

PROPERTY ADDRESS 20 Alston Court ZONING PLANNING DPA # 5544
APPLICANTS NAME Arthur & Leslie Hunt BLOCK 13 LOTS 29
ADDRESS P.O. Box 600, Broomfield, NJ 07760 TEL # 842-3999
ATTORNEY Schuman, Harlan, etc. ATTORNEY PHONE # 201-434-2000
Tom Colacchio, Esq. ATTORNEY FAX # 201-434-3956

DATE PLANS REC'D 9/7/01 SENT TO T&M _____ REPORT REC'D _____
REV #1 REC'D _____ SENT TO T&M _____ REV DATE _____
REV #2 REC'D _____ SENT TO T&M _____ REV DATE _____
REV #3 REC'D _____ SENT TO T&M _____ REV DATE _____

AGENCY REPORTS

	SENT	FWD TO APPL.
Const Off	9/10	9/12
Health Off	9/10	
Police Dept.	9/10	
Pub. Utilities	9/10	
Fire Prev. Bureau	9/10	9/12
Envir. Comm.		
Historic Dist. Cmt.		

Sent to attorney/appl _____
County Approval Req Y N
Obtained? Y N Cond.

ESTIMATED FEE _____ SET FEE _____ ESCROW AMOUNT _____

AMOUNT PAID	DATE	BALANCE DUE
\$22500	9/10/01	0

Public Notice

List Notice Affid Of Pub
Proof of Serv Slips Cards
Tax Letter Dis. of Ownership

HEARING DATES: 9/20/01
APPROVAL/ DENIAL 9/20/01 RESOLUTION ADOPTED 10/4/01
RESOLUTION MAILED 10/9/01 APPROVAL PUBLISHED 10/12/01 COND MET _____
PLANS SIGNED & FILED 10/19/01 INDEX CARD FILED 11/2/01



R0508

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

GPU
525 Main Street
Allenhurst, NJ 07711

2. Article Number (Copy from service label)

7099 3400 0014 9462 7186

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print) Ernest Johnson Date of Delivery Aug 31 2001

C. Signature

x Ernest Johnson

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

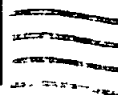
☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

7302/3423



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1. Article Addressed to:

Red Bank Water & Sewer
90 Monmouth Street
PO Box 868
Red Bank, NJ 07701

2. Article Number (Copy from service label)

7099 3400 0014 9462 7148

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly)

Joshua Schmidt

B. Date of Delivery

C. Signature

X Joshua Schmidt

☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

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☐ Yes



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1. Article Addressed to:

Comcast Cable
c/o Itilia Commission
403 South Street
Eatontown, NJ 07724

2. Article Number (Copy from service label)

7099 3400 0014 9462 7131

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *15 3116NS* B. Date of Delivery *8/31/01*

C. Signature

X



☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

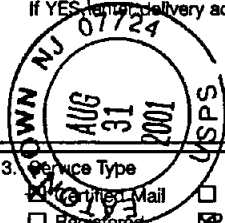
☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes



UNITED STATES POSTAL SERVICE



First-Class Mail
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42 20:32 PM 01-01-01

- Sender: Please print your name, address, and ZIP+4 in this box •

Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Lelsley M. Pace
16 Alston Court
Red Bank, NJ 07701

2. Article Number (Copy from service label)

PS Form 3811, July 1999

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X

Lelsley M. Pace

- ☐ Agent
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below.

- ☐ Yes
☐ No

3. Service Type

☒ Certified Mail

☐ Registered

☐ Insured Mail

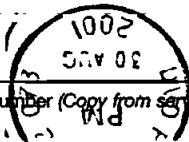
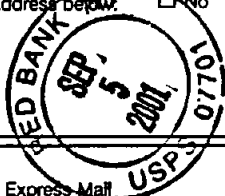
☐ Express Mail

☐ Return Receipt for Merchandise

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes



7099 3400 0014 9462 7063

Domestic Return Receipt

102595-00-M-0952

UNITED STATES POSTAL SERVICE



First-Class Mail
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USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Hedlund, Dennis M & Pearl Lee
195 Highway 36
West Long Branch, NJ 07764

2. Article Number (Copy from service label)

7099 3400 0014 9462 7025

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

John Hedlund 30 8-31-01

C. Signature

X

☒ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

7302/3221



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Epstein, Leigh, Charlotte F
15 Alston Court
Red Bank, NJ 07701

COMPLETE THIS SECTION ON DELIVERY**A. Received by (Please Print Clearly)****B. Date of Delivery****C. Signature**

X *Leigh Epstein*

☐ Agent☐ Addressee**D. Is delivery address different from item 1?**☐ Yes

If YES, enter delivery address below:

☐ No**3. Service Type**☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.**4. Restricted Delivery? (Extra Fee)**☐ Yes**2. Article Number (Copy from service label)**

7099 3400 0014 9462 7018

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

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1. Article Addressed to:

Mallon, Robert E & Joanne B
11 Alston Court
Red Bank, NJ 07701

2. Article Number (Copy from service label)

7099 3400 0014 9462 7001

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) Robert E. Mallon Date of Delivery SEP 13 2001

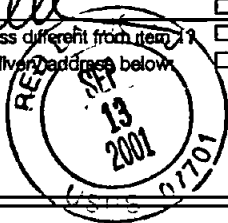
C. Signature R. Mallon

- ☐ Agent
☐ Addressee

D. Is delivery address different from item A?

- ☐ Yes
☐ No

If YES, enter delivery address below

**3. Service Type**

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

- ☐ Yes

UNITED STATES POSTAL SERVICE



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Schumann, Hanlon, Doherty, McCrossin & Paolino
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Attn: Edward J. McCrossin, III, Esq.

Parent - Alston Ct.

- *Correspondence from the Applicant's attorney, to the Borough's Department of Planning & Zoning, dated August 17, 2001;*
- *Garage Elevations, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Memoranda from the Borough's Traffic Office, Health Office, Fire Sub-Code Office, and Building Sub-Code Office, all dated September 10, 2001;*
- *Three pictures of the proposed Development Site and the surrounding site, taken by adjoining property owner, Leslie Pace, on or about September 18, 2001, and introduced into evidence as O-1, O-2, and O-3 respectively.*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WHEREAS, sworn testimony was presented by Arthur Parent, Applicant and Steven Krog, Landscape Architect; Edward J. McCrossin, Esq., appearing; and

WHEREAS, Richard Kosenski, the Board Engineer, was also sworn with regard to any information he would provide concerning the Application; and

WHEREAS, testimony indicated that the Applicants are the owners of the property located 20 Alston Court, Red Bank, NJ; and

WHEREAS, testimony indicated that the said property borders/fronts on the Navesink River; and

WHEREAS, testimony indicated that the Applicants currently live at the site; and

WHEREAS, testimony and other evidence presented indicated that single-

family residential use is a permitted use in the subject zone; and

WHEREAS, testimony and other evidence presented indicated that the site contains an existing/detached two car garage; and

WHEREAS, testimony and other evidence presented indicated that the subject property is surrounded by other residential uses; and

WHEREAS, testimony indicated that the Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor;*
- *Construction of an 18 foot by 28 foot patio; and*

WHEREAS, testimony indicated that the Applicants wish to construct the in-ground pool so as to better enjoy their home; and

WHEREAS, testimony indicated that the Applicants plan on using the pool for traditional swimming/recreational purposes; and

WHEREAS, testimony and other evidence presented indicated that the pool will be fenced, in accordance with prevailing regulations; and

WHEREAS, testimony indicated that the pool will be landscaped so as to appropriately shield the development from adjoining property owners and the roadway; and

WHEREAS, testimony indicated that if the pool were to be located elsewhere on the site, the same would most likely be more visible from the street and from the

adjoining properties; and

WHEREAS, testimony indicated that some of the pool equipment will be located behind the existing garage; and

WHEREAS, testimony and other evidence presented indicated that the aforesaid location should help shield/reduce/lessen any equipment-type noise which would otherwise be generated by the pool; and

WHEREAS, as previously indicated, testimony revealed that the site currently contains an existing/detached two-car garage; and

WHEREAS, testimony revealed that currently there is electrical service running to the existing garage; and

WHEREAS, testimony indicated that the Applicants plan on expanding the garage so that the same can accommodate a small pool-house; and

WHEREAS, testimony indicated that the proposed garage addition will be constructed with material which is compatible with the existing garage structure; and

WHEREAS, testimony indicated that the color of the proposed garage addition will compliment the color scheme of the existing garage structure; and

WHEREAS, testimony indicated that the Applicants plan on constructing an arbor so that they can enjoy the outside weather, on a long term basis, without being exposed to harmful radiation from the Sun; and

WHEREAS, testimony indicated that the proposed improvements, as aforesaid, will provide the homeowners with amenities by which they can better enjoy their home; and

WHEREAS, testimony indicated that the Application as presented requires the

following variances:

- *Use variance: a use variance is required for the use of the garage as a cabana, in addition to the storage of motor vehicles;*
- *Location of accessory structure: the proposed accessory structures (pool and arbor) are located in the front-yard area and will require a bulk "c" variance;*
- *Size of accessory structure: the proposed garage exceeds the 500 square foot maximum size permitted for an accessory structure;*
- *Number of principal structures on a lot: a bulk "c" variance is required so as to permit two principal structures on a lot;*
- *Side-yard set-back (garage/cabana): a side-yard set-back variance is required for the garage/cabana - i.e., 12 feet required, whereas 6 feet, 6 inches proposed;*

WHEREAS, fearing interference with her existing water-view and fearing other detrimental impacts on her quality of life, neighboring property owner, Leslie Pace, objected to the Application;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Zoning Board of Adjustment of the Borough of Red Bank, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted with conditions**.

In support of its decision, the Board of Adjustment makes the following findings of fact and conclusions of law:

1. The Red Bank Zoning Board of Adjustment has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Alston Court, Red Bank, NJ (Block 13, Lot 29) within the Borough's Residential "A" Zone.

3. The subject property contains an existing single-family residence, which is a permitted use in the subject zone.

4. The development site is surrounded by other residential uses.

5. The Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor; and*
- *Construction of an 18 foot by 28 foot patio.*

6. The proposed addition to the garage will appropriately compliment the existing garage structure.

7. The pool has been appropriately placed and landscaped so as to not unduly interfere with neighboring owners' views of the Navesink River.

8. The pool has been appropriately placed and landscaped so as to be visually inconspicuous from the adjoining roadway and from adjoining homes.

9. Per the testimony of the Applicants' representatives, placement of the pool in a different location (on the site) would detrimentally interfere with the view of surrounding property owners. Accordingly, the front-yard variance can be granted without causing substantial detriment to the public good.

10. In the absence of an easement or a Deed restriction, a property owner does not have an automatic right to a water-view - and no evidence was presented at the Hearing to contradict such a finding.

11. An adjoining property owner appeared at the Public Hearing to object to the Application. The Objector's main concerns centered on: (i) potential loss of view; (ii) potential noise from pool users; (iii) potential lack of pruning at the site (in the future); and (iv) potential detrimental impact on existing quality of life. At the Hearing, the Applicants and the Objector discussed their various concerns and expressed a

willingness to negotiate and execute some form of reasonable Lawn/Shrubbery Maintenance Agreement. (See condition "d"). The numerous concessions of the Applicants (regarding landscaping concerns) are reasonable under the circumstances.

12. The use of the expanded garage as a storage place for motor vehicles and as a cabana/pool-house is appropriate under the circumstances - particularly in light of the proximity of the existing garage to the proposed pool.

13. Electricity is currently run to the existing garage - and the same is, therefore, a logical location to house the proposed cabana/pool-house.

14. The existence of an expanded garage will better allow the Applicants to properly store pool equipment and furniture - and the same will furthermore contribute to a well-maintained yard and pool area.

15. Approval of the within Application will not impair the character of the existing area.

16. The benefits associated with approving the within Application outweigh any detriments associated with the same.

17. Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.

18. The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.

19. Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

20. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

21. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(d) (Use Variances).

