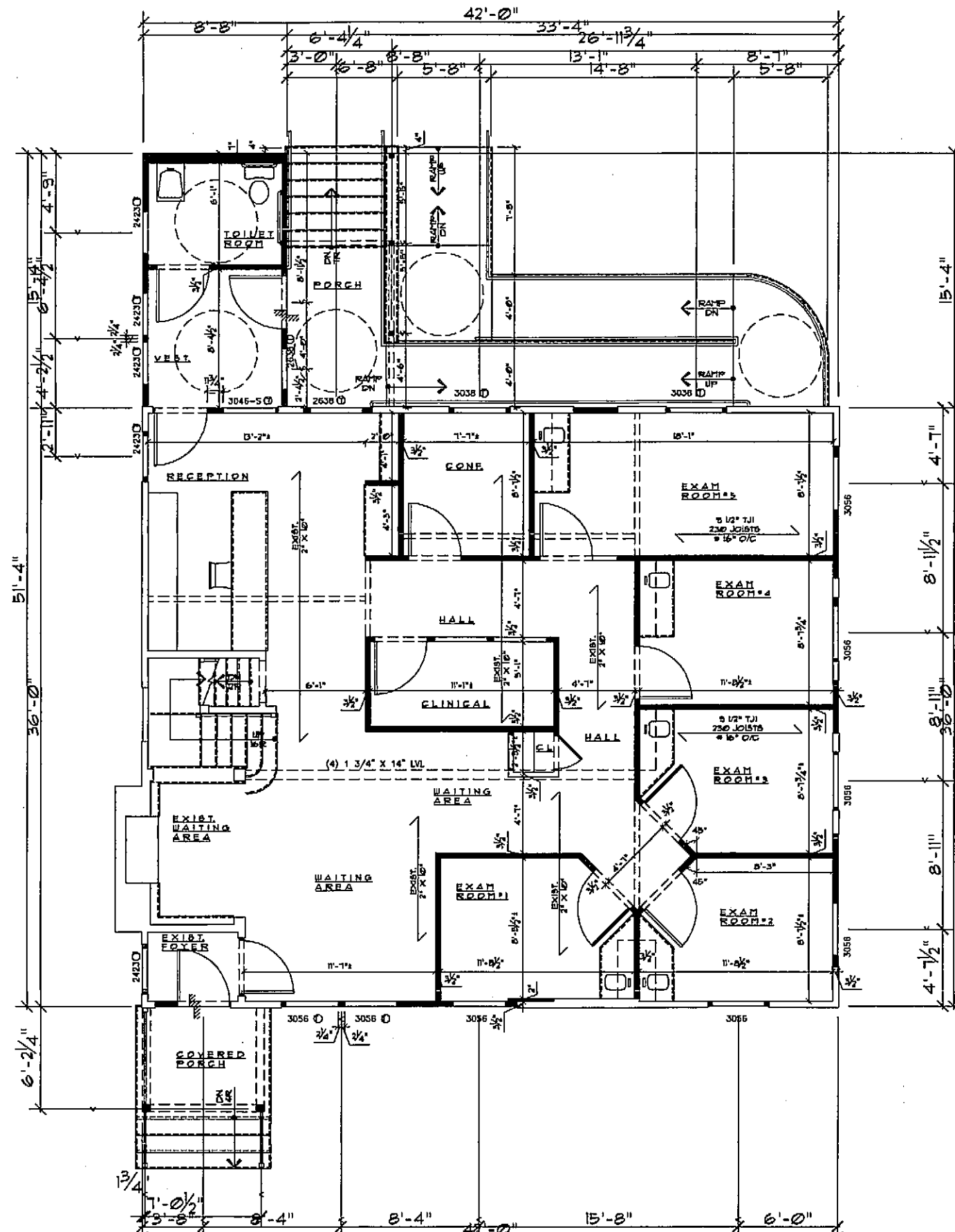
EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



