



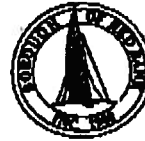
BOROUGH OF RED BANK
OPEN PUBLIC RECORDS ACT REQUEST FORM

80 Monmouth Street Red Bank, NJ 07701

PH: 732-530-2740 FAX: 732-530-2757

pborghi@redbanknj.org

Pamela Borghi, Municipal Clerk



Important Notice

The last page of this form contains Important Information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name Abigail MI L Last Name MILLER
 E-mail Address amiller@dynamiccc.com
 Mailing Address 1904 Main Street
 City Lake Como State NJ Zip 07719
 Telephone 732-974-0198 FAX 732-974-3521
 Preferred Delivery: Pick Up ☐ US Mail ☐ On-Site Inspect ☐ Fax ☐ E-mail ☒
 If you are requesting records containing personal information, please circle one: Under penalty of N.J.S.A. 2C:28-3, I certify that I HAVE / HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.
 Signature Abigail Miller Date 04/13/17

Payment Information

Maximum Authorization Cost \$

Select Payment Method

Cash ☐ Check ☐ Money Order ☐

Fees: Letter size pages - \$0.05

per page

Legal size pages - \$0.07

per page

Other materials (CD, DVD, etc.) - actual cost of material

Delivery: Delivery / postage fees additional depending upon delivery type.

Extras: Special service charge dependent upon request.

Record Request Information: Please be as specific as possible in describing the records being requested. Also, please note that your preferred method of delivery will only be accommodated if the custodian has the technological means and the integrity of the records will not be jeopardized by such method of delivery.

All previous Site Plans, Drainage Reports, and Resolutions for the property located at 6 Newman Springs Road & Broad Street, Block 97.01, Lots 46.01 and 46.02.

AGENCY USE ONLY

Est. Document Cost _____
 Est. Delivery Cost _____
 Est. Extra Cost _____
 Total Est. Cost _____
 Deposit Amount _____
 Estimated Balance _____
 Deposit Date _____

AGENCY USE ONLY

Disposition Notes
 Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.

In Progress - Open _____
 Denied - Closed _____
 Filled - Closed _____
 Partial - Closed _____

AGENCY USE ONLY

Tracking Information

Final Cost

Tracking # _____ Total _____
 Rec'd Date _____ Deposit _____
 Ready Date _____ Balance Due _____
 Total Pages _____ Balance Paid _____
 Records Provided _____

Custodian Signature _____

Date _____

R E S O L U T I O N

WHEREAS, BUDGET RENT-A-CAR is the owner of property located at Newman Springs Road, Red Bank, New Jersey, also known as Block 97.01, Lots 46.01, 46.02 presently located in a HB Zone; and

WHEREAS the applicant has applied to the Zoning Board of Adjustment seeking "d" variance to expand an existing car rental agency in HB Zone as well as Major Site Plan approval, design waivers and "c" variances from the zone requirements for front setback, side and rear setbacks, unoccupied open space and front and side setbacks of an existing ground sign; and

WHEREAS, a proper statutory hearing was held on December 7, 1989, the Board has jurisdiction to decide upon the merits of this application and finds as facts the following:

1. The Board has reviewed copies of the documents submitted with this application and has noted the size, shape, location and ownership of the subject premises along with the surrounding lots and blocks.
2. The applicant is seeking "d" variance to expand existing car rental agency.
3. Donald Steel, Esquire, Broad Street, Red Bank, represented the applicant.
4. Mr. Steel advised that the applicant will comply with the request of the Fire Marshall for a 30' wide, open space - fire lane outside the rear of the building, which will be marked by signs. This will be in lieu of demolition of the abandoned structure.
5. He further advised that the applicant will comply with items 1, 3, 5 & 6 of the Borough Engineer's letter dated December 1, 1989.

6. Mr. George Wall, 609 Rankin Road, Brielle, N.J., Operations Manager for Budget Rent-A-Car, was sworn.

7. He testified that parking of used vehicles "for sale" in the front yard along Newman Springs Road is necessary. This procedure promotes that portion of their business.

8. There will be no use of the rear of the Anderson Bros. storage building according to Mr. Wall.

9. The applicant feels a buffer should not be required along the side and rear property lines as they abut the railroad right-of-way and the abandoned Taystee Bread factory driveway, but they will provide some buffering on the site. They will overlay the existing scales, or not, as recommended by T&M.

10. Mr. Richard B. Kendarian, Nelson-Kendarian Assoc., Highway 35, Ocean Township, N.J., was sworn and testified.

11. Mr. Kendarian referred to Mr. Kosenski's letter dated December 1, 1989. He advised that the applicant will comply with recommendation #'s 1, 2 & 4. As to #5, the sidewalk referred to is a slab placed there by J.C.P. & L. which is actually an entrance to a chamber and cannot be removed.

12. Additional signage details will be provided as requested in item #7 Mr. Kosenski's letter dated June 9, 1989.

13. It was discussed and agreed the driveway width would be reduced to more closely conform with the ordinance requirements. Mr. Steel suggested the driveway be slightly greater than 25'.

14. Mr. Kosenski stated that he does not feel the sidewalk can be physically changed in accordance with technical comment #5. He recommended curbing the entire Newman Springs Road frontage, constructing the concrete curbing protection aisle for the first parking space and

installing an "edge" between the gravel and paved parking areas.

15. The applicant has no objection to the rearrangement of the parking according to Mr. Kosenski's revised plan, which should also improve the drainage situation on the property.

16. Mr. Wall testified that to his knowledge, there are no unused storage tanks on the subject property and he will submit written documentation to that effect.

17. The Board finds that the proposed construction would greatly improve the site and the surrounding area.

18. The Board finds that the proposed construction would alleviate some of the traffic problems in this heavily travelled area.

19. The Board also finds that the construction would not in any way impose on any of the adjacent properties.

20. The Board notes that no objectors appeared in opposition to this application.

21. The Board finds that one of the objectives of zoning is to improve properties and provide additional space if this can be done without detriment to adjacent properties.

22. The Board finds that the proposed construction would not be detrimental to adjacent properties or the surrounding neighborhood.

23. The Board finds that the benefits of the deviation created by the granting of the variance would greatly outweigh the detriments; and

WHEREAS, the Board has carefully considered the evidence presented by the applicant and has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Red Bank.

1/18/90
45

NOW, THEREFORE, BE IT RESOLVED that the variances applied for be and the same are herewith granted and Major Site Plan approval as well as the design waivers applied for be and the same herewith are granted subject to the following conditions:

1. The maximum number of cars stored in the gravel area (between the Anderson building and the vacant building to the rear) is to be 25. The maximum number of trucks to be stored is to be 15.

2. The applicant agrees not to use the vacant building (in the rear as shown on the approved site plan) without coming to the Board with an application and approval of same by the Board for the intended use and revisions to the site plan as may be appropriate.

3. The applicant agrees that cars and trucks will not be parked on the sidewalk area adjacent to Newman Springs Road.

4. The plans will be modified to provide a steel edge at the gravel parking vs. paved parking area interface.

5. The applicant agrees to remove underground fuel tanks (if present).

6. The applicant will resubmit construction quality plans showing grades and appropriate details, for approval by the Board Engineer, to include:

- a. Photometrics of existing lighting.
- b. Details of the guardrail/split rail fence and light pole installation.
- c. Detail of trash enclosure.
- d. Will note on plans customer vs. employee parking (stencil on pavement).
- e. Will provide curbing along entire front yard along Newman Springs Road and along the existing parking lot edge parallel

to Newman Springs Road.

f. Modify plans to show a 24' wide access aisle (to Newman Springs Road) with 15' curb radii and having a concrete apron extending to the back edge of the sidewalk.

g. Will redesign parking layout per Borough Engineer's sketch.

h. Will revise pavement section for Borough Engineer which requires 6" dense graded aggregate, 3½" BSBC and 1½" FABC.

i. Will repair existing pavement behind rental pavilion.

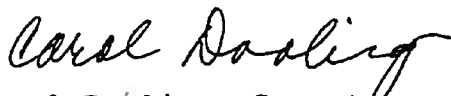
7. The applicant will post fire lane "No Parking" signs to the satisfaction of the Fire Marshal.

8. Compliance with the applicable conditions of Section 25-6.11c of the Red Bank Planning and Development Regulations.

For the Resolution: Messrs.: Berich, Falvo, Ryan, Krusis, Maier
Dr. Peduto

Against the Resolution: None

I hereby certify the foregoing
to be a true copy of the Resolution
adopted by the Red Bank Zoning
Board of Adjustment at a hearing
held January 18, 1990.



Carol Dooling, Secretary
Red Bank Zoning Board of Adjustment

7/18/91
(1)

AMENDED RESOLUTION

WHEREAS, George Wall is the owner of a business known as BUDGET RENT-A-CAR located at Newman Springs Road and Route 35, also known as Block 97.01, Lots 46.01 and 46.02, presently located in the HB Zone; and

WHEREAS, the applicant was granted a "d" variance to expand an existing car rental agency in the HB Zone, Major Site Plan Approval, design waivers and "c" variances from the zone requirements for front setback, side and rear setbacks, unoccupied space and front and side setbacks of an existing ground sign by Resolution of the Board of Adjustment dated January 18, 1990; and

WHEREAS, the applicant has successfully met all conditions of board approval and is in the process of applying for Building Permits; and

WHEREAS, it was noted that the architectural drawings differ from those initially submitted to the Board which requires an amendment to the Resolution of January 18, 1990 and the Board having heard the matter on July 11, 1991, the Board finds as facts the following:

1. Donald Steel, Esquire, represented the applicant and submitted sketches entered into evidence as Exhibit A-1.
2. George Wall was sworn and testified that the present conditions on the site are unsafe. The change in plans has resulted from a need to reconstruct the walls of the building rather than repair the existing walls as was initially planned.
3. The changes to the plan include new windows of a different size, addition of one window and substitution of painted concrete block for the original stucco on the sides of the building.

7/18/91
(2)

4. The Board finds that these modifications do require an amended approval by the Board; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment on this 18th day of July 1991 as follows:

B. The resolution of January 18, 1990 is amended to provide for the changes to the site plan as shown on Revised Plans entered into evidence at the Board meeting of July 11, 1991 as Exhibit A-1.

B. In all other respects the Resolution of January 18, 1990 is hereby reaffirmed and is incorporated herein by reference;

FOR THE RESOLUTION: Mr. Berich, Mr. Diamond, Mr. Erving, Ms. Nicosia,
Dr. Peduto, Mr. Sickels, Ms. Young
AGAINST THE RESOLUTION: None

I hereby certify the foregoing to be a true copy of the resolution adopted by the Red Bank Zoning Board of Adjustment at its hearing held July 18, 1991.

Carol Dooling
Carol Dooling, Secretary, Red Bank
Zoning Board of Adjustment

RESOLUTION

WHEREAS, CAROL LEASING is the owner of a business known as Budget Rent-A-Car located at Newman Springs Road, also known as Block 97.01, Lots 46.01 and 46.02, presently located in the HB Zone; and

WHEREAS, the applicant has applied to the Zoning Board of Adjustment seeking use or "d" variance to permit installation of wall signs on the east and west elevations, without frontage on a public roadway, as required by ordinance; and

WHEREAS, a proper statutory hearing was held on December 5, 1991, the Board has jurisdiction to decide upon the merits of this application and finds as facts the following:

1. The Board has reviewed copies of the documents submitted with this application and has noted the size, shape, location and ownership of the premises along with the surrounding lots and blocks.

2. The applicant is seeking use variance for installation of wall signs, creating deviations as set forth above.

3. Donald Steele, Esquire, represented the applicant and provided a drawing of the proposed sign which was marked Exhibit A-1. Mr. Steele explained that the proposed sign would be 4' by 9' and would be illuminated with a timer. The proposed sign would not front on a public roadway, but would appear on the east and west sides of the building.

4. The Board notes that no objectors appeared in opposition to this application.

5. The Board finds that the applicant has shown special reasons for the grant of the variance since the proposed illuminated

sign will provide greater visibility to passersby and provide the advertising the business needs in order to prosper. Since the proposed sign conforms in size and does not front on a public roadway, there will be no adverse impact on neighboring properties.

6. The Board finds that one of the objectives of zoning is to improve properties if this can be done without substantial detriment to adjacent properties.

7. The Board finds that the proposed wall signs would not be detrimental to the adjacent properties or the surrounding neighborhood.

8. The Board finds that the benefits of the deviation created by the granting of the variance would greatly outweigh the detriments.

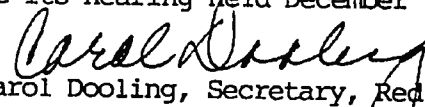
WHEREAS, the Board has carefully considered the evidence presented by the applicant and has determined that the relief requested by the applicant can be granted without substantial detriment to the Zone Plan and Zoning Ordinance of the Borough of Red Bank.

NOW, THEREFORE, BE IT RESOLVED that the variance applied for be and the same herewith is granted, subject to construction of sign as shown on Exhibit A-1 in evidence.

FOR THE RESOLUTION: Mr. Erving, Ms. Nicosia, Mr. Sickels, Ms. Young,
Mr. Maier

AGAINST THE RESOLUTION: None

I hereby certify the foregoing to be a true copy of the resolution adopted by the Red Bank Zoning Board of Adjustment at its hearing held December 5, 1991.


Carol Dooling, Secretary, Red Bank
Zoning Board of Adjustment

3/19/92
(1)

RESOLUTION

WHEREAS, GEORGE WALL - LINCOLN MERCURY is the Lessee of property owned by Anderson Brothers which is located at Newman Springs Road and Route 35, also known as Block 97.02, Lots 46.01 and 46.02, presently located in the HB Zone; and

WHEREAS, the applicant has applied to the Zoning Board of Adjustment seeking preliminary and final major site plan approval; Special Reasons "d" variance for an expansion of a non-conforming use and two signs not permitted, "c" variance for parking (25 spaces required, 7 provided) to permit operation of an auto detailing operation in the rear building on the property; and

WHEREAS, a proper statutory hearing was held on March 5, 1992, the Board has jurisdiction to decide upon the merits of this application and finds as facts the following:

1. The Board has reviewed copies of the documents submitted with this application and has noted the size, shape, location and ownership of the premises along with the surrounding lots and blocks.