22. During the course of the Hearing, the Board has requested, and the Applicants have agreed, to comply with the following conditions:

- a. If required by the Borough's Director of Planning & Zoning, the Applicants shall revise

their plans so as to portray the true height of the existing Evergreens (i.e., the plans currently show the Evergreen trees to be 8 feet high, whereas, in reality, the said trees are only 6 feet high);

- b. At maturity, the height of the trees along the south property line shall be 6 feet high - and the Applicants shall maintain the 6 foot height for the same;
- c. In conjunction with the above condition, the Applicant shall, as necessary, prune/trim surrounding landscaping (near the pool) so that the same does not unnecessarily, significantly, or unreasonably interfere with the water-views of adjoining property owners;
- d. The Applicants (and/or their representatives) shall utilize good faith efforts to confer with neighboring property owner, Leslie Pace, so as to arrange/negotiate/execute some form of acceptable and reasonable Lawn/Shrubbery Maintenance Agreement for the area surrounding the proposed pool;
- e. With regard to the existing Spruce trees, the Applicants agree to the following:
 - The smaller Evergreen tree to the east of the taller Spruce tree shall be removed;
 - Depending upon the wishes of adjoining property owner, Leslie Pace, the one Evergreen tree to the west of the tall Spruce tree (on the site) may or may not be removed. (The said issues shall also be memorialized in the Lawn/Shrubbery Maintenance Agreement referenced herein.)
- f. The Applicants shall continue to abide by the

existing Deed restrictions for the site concerning the existing Right-of-Way on the property, at the tail-end of the drive-way. That is, the Parents (and their successors) shall not obstruct or otherwise interfere with the existing Right-of-Way.

- g. The Applicants shall provide the Borough's Director of Planning & Zoning with acceptable details for the proposed fence (including information regarding the height of the same, the style of the same, and the exact location of the same) - and the said fence shall comply with prevailing Code requirements. Additionally, the said fence shall comply with the Borough's prevailing height regulations.
- h. Per the recommendation of the Borough's Health Officer, the pool-house shall be connected to the sanitary sewer.
- i. The construction shall be strictly limited to the plans which are referenced herein and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.
- j. The Applicants shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer and other agents/agencies of the Borough.
- k. The Applicants shall obtain any and all approvals from applicable outside agencies - including, but not limited to, the Monmouth County Planning Board and the Freehold Soil Conservation District.
- l. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- m. If required by the Board Engineer, the

Applicants shall submit appropriate performance guarantees in favor of the Borough of Red Bank.

- n. Unless otherwise agreed by the Zoning Board, the within approval shall be deemed abandoned, unless, within 12 months from adoption of the within Resolution, the Applicants obtain a building permit, development permit, or a Certificate of Occupancy for the construction/development approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and/or their agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate rules, regulations, and/or ordinances of the Borough of Red Bank, County of Monmouth, and State of New Jersey - including those applicable requirements set forth in Borough Ordinance 25-6.6c, 25-6.11c, and 25-6.12.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Board of Adjustment of the Borough of Red

Bank, the Borough of Red Bank, or their respective agents/representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

FOR THE APPLICATION: Michael DuPont, James Erving, Josephine Lee,
Arthur Murphy, Marie Murphy, John Curley

AGAINST THE APPLICATION: None

ABSTENTIONS: Laurie Marks

FOR THE RESOLUTION: Michael DuPont, James Erving, Josephine Lee,
John Curley

AGAINST THE RESOLUTION: None

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Red Bank Zoning Board of Adjustment on this 4th day of October, 2001.



Mary Konvel, Zoning Board Secretary



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street

Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752

(732) 530-2753

Fax: (732) 530-2766

DEVELOPMENT PERMIT

PERMIT #Z5544

DATE: October 19, 2001

TO: STANLEY SICKELS, CONSTRUCTION OFFICIAL

RE: Arthur & Leslie Parent
20 Alston Court
Block 13, Lot 29

THE DEVELOPMENT PERMIT FOR THE ABOVE REFERENCED
APPLICATION IS HEREBY ISSUED.

Note: Applicant to obtain construction permits/certificate of occupancy

A handwritten signature in cursive script, reading "Donna S. Barr", written over a horizontal line.

Donna Smith Barr, Director
Planning & Zoning Department

c: Applicant

RESOLUTION

**RED BANK ZONING BOARD OF ADJUSTMENT
ARTHUR & LESLIE PARENT
20 ALSTON COURT
BLOCK 13, LOT 29
RED BANK, NJ
APPLICATION #Z 5544**

WHEREAS, Arthur & Leslie Parent have made application to the Red Bank Zoning Board of Adjustment for the property designated as Block 13, Lot 29, commonly known as 20 Alston Court, within the Borough's Residential "A" Zone, for the following approval: use variance and bulk variances associated with an Application to construct an in-ground swimming pool, expand an existing garage, and construct an arbor and patio; and

WHEREAS, the Board held a public hearing on September 20, 2001, Applicants having filed proper proof of service and publication in accordance with statutory and ordinance requirements; and

WHEREAS, at the said Hearings, the Board reviewed, considered, and analyzed the following:

- *Application for Development Permit, dated August 17, 2001 (with Narrative of Intent);*
- *Denial of Development Permit, dated August 20, 2001;*
- *Site Plan, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Colorized version of the above-referenced Site Plan, introduced into evidence as A-1;*



Pat Daniels
Donna Burr

State of New Jersey

Jon S. Corzine
Governor

Department of Environmental Protection

Mark N. Mauriello
Acting Commissioner

Unregulated Heating Oil Tank Program
401 East State Street, 6th floor
P.O. Box 028
Trenton, NJ 08625-0028
Phone #: 609-292-1251
Fax #: 609-777-1914

Arthur Parent
20 Alston Court
Red Bank, NJ 07701

January 5, 2010

Re: Area of Concern: One 1,000-gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue

Block 13 - Lot 29

20 Alston Court

Red Bank, Monmouth County

Program Interest #: 512617, Activity Number: CSP090001

Communications Center Number: 09-10-21-0940-55

JAN 11 2010

Dear Mr. Parent:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as you did not withhold any information from the Department. This action is based upon information in the Department's case file and your final certified report dated December 16, 2009. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Technical Requirements for Site Remediation (N.J.A.C. 7:26E) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, you and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever your name or address changes. Any notices submitted pursuant to this paragraph shall reference the above case numbers and shall be sent to: Site Remediation Program, P.O. Box 28, Trenton, NJ 08625.

COVENANT NOT TO SUE

The Department issues this Covenant Not to Sue (Covenant) pursuant to N.J.S.A. 58:10B-13.1. That statute requires a Covenant not to sue with each no further action letter. However, in accordance with N.J.S.A. 58:10B-13.1, nothing in this Covenant shall benefit any person who is liable, pursuant to the Spill Compensation and Control Act (Spill Act), N.J.S.A. 58:10-23.11, for cleanup and removal costs and the Department makes no representation by the issuance of this Covenant, either express or implied, as to the Spill Act liability of any person.

The Department covenants, except as provided in the preceding paragraph, that it will not bring any civil action against:

- (a) the person who undertook the remediation;
- (b) subsequent owners of the subject property;

- (c) subsequent lessees of the subject property; and
- (d) subsequent operators at the subject property;

for the purposes of requiring remediation to address contamination which existed prior to the date of the final certified report [Remedial Action Report dated December 16, 2009] for the real property at the area of concern identified above, payment of compensation for damages to, or loss of, natural resources, for the restoration of natural resources in connection with the discharge on the property, or payment of cleanup and removal costs for such additional remediation.

Pursuant to N.J.S.A. 58:10B-13.1d, this Covenant does not relieve any person from the obligation to comply in the future with laws and regulations. The Department reserves its right to take all appropriate enforcement for any failure to do so.

The Department may revoke this Covenant at any time after providing notice upon its determination that any person with the legal obligation to comply with any condition in this No Further Action Determination has failed to do so.

This Covenant, which the Department has executed in duplicate, shall take effect immediately once the person who undertook the remediation has signed and dated the Covenant in the lines supplied below and the Department has received one copy of this document bearing original signatures of the Department and the person who undertook the remediation.

Arthur Parent

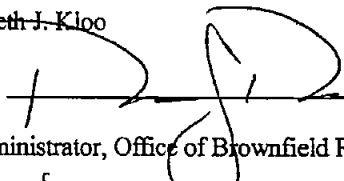
Signature: _____

Title: _____

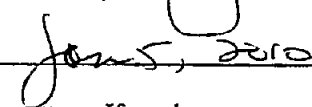
Dated: _____

**NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

By: Kenneth J. Kloo

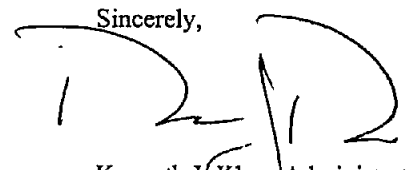
Signature:  _____

Title: Administrator, Office of Brownfield Reuse

Dated:  _____

Thank you for your attention to these matters. If you have any questions, please contact Gary Sanderson, Program Coordinator, at (609) 633-0544.

Sincerely,


Kenneth J. Kloo, Administrator
Office of Brownfield Reuse

- c: Municipal Clerk, Red Bank
Alex Raposo, Shore Environmental
Sandra Van Sant, Monmouth County Regional Health Commission
Michael Meddis, Monmouth County Health Department
Gary Sanderson, NJDEP/OBR/Unregulated Heating Oil Tank Program

09-158

THOMAS P. SANTRY, P.A.
ENGINEERS & SURVEYORS
ONE-TWENTY-EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE: (732) 741-4800
FAX: (732) 741-0084

FEB - 8 2010

Borough of Red Bank
90 Monmouth Street
Red Bank, New Jersey 07760

Re: Shamsky Monkey Trust, U/T/A
Block 13 Lots 29 & 29.01
20 Alston Court, Red Bank

Attention Borough Clerk:

Enclosed you will find three Coastal General (CAFRA) Permit #9 Application packages, which include copies of the LURP 2 form, CAFRA plan drawing, public notice and compliance statement. Please distribute one package to the planning board and one to the environmental commission. The third package containing photos should be maintained by your office.

Very truly yours,


Phyllis

THOMAS P. SANTRY, P.A.

Job#09-023

ENGINEERS & SURVEYORS
ONE-TWENTY-EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE: (732) 741-4800
FAX: (732) 741-0084

PUBLIC NOTICE FOR NJ DEP PERMIT

OWNER

Shamsky Monkey Trust, U/T/A
c/o Thomas P. Santry, P.A.
128 East River Road
Rumson, N.J. 07760

SUBJECT PROPERTY

20 Alston Court
Lots 29 & 29.01 Block 13
Borough of Red Bank
Monmouth County, New Jersey

This letter is to provide you with legal notification that an application will be submitted to the New Jersey Department of Environmental Protection (NJDEP), Land Use Regulation Program for a permit for the development as shown on the enclosed plans by Thomas P. Santry, P.A.

The complete permit application package can be reviewed at either the Municipal Clerk's office or by appointment at the DEP's Trenton office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 days of receiving this letter to:

New Jersey Department of Environmental Protection
Land Use Regulation Element
Bureau of Regulation
P.O. Box 439
501 East State Street
Trenton, N.J. 08625-0439

Attn. Monmouth County Section Chief



State of New Jersey
Department of Environmental Protection
 Division of Land Use Regulation Application Form (LURP-2)
 Division of Land Use Regulation
 501 E. State Street P.O. Box 439
 Trenton, NJ 08625-0439
 www.nj.gov/dep/landuse



PLEASE PRINT OR TYPE THE FOLLOWING: (Complete all sections unless otherwise noted)

- Applicant Name:** Shamsky Monkey Trust u/t/a Email: _____
Address: PO Box 5010 City: Monroe
State: CT **Zip:** 06468 **Daytime Phone:** _____ **Ext.:** _____ **Cell Phone:** _____
- Agent Name:** Thomas P. Santny, Jr. **Firm:** Thomas P. Santny, PA Email: TSantny2009@yahoo.com
Address: 128 East River Road City: Rumson
State: NJ **Zip:** 07760 **Daytime Phone:** 732-741-4800 **Ext.:** _____ **Cell Phone:** _____
- Property Owner Name:** Shamsky Monkey Trust u/t/a Email: _____
Address: PO Box 5010 City: Monroe
State: CT **Zip:** 06468 **Daytime Phone:** _____
- Project Name:** 09-158 Shamsky **Site Location (Street Address):** 20 Alston Court
Zip: 07701 **Municipality:** Red Bank **County:** Monmouth
Block(s): 13 **Lot(s):** 29 & 29.01
N.A.D. 1983 State Plane Coordinates (feet) 6 digits only: **E (x):** 2,170,354 **N (y):** 555,759
Nearest Waterway: N. Shrewsbury River **Watershed:** Nauesink River **Subwatershed:** Atlantic Coastal
- Fees:** **Total Fee:** \$600.00 **Project Cost:** _____ **Check No:** 5925
- Project Description:** Proposing to construct an in ground swimming pool with spa and other site improvements
- Application(s) for:** Check all that apply (Please follow directions on page 5)