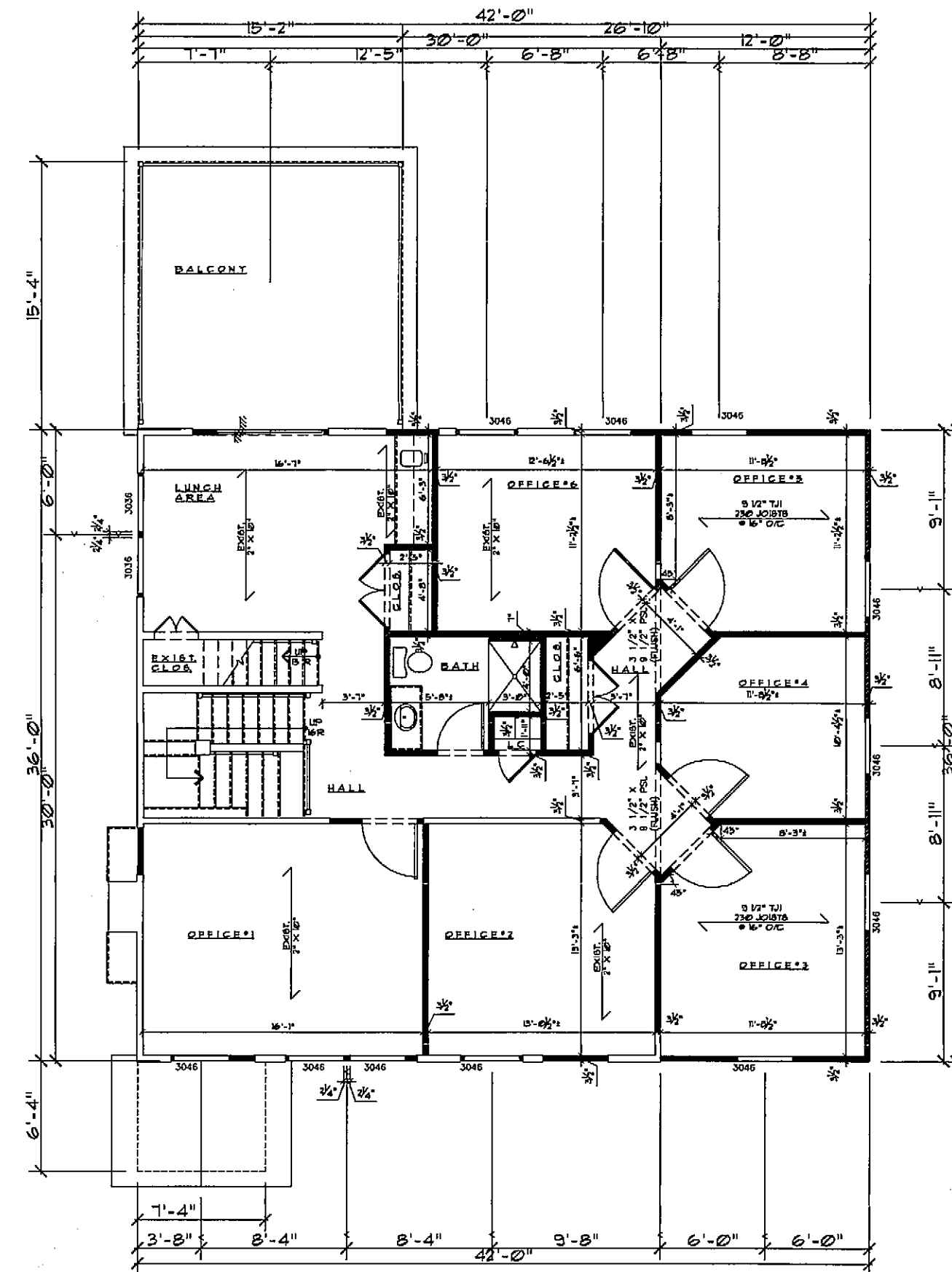
EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