2. The applicant is seeking preliminary and final major site plan approval, "d" and "c" variances, creating deviations as set forth above.

3. Donald Steele, Esquire, represented the applicant and withdrew the billboard sign from the application and stated there will be no signage on the site. He explained that the applicant had an agreement with Budget Rent a Car regarding the proposed use of the premises. The building will be used to work on cars which will then be brought back to the dealership when work is completed.

4. Richard Stipe, an architect, and Jeff Wall, Manager,

were sworn. Mr. Wall explained that the "clean-up" operation of the dealership will be moved into the back building which will be renovated and contain six bays where detailing (washing, cleaning, shampooing, waxing) of cars will take place. No body work will be done and there will be no customers visiting the building. There will be a maximum of seven employees and a maximum of seven cars parked on the site. There will not be major storage or unloading of parts at this time. Hours of operation will be from 8:00 a.m. to 6:00 p.m. Monday to Friday. Detailing will be performed on cars purchased through the dealership and will not be open to the public.

5. George Wall was sworn and testified he operated Budget Rent a Car on the same lot. He confirmed the testimony presented and said that electric, water, telephone and gas to the building are provided from the Budget building.

6. The Board notes that no objectors appeared in opposition to this application.

7. The Board finds that the applicant has shown special reasons for the grant of the variance since the use of the building as a detailing shop would provide a service to his customers who have purchased an auto from his dealership. Since the cars will be returned to the dealership when work is completed, the proposed use will not adversely impact the surrounding neighborhood, but will give the applicant the ability to provide a professional service to customers. In addition, since there are only six bays proposed, the seven parking spaces provided are adequate for the proposed use.

8. The Board finds that one of the objectives of zoning is to improve properties if this can be done without substantial detri-

ment to adjacent properties.

9. The Board finds that the proposed use of the building as a detailing shop would not be detrimental to the adjacent properties or the surrounding neighborhood.

10. The Board finds that the benefits of the deviation created by the granting of the variance would greatly outweigh the detriments; and

WHEREAS, the Board has carefully considered the evidence presented by the applicant and has determined that the relief requested by the applicant can be granted without substantial detriment to the Zone Plan and Zoning Ordinance of the Borough of Red Bank.

NOW, THEREFORE, BE IT RESOLVED that the variances, preliminary and final site plan approval applied for be and the same herewith are granted subject to the following conditions:

A. Installation of curbing, paving and landscaping as required by the Borough Engineer.

B. Preparation of a sewer easement or relocation of sewer connection onto Wall property.

C. Drawing to show location of gas line.

D. Oil and water separator is to be installed as required by the Construction Official of the Borough of Red Bank.

E. Installation of a sand trap as requested by the Construction Official of the Borough of Red Bank.

F. No signs are to be permitted and there is to be no public car washing facility on the site.

G. The proposed use of the facility is for the applicant only, and not for public use. There will be no detailing or work

5/14/92
(4)

on cars other than those of customers of the Wall dealership.

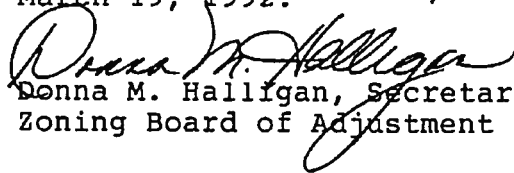
H. No vehicles are to be stored out of doors overnight on the premises and operations at the site are limited to 8:00 a.m. to 6:00 p.m.

I. No car repairs, mechanical repairs, car storage or painting to be done in the building and the approval is limited to detailing.

J. Compliance with the applicable sub-sections of Section 25-6.11(c) of the Ordinance of the Borough of Red Bank.

FOR THE RESOLUTION: Saul Diamond, James Erving, Michael Maier,
Kevin Wigenton, Lauren Nicosia, Ramona Young, Norman Sickels,
AGAINST THE RESOLUTION: None :

I hereby certify the foregoing to be a true copy of the resolution adopted by the Red Bank Zoning Board of Adjustment at its hearing on March 19, 1992.


Donna M. Halligan, Secretary, Red Bank
Zoning Board of Adjustment



Donna Smith Barr
Director

Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Tel: (732) 530-2752
Fax: (732) 530-8846
Website: www.redbanknj.org

DEVELOPMENT PERMIT #P10816

DATE: September 25, 2014

TO: Red Bank Construction Official

FROM: Donna Barr, Director, Planning & Zoning Dept.

RE: A&B Property Holdings
Dba Auto Exotica
6 Newman Springs Road
Block 97.01, Lots 46.01 & 46.02

Applicant to obtain any required Construction Permits from Red Bank Construction Official subject to continued compliance with Planning Board Resolution #2014-03.

Note: Certificate of Occupancy subject to inspection and approval of all bonded improvements.

A handwritten signature in black ink, appearing to read "Donna S Barr".

Donna Smith Barr
Director, Planning & Zoning Dept.

c: R. Brodsky, Esq.



Donna Smith Barr
Director

Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Tel: (732) 530-2752
Fax: (732) 530-8846
Website: www.redbanknj.org

DENIAL OF DEVELOPMENT PERMIT #10816

DATE: October 18, 2013

TO: Frank Sala

RE: Auto Exotica Inc.
6 Newman Springs Road
Block 97.01, Lots 46.01, 46.02

Your application to occupy the above referenced property for an automotive sales use (primarily new cars with a used car lot) and to construct interior and exterior renovations, site improvements, and signage has been reviewed for compliance with the Red Bank Planning & Development Regulations.

The property is located in the Highway Business Zone and the proposed use is permitted in the zone. This property was the subject of prior approvals (including a use "d" variance) in 1990 and 1991 from the Red Bank Zoning Board to permit a car rental agency. Prior to issuance of a Development Permit, it will be necessary to obtain site plan approval from the Red Bank Planning Board (Section 490-57, 490-142) and a design waiver for parking in a front yard area. Please provide a color rendering of the exterior facade and details of the proposed signs (colors, size, letter height, illumination). Upon review of a site plan, a determination will be made if variances/design waivers are required.

To proceed with an application to the Planning Board, please submit 4 copies of a site plan and architectural drawings. A \$1,000 review escrow fee, payable to the Borough of Red Bank; a signed W-9 Form; Escrow Agreement Form; and Intent to Proceed form are required with the submittal. Plans will be reviewed by the Borough Engineer and you will be advised of fees and completeness. Forms are available on the Borough web-site: www.redbanknj.org. Please contact this office during normal business hours for additional information.

If you do not agree with this decision, an appeal must be filed with the Red Bank Zoning Board of Adjustment within 20 days of the date of this decision.

A handwritten signature in cursive script, appearing to read "Donna Smith Barr".

Donna Smith Barr
Director, Planning & Zoning Dept.

c: Construction Office
Planning Board

WORK TO BE DONE.

RESURFACE EXISTING LOT USING
EXISTING PARKING SPACES. SEE PLANS
CONFORM TO CODE. BUILDING WORK TO
INCLUDE PAINTING + RESURCO EXISTING
STUCCO, FRONT WINDOWS TO BE LARGER,
NEW ROOF DUE TO LEAKING. INTERIOR
REMOVAL OF NON BEARING WALLS, UPGRADE
LAVATORY TO MEET CODE, RETILE EXISTING
FLOOR, UPGRADE ELECTRICAL, NEW H.U.A.C.
SEE PLANS FOR DESCRIPTION.

DATE RECEIVED 10/16/13APPLICATION # 10816
FEE: 100.00

CHECK #

CASH 100.00

**BOROUGH OF RED BANK
MONMOUTH COUNTY NEW JERSEY
APPLICATION FOR DEVELOPMENT PERMIT**

NAME OF APPLICANT(S) <u>FRANK SALA</u>	Date:
MAILING ADDRESS <u>23 SEARS AVE, ATLANTIC HIGHLAND, N.J. 07716</u>	PHONE # () Listed _____ Unlisted _____
AGENT (IF OTHER THAN APPLICANT)	
AGENT'S MAILING ADDRESS	
AGENT'S PHONE #	

DEVELOPMENT ADDRESS <u>6 NORMAN SPRING RD</u>
BLOCK # <u>97.01</u> LOT #(S) <u>46.01 + 46.02</u>
OWNER'S NAME AND ADDRESS (IF DIFFERENT THAN APPLICANT) <u>NORMAN SPRING CO. LLC</u>
DESCRIBE PROPOSED DEVELOPMENT, INCLUDING DESCRIPTIONS AND SQ. FOOTAGE: <u>4,500</u> <u>NEW + USED CAR SALES + RENTALS</u>
EXISTING USE: <u>AUTO</u> PROPOSED USE: <u>AUTO</u>
Is the Property a Single or Two Family Dwelling (Specify) _____
CHECK (X) IF PROPOSED: ALL APPLICATIONS MUST INCLUDE A PROPERTY SURVEY
NEW CONSTRUCTION () INTERIOR RENOVATIONS () EXTERIOR RENOVATIONS ()
SUBDIVISION () SIGN/AWNING () A/C or Generator () FENCES/SHEDS*** ()
REMOVAL OR DEMOLITION () CHANGE IN OCCUPANCY () CHANGE IN USE ()

***Fences/Sheds - See additional instruction sheet for permit/inspection requirements

Authorization is hereby granted to the Borough of Red Bank, its agents, employees and representatives to inspect, all or any part of the above property, whether interior or exterior, at any reasonable hour of the day, with respect to any matters relating to the Application for Development, within the judgment of the Borough or such representatives, related thereto. This Authorization shall permit representatives to take photographs, and to make sketches and notes with respect to the subject property.

CHECK () Whichever is applicable

() I am (are) the Owner(s) of record of the above reference property and I (we) concur with the application for development submitted to the Borough of Red Bank.

(X) I certify that I (we) have the permission of the owner(s) of the above reference property to make this application for development and present these plans to the Borough of Red Bank.

FRANK SALA
(Please print)

of full age, being duly sworn, according to law, on oath deposes and says that I am authorized to make this affidavit all of the above statements and the statements contained in the applications, plats, attachments and other papers submitted herewith are true.

X

APPLICANT SIGNATURE

Sworn to and subscribed before

me this 8 day of

Oct 2013
[Signature]
Notary Public

DONNA SMITH BARR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 19, 2015

THIS SECTION ONLY TO BE FILLED OUT IF THE APPLICANT IS NOT THE OWNER.

X

_____, being duly sworn, depose and say that **I am the owner of the land**
(Please Print Name of Owner)
which is the subject of this Development Application and the building(s) or structure(s)

located on same, and do approve and agree to the application.

Authorization is hereby granted to the Borough of Red Bank, its agents, employees and representatives to inspect, all or any part of the above property, whether interior or exterior, at any reasonable hour of the day, with respect to any matters relating to the Application for Development, within the judgment of the Borough or such representatives, related thereto. This Authorization shall permit representatives to take photographs, and to make sketches and notes with respect to the subject property.

Therefore, permission is granted to FRANK SALA, to present the proposed development plans.
(Name of Applicant)

X *Shirley D. Anderson*
OWNER SIGNATURE
[ALWAYS REQUIRED]

Sworn to and subscribed before

Me this 25 day of

September, 20 13

Plumsted

Notary Public

ELAINE NIETO
Notary Public - New Jersey
ID # 2317751
My Commission Expires August 31, 2014

DO NOT WRITE BELOW – FOR OFFICIAL USE

DISPOSITION BY ADMINISTRATIVE OFFICER:	
DENIED - FOR INCOMPLETE SUBMITTAL	_____
EXEMPT DEVELOPMENT (BOARD ACTION NOT REQUIRED)	_____
PLANNING BOARD ACTION REQUIRED – (See Remarks)	_____
ZONING BOARD OF ADJUSTMENT ACTION REQUIRED (See Remarks)	_____
REMARKS:	

DONNA SMITH BARR, DIRECTOR
PLANNING AND ZONING

DATE

DEVELOPMENT PERMIT ISSUED ()

DEVELOPMENT PERMIT DENIED ()



Auto Exotica Inc.
981 Highway 36
Atlantic Highlands, NJ 07716
(732)-245-9400

Oct. 15, 2013

To Donna Smith- Barr (Director)