Application Type	Fee Amt	Amt Paid
Flood Hazard Area		
☐ FHA Verification		
☐ FHA Individual Permit		
☐ FHAGP1 / Chan Clean w/o Sed Removal	No Fee	No Fee
☐ FHAGP1 / Chan Clean w/Sed Removal	No Fee	No Fee
☐ FHAGP2A / Ag - Bank Restoration		
☐ FHAGP2B / Ag - Channel Cleaning		
☐ FHAGP2C / Ag - Road Crossing		
☐ FHAGP2D / Ag - Wetlands Restoration		
☐ FHAGP2E / Ag - Livestock Ford		
☐ FHAGP2F / Ag - Livestock Fence		
☐ FHAGP2G / Ag - Livestock Water Intake		
☐ FHAGP3 / Bridge/Culvert Scour Protection		

Application Type	Fee Amt	Amt Paid
Flood Hazard Area		
☐ FHAGP4 / Stormwater Maintenance		
☐ FHAGP5 / Building Relocation		
☐ FHAGP6 / Rebuild Damaged Home	No Fee	No Fee
☐ FHAGP7 / Residential in Tidal FHA		
☐ FHAGP8 / Utility Crossing <50acres		
☐ FHAGP9 / Road Crossing <50acres		
☐ FHAGP10 / Stormwater Outfall <50acres		
☐ Revision of a GP, IP or Verification		
☐ Transfer of an Approval		
Stormwater Review Fees		
☐ Fee for all Stormwater Reviews		

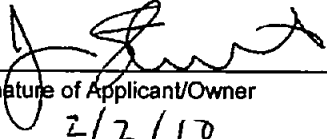
	Application Type	Fee Amt	Amt Paid
	Applicability Determination		
☐	Coastal Jurisdictional Determination	No Fee	No Fee
☐	Highlands Jurisdictional Determination	No Fee	No Fee
☐	Flood Hazard Area Applicability	No Fee	No Fee
	CAFRA		
☐	Individual Permit		
☐	Exemption Request		
☐	Permit Modification		
☐	CAFGP5 / Amusement Pier Exp		
☐	CAFGP6 / Beach/Dune Maintenance		
☐	CAFGP7 / Voluntary Reconstruction		
☐	CAFGP8 / New Single Family or Duplex		
☒	CAFGP9 / Reconstruct Single Fam/Dup	\$600.00	\$600.00
☐	CAFGP10 / New Bulkhead/Fill Lagoon		
☐	CAFGP11 / Revetment		
☐	CAFGP12 / Gablons		
☐	CAFGP13 / Support Facilities/ Marina		
☐	CAFGP14 / Reconst Bulkhead A/MHWL		
☐	CAFGP15 / Hazard Waste Clean-up		
☐	CAFGP16 / Landfall of Utilities		
☐	CAFGP17 / Recreat Facility Public Park		
☐	CAFGP18/BulkheadConstuct/Fill upland		
☐	CAFGP21 / Shoreline Stabilization		
☐	CAFGP22 / Avian Nesting Structures		
☐	CAFGP23 / Electrical Sub Facility		
☐	CAFGP24 / Legalize Filling of Tidelands		
☐	CAFGP25 / Construct Telecom Tower		
☐	CAFGP26 / Tourism Ind Construction		
☐	CAFGP27 / Geotechnical Borings		
☐	CAFGP29 / Habitat Creation/Enhance		
	Coastal/Tidal Wetlands		
☐	Coastal/Tidal Wetlands Permit		
☐	Coastal Wetland Permit Modification		
	Waterfront Development		
☐	WDGP10 / New Bulkhead/Fill Lagoon		
☐	WDGP14 / Reconstruct Bulkhead		
☐	WDGP19/Dock/Piers, Boat Lifts Lagoon		
☐	WDGP20 / Minor Maint Dredge Lagoon		
☐	WDGP21 / Shoreline Stabilization		
☐	Individual Permit/Upland		
☐	Individual Permit/Inwater		
☐	Zane Letter		
☐	Modification		
	Highlands		
☐	Emergency Permit		
☐	Pre-application Meeting		
☐	Preservation Area Approval		
☐	PAA with Waiver		
☐	Resource Area Determination footprint		
☐	Resource Area Determination <acre		
☐	Resource Area Determination >acre		
☐	HPAAGP 1/ Habitat Creation/Enhance		
☐	HPAAGP 2 Bank Stabilization		

	Application Type	Fee Amt	Amt Paid
	Freshwater Wetlands		
☐	FWGP1 / Main. & repair Exist Feature		
☐	FWGP2 / Utility Crossing		
☐	FWGP3 / Discharge of Return Water		
☐	FWGP4 / Hazard Site Invest/Cleanup		
☐	FWGP5 / Landfill Closure		
☐	FWGP6 / Filling of NSWC		
☐	FWGP6A /TA- Filling of NSWC		
☐	FWGP7 / Fill ditch / swale		
☐	FWGP8 / House Addition		
☐	FWGP9 / Airport Sightline Clearing		
☐	FWGP10A / Very Minor Road Crossing		
☐	FWGP10B / Minor Road Crossing		
☐	FWGP11 / Outfalls / Intakes		
☐	FWGP12 / Survey / Investigation		
☐	FWGP13 / Lake Dredging		
☐	FWGP14 / Water Monitoring		
☐	FWGP15 / Mosquito Control		
☐	FWGP16 / Habitat Create / Enhance	No Fee	No Fee
☐	FWGP17 / Trails / Boardwalks		
☐	FWGP17A / Multiuse paths		
☐	FWGP18 / Dam Repairs		
☐	FWGP19 / Dock or Pier		
☐	FWGP20 / Bank Stabilization		
☐	FWGP21 / Above Ground Utility		
☐	FWGP23 / Expand Cranberry		
☐	FWGP24 / Spring Developments		
☐	FWGP25 / Malfunction Septic System	No Fee	No Fee
☐	FWGP26 / Channel / Stream Clean		
☐	FWGP27 / Redevelop Disturbed Site		
☐	FWGP Modification		
☐	Individual Wetlands Permit		
☐	Individual Open Water Permit		
☐	Individual Permit Modification		
☐	Wetlands Exemption		
	Letter of Interpretation		
☐	Presence Absence		
☐	Presence Absence Footprint		
☐	Delineation		
☐	Verification		
☐	Extension		
	Transition Area Waiver		
☐	Averaging Plan		
☐	Reduction		
☐	Hardship Reduction		
☐	Special Activity Stormwater		
☐	Special Activity Linear Development		
☐	Special Activity Redevelopment		
☐	Special Activity Individual Permit		
☐	Exemption		
☐	Modification		
	Consistency Determination		
☐	Water Quality Certificate		

Both the Applicant and Property owner's section must be filled out for all Land Use Regulation Applications

A. APPLICANT SIGNATURE

I certify under penalty of law that the information provided in this document is true and accurate. I am aware that there are significant civil and criminal penalties for submitting false or inaccurate information. (If corporate entity, print/type the name and title of person signing on behalf of the corporate entity.)

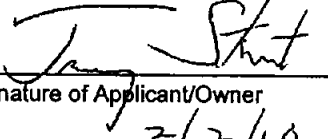


Signature of Applicant/Owner
2/2/10

Date
Shamsky Monkey Trust, U/T/A

Print Name
P O Box 5010, Monroe, CT 06468

Print Address



Signature of Applicant/Owner
2/2/10

Date
Shamsky Monkey Trust, U/T/A

Print Name
P O Box 5010, Monroe, CT 06468

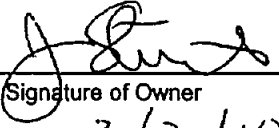
Print Address

B. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the owner of the property upon which the proposed work is to be done. This endorsement is certification that the owner grants permission for the conduct of the proposed activity. In addition, I hereby give unconditional written consent to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection or survey of the project site.

In addition, the undersigned property owner hereby certifies:

1. Whether any work is to be done within an easement – Yes: ☐ No: ☒
2. Whether any part of the entire project (e.g., pipeline, roadway, cable, transmission line, structure, etc.) will be located within property belonging to the State of New Jersey-Yes: ☐ No: ☒
3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres – Yes: ☐ No: ☒
4. Whether any part of this project requires a Section 106(National Register of Historic Places) Determination as part of a federal permit or approval – Yes: ☐ No: ☒

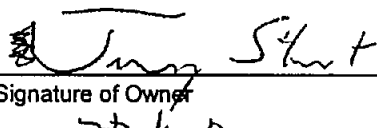


Signature of Owner
2/2/10

Date
Shamsky Monkey Trust, U/T/A

Print Name
P O Box 5010, Monroe, CT 06468

Print Address



Signature of Owner
2/2/10

Date
Shamsky Monkey Trust, U/T/A

Print Name
P O Box 5010, Monroe, CT 06468

Print Address

C. **APPLICANT'S AGENT**

NOTE: Notary seal is required for Flood Hazard Area (SEA) applications.

I, Shamsky Monkey Trust, UTA, the Applicant/Owner, authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name Thomas P Santry, Jr.

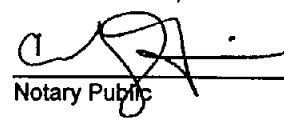
Occupation/Profession Professional Land Surveyor

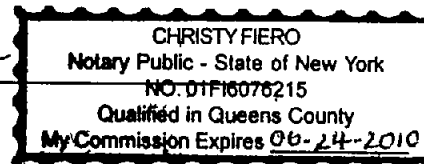

(Signature of Applicant/Owner)

AGENT'S CERTIFICATION

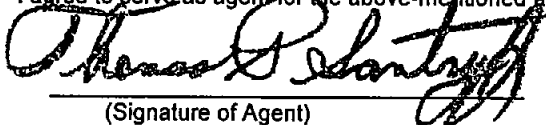
Sworn before me this day of

February 2nd 20 10


Notary Public

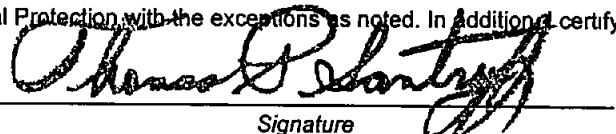


I agree to serve as agent for the above-mentioned applicant


(Signature of Agent)

D. **STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT**

I hereby certify that the plans, specifications and engineer's report, if any, applicable to this project comply with the current rules and regulations of the New Jersey Department of Environmental Protection with the exceptions as noted. In addition, I certify the application is complete as per the appropriate checklist(s).


Signature

Thomas P Santry, Jr.

Type: Name and Date

President/Thomas P Santry, PA

Position, Name of Firm

E. **STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)**

I certify under penalty of law that I have personally examined the information submitted in the document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate and complete in accordance with the appropriate checklist(s). I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.


Signature

Phyllis R Hart

Type: Name and Date

DEP Permitting/Thomas P Santry, PA

Position, Name of Firm

Please note: In addition to the standard paper submission, an electronic copy of the entire application, including plans, may be submitted on CDROM to assist the Department in the review this application. Plans should be submitted as a CAD file or Shapefile, referenced in NJ state plane feet NAD83. Please do NOT send the electronic version via E-Mail.

THOMAS P. SANTRY, P.A.

ENGINEERS & SURVEYORS
ONE-TWENTY-EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760

PHONE: (732) 741-4800

FAX: (732) 741-0084

Job#09-158

COMPLIANCE STATEMENT

RE: Coastal General CAFRA No. 9 Permit
Shamsky Monkey Trust, U/T/A
20 Alston Court
Lots 29 & 29.01 Block 13
Borough of Red Bank
Monmouth County, New Jersey

Shamsky Monkey Trust is proposing to ;

1) Construct an in ground swimming pool with spa and other site improvements as shown on the plans prepared by Thomas P. Santry, PA.

2) The disturbed area will be an area of 9,266 square feet of the lot

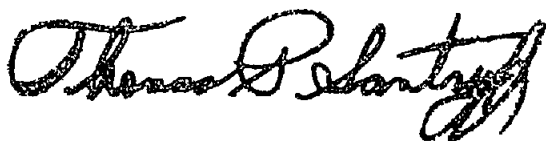
Shamsky Monkey Trust will be applying for a Coastal General No. 9 CAFRA Permit

Shamsky Monkey Trust agrees by the signature below to comply with the following rules which apply. These rules are found on page 4 of the CAFRA Guide for Single Family & Duplex Homeowners.