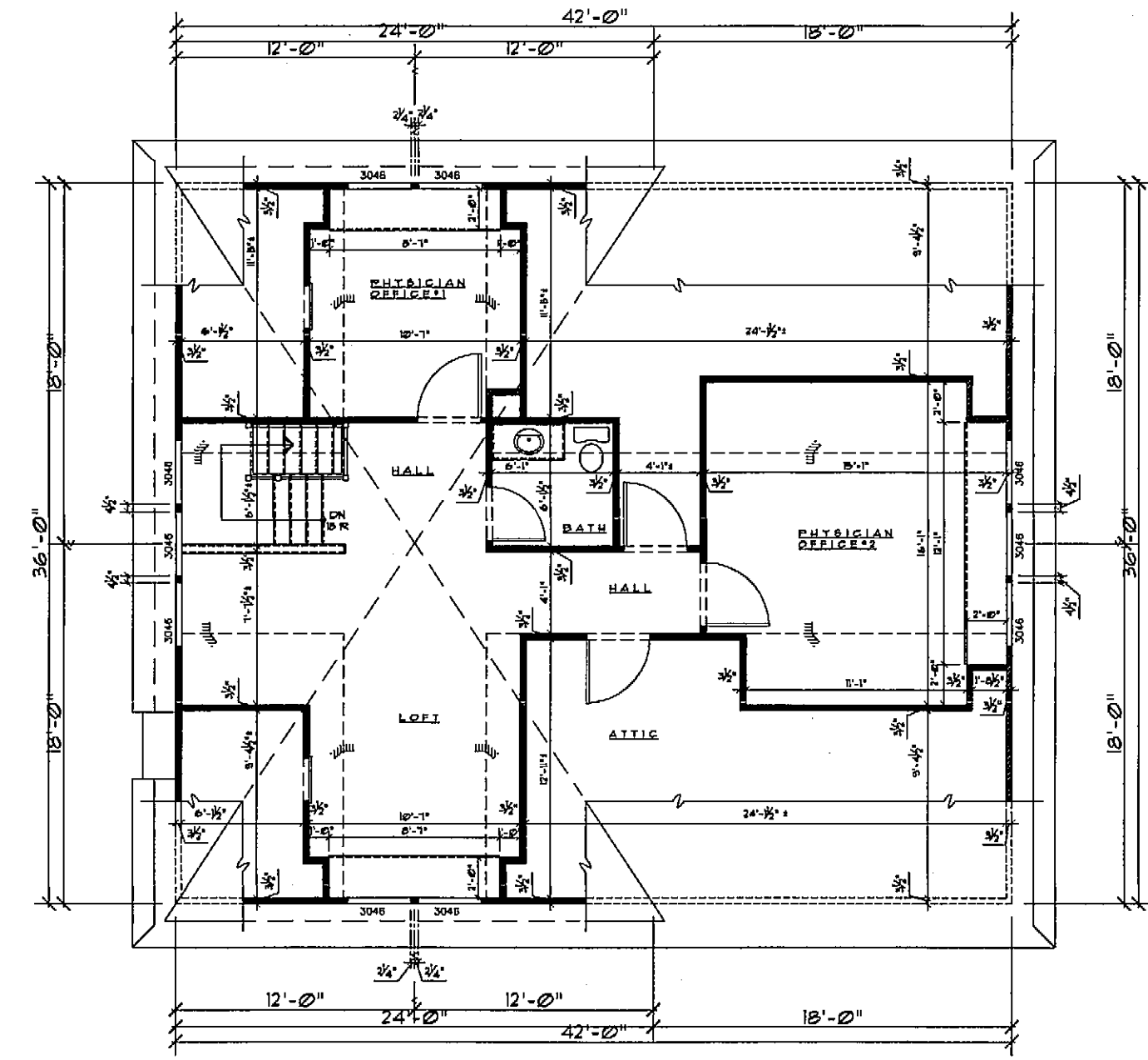
PROPOSED FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

AREA	
EXIST. FIRST FLOOR	1,572 S.F.
AREA TO BE REMOVED	60 S.F.
FIRST FLOOR ADDITION	1,333 S.F.
	1,645 S.F.
EXIST. SECOND FLOOR	1,289 S.F.
SECOND FLOOR ADDITION	223 S.F.
	1,512 S.F.
EXIST. ATTIC FLOOR	252 S.F.
ATTIC FLOOR ADDITION	246 S.F.
	498 S.F. (32.94 %)
	3,655 S.F.

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NEW JERSEY LIC #A10726
MARYLAND LIC #66074

PROJECT TITLE
ADDITION • ALTERATION
267 BROAD STREET, LLC
267 BROAD STREET
RED BANK, NJ
BLOCK-105 LOT-4

SUBJECT
-EXIST. FLOOR PLANS
-PROP. FLOOR PLANS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-15-21	FLOOR PLAN	MH
2	12-23-21	AREA	MH
3	1-3-22	GENERAL	MH