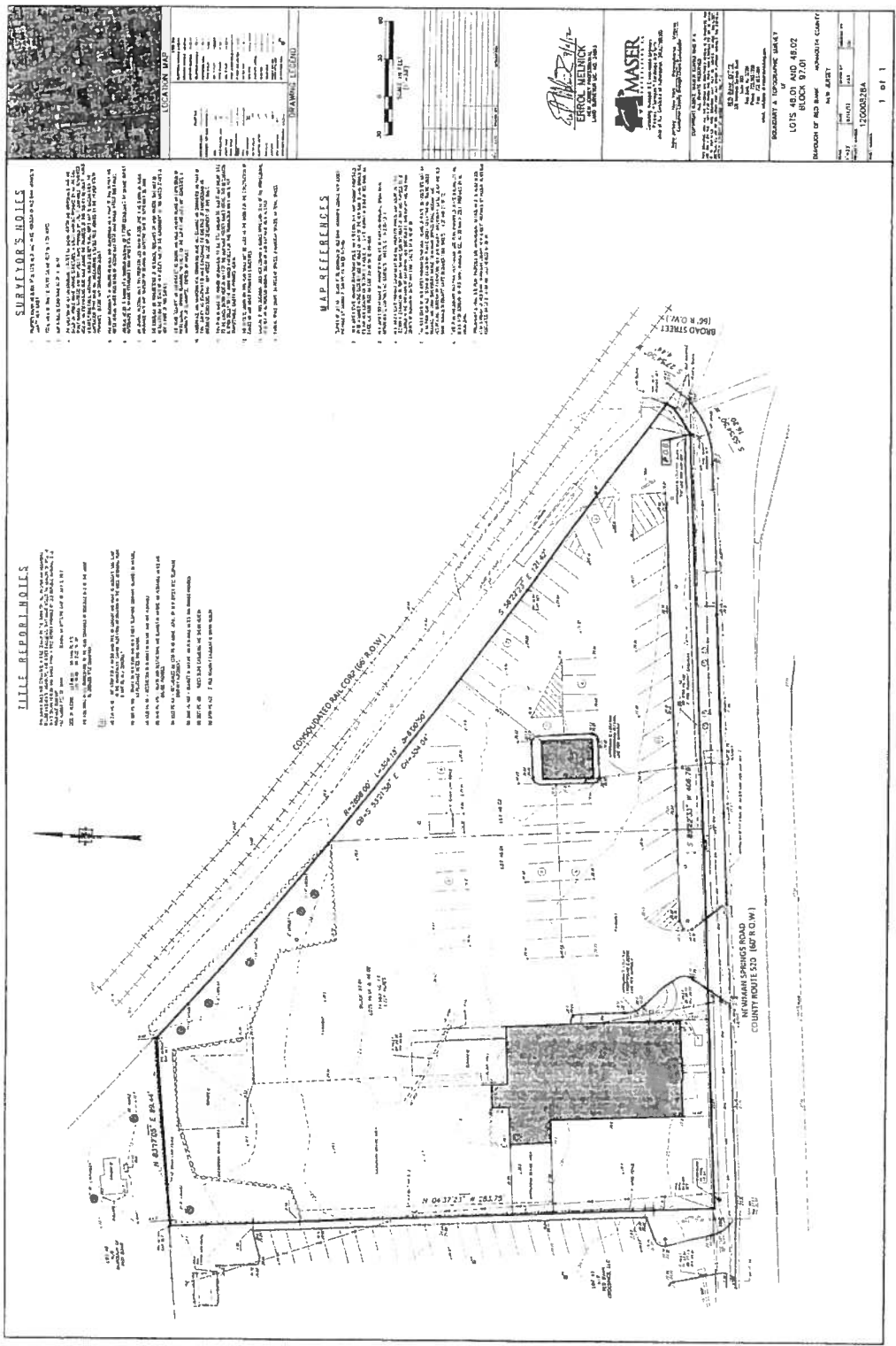
- ☺ I Frank Sala, sole owner of Auto Exotica Inc. have been incorporated in the State of New Jersey since March of 2000 and have been a New and Used Car Dealer licensed by the State of New Jersey since 2001.
- ☺ We have been Auto Delta New Car Dealer since 2001 which is a high performance brand of Alfa Romeo.
- ☺ In addition Auto Delta we will be the exclusive brand in Monmouth County of New Electric Cars by GEM (Global Electric Motors) major focus of my business will be primarily on New Car Sales with this addition of GEM Cars.
- ☺ The smallest second building located on the Red Bank property will be used for leasing of New Cars and rentals of Exotic Cars and addition we are in negotiation with Lamborghini to add additional New Car Sales
- ☺ We have chosen the Red Bank location as a perfect compliment to our company plan. This location will incorporate a Showroom, Sales Office and Service Area, since we provide Service and Detailing exclusively to our own vehicles only. There will be not outside Solicitation offering Repairs or Detailing. The location will adequately accommodate two Service Bays. Unlike the industry standard of 10 Bays for Car Dealerships.

- ☺ The Newman Springs Road Address is the “gateway” entrance to Red Bank and has been vacant for far to long. Traffic patterns from the Garden State Parkway make this a heavily traveled intersection. In keeping with our high profile within the industry, **AUTO EXOTIC INC.** will enhance this location with a classic exterior design.
- ☺ We are currently awaiting approval with a sixty-day window to close our contract on this property. We look forward to opening our new location and becoming an active participant within the Red Bank business community.

Sincerely,

Frank Sala

X 
Owner



SURVYOR'S NOTES

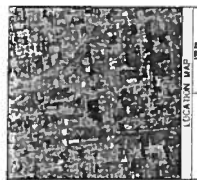
- 1. The survey was made on the 15th day of May, 1900, and the results are as follows:
- 2. The lot is bounded by N 48th Street to the north, N 49th Street to the south, and by the line of the city of Phoenix to the east and west.
- 3. The lot is bounded by the line of the city of Phoenix to the east and west.
- 4. The lot is bounded by the line of the city of Phoenix to the east and west.
- 5. The lot is bounded by the line of the city of Phoenix to the east and west.
- 6. The lot is bounded by the line of the city of Phoenix to the east and west.
- 7. The lot is bounded by the line of the city of Phoenix to the east and west.
- 8. The lot is bounded by the line of the city of Phoenix to the east and west.
- 9. The lot is bounded by the line of the city of Phoenix to the east and west.
- 10. The lot is bounded by the line of the city of Phoenix to the east and west.

MAP REFERENCES

- 1. The survey was made on the 15th day of May, 1900, and the results are as follows:
- 2. The lot is bounded by N 48th Street to the north, N 49th Street to the south, and by the line of the city of Phoenix to the east and west.
- 3. The lot is bounded by the line of the city of Phoenix to the east and west.
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- 9. The lot is bounded by the line of the city of Phoenix to the east and west.
- 10. The lot is bounded by the line of the city of Phoenix to the east and west.

FILE REFERENCES

- 1. The survey was made on the 15th day of May, 1900, and the results are as follows:
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- 10. The lot is bounded by the line of the city of Phoenix to the east and west.



LOCATION MAP

Lot	Area	Area
48.01	1.00	1.00
48.02	1.00	1.00

MEASUREMENTS

Line	Length	Angle
1	1.00	90.00
2	1.00	90.00
3	1.00	90.00
4	1.00	90.00

ERICK HENCKS
Surveyor

MASER
Surveyor

RECORDING A SURVEYING MAP

LOT 48.01 AND 48.02
BLOCK 97.01
SECTION 18, T. 1 N., R. 1 E., S. 1 E.
MARICOPA COUNTY, ARIZONA

FILED
1900

Resolution No. 2014 - 03

RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF RED BANK
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

(Granting Site Plan Approval)

Block 97.01, Lots 46.01 and 46.02
6 Newman Springs Road

Application Number P10816
A&B Property Holdings dba Auto Exotica, Inc.

WHEREAS, the Planning Board of the Borough of Red Bank is empowered, pursuant to the Municipal Land Use Law, *N.J.S.A. 40:55D-1*, et seq., to hear and determine applications for development and variances under certain specific conditions; and

WHEREAS, the applicants, A&B Property Holdings dba Auto Exotica, Inc., have filed with the Planning Board Secretary an application for site plan approval with bulk "c" variances for premises commonly known as 6 Newman Springs Road, Red Bank, New Jersey, also known as Block 97.01, Lots 46.01 and 46.02 on the official tax map of the Borough of Red Bank in order to permit interior and exterior renovations to the existing building on the site and provide site improvements and signage associated with the property use; and

WHEREAS, the applicant has provided due notice to the public and all surrounding property owners as required by law and has caused publication in a newspaper in general circulation in the Red Bank area in accordance with the requirements of the Municipal Land Use Law, *N.J.S.A. 40:55D-1* et. seq., this Board gaining jurisdiction thereunder; and

WHEREAS, the within matter was heard at a regularly scheduled public hearing of the Planning Board and all interested parties wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Planning Board, having considered the application, testimony of the applicant's experts, exhibits submitted and the opinions of the Planning Board Engineer, makes the following findings of facts and conclusions:

1. The subject premises is located on Newman Springs Road , also known as County Road 520 in the Highway Business Zone where the proposed sales and leasing use is permitted.
2. A prior applicant was granted a use variance approval to permit automotive rentals.
3. Bulk c variances are required for front yard setback where 50 feet are required and 15 exists; front yard setback for parking where 25 feet is required and 15 feet exists. Both of the setback variances are previous nonconforming deficiencies and will not be changed by this application. The applicant proposes two ADA parking stalls where three are required. In addition, the wall signs must front on a public roadway where the proposed sign on the western elevation does not front on a public road, thereby requiring a variance.
4. There is no other property available to enlarge the site and lessen the existing bulk deficiencies.

5. The attorney for the applicant advised the Board that the application is for a change of use from a car rental agency to an automotive sales agency for the sale of new and pre-owned automobiles with no changes to the building and landscaping improvements to the site.
6. Mr. Reis, the applicant's Architect, testified that the applicant will add an irrigation system and grass to the site, clean up the landscaping, and confirmed that the car storage area will remain gravel and that the lighting levels would be submitted for review.
7. Buildings and improvements shall remain the same and the deficiencies are all pre-existing.
8. Sworn testimony was produced that there will be both new and used car sales, reaffirming the jurisdiction of the Board as the use is a permitted use.
9. The use is similar in fact to the previous use with certain aesthetic improvements. The Board therefore finds that the benefits outweigh any detriments and that the variances can be granted without substantial detriment to the Zone Ordinance, Zone Plan and public good.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Red Bank on this 19th day of February, 2014, that the application of A&B Property Holdings dba Auto Exotica, Inc., 6 Newman Springs Road, Block 97.01, Lots 46.01 and 46.02, for site plan approval be granted subject to the following conditions:

1. The applicant shall make any revisions necessary to meet the current ADA standards for accessibility.
2. The applicant shall revise the plans to indicate the 3 ADA parking stalls as set forth in the Borough Engineer's letter of January 2, 2014.
3. The applicant shall comply with the on-site improvements of the Borough Engineer's January 2, 2014 letter as well as repairing any curb or sidewalk damage.
4. The applicant will contribute the amount of \$320 per service unit to the off-site water vulnerabilities.
5. An irrigation system shall be installed to maintain the landscaping areas.
6. The applicant has agreed that there will be no placement of donations bins on the premises.
7. The applicant shall provide to the Borough Engineer a lighting level plan and a detail shall be presented to and approved by the Borough Engineer concerning the trash enclosure by the north end of the parking lot.
8. Compliance with and payment of any fees that might be required by the Parking Utility Capital Improvement Fund.
9. Compliance and payment of any fees required under the Red Bank Affordable Housing Ordinance in effect at the time that a certificate of occupancy is granted, and if applicable.
10. This application is granted only in conjunction with the conditions noted herein and but for the existence of the same, the within application would not be approved. In addition, the granting of any variances shall not be deemed to permit any other form of development than that specifically approved herein nor shall it be deemed that the

granting of such variances shall result in the premises being considered conforming in the future nor should the previous nonconforming size or bulk requirements now be deemed to be conforming by way of variance.

11. All representations made by the applicant or his agents under oath, at the public meeting in the within matter, are considered conditions of this approval and misrepresentations by any of the parties shall be considered a material breach of the facts upon which the conclusions of the Planning Board were made and shall be considered a violation of the approval.
12. The applicant shall comply with the Planning and Development Regulations of the Borough of Red Bank, to the extent that it is consistent with this Resolution, and shall comply with the requirements of the Construction Code and the Fire and Health Code Officials.
13. Subject to any and all other Municipal, County, State or Federal regulations as they may apply.
14. Subject to the payment of any and all taxes and professional fees.
15. The action of the Planning Board in approving this application shall not relieve the applicant of responsibility for any damage caused by this project, nor does the Planning Board of Red Bank or its reviewing professionals and agencies accept any responsibility for the structural design of the proposed improvements or for any damage that may be caused by the development.
16. The applicant must publish adequate notice of this Resolution in the official newspaper of the Borough of Red Bank at applicant's sole cost, within thirty days of this Resolution and provide proof of publication.