- i) The project consists solely of the construction or expansion of a single family home or duplex and associated improvements, and is not part of a larger development that is owned, controlled or being constructed by the property owner
Yes, the project consist solely of a expansion of a single family home and is not part of a larger development that is owned, controlled or being constructed by the property owner.
- ii) The project complies with NJAC 7:7E-3.16 Dunes, 7:7E-3.22 Beaches, 7:7E-3.27 Wetlands, 7:7E-3.28 Wetland Buffers, 7:7E-3.31 Coastal Bluffs, and 7:7E-3.38 endangered or Threatened Wildlife or Vegetation Species Habitats;
The proposed swimming pool and spa including other site improvements comply with the above mentioned rules
- iii) The project complies with NJAC 7:7E-3.18 Coastal High Hazard areas and NJAC 7:7E-3.19 Erosion Hazard Areas of the Rules on Coastal Zone Management, except as excluded under (xii) below.
The proposed additions comply with the above mentioned rules
- iv) The use of plastic under landscaped or gravel areas is prohibited. All sub-gravel liners must be made of filter cloth or other permeable material.
I understand that plastic under landscape or gravel areas is prohibited and I will use a filter cloth or other permeable material.
- v) The driveway is covered with a permeable material or is pitched to drain all runoff onto permeable areas of the site;
The driveway will be covered with a permeable material or will be pitched to drain all runoff onto permeable areas of the site.
- vi) On oceanfront sites with existing or proposed shore protection structures, the dwelling and all other permanent structures (except decks and in-ground pools) are set back at least 25 feet from existing or proposed oceanfront shore protection structures. This distance shall be measured from the waterward face of a bulkhead or seawall and from the top of slope on the waterward face of the shore protection structure;

N/A

- vii) On non-oceanfront sites with existing or proposed shore protection structures, the dwelling and all other permanent structures (except decks) are set back at least 15 feet from existing or proposed shore protection structures. If there is no alternative to locating the proposed shore protection structures If there is no alternative to locating the proposed development at least 15 feet landward of the shore protection structure, the Department shall reduce the required set back if an engineering certification is provided demonstrating that, after the proposed development has been constructed, the shore protection structure can be replaced within 18 inches of the existing shore protection structure and a deed restriction is recorded for the property which state stat any reconstruction of a shore protection structure shall be within 18 inches of the existing shore protection structure.
N/A
- viii) For wooded sites, site clearing shall be limited to an area no more than 20 feet from the footprint of the dwelling and the area necessary for driveway, septic and utility line installations;
N/A
- ix) In non-tidal areas, the lowest structural member is at or above the base flood elevation;
Yes-the lowest structure will be above the base flood elevation.
- x) In tidal areas:
- 1) The lowest floor (including the basement, if any) is elevated to or above the base flood elevation within designated zones A1 through V30 on the community's Flood Insurance Rate Maps;
Yes-the lowest floor will be above the base flood elevation.
 - 2) The building is elevated on pilings so that the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings) is elevated to or above the base flood level within designated zones A1 through V30 on the community's Flood Insurance Rate Maps;
Yes-the lowest floor will be above the base flood elevation
 - 3) The dwelling is constructed as close as possible to the landward site boundary and is not constructed waterward of the adjacent developments;
Yes-the addition is to be constructed as close as possible to the landward site boundary and is not constructed waterward of the adjacent developments
- xi) For sites adjacent to or including surface water bodies or wetlands, a silt fence with a 10-foot landward return is erected at the limit of disturbance along the waterward and wetland sides of the development before construction begins. This fence must be maintained and remain in place until all construction and landscaping is completed;
Yes-a silt fence will be used during constructed
- xii) Construction of a single family home or duplex that meets the other requirements of this rule and is located on a site partially or completely within the erosion hazard area or coastal high hazard area need not comply with the Erosion Hazard or Coastal High Hazard Area rules if the site meets the following criteria;
- 1) It was shown as a subdivided lot prior to July 19, 1993
 - 2) The lot is served by a municipal sewer system;
 - 3) A house or commercial building is located on each lot abutting the lot lines perpendicular to the shoreline and the existing house or commercial building is located within 100 feet of said lot lines.



Thomas P. Santry, Jr.
Agent for Shamsky Monkey Trust, U/T/A

Kevin E. Kennedy, Esq.

A Limited Liability Company
Attorney at Law

165 Highway 35

Middletown, NJ

Phone: (732) 936-1099

Fax: (732) 936-1960

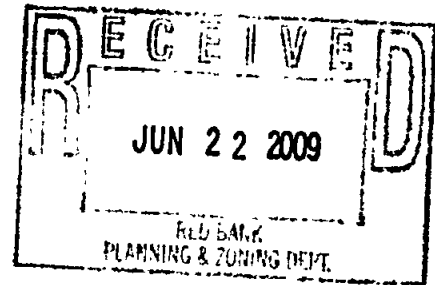
Admitted to Practice
NJ & Washington DC

Mailing Address:
165 Highway 35
Red Bank, NJ 07701

June 15, 2009

Mr. & Mrs. Arthur Parent
20 Alston Court
Red Bank, NJ 07701

Lesley Pace
16 Alston Court
Red Bank, NJ 07701



**Re: Red Bank Zoning Board of Adjustment
Arthur & Leslie Parent
20 Alston Court
Red Bank, NJ
Block 13, Lot 29
Application No.: Z 5544**

Dear Mr. & Mrs. Parent & Ms. Pace:

Please be advised that I am writing to you on behalf of the Red Bank Zoning Board of Adjustment. In that regard, I would ask that you please note the following:

1. On or about September 20, 2001, Arthur & Leslie Parent received conditional approval from the Red Bank Zoning Board of Adjustment to effectuate the following:
 - Construction of an in-ground swimming pool;
 - Expansion of an existing garage; and
 - Construction of an arbor/patio
2. The Zoning Board's conditional approval was memorialized in a Resolution dated on or about October 4, 2001.

3. At the time of the hearing, public records indicated that Ms. Pace appeared at the Zoning Board meeting and expressed several concerns which were, apparently, addressed to the satisfaction of the parties.
4. It is now my understanding that several issues/concerns have arisen with regard to the matter and the associated property.
5. At the request of the Borough's Zoning Officer, I have reviewed the matter and I have reviewed the contents of the subject Resolution of Conditional Approval.
6. My review of the document highlights the following relevant/selected findings and conditions:

Findings

Per the testimony of the Applicants' representatives, placement of the pool in a different location (on the site) would detrimentally interfere with the view of surrounding property owners. Accordingly, the front-yard variance can be granted with causing substantial detriment to the public good (Finding No. 9).

In the absence of an easement or a Deed restriction, a property owner does not have an automatic right to a water-view – and no evidence was presented at the Hearing to contradict such a finding (Finding No. 10).

An adjoining property owner appeared at the Public Hearing to object to the Application. The Objector's main concern centered on: (i) potential loss of view; (ii) potential noise from pool users; (iii) potential lack of pruning at the site (in the future); and (iv) potential detrimental impact on existing quality of life. At the Hearing, the Applicants and the Objector discussed their various concerns and expressed a willingness to negotiate and execute some form of reasonable Lawn/Shrubbery Maintenance Agreement. (See condition "d"). The numerous concessions of the Applicants (regarding landscaping concerns) are reasonable under the circumstances (Finding No. 11).

Approval of the within Application will not impair the character of the existing area (Finding No. 15).

Conditions

- At maturity, the height of the trees along the south property line shall be 6 feet high – and the Applicants shall maintain the 6 foot height for the same (Condition b);

- In conjunction with the above condition, the Applicants shall, as necessary, prune/trim surrounding landscaping (near the pool) so that the same does not unnecessarily, significantly, or unreasonably interfere with the water-views of adjoining property owners (Condition c);
 - The Applicants (and/or their representatives) shall utilize good faith efforts to confer with neighboring property owner, Leslie Pace, so as to arrange/negotiate/execute some form of acceptable and reasonable Lawn/Shrubbery Maintenance Agreement for the area surrounding the proposed pool (Condition d);
 - With regard to the existing Spruce trees, the Applicants agree to the following:
 - The smaller Evergreen tree to the east of the taller Spruce tree shall be removed;
 - Depending upon the wishes of adjoining property owner, Leslie Pace, the one Evergreen tree to the west of the tall Spruce tree (on the site) may or may not be removed. (The said issues shall also be memorialized in the Lawn/Shrubbery Maintenance Agreement referenced herein.) (Condition e)
7. As indicated, it is my understanding that there are potentially open issues/concerns relative to the above.
 8. In that the application was approved by the Zoning Board approximately 8 years ago, and in that your concerns/obligations were presumably memorialized in a written Agreement, I am not necessarily sure that Zoning Officials of the Borough of Red Bank have the inclination, ability, jurisdiction, or desire to attempt to mediate what appears to be a private dispute.
 9. However, I would respectfully caution all addressees of the within to carefully review the document/file and communicate with each other so as to hopefully resolve legitimate concerns in a peaceful and equitable fashion.
 10. If the matter cannot be amicably resolved by the parties, and should the Borough decide to become involved, the same could have detrimental affects on either of you and/or both of you – including, but limited to, the following:
 - Potential issuance of Notice of Violations for the site/sites;
 - Potential institution of fines for uncorrected violations;

- Potential review re-negotiation of the previously referenced Law/Shrubbery Maintenance Agreement;
- Potential future appearances before the Zoning Board of Adjustment;
- Potential obligations to post additional escrow charges with the Borough;
- Potential obligations to pay the Borough's associated legal/engineering costs;
- Potential civil litigation; and
- Potential other remedies.

11. Again, it is my hope that formal Borough involvement will not be necessary – as I believe that such Borough action could prove costly, problematic, and stressful for all involved.

Accordingly, as indicated, I would suggest that you each communicate with each other so as to hopefully resolve the matter. Obviously, if you have any questions or comments, please feel free to contact me at the office.

Very truly yours,

Kevin E. Kennedy

KEK/cmp
\\Admin1\municipal\RBZBA\Parent #2\061509 Parent Pace dispute.doc

cc: Donna Barr, Director of Planning & Zoning (e-mail)

P.S. The within letter is sent without prejudice as to any other rights/remedies the Borough of Red Bank may have.



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752
Fax: (732) 530-2766
Email: dbarr@redbanknj.org

FAX COVER SHEET

DATE: 5/12/09

FAX NUMBER: 732-936-1960

TO: Kevin Kennedy, Esq/Christine

FROM: Mary Kouvel, Zoning Board Secretary

RE: 20 Alston Court

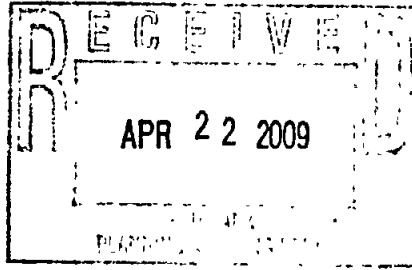
NUMBER OF PAGES (including this sheet): 13

COMMENTS:

Kevin,

*Please call Donna regarding
this problem.*

*Thanks.
Mary*



P.O. Box 94
Rumson, NJ 07760
April 20, 2009

Mr. and Mrs. Arthur Parent
20 Alston Court
Red Bank, NJ 07701

Dear Leslie and Art:

As you suggested, Leslie, I did go to Borough Hall and review the Resolution issued when you applied for a variance for your pool. A copy is enclosed. Page 5- "Whereas...", page 6- #11, and page 8-22 b,c,d are quite clear.

I am fully aware that I "don't live on the river", but I do expect the view I had as stated in the Resolution. I would like to have a pleasant relationship with neighbors and not have to file a complaint as you suggested.

I hope we can move forward from here and adhere to the terms of the Resolution.

Thank you for your cooperation.