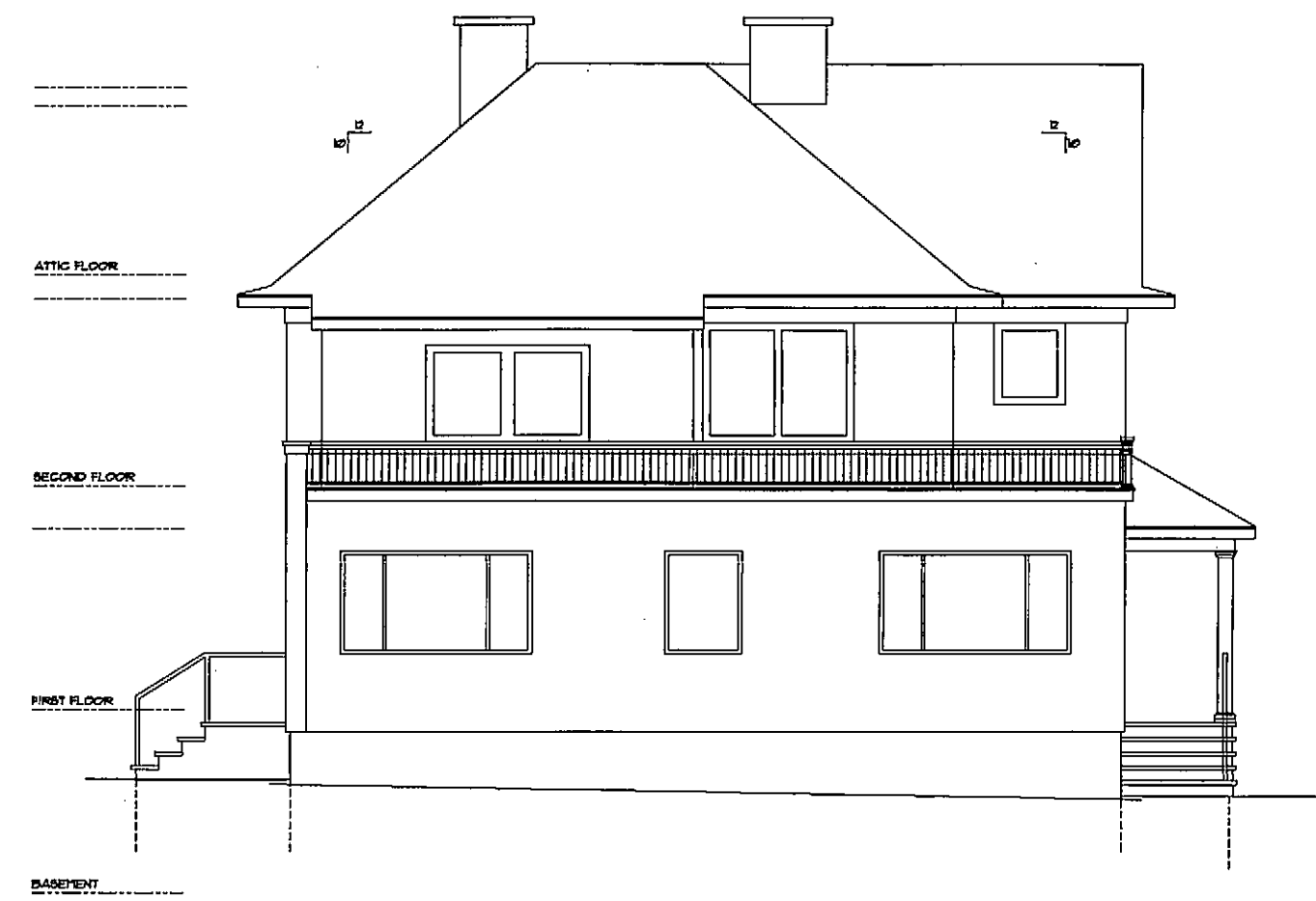
SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJR
PROJECT NO. 2130	DATE 10/30/21	