The foregoing was Moved by Mayor Pasquale Menna

Seconded by John Cash and, on Roll Call, the following vote was recorded:

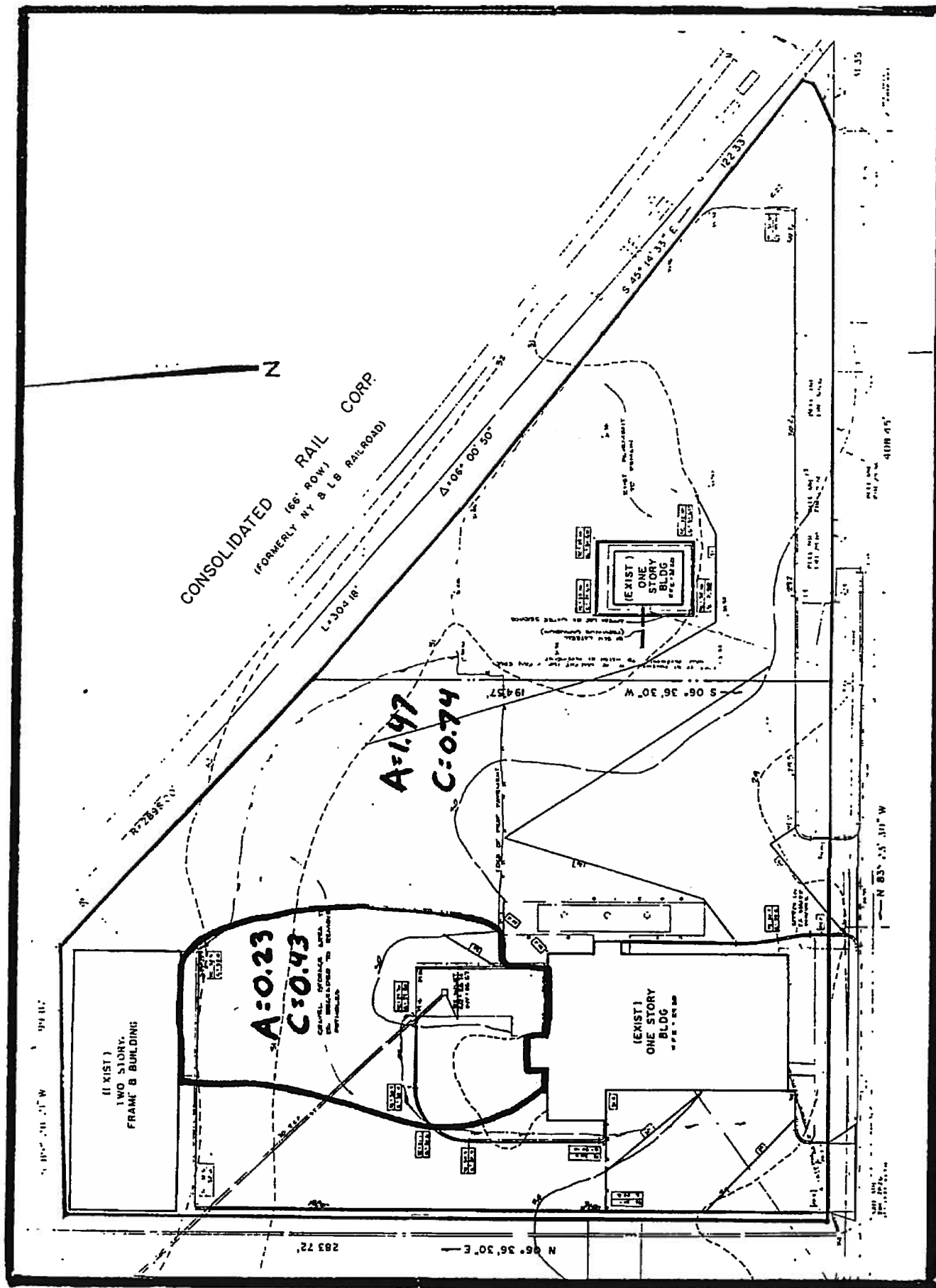
Affirmative: Mayor Pasquale Menna, Leonard Calabro, John Cash, Linda Cohen, Louis DiMento, John Goode, Daniel Mancuso

Negative: None

Abstentions: None

I, Donna Smith Barr, Secretary to the Planning Board of the Borough of Red Bank, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of Borough of Red Bank at its regular meeting held on February 19, 2014.


Donna Smith Barr, Secretary
Planning Board



Proposed Drainage Area Map

EXISTING RUNOFF CALCULATIONS

I. TRIBUTARY TO SOUTH (NEWMAN SPRINGS ROAD):

$$A = \text{AREA} = 0.7 \text{ (PAVED)} + 0.2 \text{ (LAWN)} + 0.6 \text{ (GRAVEL)} \\ = 1.5 \text{ ACRES}$$

$$C = \frac{0.90(0.7) + 0.30(0.2) + 0.65(0.60)}{1.5} = 0.72$$

$$T_c = 14.0 \text{ MINUTES (300 LF @ 1.5\% SLOPE, } C = 0.60 \text{ (GRAVEL))}$$

<u>STORM FREQUENCY</u>	<u>I = INTENSITY (IN/HR)</u>	<u>Q = CIA</u>
2 YR	2.7	2.9 CFS
10 YR	4.1	4.4 CFS
25 YR	5.0	5.4 CFS
100 YR	6.0	6.5 CFS

II. TRIBUTARY TO ON-SITE INLET

$$A = \text{AREA} = 0.23 \text{ AC} \\ C = 0.80 \text{ (GRASSED + BARE GROUND)} \\ T_c = 10 \text{ MINUTES (MINIMUM)}$$

<u>STORM FREQUENCY</u>	<u>I = INTENSITY (IN/HR)</u>	<u>Q = CIA</u>
2 YR	3.4	0.6 CFS
10 YR	5.0	0.9 CFS
25 YR	5.8	1.1 CFS
100 YR	7.0	1.3 CFS

PROPOSED RUNOFF CALCULATIONS

I. TRIBUTARY SOUTHERLY (NEWMAN SPRINGS ROAD)

$$A = \text{AREA} = 0.30 \text{ (LAWN)} + (0.93 \text{ (PAVED)} + 0.24 \text{ (GRAVEL)}) \\ = 1.47 \text{ ACRES}$$

$$C = \frac{0.30(0.30) + 0.90(0.93) + 0.65(0.24)}{1.47} = 0.74$$

$$T_c = 12 \text{ MINUTES (300 LF, 1.2\% SLOPE, } C = 0.70)$$

<u>STORM FREQUENCY</u>	<u>I = INTENSITY (IN/HR)</u>	<u>Q = CIA</u>
2 YR	3.0	3.3 CFS
10 YR	4.6	5.0 CFS
25 YR	5.4	5.9 CFS
100 YR	6.5	7.1 CFS

II. TRIBUTARY TO ON-SITE INLET:

$$A = \text{AREA} = 0.05 \text{ AC (GRASSED)} + 0.18 \text{ (GRAVEL)} = 0.23$$

$$C = \frac{0.05(.30) + 0.1888(.47)}{.23} = 0.43$$

$$T_c = 10 \text{ MINUTES (MINIMUM)}$$

<u>STORM FREQUENCY</u>	<u>I = INTENSITY (IN/HR)</u>	<u>Q = CIA</u>
2 YR	3.4	0.3 CFS
10 YR	5.0	0.5 CFS
25 YR	5.8	0.6 CFS
100 YR	7.0	0.7 CFS

SYNOPSIS CHART
TRIBUTARY TO NEWMAN SPRINGS ROAD

<u>STORM FREQUENCY</u>	<u>EXISTING RUNOFF (CFS)</u>	<u>PROPOSED RUNOFF (CFS)</u>	<u>DIFFERENCE</u>
2 YR	2.9	3.3	+0.4 CFS
10 YR	4.4	5.0	+0.6 CFS
25 YR	5.4	5.9	+0.5 CFS
100 YR	6.5	7.1	+0.6 CFS
		AVERAGE =	+0.5 CFS

SYNOPSIS CHART
TRIBUTARY TO EXISTING ON-SITE INLET

<u>STORM FREQUENCY</u>	<u>EXISTING RUNOFF (CFS)</u>	<u>PROPOSED RUNOFF (CFS)</u>	<u>DIFFERENCE</u>
2 YR	0.6	0.3	-0.3 CFS
10 YR	0.9	0.5	-0.4 CFS
25 YR	1.1	0.6	-0.5 CFS
100 YR	1.3	0.7	-0.6 CFS
		AVERAGE =	-0.5 CFS

CONCLUSIONS:

Post-development site runoff tributary to Newman Springs Road may be expected to increase very slightly (average = 0.5 CFS) for all storm types studied. No inlets presently exist in the immediate vicinity of the site along Newman Springs Road, and proposed runoff will not adversely alter existing conditions.

Runoff tributary to the on-site inlet will be reduced by an average of 0.5 CFS for all storm types studied. (Outlet of this storm pipe unknown).

Overall site runoff, therefore, may be expected to match existing conditions.

APPENDIX

NELSON-KENDERIAN ASSOCIATES

TABLE 3

<u>Character of the Land</u>	<u>Runoff Coefficients</u>
Asphalt Pavement	0.80-0.95
Concrete	0.70-0.90
Brick Pavement	0.70-0.85
Roofs	0.75-0.95
Gravel	0.35-0.70
Cultivated or No Cover, Sandy Soil	
Flat (under 3%)	0.25-0.32
Average (3%-8%)	0.33-0.39
Steep (over 8%)	0.40-0.50
Cultivated or No Cover, Heavy Soil	
Flat	0.40-0.50
Average	0.50-0.65
Steep	0.65-0.75
Woodland, Sandy Soil	
Flat	0.10-0.20
Average	0.20-0.25
Steep	0.25-0.30
Woodland, Heavy Soil	
Flat	0.22-0.32
Average	0.32-0.40
Steep	0.40-0.50
Lawns or Pasture, Sandy Soil	
Flat	0.07-0.13
Average	0.13-0.18
Steep	0.18-0.25
Lawns or Pasture, Heavy Soil	
Flat	0.21-0.25
Average	0.25-0.32
Steep	0.32-0.40

Source: Design and Construction of Sanitary and Storm Sewers;
ASCE and Water Control Guide for Suburban and Rural-
Residential N.J.; Rutgers State University

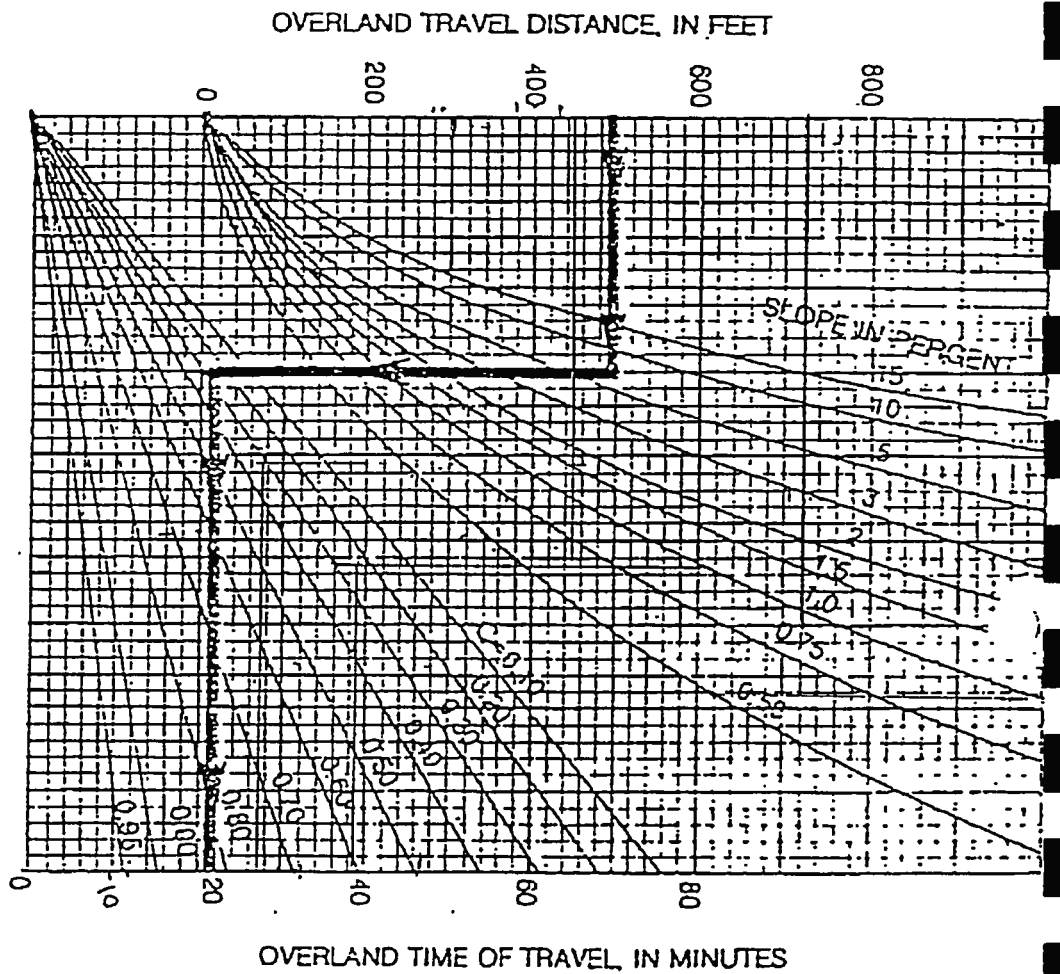


Figure 2
Relation of overland time of travel to overland travel distance, average overland slope, and coefficient C
—for use in Rational Method.

Source:
Wright-McLaughlin Engineers
"Airport Drainage,"
Federal Aviation Administration
Washington, DC 1005.