Sincerely,

Lesley Pace

*Blind copy.
Sent to Parents by
certified mail*

RESOLUTION

RED BANK ZONING BOARD OF ADJUSTMENT
ARTHUR & LESLIE PARENT
20 ALSTON COURT
BLOCK 13, LOT 29
RED BANK, NJ
APPLICATION #Z 5544

WHEREAS, Arthur & Leslie Parent have made application to the Red Bank Zoning Board of Adjustment for the property designated as Block 13, Lot 29, commonly known as 20 Alston Court, within the Borough's Residential "A" Zone, for the following approval: use variance and bulk variances associated with an Application to construct an in-ground swimming pool, expand an existing garage, and construct an arbor and patio; and

WHEREAS, the Board held a public hearing on September 20, 2001, Applicants having filed proper proof of service and publication in accordance with statutory and ordinance requirements; and

WHEREAS, at the said Hearings, the Board reviewed, considered, and analyzed the following:

- *Application for Development Permit, dated August 17, 2001 (with Narrative of Intent);*
- *Denial of Development Permit, dated August 20, 2001;*
- *Site Plan, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Colorized version of the above-referenced Site Plan, introduced into evidence as A-1;*

- *Correspondence from the Applicant's attorney, to the Borough's Department of Planning & Zoning, dated August 17, 2001;*
- *Garage Elevations, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Memoranda from the Borough's Traffic Office, Health Office, Fire Sub-Code Office, and Building Sub-Code Office, all dated September 10, 2001;*
- *Three pictures of the proposed Development Site and the surrounding site, taken by adjoining property owner, Leslie Pace, on or about September 18, 2001, and introduced into evidence as O-1, O-2, and O-3 respectively.*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WHEREAS, sworn testimony was presented by Arthur Parent, Applicant and Steven Krog, Landscape Architect; Edward J. McCrossin, Esq., appearing; and

WHEREAS, Richard Kosenski, the Board Engineer, was also sworn with regard to any information he would provide concerning the Application; and

WHEREAS, testimony indicated that the Applicants are the owners of the property located 20 Alston Court, Red Bank, NJ; and

WHEREAS, testimony indicated that the said property borders/fronts on the Navesink River; and

WHEREAS, testimony indicated that the Applicants currently live at the site; and

WHEREAS, testimony and other evidence presented indicated that single-

family residential use is a permitted use in the subject zone; and

WHEREAS, testimony and other evidence presented indicated that the site contains an existing/detached two car garage; and

WHEREAS, testimony and other evidence presented indicated that the subject property is surrounded by other residential uses; and

WHEREAS, testimony indicated that the Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor;*
- *Construction of an 18 foot by 28 foot patio; and*

WHEREAS, testimony indicated that the Applicants wish to construct the in-ground pool so as to better enjoy their home; and

WHEREAS, testimony indicated that the Applicants plan on using the pool for traditional swimming/recreational purposes; and

WHEREAS, testimony and other evidence presented indicated that the pool will be fenced, in accordance with prevailing regulations; and

WHEREAS, testimony indicated that the pool will be landscaped so as to appropriately shield the development from adjoining property owners and the roadway; and

WHEREAS, testimony indicated that if the pool were to be located elsewhere on the site, the same would most likely be more visible from the street and from the

adjoining properties; and

WHEREAS, testimony indicated that some of the pool equipment will be located behind the existing garage; and

WHEREAS, testimony and other evidence presented indicated that the aforesaid location should help shield/reduce/lessen any equipment-type noise which would otherwise be generated by the pool; and

WHEREAS, as previously indicated, testimony revealed that the site currently contains an existing/detached two-car garage; and

WHEREAS, testimony revealed that currently there is electrical service running to the existing garage; and

WHEREAS, testimony indicated that the Applicants plan on expanding the garage so that the same can accommodate a small pool-house; and

WHEREAS, testimony indicated that the proposed garage addition will be constructed with material which is compatible with the existing garage structure; and

WHEREAS, testimony indicated that the color of the proposed garage addition will compliment the color scheme of the existing garage structure; and

WHEREAS, testimony indicated that the Applicants plan on constructing an arbor so that they can enjoy the outside weather, on a long term basis, without being exposed to harmful radiation from the Sun; and

WHEREAS, testimony indicated that the proposed improvements, as aforesaid, will provide the homeowners with amenities by which they can better enjoy their home; and

WHEREAS, testimony indicated that the Application as presented requires the

following variances:

- *Use variance: a use variance is required for the use of the garage as a cabana, in addition to the storage of motor vehicles;*
- *Location of accessory structure: the proposed accessory structures (pool and arbor) are located in the front-yard area and will require a bulk "c" variance;*
- *Size of accessory structure: the proposed garage exceeds the 500 square foot maximum size permitted for an accessory structure;*
- *Number of principal structures on a lot: a bulk "c" variance is required so as to permit two principal structures on a lot;*
- *Side-yard set-back (garage/cabana): a side-yard set-back variance is required for the garage/cabana - i.e., 12 feet required, whereas 6 feet, 6 inches proposed;*

WHEREAS, fearing interference with her existing water-view and fearing other detrimental impacts on her quality of life, neighboring property owner, Leslie Pace, objected to the Application;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Zoning Board of Adjustment of the Borough of Red Bank, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted with conditions**.

In support of its decision, the Board of Adjustment makes the following findings of fact and conclusions of law:

1. The Red Bank Zoning Board of Adjustment has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Alston Court, Red Bank, NJ (Block 13, Lot 29) within the Borough's Residential "A" Zone.

3. The subject property contains an existing single-family residence, which is a permitted use in the subject zone.

4. The development site is surrounded by other residential uses.

5. The Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor; and*
- *Construction of an 18 foot by 28 foot patio.*

6. The proposed addition to the garage will appropriately compliment the existing garage structure.

7. The pool has been appropriately placed and landscaped so as to not unduly interfere with neighboring owners' views of the Navesink River.

8. The pool has been appropriately placed and landscaped so as to be visually inconspicuous from the adjoining roadway and from adjoining homes.

9. Per the testimony of the Applicants' representatives, placement of the pool in a different location (on the site) would detrimentally interfere with the view of surrounding property owners. Accordingly, the front-yard variance can be granted without causing substantial detriment to the public good.

10. In the absence of an easement or a Deed restriction, a property owner does not have an automatic right to a water-view - and no evidence was presented at the Hearing to contradict such a finding.

11. An adjoining property owner appeared at the Public Hearing to object to the Application. The Objector's main concerns centered on: (i) potential loss of view; (ii) potential noise from pool users; (iii) potential lack of pruning at the site (in the future); and (iv) potential detrimental impact on existing quality of life. At the Hearing, the Applicants and the Objector discussed their various concerns and expressed a

willingness to negotiate and execute some form of reasonable Lawn/Shrubbery Maintenance Agreement. (See condition "d"). The numerous concessions of the Applicants (regarding landscaping concerns) are reasonable under the circumstances.

12. The use of the expanded garage as a storage place for motor vehicles and as a cabana/pool-house is appropriate under the circumstances - particularly in light of the proximity of the existing garage to the proposed pool.

13. Electricity is currently run to the existing garage - and the same is, therefore, a logical location to house the proposed cabana/pool-house.

14. The existence of an expanded garage will better allow the Applicants to properly store pool equipment and furniture - and the same will furthermore contribute to a well-maintained yard and pool area.

15. Approval of the within Application will not impair the character of the existing area.

16. The benefits associated with approving the within Application outweigh any detriments associated with the same.

17. Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.

18. The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.

19. Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

20. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

21. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(d) (Use Variances).

22. During the course of the Hearing, the Board has requested, and the Applicants have agreed, to comply with the following conditions:

- a. If required by the Borough's Director of Planning & Zoning, the Applicants shall revise

their plans so as to portray the true height of the existing Evergreens (i.e., the plans currently show the Evergreen trees to be 8 feet high, whereas, in reality, the said trees are only 6 feet high);

- b. At maturity, the height of the trees along the south property line shall be 6 feet high - and the Applicants shall maintain the 6 foot height for the same;
- c. In conjunction with the above condition, the Applicant shall, as necessary, prune/trim surrounding landscaping (near the pool) so that the same does not unnecessarily, significantly, or unreasonably interfere with the water-views of adjoining property owners;
- d. The Applicants (and/or their representatives) shall utilize good faith efforts to confer with neighboring property owner, Leslie Pace, so as to arrange/negotiate/execute some form of acceptable and reasonable Lawn/Shrubbery Maintenance Agreement for the area surrounding the proposed pool;
- e. With regard to the existing Spruce trees, the Applicants agree to the following:
 - The smaller Evergreen tree to the east of the taller Spruce tree shall be removed;
 - Depending upon the wishes of adjoining property owner, Leslie Pace, the one Evergreen tree to the west of the tall Spruce tree (on the site) may or may not be removed. (The said issues shall also be memorialized in the Lawn/Shrubbery Maintenance Agreement referenced herein.)
- f. The Applicants shall continue to abide by the

existing Deed restrictions for the site concerning the existing Right-of-Way on the property, at the tail-end of the drive-way. That is, the Parents (and their successors) shall not obstruct or otherwise interfere with the existing Right-of-Way.

- g. The Applicants shall provide the Borough's Director of Planning & Zoning with acceptable details for the proposed fence (including information regarding the height of the same, the style of the same, and the exact location of the same) - and the said fence shall comply with prevailing Code requirements. Additionally, the said fence shall comply with the Borough's prevailing height regulations.
- h. Per the recommendation of the Borough's Health Officer, the pool-house shall be connected to the sanitary sewer.
- i. The construction shall be strictly limited to the plans which are referenced herein and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.
- j. The Applicants shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer and other agents/agencies of the Borough.
- k. The Applicants shall obtain any and all approvals from applicable outside agencies - including, but not limited to, the Monmouth County Planning Board and the Freehold Soil Conservation District.
- l. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- m. If required by the Board Engineer, the

- Applicants shall submit appropriate performance guarantees in favor of the Borough of Red Bank.
- n. Unless otherwise agreed by the Zoning Board, the within approval shall be deemed abandoned, unless, within 12 months from adoption of the within Resolution, the Applicants obtain a building permit, development permit, or a Certificate of Occupancy for the construction/development approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and/or their agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate rules, regulations, and/or ordinances of the Borough of Red Bank, County of Monmouth, and State of New Jersey - including those applicable requirements set forth in Borough Ordinance 25-6.6c, 25-6.11c, and 25-6.12.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Board of Adjustment of the Borough of Red

Bank, the Borough of Red Bank, or their respective agents/representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

FOR THE APPLICATION: Michael DuPont, James Erving, Josephine Lee,
Arthur Murphy, Marie Murphy, John Curley

AGAINST THE APPLICATION: None

ABSTENTIONS: Laurie Marks

FOR THE RESOLUTION: Michael DuPont, James Erving, Josephine Lee,
John Curley

AGAINST THE RESOLUTION: None

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Red Bank Zoning Board of Adjustment on this 4th day of October, 2001.


Mary Kouvel, Zoning Board Secretary

Arthur F. Parent
20 Alston Court
Red Bank, New Jersey 07701

September 21, 2001

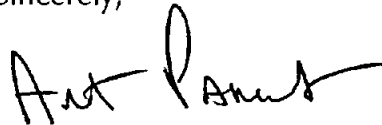
Borough of Red Bank
Department of Planning & Zoning
90 Monmouth Street
Red Bank, NJ 07701

Dear Donna, Mary and Marie:

Just a short note to thank you for your help and guidance in getting our application in shape for presentation to the Zoning Board.

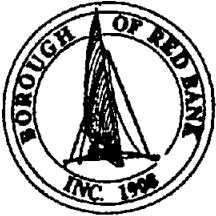
It is very much appreciated as was the fact that we received approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Art Parent", written in a cursive style.

Arthur F. Parent

AFP:bl



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

DEVELOPMENT PERMIT

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

PERMIT #Z5544

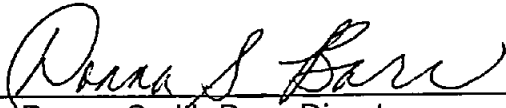
DATE: October 19, 2001

TO: STANLEY SICKELS, CONSTRUCTION OFFICIAL

RE: Arthur & Leslie Parent
20 Alston Court
Block 13, Lot 29

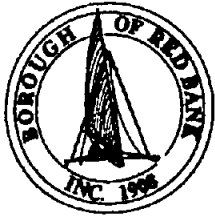
THE DEVELOPMENT PERMIT FOR THE ABOVE REFERENCED
APPLICATION IS HEREBY ISSUED.

Note: Applicant to obtain construction permits/certificate of occupancy



Donna Smith Barr, Director
Planning & Zoning Department

c: Applicant



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

Date: October 9, 2001

To: Edward J. McCrossin, III, Esq.

Re: Arthur and Leslie Parent
20 Alston Court
Block 13, Lot 29

I am enclosing a copy of the resolution approved at the recent Zoning Board meeting. It is necessary to publish a notice of the approval in the newspaper within 30 days of the decision. The period of time in which an appeal of the decision may be made shall run from the first day of the publication of the decision. The following notice is the recommended wording of the approval for publication:

PLEASE TAKE NOTICE that on _____ the Red Bank Zoning Board of

Adjustment granted approval to the application of _____

for premises located at Block _____, Lot (s) _____, commonly known as

_____. Approval was granted for _____

to permit _____.

The resolution is filed in the office of Planning/Zoning, 90 Monmouth Street, Red Bank, NJ and is available for the public inspection between the hours of 8:00 a.m. and 4:00 p.m, Monday through Friday.