DRAWING NO. **V-2**
2 OF 3



**EXISTING
FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



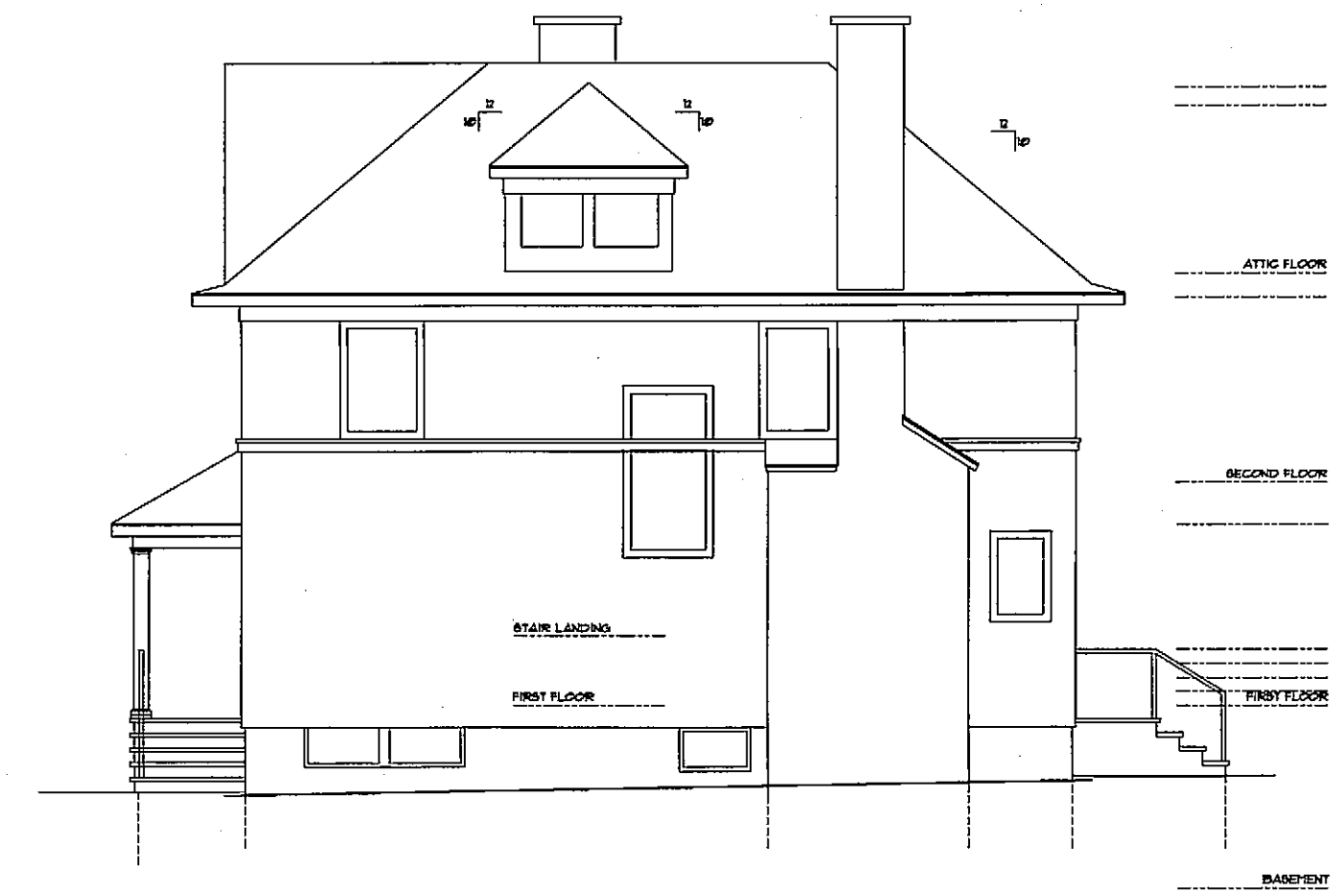
**EXISTING
RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



