



State of New Jersey

DEPARTMENT OF TRANSPORTATION

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Governor

SHEILA Y. OLIVER
Lt. Governor

DIANE GUTIERREZ-SCACCETTI
Commissioner

May 21, 2019

The Honorable Pasquale Menna
Mayor, Red Bank
Borough Hall
90 Monmouth Street
Red Bank, NJ 07701

Dear Mayor Menna:

Thank you for your **Transit Village Initiative** application. We appreciate your efforts to provide comprehensive materials in support of the criteria needed. The **Transit Village Task Force** has reviewed your submission and have the following comments/requests for follow-up information as required by the criteria in the Transit Village Initiative application.

General issues:

Links to zoning codes and other adopted plans throughout the application do not directly lead to the relevant Internet pages covering the zoning code. When referring to documents on the Web site, the application should contain an introductory paragraph or two stating the main points and significance of the said documents. This was particularly lacking in the questions dealing with Bicycle/Pedestrian planning and implementation. Also, some links do not even work.

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Criteria:

Item 3b: Page 3: More specifics about the River Center Special Improvement District (SID) visioning process and all its goals are requested (only one goal referred to seeking Transit Village designation).

Shrewsbury Avenue is mentioned in the application. However, as noted above, more detail on the placemaking activities that were specifically undertaken along that corridor and in the neighborhoods that surround it is required.

Item 3c. Please provide specific Master Plan excerpts to document the municipal vision. The River Center's visioning process mentioned six goals, one of which referred to seeking **Transit Village** designation. For context it is important for the work by done the Borough and the SID to assist the Task Force's understanding of how their relationship is focused on ensuring the visioning process involved the public, residents and businesses in the neighborhoods within ½ mile of the train station.

Item 4a. A TV designation does not allow for overlay Zoning. Please revise the ordinance to reflect by-right zoning. Zoning language on Red Bank's web site talks about "*Train Station Overlay District*" and is also listed as the "*Train Station Zoning District*". As stated at the pre-application meeting, we are requiring that zoning ordinances and/or redevelopment plans be adopted for the proposed **Transit Village District** and not be listed or referred to as "overlay zones". It also was stated at the pre-application meeting that zoning should not allow for any new auto-oriented uses such as drive-through banks/restaurants, gas stations, auto services, and other related uses in the proposed **Transit Village District**.

Item 4b. Please include a ½ mile radius on the map showing the proposed **Transit Village District** as well as the specific parcels to be included in the designation. Also, the Zoning Map is dated 2017. Please update the Zoning Map to reflect the Zoning revisions.

Item 4c. Please provide specific excerpts that demonstrate in a paragraph or two how the listed guidelines are transit supportive. It has not been articulated how the design standards address transit supportive design.

Item 4d. Again, please provide specific excerpts that demonstrate how the architectural guidelines are transit supportive. It is unclear how the Design Standards and Improvement Specifications and Historic District Regulations will guide development design in a transit supportive way.

Item 4e. This is a great inclusion. Please ensure this provision is included in by-right zoning.

Item 5a. Please provide the number of residential units and SF of commercial/retail space anticipated or approved.

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Item 5c. The Department of Community Affairs' Task Force member believes Red Bank has not received approval for their Area in Need of Rehabilitation (ANR) document for block 3, lots 2.01, 4.01, 6, 7.01 and 9.01. The Borough should provide an approval letter with the application in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-3 et seq.

Item 7b. The reference to NJ TRANSIT insurance requirements related to the River Center Horticulture Program should be removed.

The Redevelopment Area Aerial map does not identify whether the train station, the redevelopment area or the Special Improvement District is in the ½ mile radius of the transit facility.

Details about the 2010 Bike/Pedestrian plan and the 2018 Bike/Pedestrian Access Study plan need a map to show what improvements were proposed and adopted (these should also show the Shrewsbury Avenue area).

Please provide your written responses to me at your earliest convenience. Do not hesitate to contact me if you have any questions, or wish to schedule a follow-up meeting or conference call.

Sincerely,



LeRoy H. Gould
NJDOT-Transit Village Coordinator

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