(Signature)

PLEASE FORWARD AN "AFFIDAVIT OF PUBLICATION" WHEN NOTICE HAS OCCURRED. FAILURE TO PUBLISH WITHIN 30 DAYS OF APPROVAL SHALL RENDER APPROVALS NULL AND VOID.

ALL CONDITIONS OF APPROVAL MUST BE SATISFIED PRIOR TO PERMIT (S)/ CERTIFICATE OF OCCUPANCY BEING ISSUED. If you have any questions, or if I can be of further assistance, please call me.

Mary Kouvel, Secretary
Red Bank Zoning Board of Adjustment

Cc: S. Sickels, Borough Administrator
R. Kosenski, Board Engineer
K. Kennedy, Board Attorney
M. Elias, Tax Assessor

SCHUMANN, HANLON, DOHERTY, MCCROSSIN & PAOLINO

COUNSELLORS AT LAW

PAUL M. HANLON *
BRIAN C. DOHERTY
EDWARD J. McCROSSIN, III *
EUGENE T. PAOLINO
LOUIS E. DELLA TORRE, JR.
JAMES C. McCANN*

DAVID K. DeLONGE
JAMES F. DRONZEK
ANTHONY ROMANO, II**
RONALD P. COLICCHIO**†
CHARLES J. HARRINGTON, III ***

*Member of N.J. & N.Y. Bars

**Member of N.J., N.Y. & Fla. Bars

***Member of N.J. & Pa. Bars

†L.L.M. in Taxation

30 MONTGOMERY STREET
15TH FLOOR
P.O. BOX 2029
JERSEY CITY, NEW JERSEY 07302
(201) 434-2000

FAX: (201) 434-3956

FAX: (201) 938-1503

FAX: (201) 434-2676

ENGLEWOOD OFFICE:
39 PARK PLACE • ENGLEWOOD, NJ 07631
(201) 541-3880

FAX: (201) 567-7770

RED BANK OFFICE:
244 BROAD STREET • RED BANK, NJ 07701
(732) 345-6500
FAX: (732) 345-6503

FOUNDED IN 1850 AS
SCUDDER & GILCHRIST

FREDERIC W. SCHUMANN
(1908 - 1983)

OF COUNSEL
JUDITH D. O'DONNELL

WRITER'S E-MAIL ADDRESS:

REPLY TO JERSEY CITY ADDRESS

October 15, 2001

Via Federal Express

Borough of Red Bank
Department of Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701
ATTN: Ms. Mary B. Kouvel, Board Secretary

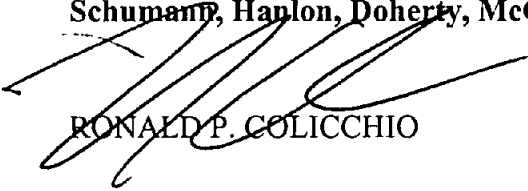
Re: 20 Alston Court
Block 13, Lot 29
Arthur and Leslie Parent

Dear Ms. Kouvel:

Enclosed please find an original Affidavit of Publication from the Asbury Park Press for your records in the above referenced matter. Should you have any questions in this regard, please call.

Very truly yours,

Schumann, Hanlon, Doherty, McCrossin & Paolino


RONALD P. COLICCHIO

RPC/ja
Enclosure

cc: Art Parent (with enclosure)
Via Fax 732-758-6483

Affidavit of Publication

Publisher's Fee \$44.64

Affidavit Charge \$16.00

State of New Jersey } ss.

MONMOUTH/OCEAN COUNTIES

Personally appeared **JEAN ESPOSITO**

of the **Asbury Park Press**, a newspaper printed in Freehold, NJ and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper **1 (ONE)** times, once in each issue, as follows

10/12/01,

A.D., 2001

BEATRICE JEAN HOLMES

NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES FEB. 14 2005

Notary Public of New Jersey

Sworn and subscribed before me this

12th day of October, A.D., 2001

BOROUGH OF RED BANK

NOTICE OF RESOLUTION APPROVAL

PLEASE TAKE NOTICE that on October 4, 2001, the Red Bank Zoning Board of Adjustment granted approval to the application of Arthur and Leslie Parent for premises located at Block 13, Lot 29, commonly known as 20 Alston Court, Red Bank, New Jersey. Approval was granted for use variance and bulk variances associated with an Application to permit the construction of an in-ground swimming pool, expand an existing garage, and construct an arbor and patio to permit to follow-ing:

- Construction/Installation of a 16 foot by 36 in-ground, gunite swimming pool;
- Expansion of the existing garage by adding a 6 foot by 18 foot, 4 1/4 inch addition to the same;
- Construction of a 12 foot by 35 foot, 6 inch arbor; and
- Construction of an 18 foot by 28 foot patio.

This resolution is filed in the office of Planning/Zoning, 90 Monmouth Street, Red Bank, NJ and is available for the public inspection between the hours of 8:00 am and 4:00 pm, Monday through Friday. Schumann, Hanlon, Doherty, McCrossin & Paulino

Attorneys for Applicants, Arthur Parent and Leslie Parent

by: /s/ Edward J. McCrossin, III, Esq.
Dated: Oct. 10, 2001
(\$44.64) 101110

RESOLUTION

**RED BANK ZONING BOARD OF ADJUSTMENT
ARTHUR & LESLIE PARENT
20 ALSTON COURT
BLOCK 13, LOT 29
RED BANK, NJ
APPLICATION #Z 5544**

WHEREAS, Arthur & Leslie Parent have made application to the Red Bank Zoning Board of Adjustment for the property designated as Block 13, Lot 29, commonly known as 20 Alston Court, within the Borough's Residential "A" Zone, for the following approval: use variance and bulk variances associated with an Application to construct an in-ground swimming pool, expand an existing garage, and construct an arbor and patio; and

WHEREAS, the Board held a public hearing on September 20, 2001, Applicants having filed proper proof of service and publication in accordance with statutory and ordinance requirements; and

WHEREAS, at the said Hearings, the Board reviewed, considered, and analyzed the following:

- *Application for Development Permit, dated August 17, 2001 (with Narrative of Intent);*
- *Denial of Development Permit, dated August 20, 2001;*
- *Site Plan, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Colorized version of the above-referenced Site Plan, introduced into evidence as A-1;*

- *Correspondence from the Applicant's attorney, to the Borough's Department of Planning & Zoning, dated August 17, 2001;*
- *Garage Elevations, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Memoranda from the Borough's Traffic Office, Health Office, Fire Sub-Code Office, and Building Sub-Code Office, all dated September 10, 2001;*
- *Three pictures of the proposed Development Site and the surrounding site, taken by adjoining property owner, Leslie Pace, on or about September 18, 2001, and introduced into evidence as O-1, O-2, and O-3 respectively.*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WHEREAS, sworn testimony was presented by Arthur Parent, Applicant and Steven Krog, Landscape Architect; Edward J. McCrossin, Esq., appearing; and

WHEREAS, Richard Kosenski, the Board Engineer, was also sworn with regard to any information he would provide concerning the Application; and

WHEREAS, testimony indicated that the Applicants are the owners of the property located 20 Alston Court, Red Bank, NJ; and

WHEREAS, testimony indicated that the said property borders/fronts on the Navesink River; and

WHEREAS, testimony indicated that the Applicants currently live at the site; and

WHEREAS, testimony and other evidence presented indicated that single-

family residential use is a permitted use in the subject zone; and

WHEREAS, testimony and other evidence presented indicated that the site contains an existing/detached two car garage; and

WHEREAS, testimony and other evidence presented indicated that the subject property is surrounded by other residential uses; and

WHEREAS, testimony indicated that the Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor;*
- *Construction of an 18 foot by 28 foot patio; and*

WHEREAS, testimony indicated that the Applicants wish to construct the in-ground pool so as to better enjoy their home; and

WHEREAS, testimony indicated that the Applicants plan on using the pool for traditional swimming/recreational purposes; and

WHEREAS, testimony and other evidence presented indicated that the pool will be fenced, in accordance with prevailing regulations; and

WHEREAS, testimony indicated that the pool will be landscaped so as to appropriately shield the development from adjoining property owners and the roadway; and

WHEREAS, testimony indicated that if the pool were to be located elsewhere on the site, the same would most likely be more visible from the street and from the

adjoining properties; and

WHEREAS, testimony indicated that some of the pool equipment will be located behind the existing garage; and

WHEREAS, testimony and other evidence presented indicated that the aforesaid location should help shield/reduce/lessen any equipment-type noise which would otherwise be generated by the pool; and

WHEREAS, as previously indicated, testimony revealed that the site currently contains an existing/detached two-car garage; and

WHEREAS, testimony revealed that currently there is electrical service running to the existing garage; and

WHEREAS, testimony indicated that the Applicants plan on expanding the garage so that the same can accommodate a small pool-house; and

WHEREAS, testimony indicated that the proposed garage addition will be constructed with material which is compatible with the existing garage structure; and

WHEREAS, testimony indicated that the color of the proposed garage addition will compliment the color scheme of the existing garage structure; and

WHEREAS, testimony indicated that the Applicants plan on constructing an arbor so that they can enjoy the outside weather, on a long term basis, without being exposed to harmful radiation from the Sun; and

WHEREAS, testimony indicated that the proposed improvements, as aforesaid, will provide the homeowners with amenities by which they can better enjoy their home; and

WHEREAS, testimony indicated that the Application as presented requires the

following variances:

- *Use variance: a use variance is required for the use of the garage as a cabana, in addition to the storage of motor vehicles;*
- *Location of accessory structure: the proposed accessory structures (pool and arbor) are located in the front-yard area and will require a bulk "c" variance;*
- *Size of accessory structure: the proposed garage exceeds the 500 square foot maximum size permitted for an accessory structure;*
- *Number of principal structures on a lot: a bulk "c" variance is required so as to permit two principal structures on a lot;*
- *Side-yard set-back (garage/cabana): a side-yard set-back variance is required for the garage/cabana - i.e., 12 feet required, whereas 6 feet, 6 inches proposed;*

WHEREAS, fearing interference with her existing water-view and fearing other detrimental impacts on her quality of life, neighboring property owner, Leslie Pace, objected to the Application;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Zoning Board of Adjustment of the Borough of Red Bank, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted with conditions**.

In support of its decision, the Board of Adjustment makes the following findings of fact and conclusions of law:

1. The Red Bank Zoning Board of Adjustment has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Alston Court, Red Bank, NJ (Block 13, Lot 29) within the Borough's Residential "A" Zone.

3. The subject property contains an existing single-family residence, which is a permitted use in the subject zone.

4. The development site is surrounded by other residential uses.

5. The Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor; and*
- *Construction of an 18 foot by 28 foot patio.*

6. The proposed addition to the garage will appropriately compliment the existing garage structure.

7. The pool has been appropriately placed and landscaped so as to not unduly interfere with neighboring owners' views of the Navesink River.

8. The pool has been appropriately placed and landscaped so as to be visually inconspicuous from the adjoining roadway and from adjoining homes.

9. Per the testimony of the Applicants' representatives, placement of the pool in a different location (on the site) would detrimentally interfere with the view of surrounding property owners. Accordingly, the front-yard variance can be granted without causing substantial detriment to the public good.

10. In the absence of an easement or a Deed restriction, a property owner does not have an automatic right to a water-view - and no evidence was presented at the Hearing to contradict such a finding.

11. An adjoining property owner appeared at the Public Hearing to object to the Application. The Objector's main concerns centered on: (i) potential loss of view; (ii) potential noise from pool users; (iii) potential lack of pruning at the site (in the future); and (iv) potential detrimental impact on existing quality of life. At the Hearing, the Applicants and the Objector discussed their various concerns and expressed a

willingness to negotiate and execute some form of reasonable Lawn/Shrubbery Maintenance Agreement. (See condition "d"). The numerous concessions of the Applicants (regarding landscaping concerns) are reasonable under the circumstances.

12. The use of the expanded garage as a storage place for motor vehicles and as a cabana/pool-house is appropriate under the circumstances - particularly in light of the proximity of the existing garage to the proposed pool.

13. Electricity is currently run to the existing garage - and the same is, therefore, a logical location to house the proposed cabana/pool-house.

14. The existence of an expanded garage will better allow the Applicants to properly store pool equipment and furniture - and the same will furthermore contribute to a well-maintained yard and pool area.

15. Approval of the within Application will not impair the character of the existing area.

16. The benefits associated with approving the within Application outweigh any detriments associated with the same.

17. Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.

18. The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.

19. Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

20. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

21. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(d) (Use Variances).