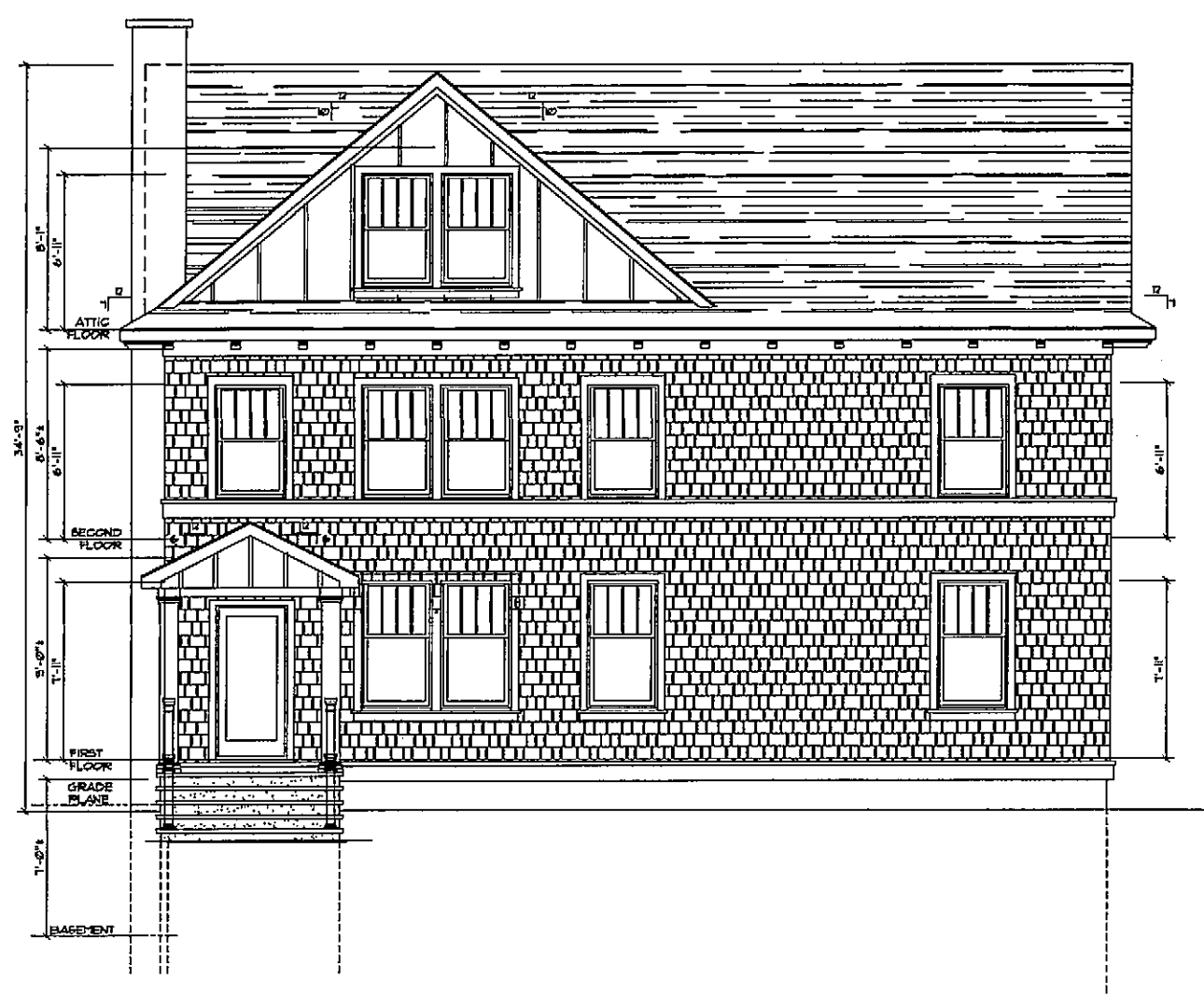
**EXISTING
REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**EXISTING
LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED
FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED
RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED
REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**PROPOSED
LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

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MARYLAND LIC 8060-A

PROJECT TITLE
ADDITION • ALTERATION
267 BROAD STREET, LLC
267 BROAD STREET
RED BANK, NJ
BLOCK 105 LOT 4

SUBJECT
EXIST. ELEVATIONS
PROP. ELEVATIONS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-15-21	ELEVATIONS	MEI
2	12-23-21	ELEVATIONS SIDING	MEI
3	1-3-22	GENERAL	MEI

SCALE AS NOTED	DRAWN BY MH	CHECKED BY JJR
PROJECT NO 2130	DATE 10/30/21	

DRAWING NO
V-3
3 OF 3

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JEREMIAH J. REGAN, A.I.A.
A R C H I T E C T

November 23, 2021

Shawna Ebanks
Planning and Zoning Department
Borough of Red Bank
90 Monmouth Street
Red Bank, NJ 07701

Dear Shawna,

The proposed additions and alterations to the existing building at 267 Broad Street are;

- First Floor; Addition of a new front porch and steps and a 1-story addition at the rear to accommodate a rear entry foyer and accessible toilet room, rear porch with step and an accessible ramp, along with alterations to the interior.

- Second Floor; Expansion of existing second floor over existing 1-story section (1,118 SF with 590 SF addition) plus alterations to the interior.

- Attic Floor; Expansion of existing attic floor area (322 SF with 196 SF addition) plus alterations to the interior. The expansion of the attic floor shall only be a third of the square footage of the second floor thereby keeping it a ½ story for zoning and a habitable attic for building.

Very Truly Yours,

Jeremiah J. Regan, AIA
Architect