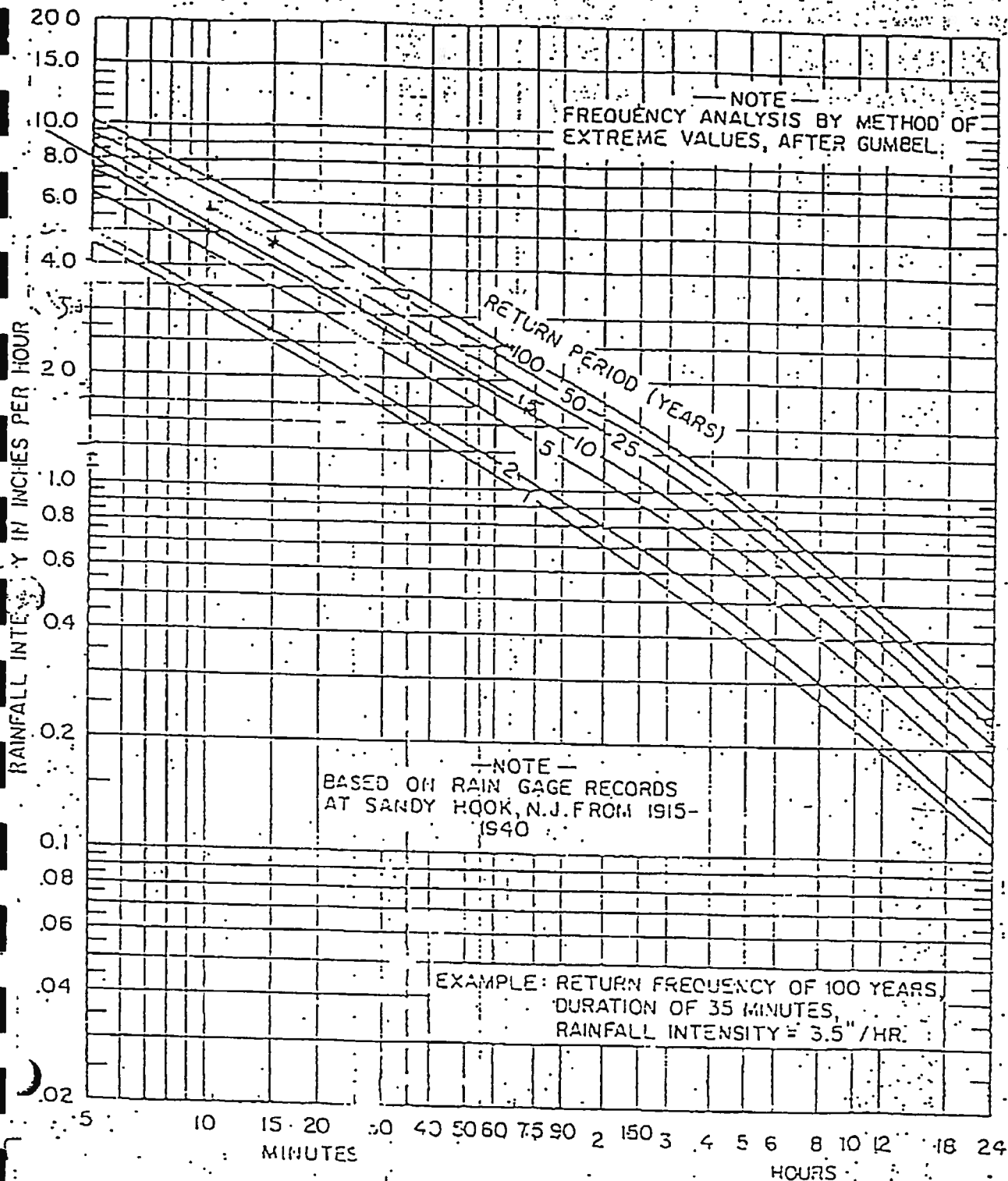


PLATE 3

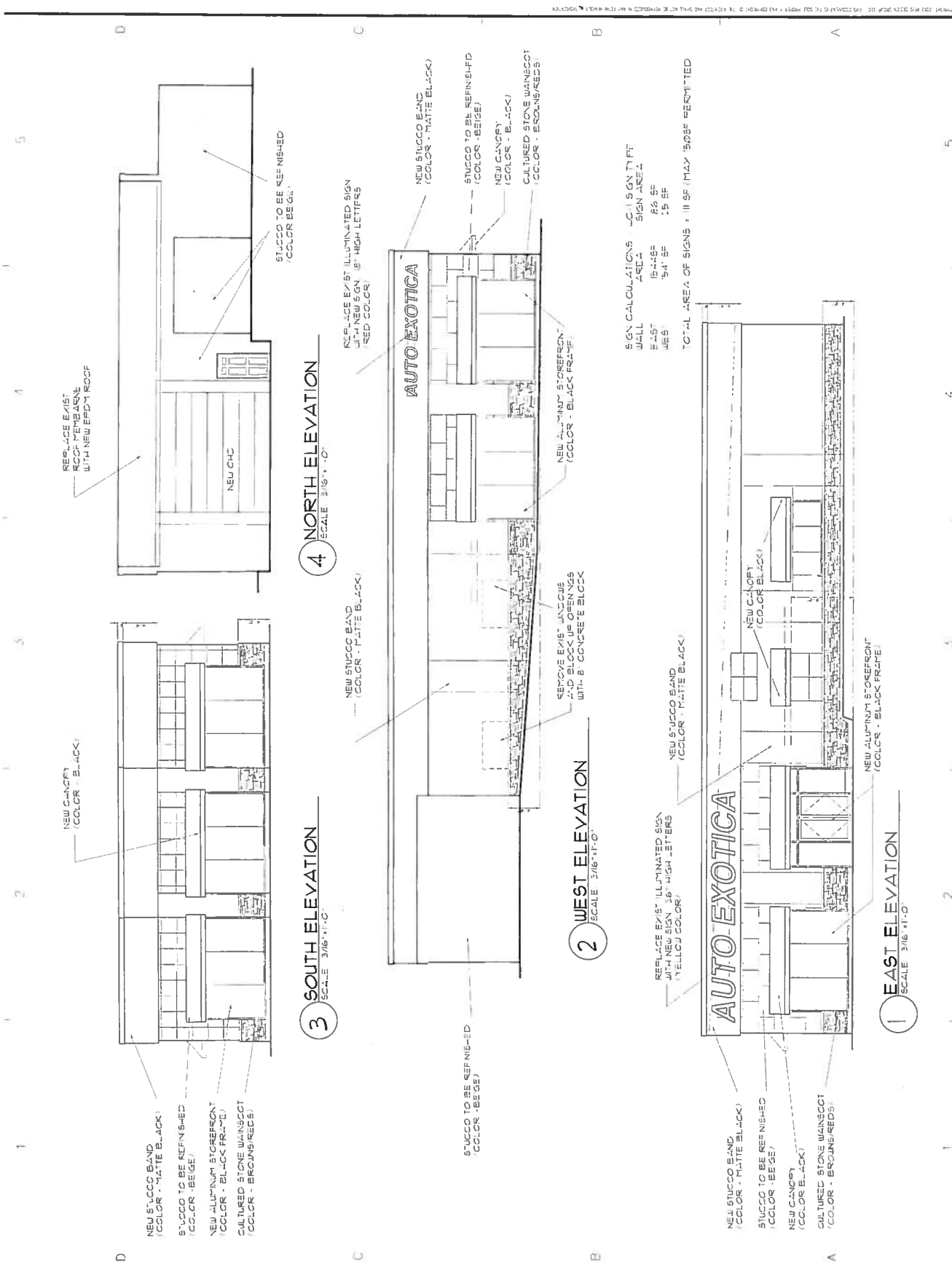
RARITAN BAY & SANDY HOOK BAY, N.J.

1111



RDS DESIGN GROUP, LLC
 41 JARED STREET
 SUITE 100, 14101/100
 727-887-4799 (O)
 727-347-3483 (F)





01 013
 01 020
 01 030

AUTO EXOTICA
 BLOCK 94/21 1013 46.01 & 46.02
 ELEVATIONS
 PERD NO. 13 118
 DATED BY J. RUS
 DATE 6/27/14
 SCALE 1/8"=1'-0"
 DSC VC

A6

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER'S NAME
97.01	40	Borough of Red Bank
	44	Food Properties, Inc.
	45	Robert V. Archibald
98	10.01	Tom Ciesem, Inc.
	14	Car West Auto
120	53.09	Ben & Holly Maras
Monmouth County Planning Board		
Council Corporation		

BLOCK	LOT	OWNER'S NAME
1	17	N.J.D.O.T.
	1	Adon Maras

BLOCK	LOT	OWNER'S NAME
10	1	N.J.D.O.T.
	3	Heritage Investment Co.
	4	Kentler MacLellan c/o United Supply Co.
	5	Anthony S. Decarlo & Thomas Trotter
	6	Alun L. E.
	7	Barbara B. Halsey
	8	Keith W. C. Kiarin
	9	Patricia C. Kiarin
	10	Edward R. G.
	11	A & A Trufolo c/o Carolyn A. Ott
	12	Anthony G. Bonini
	13	St. Silvestro & Son, Inc.

BLOCK	LOT	OWNER'S NAME
10	1	N.J.D.O.T.
	3	Heritage Investment Co.
	4	Kentler MacLellan c/o United Supply Co.
	5	Anthony S. Decarlo & Thomas Trotter
	6	Alun L. E.
	7	Barbara B. Halsey
	8	Keith W. C. Kiarin
	9	Patricia C. Kiarin
	10	Edward R. G.
	11	A & A Trufolo c/o Carolyn A. Ott
	12	Anthony G. Bonini
	13	St. Silvestro & Son, Inc.

ENGINEER
Joseph J. DeBenedictis
 DATE: July 15, 1991

SECRETARY
Carol A. Kelly
 DATE: July 23, 1991

Approved by the Planning Board
 DATE: July 24, 1991

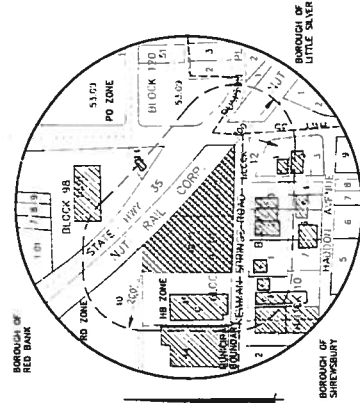
SITE PLAN APPROVAL

INDEX OF SHEETS

SHEET #	TITLE
1 OF 6	SITE SHEET
2 OF 6	SITE PLAN
3 OF 6	GRADING & UTILITIES PLAN
4 OF 6	LANDSCAPE & LIGHTING PLAN
5 OF 6	SOIL EROSION CONTROL PLAN
6 OF 6	DETAIL SHEET

PRELIMINARY & FINAL SITE PLAN EXHIBITS FOR PROPOSED IMPROVEMENTS TO

LOTS 46.01 & 46.02 BLOCK 97.01 BOROUGH OF RED BANK MONMOUTH COUNTY, NEW JERSEY



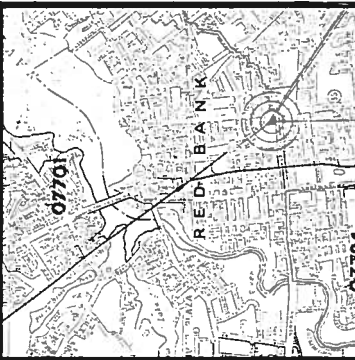
AREA MAP



*Project: Red Bank, New Jersey
 100% Final Plan
 July 24, 1991*



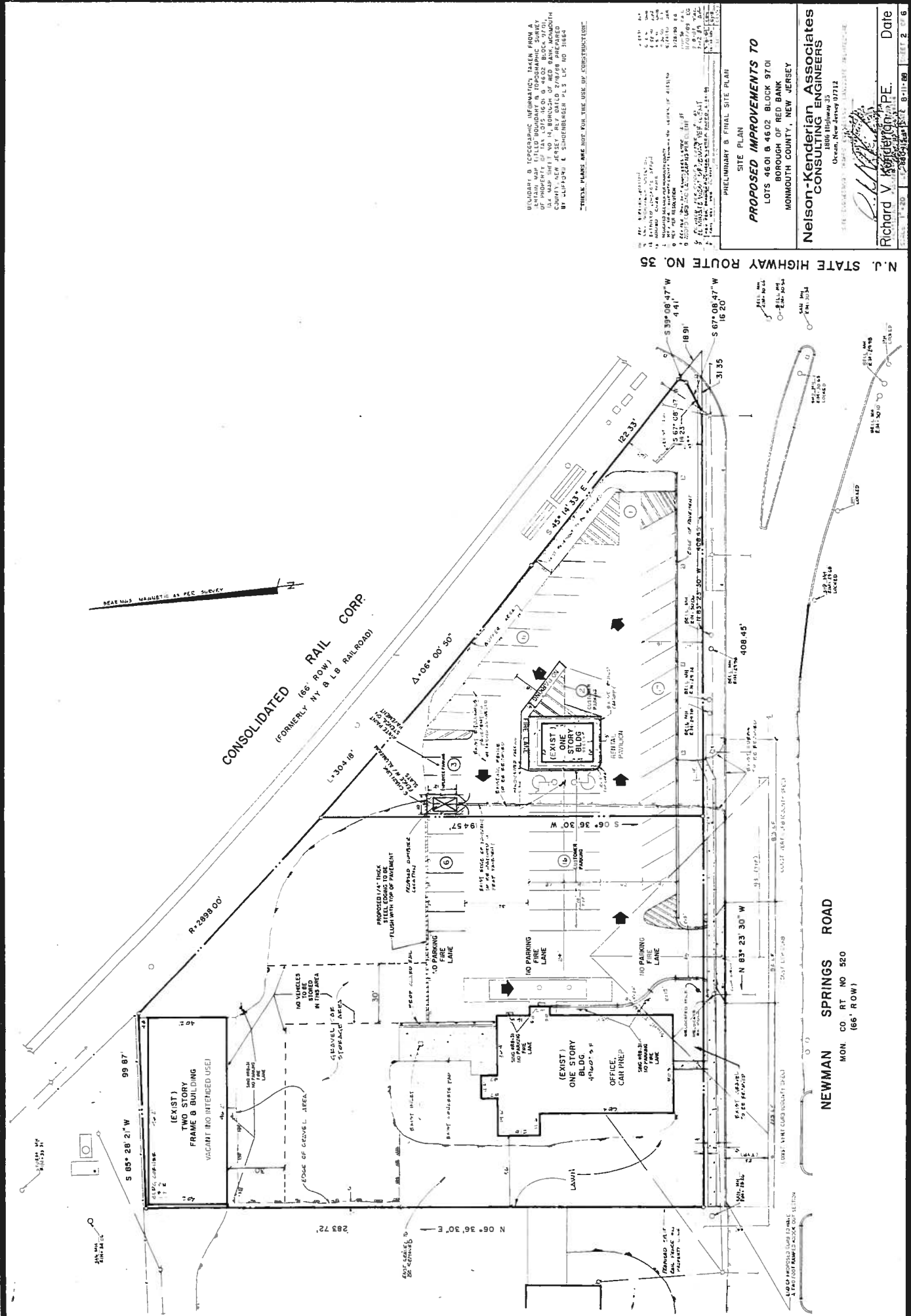
Sheet 3 of 6



KEY MAP

GENERAL INFORMATION

1. LOTS 46.01 & 46.02, BLOCK 97.01 AS SHOWN ON THE BORDOIR OF RED BANK TAX MAPS.
2. BOUNDARY & ETOPOGRAPHIC INFORMATION TAKEN FROM A TAX MAP SHEL NO. 14, BORDOIR OF RED BANK, MONMOUTH COUNTY, NEW JERSEY, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 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2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 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3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 36