22. During the course of the Hearing, the Board has requested, and the Applicants have agreed, to comply with the following conditions:

- a. If required by the Borough's Director of Planning & Zoning, the Applicants shall revise

their plans so as to portray the true height of the existing Evergreens (i.e., the plans currently show the Evergreen trees to be 8 feet high, whereas, in reality, the said trees are only 6 feet high);

- b. At maturity, the height of the trees along the south property line shall be 6 feet high - and the Applicants shall maintain the 6 foot height for the same;
- c. In conjunction with the above condition, the Applicant shall, as necessary, prune/trim surrounding landscaping (near the pool) so that the same does not unnecessarily, significantly, or unreasonably interfere with the water-views of adjoining property owners;
- d. The Applicants (and/or their representatives) shall utilize good faith efforts to confer with neighboring property owner, Leslie Pace, so as to arrange/negotiate/execute some form of acceptable and reasonable Lawn/Shrubbery Maintenance Agreement for the area surrounding the proposed pool;
- e. With regard to the existing Spruce trees, the Applicants agree to the following:
 - The smaller Evergreen tree to the east of the taller Spruce tree shall be removed;
 - Depending upon the wishes of adjoining property owner, Leslie Pace, the one Evergreen tree to the west of the tall Spruce tree (on the site) may or may not be removed. (The said issues shall also be memorialized in the Lawn/Shrubbery Maintenance Agreement referenced herein.)
- f. The Applicants shall continue to abide by the

existing Deed restrictions for the site concerning the existing Right-of-Way on the property, at the tail-end of the drive-way. That is, the Parents (and their successors) shall not obstruct or otherwise interfere with the existing Right-of-Way.

- g. The Applicants shall provide the Borough's Director of Planning & Zoning with acceptable details for the proposed fence (including information regarding the height of the same, the style of the same, and the exact location of the same) - and the said fence shall comply with prevailing Code requirements. Additionally, the said fence shall comply with the Borough's prevailing height regulations.
- h. Per the recommendation of the Borough's Health Officer, the pool-house shall be connected to the sanitary sewer.
- i. The construction shall be strictly limited to the plans which are referenced herein and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.
- j. The Applicants shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer and other agents/agencies of the Borough.
- k. The Applicants shall obtain any and all approvals from applicable outside agencies - including, but not limited to, the Monmouth County Planning Board and the Freehold Soil Conservation District.
- l. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- m. If required by the Board Engineer, the

Applicants shall submit appropriate performance guarantees in favor of the Borough of Red Bank.

- n. Unless otherwise agreed by the Zoning Board, the within approval shall be deemed abandoned, unless, within 12 months from adoption of the within Resolution, the Applicants obtain a building permit, development permit, or a Certificate of Occupancy for the construction/development approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and/or their agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate rules, regulations, and/or ordinances of the Borough of Red Bank, County of Monmouth, and State of New Jersey - including those applicable requirements set forth in Borough Ordinance 25-6.6c, 25-6.11c, and 25-6.12.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Board of Adjustment of the Borough of Red

Bank, the Borough of Red Bank, or their respective agents/representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

FOR THE APPLICATION: Michael DuPont, James Erving, Josephine Lee,
Arthur Murphy, Marie Murphy, John Curley

AGAINST THE APPLICATION: None

ABSTENTIONS: Laurie Marks

FOR THE RESOLUTION: Michael DuPont, James Erving, Josephine Lee,
John Curley

AGAINST THE RESOLUTION: None

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Red Bank Zoning Board of Adjustment on this 4th day of October, 2001.


Mary Kouvel, Zoning Board Secretary

RESOLUTION

**RED BANK ZONING BOARD OF ADJUSTMENT
ARTHUR & LESLIE PARENT
20 ALSTON COURT
BLOCK 13, LOT 29
RED BANK, NJ
APPLICATION #Z 5544**

WHEREAS, Arthur & Leslie Parent have made application to the Red Bank Zoning Board of Adjustment for the property designated as Block 13, Lot 29, commonly known as 20 Alston Court, within the Borough's Residential "A" Zone, for the following approval: use variance and bulk variances associated with an Application to construct an in-ground swimming pool, expand an existing garage, and construct an arbor and patio; and

WHEREAS, the Board held a public hearing on September 20, 2001, Applicants having filed proper proof of service and publication in accordance with statutory and ordinance requirements; and

WHEREAS, at the said Hearings, the Board reviewed, considered, and analyzed the following:

- *Application for Development Permit, dated August 17, 2001 (with Narrative of Intent);*
- *Denial of Development Permit, dated August 20, 2001;*
- *Site Plan, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Colorized version of the above-referenced Site Plan, introduced into evidence as A-1;*

- *Correspondence from the Applicant's attorney, to the Borough's Department of Planning & Zoning, dated August 17, 2001;*
- *Garage Elevations, prepared by Steven R. Krog, dated August 15, 2001, and revised July 13, 2001 and August 15, 2001, consisting of one sheet;*
- *Memoranda from the Borough's Traffic Office, Health Office, Fire Sub-Code Office, and Building Sub-Code Office, all dated September 10, 2001;*
- *Three pictures of the proposed Development Site and the surrounding site, taken by adjoining property owner, Leslie Pace, on or about September 18, 2001, and introduced into evidence as O-1, O-2, and O-3 respectively.*
- *Affidavit of Service; and*
- *Affidavit of Publication.*

WHEREAS, sworn testimony was presented by Arthur Parent, Applicant and Steven Krog, Landscape Architect; Edward J. McCrossin, Esq., appearing; and

WHEREAS, Richard Kosenski, the Board Engineer, was also sworn with regard to any information he would provide concerning the Application; and

WHEREAS, testimony indicated that the Applicants are the owners of the property located 20 Alston Court, Red Bank, NJ; and

WHEREAS, testimony indicated that the said property borders/fronts on the Navesink River; and

WHEREAS, testimony indicated that the Applicants currently live at the site; and

WHEREAS, testimony and other evidence presented indicated that single-

family residential use is a permitted use in the subject zone; and

WHEREAS, testimony and other evidence presented indicated that the site contains an existing/detached two car garage; and

WHEREAS, testimony and other evidence presented indicated that the subject property is surrounded by other residential uses; and

WHEREAS, testimony indicated that the Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor;*
- *Construction of an 18 foot by 28 foot patio; and*

WHEREAS, testimony indicated that the Applicants wish to construct the in-ground pool so as to better enjoy their home; and

WHEREAS, testimony indicated that the Applicants plan on using the pool for traditional swimming/recreational purposes; and

WHEREAS, testimony and other evidence presented indicated that the pool will be fenced, in accordance with prevailing regulations; and

WHEREAS, testimony indicated that the pool will be landscaped so as to appropriately shield the development from adjoining property owners and the roadway; and

WHEREAS, testimony indicated that if the pool were to be located elsewhere on the site, the same would most likely be more visible from the street and from the

adjoining properties; and

WHEREAS, testimony indicated that some of the pool equipment will be located behind the existing garage; and

WHEREAS, testimony and other evidence presented indicated that the aforesaid location should help shield/reduce/lessen any equipment-type noise which would otherwise be generated by the pool; and

WHEREAS, as previously indicated, testimony revealed that the site currently contains an existing/detached two-car garage; and

WHEREAS, testimony revealed that currently there is electrical service running to the existing garage; and

WHEREAS, testimony indicated that the Applicants plan on expanding the garage so that the same can accommodate a small pool-house; and

WHEREAS, testimony indicated that the proposed garage addition will be constructed with material which is compatible with the existing garage structure; and

WHEREAS, testimony indicated that the color of the proposed garage addition will compliment the color scheme of the existing garage structure; and

WHEREAS, testimony indicated that the Applicants plan on constructing an arbor so that they can enjoy the outside weather, on a long term basis, without being exposed to harmful radiation from the Sun; and

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following variances:

- *Use variance: a use variance is required for the use of the garage as a cabana, in addition to the storage of motor vehicles;*
- *Location of accessory structure: the proposed accessory structures (pool and arbor) are located in the front-yard area and will require a bulk "c" variance;*
- *Size of accessory structure: the proposed garage exceeds the 500 square foot maximum size permitted for an accessory structure;*
- *Number of principal structures on a lot: a bulk "c" variance is required so as to permit two principal structures on a lot;*
- *Side-yard set-back (garage/cabana): a side-yard set-back variance is required for the garage/cabana - i.e., 12 feet required, whereas 6 feet, 6 inches proposed;*

WHEREAS, fearing interference with her existing water-view and fearing other detrimental impacts on her quality of life, neighboring property owner, Leslie Pace, objected to the Application;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Zoning Board of Adjustment of the Borough of Red Bank, after having considered the aforementioned Application, plans, evidence, and testimony, that the Application is hereby **granted with conditions**.

In support of its decision, the Board of Adjustment makes the following findings of fact and conclusions of law:

1. The Red Bank Zoning Board of Adjustment has proper jurisdiction to hear the within matter.
2. The subject property is located at 20 Alston Court, Red Bank, NJ (Block 13, Lot 29) within the Borough's Residential "A" Zone.

3. The subject property contains an existing single-family residence, which is a permitted use in the subject zone.

4. The development site is surrounded by other residential uses.

5. The Applicants have submitted the within Application in the hope of effectuating the following:

- *Construction/installation of a 16 foot by 36 foot in-ground, gunite swimming pool;*
- *Expansion of the existing garage by adding a 6 foot by 18 foot, 4-1/2 inch addition to the same;*
- *Construction of a 12 foot by 35 foot, 6 inch arbor; and*
- *Construction of an 18 foot by 28 foot patio.*

6. The proposed addition to the garage will appropriately compliment the existing garage structure.

7. The pool has been appropriately placed and landscaped so as to not unduly interfere with neighboring owners' views of the Navesink River.

8. The pool has been appropriately placed and landscaped so as to be visually inconspicuous from the adjoining roadway and from adjoining homes.

9. Per the testimony of the Applicants' representatives, placement of the pool in a different location (on the site) would detrimentally interfere with the view of surrounding property owners. Accordingly, the front-yard variance can be granted without causing substantial detriment to the public good.

10. In the absence of an easement or a Deed restriction, a property owner does not have an automatic right to a water-view - and no evidence was presented at the Hearing to contradict such a finding.

11. An adjoining property owner appeared at the Public Hearing to object to the Application. The Objector's main concerns centered on: (i) potential loss of view; (ii) potential noise from pool users; (iii) potential lack of pruning at the site (in the future); and (iv) potential detrimental impact on existing quality of life. At the Hearing, the Applicants and the Objector discussed their various concerns and expressed a

willingness to negotiate and execute some form of reasonable Lawn/Shrubbery Maintenance Agreement. (See condition "d"). The numerous concessions of the Applicants (regarding landscaping concerns) are reasonable under the circumstances.

12. The use of the expanded garage as a storage place for motor vehicles and as a cabana/pool-house is appropriate under the circumstances - particularly in light of the proximity of the existing garage to the proposed pool.

13. Electricity is currently run to the existing garage - and the same is, therefore, a logical location to house the proposed cabana/pool-house.

14. The existence of an expanded garage will better allow the Applicants to properly store pool equipment and furniture - and the same will furthermore contribute to a well-maintained yard and pool area.

15. Approval of the within Application will not impair the character of the existing area.

16. The benefits associated with approving the within Application outweigh any detriments associated with the same.

17. Approval of the within Application will have no known detrimental impact on adjoining property owners and, thus, the Application can be granted without causing substantial detriment to the public good.

18. The improvement to be constructed herein will not be inconsistent with other improvements located within the Borough.

19. Approval of the within Application will promote various purposes of the Municipal Land Use Law; specifically, the same will provide a desirable visual environment through creative development techniques.

20. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(c) (Bulk Variances).

21. The Application as presented (and modified) satisfies the statutory requirements of N.J.S.A. 40:55D-70(d) (Use Variances).

22. During the course of the Hearing, the Board has requested, and the Applicants have agreed, to comply with the following conditions:

- a. If required by the Borough's Director of Planning & Zoning, the Applicants shall revise

their plans so as to portray the true height of the existing Evergreens (i.e., the plans currently show the Evergreen trees to be 8 feet high, whereas, in reality, the said trees are only 6 feet high);

- b. At maturity, the height of the trees along the south property line shall be 6 feet high - and the Applicants shall maintain the 6 foot height for the same;
- c. In conjunction with the above condition, the Applicant shall, as necessary, prune/trim surrounding landscaping (near the pool) so that the same does not unnecessarily, significantly, or unreasonably interfere with the water-views of adjoining property owners;
- d. The Applicants (and/or their representatives) shall utilize good faith efforts to confer with neighboring property owner, Leslie Pace, so as to arrange/negotiate/execute some form of acceptable and reasonable Lawn/Shrubbery Maintenance Agreement for the area surrounding the proposed pool;
- e. With regard to the existing Spruce trees, the Applicants agree to the following:
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 - Depending upon the wishes of adjoining property owner, Leslie Pace, the one Evergreen tree to the west of the tall Spruce tree (on the site) may or may not be removed. (The said issues shall also be memorialized in the Lawn/Shrubbery Maintenance Agreement referenced herein.)
- f. The Applicants shall continue to abide by the

existing Deed restrictions for the site concerning the existing Right-of-Way on the property, at the tail-end of the drive-way. That is, the Parents (and their successors) shall not obstruct or otherwise interfere with the existing Right-of-Way.