N.J. STATE HIGHWAY ROUTE NO. 35

CONSOLIDATED RAIL CORP.
(FORMERLY NY & Lb RAILROAD)

NEWMAN SPRINGS ROAD
MON. CO. RT. NO. 520
(66' ROW)

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROPOSED IMPROVEMENTS TO
LOTS 4601 & 4602 BLOCK 9701
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

PRELIMINARY & FINAL SITE PLAN

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	EXISTING LOT 4601	1,100,000	25.20
2	EXISTING LOT 4602	1,100,000	25.20
3	PROPOSED LOT 4601	1,100,000	25.20
4	PROPOSED LOT 4602	1,100,000	25.20
5	PROPOSED LOT 4603	1,100,000	25.20
6	PROPOSED LOT 4604	1,100,000	25.20
7	PROPOSED LOT 4605	1,100,000	25.20
8	PROPOSED LOT 4606	1,100,000	25.20
9	PROPOSED LOT 4607	1,100,000	25.20
10	PROPOSED LOT 4608	1,100,000	25.20
11	PROPOSED LOT 4609	1,100,000	25.20
12	PROPOSED LOT 4610	1,100,000	25.20
13	PROPOSED LOT 4611	1,100,000	25.20
14	PROPOSED LOT 4612	1,100,000	25.20
15	PROPOSED LOT 4613	1,100,000	25.20
16	PROPOSED LOT 4614	1,100,000	25.20
17	PROPOSED LOT 4615	1,100,000	25.20
18	PROPOSED LOT 4616	1,100,000	25.20
19	PROPOSED LOT 4617	1,100,000	25.20
20	PROPOSED LOT 4618	1,100,000	25.20
21	PROPOSED LOT 4619	1,100,000	25.20
22	PROPOSED LOT 4620	1,100,000	25.20
23	PROPOSED LOT 4621	1,100,000	25.20
24	PROPOSED LOT 4622	1,100,000	25.20
25	PROPOSED LOT 4623	1,100,000	25.20
26	PROPOSED LOT 4624	1,100,000	25.20
27	PROPOSED LOT 4625	1,100,000	25.20
28	PROPOSED LOT 4626	1,100,000	25.20
29	PROPOSED LOT 4627	1,100,000	25.20
30	PROPOSED LOT 4628	1,100,000	25.20
31	PROPOSED LOT 4629	1,100,000	25.20
32	PROPOSED LOT 4630	1,100,000	25.20
33	PROPOSED LOT 4631	1,100,000	25.20
34	PROPOSED LOT 4632	1,100,000	25.20
35	PROPOSED LOT 4633	1,100,000	25.20
36	PROPOSED LOT 4634	1,100,000	25.20
37	PROPOSED LOT 4635	1,100,000	25.20
38	PROPOSED LOT 4636	1,100,000	25.20
39	PROPOSED LOT 4637	1,100,000	25.20
40	PROPOSED LOT 4638	1,100,000	25.20
41	PROPOSED LOT 4639	1,100,000	25.20
42	PROPOSED LOT 4640	1,100,000	25.20
43	PROPOSED LOT 4641	1,100,000	25.20
44	PROPOSED LOT 4642	1,100,000	25.20
45	PROPOSED LOT 4643	1,100,000	25.20
46	PROPOSED LOT 4644	1,100,000	25.20
47	PROPOSED LOT 4645	1,100,000	25.20
48	PROPOSED LOT 4646	1,100,000	25.20
49	PROPOSED LOT 4647	1,100,000	25.20
50	PROPOSED LOT 4648	1,100,000	25.20
51	PROPOSED LOT 4649	1,100,000	25.20
52	PROPOSED LOT 4650	1,100,000	25.20
53	PROPOSED LOT 4651	1,100,000	25.20
54	PROPOSED LOT 4652	1,100,000	25.20
55	PROPOSED LOT 4653	1,100,000	25.20
56	PROPOSED LOT 4654	1,100,000	25.20
57	PROPOSED LOT 4655	1,100,000	25.20
58	PROPOSED LOT 4656	1,100,000	25.20
59	PROPOSED LOT 4657	1,100,000	25.20
60	PROPOSED LOT 4658	1,100,000	25.20
61	PROPOSED LOT 4659	1,100,000	25.20
62	PROPOSED LOT 4660	1,100,000	25.20
63	PROPOSED LOT 4661	1,100,000	25.20
64	PROPOSED LOT 4662	1,100,000	25.20
65	PROPOSED LOT 4663	1,100,000	25.20
66	PROPOSED LOT 4664	1,100,000	25.20
67	PROPOSED LOT 4665	1,100,000	25.20
68	PROPOSED LOT 4666	1,100,000	25.20
69	PROPOSED LOT 4667	1,100,000	25.20
70	PROPOSED LOT 4668	1,100,000	25.20
71	PROPOSED LOT 4669	1,100,000	25.20
72	PROPOSED LOT 4670	1,100,000	25.20
73	PROPOSED LOT 4671	1,100,000	25.20
74	PROPOSED LOT 4672	1,100,000	25.20
75	PROPOSED LOT 4673	1,100,000	25.20
76	PROPOSED LOT 4674	1,100,000	25.20
77	PROPOSED LOT 4675	1,100,000	25.20
78	PROPOSED LOT 4676	1,100,000	25.20
79	PROPOSED LOT 4677	1,100,000	25.20
80	PROPOSED LOT 4678	1,100,000	25.20
81	PROPOSED LOT 4679	1,100,000	25.20
82	PROPOSED LOT 4680	1,100,000	25.20
83	PROPOSED LOT 4681	1,100,000	25.20
84	PROPOSED LOT 4682	1,100,000	25.20
85	PROPOSED LOT 4683	1,100,000	25.20
86	PROPOSED LOT 4684	1,100,000	25.20
87	PROPOSED LOT 4685	1,100,000	25.20
88	PROPOSED LOT 4686	1,100,000	25.20
89	PROPOSED LOT 4687	1,100,000	25.20
90	PROPOSED LOT 4688	1,100,000	25.20
91	PROPOSED LOT 4689	1,100,000	25.20
92	PROPOSED LOT 4690	1,100,000	25.20
93	PROPOSED LOT 4691	1,100,000	25.20
94	PROPOSED LOT 4692	1,100,000	25.20
95	PROPOSED LOT 4693	1,100,000	25.20
96	PROPOSED LOT 4694	1,100,000	25.20
97	PROPOSED LOT 4695	1,100,000	25.20
98	PROPOSED LOT 4696	1,100,000	25.20
99	PROPOSED LOT 4697	1,100,000	25.20
100	PROPOSED LOT 4698	1,100,000	25.20
101	PROPOSED LOT 4699	1,100,000	25.20
102	PROPOSED LOT 4700	1,100,000	25.20

PROPOSED IMPROVEMENTS TO
LOTS 4601 & 4602 BLOCK 9701
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS
1800 Highway 35
Ocean, New Jersey 07712

Richard V. Kenderian, P.E.
Date
Sheet 2 of 6



8548 444 MAGNETIC AS FILE 44444

CONSOLIDATED RAIL CORP.
(FORMERLY NY & LB RAILROAD)

[illegible]

"THESE PLANS ARE NOT FOR THE USE OF CONSUMERS!"

A SUNDAY & TOPOGRAPHIC INFORMATION TAKEN FROM A
GENERAL MAP TITLED BOUNDARY & TOPOGRAPHIC SURVEY
OF PROPERTY OF TAX LOTS AG-1 & AG-2 BLOCK 3701,
ALABAMA MAP SHEET NO. 8 BURGHOFF OF HBA, MOBILE
COUNTY, ALA. "EMERY" REV DATED 2/18/88 PREPARED
BY CLAUDIO E. SCHNEIDER PLS LIC NO 31669

N.J. STATE HIGHWAY ROUTE NO. 35

PROPOSED IMPROVEMENTS TO
LOTS 4601 & 4602 BLOCK 9701
BOROUGH OF RED BANK
MONMOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS

57 Arroyo 15 9081

800-4-A-FLYER

Richard V. Kenderich P.E. Date

9 35 1

0-11-88

54088

1" x 20"

BUDGET RENT-A-CAR

1. The total amount of the rental charge shall be \$100.00 per month plus applicable taxes and insurance.

2. The rental charge shall be payable in advance on the 1st day of each month.

3. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

4. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

5. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

6. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

7. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

8. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

9. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

10. The rental charge shall be for the use of the vehicle only and does not include fuel, maintenance, or repairs.

PROPOSED IMPROVEMENTS TO

LOTS 4601 B 4602 BLOCK 9701

BOROUGH OF RED BANK

MOYMOOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS
1806 Highway 35
Ocean, New Jersey 07712

Richard Kenderian P.E.

Date: 8-11-88 5 6

SOIL EROSION CONTROL PLAN

1. The purpose of this plan is to provide for the control of soil erosion on the proposed development.

2. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

3. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

4. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

5. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

6. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

7. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

8. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

9. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

10. The plan shall be in accordance with the requirements of the New Jersey Department of Environmental Protection.

PROPOSED IMPROVEMENTS TO

LOTS 4601 B 4602 BLOCK 9701

BOROUGH OF RED BANK

MOYMOOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS
1806 Highway 35
Ocean, New Jersey 07712

Richard Kenderian P.E.

Date: 8-11-88 5 6

PROPOSED IMPROVEMENTS TO

LOTS 4601 B 4602 BLOCK 9701

BOROUGH OF RED BANK

MOYMOOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS
1806 Highway 35
Ocean, New Jersey 07712

Richard Kenderian P.E.

Date: 8-11-88 5 6

PROPOSED IMPROVEMENTS TO

LOTS 4601 B 4602 BLOCK 9701

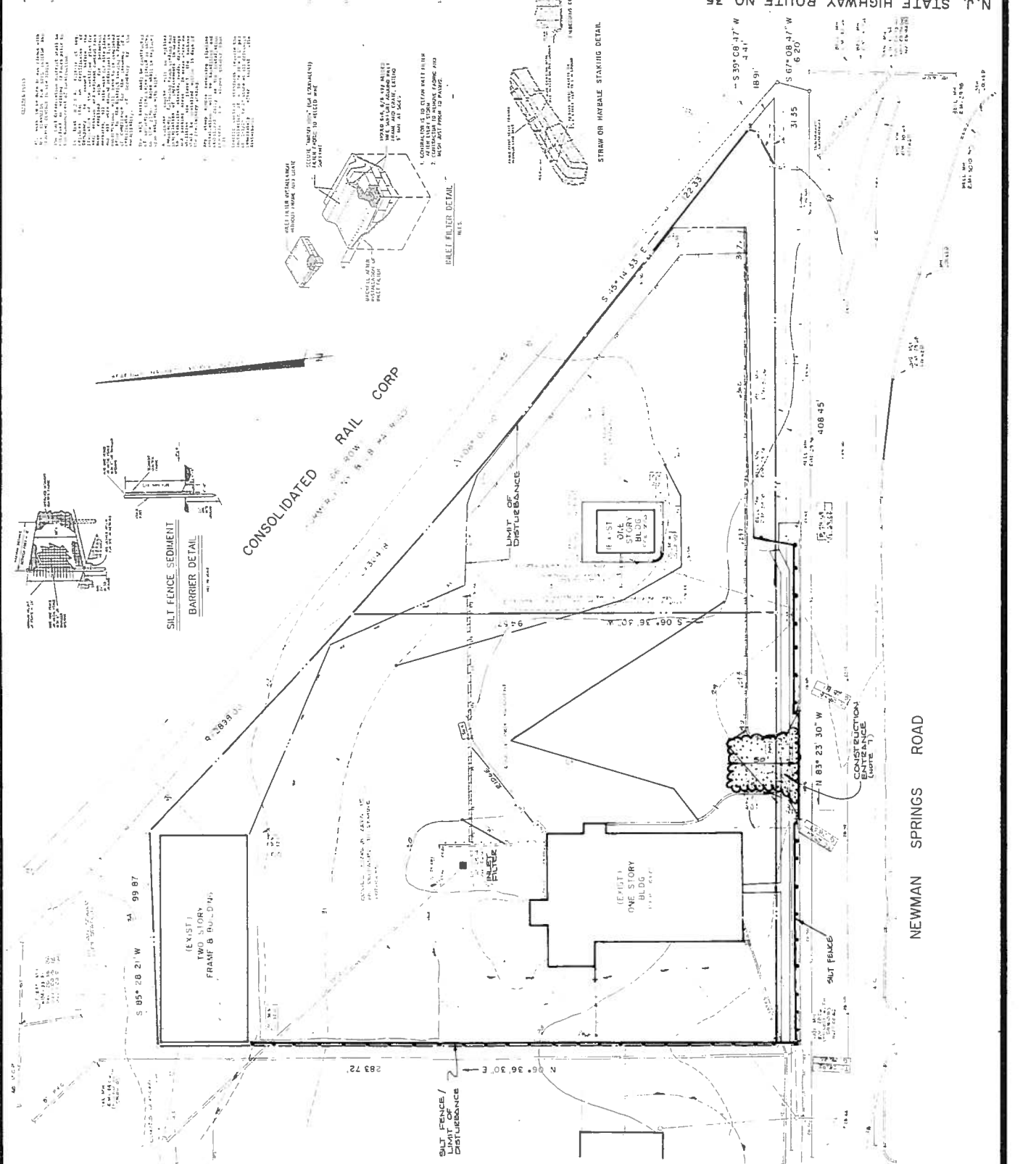
BOROUGH OF RED BANK

MOYMOOUTH COUNTY, NEW JERSEY

Nelson-Kenderian Associates
CONSULTING ENGINEERS
1806 Highway 35
Ocean, New Jersey 07712

Richard Kenderian P.E.

Date: 8-11-88 5 6



RENOVATION OF EXISTING ONE STORY BUILDING

BOROUGH OF RED BANK

MONMOUTH COUNTY N.J.

BUDGET RENT-A-CAR

NOTES:

- All work shall conform with B.O.C.A. Basic Building Code, 1980
 - Use Group Classification - B/S-1
 - Construction Classification - 1B
 - Fire Rating - 1 - 3 hrs
2 - 2 hrs
 - Area of Building:
1837 SQFT (OFFICE)
2794 SQFT (CAR PREP AREA)
4631 EXISTING SQFT
 - Volume of Building - 22820 CU. FT.
 - All Exit Signs shall conform to sections 833 of the B.O.C.A. Basic Building Code, 1980
 - An interior project (i.e., wall, ceiling, floor, ceiling, speaker, window, etc.) which may be used in the design of the building shall conform to the applicable code requirements for interior finish classification and fire resistance ratings.
 - The General Contractor shall verify all dimensions and conditions on the job and bring to the attention of the Architect any discrepancies which may arise or be noted in the original or intended design.
- OCCUPANCY (MAX PER B.O.C.A. 806)
5-10
5-10

LIST OF MATERIALS:

LIST OF MATERIALS:

- CONCRETE
- BLOCK - PLAN
- BLOCK - SECTION
- BLOCK - PLAN DETAIL
- EARTH
- BAFF INSULATION
- HOOD INSULATION
- METAL OR STEEL
- WOOD - FINISHED
- WOOD - ROUGH
- BRICK
- STONE

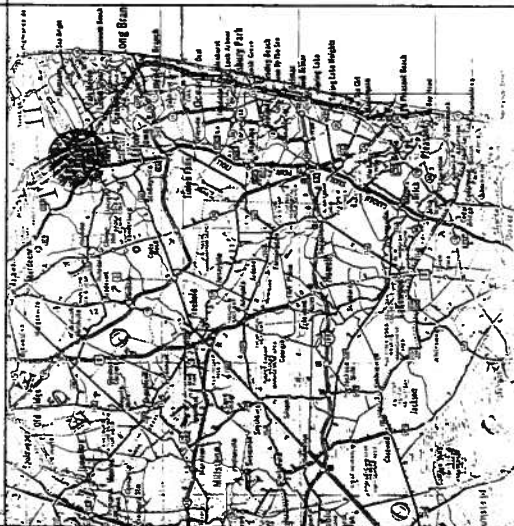
REFERENCE DESIGNATION:



LIST OF DRAWINGS:

- T-1 TITLE SHEET
- A-1 FLOOR PLAN
- A-2 SOUTH & EAST ELEVATIONS
- A-3 NORTH & WEST ELEVATIONS
- A-4 SCHEDULE
- A-5 SECTIONS
- A-6 SECTIONS AND DETAILS

KEY MAP:



REV	DATE	DESCRIPTION
1-3-81		ISSUED FOR PRICING
2-0-81		ISSUED FOR PRICING

GILLIGAN &
BUBNOWSKI
ARCHITECTS
4314 WOOD AVENUE, LUTHER, N.J. 07036

RENOVATION OF EXISTING
ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY N.J.
BUDGET RENT-A-CAR

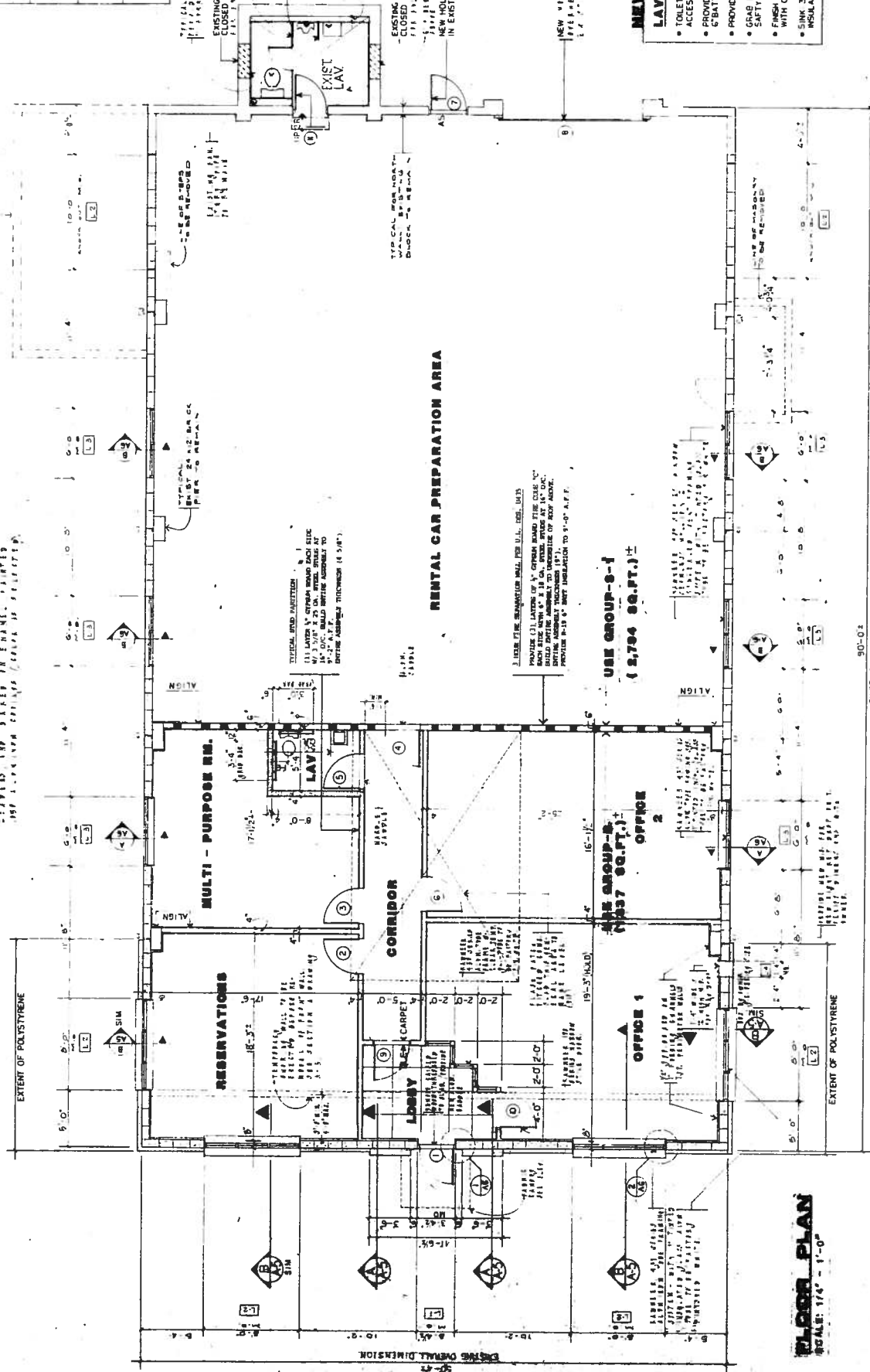
TITLE SHEET
JOB NO. 8838
DATE 2-20-81
SCALE AS NOTED
T-1

ROOFING NOTES

EXISTING 1.5" MIN. THICKNESS OF ROOFING SHALL BE MAINTAINED. ALL ROOFING SHALL BE REPLACED WITH 1.5" MIN. THICKNESS OF ROOFING. ALL ROOFING SHALL BE REPLACED WITH 1.5" MIN. THICKNESS OF ROOFING. ALL ROOFING SHALL BE REPLACED WITH 1.5" MIN. THICKNESS OF ROOFING.

LINE - SCHEDULE	
L-1	2.45 4.5/12 = 9/16"
L-2	2.45 6.5/12 = 3/8"
L-3	2.45 8.5/12 = 5/16"

PROVIDE 2" DEEP GUTTERS
BEARING END OF LINES L-2



FLOOR PLAN
SCALE: 1/4" = 1'-0"

LAVATORY NOTES:

- TOILET FACILITY TO CONFORM TO MIN ACCESSIBILITY PER A.B.F. REGULATIONS
- PROVIDE 3/12" INSULATION & WALLS AND 6 BATT INSULATION ABOVE CEILING
- PROVIDE FIXED 18" x 24" MIRROR
- GRAB BAR TO BE BRADLEY NO. 832-095-2 SAFETY GRIP FINISH, MOUNT 2'-10" AFF.
- FINISH FLOOR TO BE CERAMIC TILE FLOOR WITH CERAMIC TILE COVE BASE
- CEILING 15' MIN. HEIGHT MAX. 30" NEE HEIGHT, INSULATE EXPOSED PIPES BELOW



RENOVATION OF EXISTING ONE STORY BUILDING	
NEWMAN SPRINGS ROAD	BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.	
PROJECT NO. 8838	DATE: 5.3.91
BY: J.T. 1/2" = 1'-0"	SCALE: 1/4" = 1'-0"
PROJECT: BUDGET RENT-A-CAR	REVISION: 10

FLOOR PLAN

GILLIGANA
BUBROWSKI



RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

PROJECT NO. 8838
DATE: 5.3.91
BY: J.T. 1/2" = 1'-0"

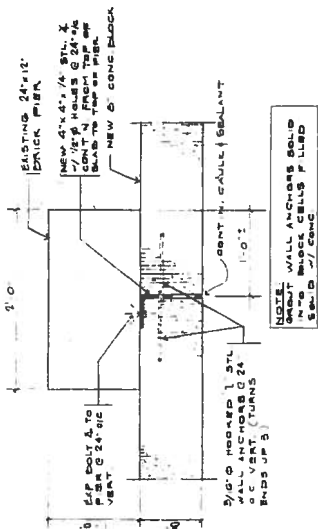
PROJECT: BUDGET RENT-A-CAR
REVISION: 10

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

PROJECT NO. 8838
DATE: 5.3.91
BY: J.T. 1/2" = 1'-0"

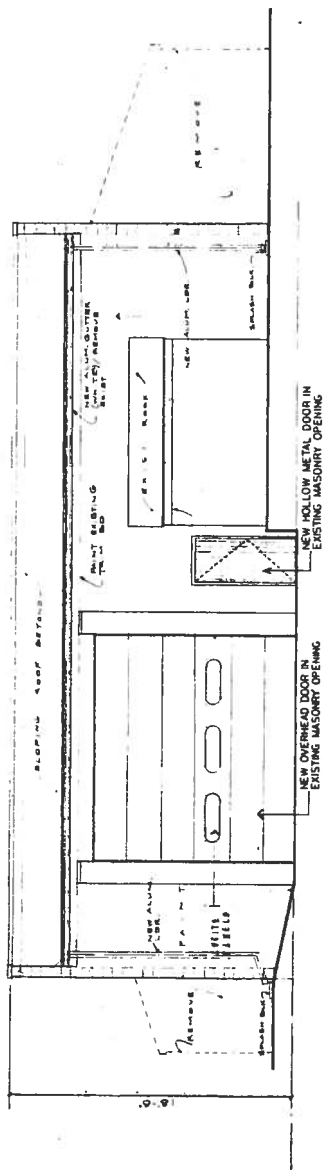
PROJECT: BUDGET RENT-A-CAR
REVISION: 10

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

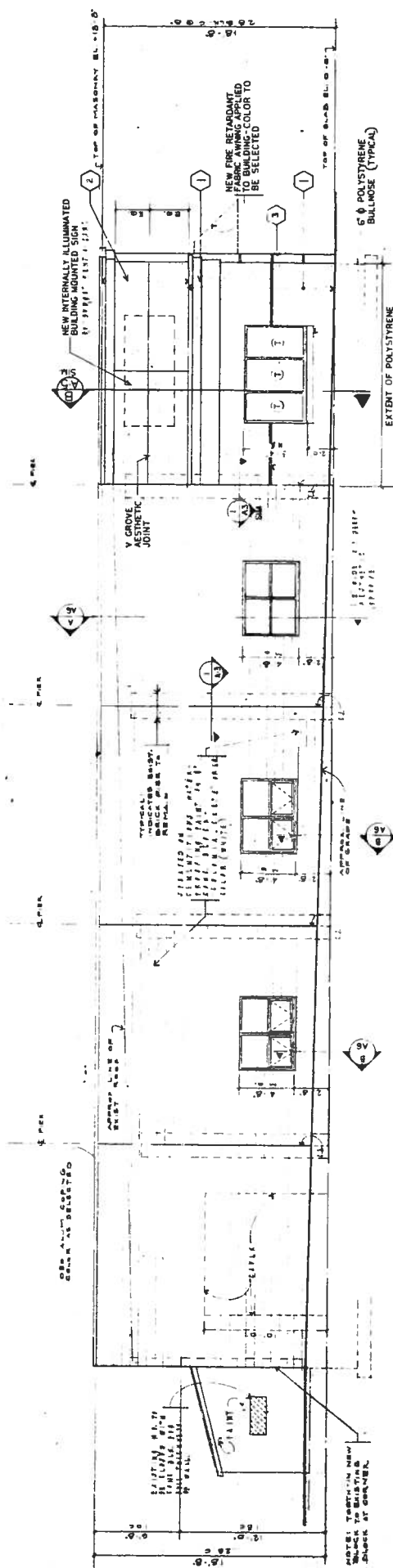


TYPICAL - & LOCATIONS

DETAIL 1
SCALE: 1/2" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

NORTH & WEST ELEVATIONS

DATE: 3-29-51
DRAWN BY: J. J. GILLOUGH
CHECKED BY: J. J. GILLOUGH

BUDGET RENT-A-CAR

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

DATE: 3-29-51
DRAWN BY: J. J. GILLOUGH
CHECKED BY: J. J. GILLOUGH

BUDGET RENT-A-CAR

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

DATE: 3-29-51
DRAWN BY: J. J. GILLOUGH
CHECKED BY: J. J. GILLOUGH

BUDGET RENT-A-CAR

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

DATE: 3-29-51
DRAWN BY: J. J. GILLOUGH
CHECKED BY: J. J. GILLOUGH

BUDGET RENT-A-CAR

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

DATE: 3-29-51
DRAWN BY: J. J. GILLOUGH
CHECKED BY: J. J. GILLOUGH

BUDGET RENT-A-CAR

RENOVATION OF EXISTING ONE STORY BUILDING
NEWMAN SPRINGS ROAD
BOROUGH OF RED BANK
MONMOUTH COUNTY, N.J.

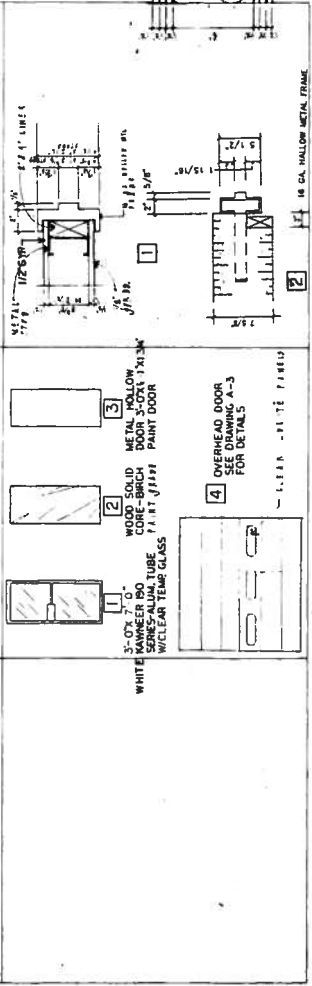
DOOR SCHEDULE

DOOR NO.	FROM	TO	SPACE NO.	DOORS	BUCKS	SADDLE HARDWARE	REMARKS
1	LOBBY	RESERVATIONS	1	3-0X7-0 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
2	CORRIDOR	RESERVATIONS	2	3-0X6-1/2 X 13/4" PAINT	1	PAINT	PASSAGE
3	CORRIDOR	RESERVATIONS	3	3-0X6-1/2 X 13/4" PAINT	1	PAINT	PASSAGE
4	RENTAL CAR PREP	RENTAL CAR PREP	4	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR & BUCK
5	CORRIDOR	RENTAL CAR PREP	5	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
6	CORRIDOR	RENTAL CAR PREP	6	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
7	RENTAL CAR PREP	RENTAL CAR PREP	7	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
8	RENTAL CAR PREP	RENTAL CAR PREP	8	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
9	RENTAL CAR PREP	RENTAL CAR PREP	9	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR
10	RENTAL CAR PREP	RENTAL CAR PREP	10	3-0X6-1/2 X 13/4" PAINT	1	PAINT	WEATHERSTRIP DOOR

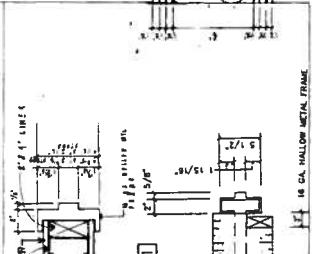
FINISH SCHEDULE

SPACE NO.	NAME	BASE	FLOOR	WALLS	CEILING	REMARKS
1	LOBBY	V	VCT	GBP	AT-1	9'-0"
2	CORRIDOR	V	C	GBP	AT-1	9'-0"
3	RESERVATIONS	V	C	GBP	AT-1	9'-0"
4	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
5	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
6	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
7	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
8	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
9	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"
10	RENTAL CAR PREP	V	C	GBP	AT-1	9'-0"

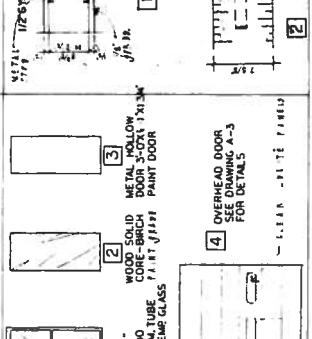
HARDWARE NOTES:



BUCK TYPE



DOOR TYPES:



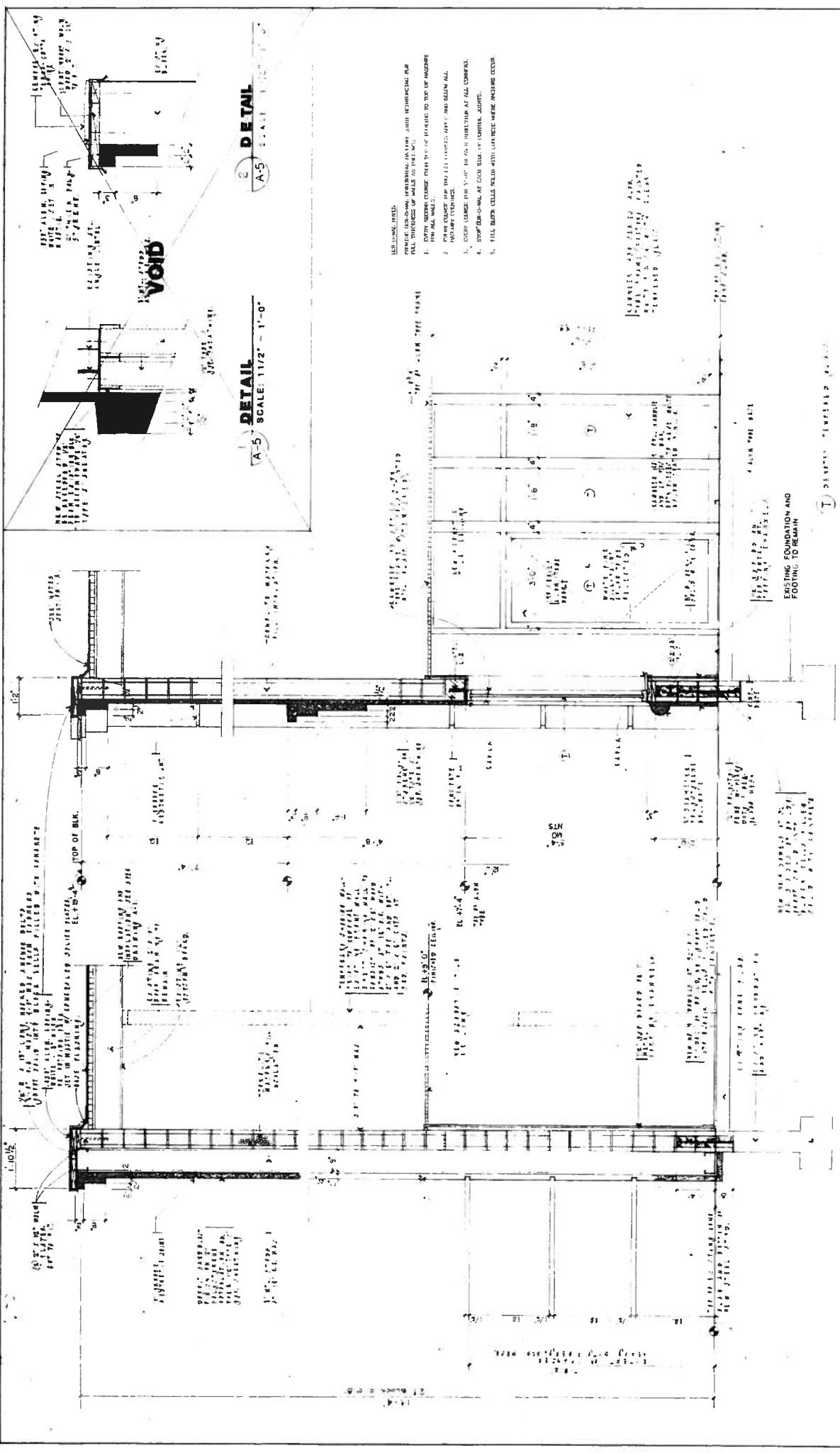
FINISH LEGEND

BASE	V	VINYL BASE
FLOOR	C	CERAMIC TILE COVE BASE
WALLS	GBP	GREEN BOARD, TAPERED, SPACKLED, Sanded, AND PAINTED
CEILING	AT-1	2 X 4 ACOUSTIC CEILING TILE ARMSTRONG MINIBOARD

GILLIGAN & BUBNOWSKI
ARCHITECTS
1000 10TH AVENUE
NEW YORK, N.Y. 10018

RENOVATION OF EXISTING
ONE STORY BUILDING
NEWMAN SPRINGS (TAP)
BOROUGH OF RE. BATH
MONMOUTH COUNTY N.J.
BUDGET RENT-A-CAR

SCHEDULE
8838
A-4
NOTED



SECTION A
SCALE: 3/4" = 1'-0"

SECTION B
SCALE: 3/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	10/19/19	REVISED

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.

PROJECT INFORMATION

PROJECT: RENOVATION OF EXISTING BUILDING
 ADDRESS: 1234 MAIN STREET
 CITY: NEWARK, NJ
 STATE: NJ
 ZIP: 07102

CLIENT INFORMATION

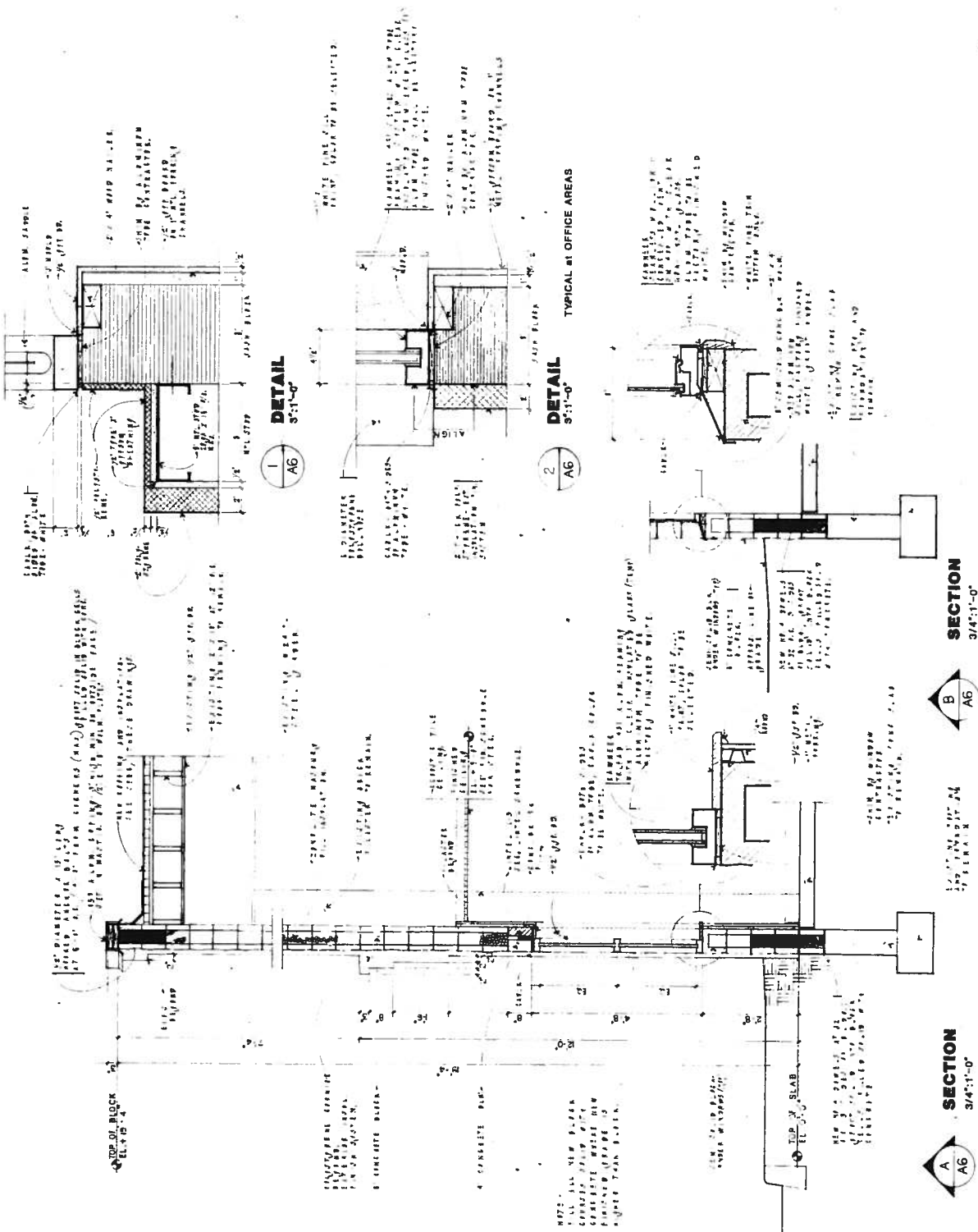
CLIENT: J. J. JONES
 ADDRESS: 5678 MAIN STREET
 CITY: NEWARK, NJ
 STATE: NJ
 ZIP: 07102

DESIGNER INFORMATION

DESIGNER: GILLIGAN & BUBNOWSKI
 ADDRESS: 9010 MAIN STREET
 CITY: NEWARK, NJ
 STATE: NJ
 ZIP: 07102

SECTION

SECTION: A-5



- REVISIONS
1. REVISIONS AND CORRECTIONS TO BE MADE BY THE ARCHITECT
 2. REVISIONS AND CORRECTIONS TO BE MADE BY THE ARCHITECT
 3. REVISIONS AND CORRECTIONS TO BE MADE BY THE ARCHITECT
 4. REVISIONS AND CORRECTIONS TO BE MADE BY THE ARCHITECT
 5. REVISIONS AND CORRECTIONS TO BE MADE BY THE ARCHITECT

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GILLIGAN & PA.
BUBNOWSKI
ARCHITECTS

RENOVATION OF EXISTING
ONE STORY BUILDING
BROOKLYN BRIDGE ROAD
BROOKLYN COUNTY N.J.
JULY 1953

REV.	DATE	DESCRIPTION
1	5-20-53	REVISED PER I.B.G.