- g. The Applicants shall provide the Borough's Director of Planning & Zoning with acceptable details for the proposed fence (including information regarding the height of the same, the style of the same, and the exact location of the same) - and the said fence shall comply with prevailing Code requirements. Additionally, the said fence shall comply with the Borough's prevailing height regulations.
- h. Per the recommendation of the Borough's Health Officer, the pool-house shall be connected to the sanitary sewer.
- i. The construction shall be strictly limited to the plans which are referenced herein and which are incorporated herein at length. Additionally, the construction shall comply with prevailing provisions of the Uniform Construction Code.
- j. The Applicants shall comply with all terms and conditions of the review memoranda, if any, issued by the Board Engineer and other agents/agencies of the Borough.
- k. The Applicants shall obtain any and all approvals from applicable outside agencies - including, but not limited to, the Monmouth County Planning Board and the Freehold Soil Conservation District.
- l. The Applicants shall, in conjunction with appropriate Borough Ordinances, pay all appropriate/required fees and taxes.
- m. If required by the Board Engineer, the

Applicants shall submit appropriate performance guarantees in favor of the Borough of Red Bank.

- n. Unless otherwise agreed by the Zoning Board, the within approval shall be deemed abandoned, unless, within 12 months from adoption of the within Resolution, the Applicants obtain a building permit, development permit, or a Certificate of Occupancy for the construction/development approved herein.

BE IT FURTHER RESOLVED, that all representations made under oath by the Applicants and/or their agents shall be deemed conditions of the approval granted herein, and any mis-representations or actions by the Applicants contrary to the representations made before the Board shall be deemed a violation of the within approval.

BE IT FURTHER RESOLVED, that the Application is granted only in conjunction with the conditions noted above - and but for the existence of the same, the within application would not be approved.

BE IT FURTHER RESOLVED, that the granting of the within Application is expressly made subject to and dependent upon the Applicants' compliance with all other appropriate rules, regulations, and/or ordinances of the Borough of Red Bank, County of Monmouth, and State of New Jersey - including those applicable requirements set forth in Borough Ordinance 25-6.6c, 25-6.11c, and 25-6.12.

BE IT FURTHER RESOLVED, that the action of the Board in approving the within Application shall not relieve the Applicants of responsibility for any damage caused by the subject project, nor does the Board of Adjustment of the Borough of Red

Bank, the Borough of Red Bank, or their respective agents/representatives accept any responsibility for the structural design of the proposed improvement or for any damage which may be caused by the development.

FOR THE APPLICATION: Michael DuPont, James Erving, Josephine Lee,
Arthur Murphy, Marie Murphy, John Curley

AGAINST THE APPLICATION: None

ABSTENTIONS: Laurie Marks

FOR THE RESOLUTION: Michael DuPont, James Erving, Josephine Lee,
John Curley

AGAINST THE RESOLUTION: None

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Red Bank Zoning Board of Adjustment on this 4th day of October, 2001.


Mary Kouvel, Zoning Board Secretary

Fax

To: *Ron Colicchio, Esq.*

FROM: Mary Kouvel

530-2753

Fax Phone:

201-434-3956

Re:

Art & Leslie Parent, 20 Alston Court

COMMENTS:

McLAUGHLIN, BENNETT, GELSON & CRAMER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
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†Certified by the Supreme Court
of NJ as a Civil Trial Attorney

**N.J. & D.C. Bar
*N.J. & FLA. Bar

October 2, 2001

MEMORANDUM

TO: Mary Kouvel
Zoning Board Secretary

FROM: Kevin E. Kennedy

RE: Red Bank Zoning Board of Adjustment
Arthur & Leslie Parent
20 Alston Court
Block 13, Lot 29
Red Bank, New Jersey
Application No.: Z5544

DATE: October 2, 2001

Enclosed herein please find a proposed Resolution regarding the above matter.

If I can be of any further assistance, please feel free to contact me at the office.

KEK/es
Enclosure

cc: All Board Members (w/enc.)
Richard Kosenski, P.E. (w/enc.)
Edward J. McCrossin, Esq. (w/enc., via facsimile #(201) 938-1503)

SCHUMANN, HANLON, DOHERTY, McCROSSIN & PAOLINO

COUNSELLORS AT LAW

PAUL M. HANLON *
BRIAN C. DOHERTY
EDWARD J. McCROSSIN, III *
EUGENE T. PAOLINO
LOUIS E. DELLA TORRE, JR.
JAMES C. McCANN*

DAVID K. DeLONGE
JAMES F. DRONZEK
ANTHONY ROMANO, II**
RONALD P. COLICCHIO**†
CHARLES J. HARRINGTON, III ***

*Member of N.J. & N.Y. Bars

**Member of N.J., N.Y. & Fla. Bars

***Member of N.J. & Pa. Bars

†L.L.M. in Taxation

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244 BROAD STREET • RED BANK, NJ 07701
(732) 345-6500
FAX: (732) 345-6503

FOUNDED IN 1850 AS
SCUDDER & GILCHRIST

FREDERIC W. SCHUMANN
(1908 - 1983)

OF COUNSEL
JUDITH D. O'DONNELL

WRITER'S E-MAIL ADDRESS:

REPLY TO JERSEY CITY ADDRESS

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Thursday, September 20, 2001, Arthur Parent and his wife, Leslie Parent, will apply to the Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701, at or about 7:00pm for a variance approval of their property situated at 20 Alston Court and identified on the Tax Maps of the Borough as Block 13, Lot 29. This application seeks variance approval by the Board to build construct an in-ground swimming pool, related deck and fence, and expand the garage to house a cabana on the property located at 20 Alston Court, Red Bank, New Jersey. The following variances will be necessary:

1. The proposed accessory structures (pool and arbor) are located in the front yard area and will require bulk "c" variances from the Red bank Zoning Board of Adjustment;
2. The proposed garage exceeds the 500 s.f. maximum permitted for an accessory structure;
3. A bulk "c" variance is required to permit two principal structures on a lot;
4. The garage/cabana needs to meet the bulk "c" requirements for a principal structure; therefore a sideyard setback variance is required (12' required, 6.6' proposed). (The existing building is less than the required 8 feet from the adjacent property line); and
5. A use "d" variance is required for the use of the garage as a cabana in addition to the storage of motor vehicles.

To the extent that any other variance may be implicated by this application, the applicants will apply for same at the time and place of aforesaid.

You may inspect the application which is on file at Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701 during normal business hours.

SCHUMANN, HANLON, DOHERTY
• • McCROSSIN & PAOLINO
COUNSELLORS AT LAW

You may appear at the time and place in question either personally or by counsel to offer comment or to raise questions concerning this matter.

This notice is served upon you by virtue of the fact that you have land ownership or easements within 200 feet of the proposed development.

Schumann, Hanlon, Doherty, Mccrossin & Paolino
Attorneys for Applicants, Arthur Parent and Leslie Parent

Dated: August 30, 2001

By: _____


EDWARD J. McCROSSIN, III, ESQ.

DONALD A. DiMARZIO, P. P.

Land Use Planning

Environmental Consulting Services

104 Oak Avenue
P.O. Box 1172
Island Heights, New Jersey 08732
732-506-9625
FAX 732-506-6170

July 23, 2001

Borough of Red Bank Municipal Clerk
90 Monmouth Street
Red Bank, N. J. 07701

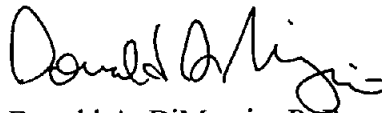
Re: Block 13, Lot 29

Dear Sir or Madam:

Enclosed please find three sets of the application materials we will submit to New Jersey Department of Environmental Protection in connection with the referenced project. Please keep one set for your files, and distribute one set each to the Planning Board and Environmental Commission.

Thank you for your attention to this matters.

Very truly yours,



Donald A. DiMarzio, P. P.

DAD:jm

Enc.

Via Certified Mail

**POLICY COMPLIANCE STATEMENT
FOR
COASTAL AREA FACILITIES REVIEW ACT**

**GENERAL PERMIT APPLICATION
FOR
PROPOSED SWIMMING POOL**

**24 ALSTON COURT
BLOCK 13, LOT 29
BOROUGH OF RED BANK, MONMOUTH COUNTY**

Prepared by:

**Donald A. DiMarzio, P. P.
104 Oak Ave., P. O. Box 1172
Island Heights, N. J. 08732**

May, 2001

TABLE OF CONTENTS

PURPOSE AND SCOPE	1
PROJECT DESCRIPTION	2
SITE DESCRIPTION AND INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS	3
PROJECT COMPLIANCE WITH RULES ON COASTAL ZONE MANAGEMENT	4
CONCLUSIONS	8
APPENDIX A PHOTOGRAPHS SHOWING EXISTING CONDITIONS	9

PURPOSE AND SCOPE

This policy compliance statement assesses the environmental impacts of proposed improvements associated with an existing single-family residence, and provides a discussion of the project in terms of the appropriate Rules on Coastal Zone Management (N. J. A. C. 7:7E-1.1 et seq.). The scope of the project is detailed on the site plan prepared by Steven R. Krog, Landscape Architect, which accompanies this document. The New Jersey Department of Environmental Protection, Land Use Regulation Program, has indicated the project is regulated under the Coastal Area Facilities Review Act's General Permit Program.

PROJECT DESCRIPTION

The proposed project involves construction of a swimming pool adjacent to an existing single-family residence. The project site is located at 24 Alston Court, Red Bank, Monmouth County; also known as Block 13, Lot 29, Borough of Red Bank. The pool will be constructed within an existing lawn area, between an existing three-story house and the Navesink River waterfront. The proposed project is shown on the accompanying site plan prepared by Steven R. Krog, Landscape Architect.



DONALD A. DiMARZIO, P. P
 Land Use Planning
 Environmental Consulting Services
 104 Oak Avenue, P. O. Box 1172
 Island Heights, N. J. 08732
 908-506-9625 FAX 908-506-6170

USGS Location Map
 for
 Parent Project
 Long Br. Quad.

SITE DESCRIPTION AND INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

The subject parcel is known as Block 13, Lot 29, in the Borough of Red Bank, Monmouth County. The property fronts on Alston Court and extends to the Navesink River. Most of the property is significantly higher in elevation than the river front, and is in fact separated from it by an existing bulkhead and a grassed steep slope. The parcel's location is shown on the following USGS location map.

An existing single-family home is situated within the central portion of the parcel. The home's interior is presently undergoing interior renovation. The proposed pool will be located northwest of and adjacent to the home itself, within a large grassed lawn area.

Site photographs showing existing conditions are provided in Appendix A.

PROJECT COMPLIANCE WITH RULES ON COASTAL ZONE MANAGEMENT

(N. J. A. C. 7:7E1-1 et seq.)

Dunes (7:7E-3.16)

Dunes are natural or man-made mounds or ridges of sand. They are found landward of, and generally parallel to, a beach, between the beach's upland limit and the foot of the most inland dune slope. Natural dunes may exhibit several generally parallel ridge lines, from the primary ridge line or foredune nearest the beach, to a secondary or tertiary line successively further from the beach. Man-made dunes may be found at various locations and orientations resulting from previous development or disturbance, and are not necessarily associated with natural ridge lines. Dunes may by definition also include stabilized sand formations immediately adjacent to beaches; they do not include wind- or water-deposited sand mounds on streets or structures resulting from storm activity.

Development is prohibited on dunes, except if it has no feasible alternate location in a non-dune area and will not cause significant adverse long-term impacts on the overall beach and dune system.

There are no dunes within or near the parcel or project area. The project will have no impact on dunes, and thus complies with this policy.

Coastal High Hazard Areas (7:7E-3.18)

Coastal high hazard areas are flood prone areas. They include areas prone to high-velocity waters, shown as V-Zones on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) and areas within 25 feet of oceanfront shore protection structures. The inland limit of the coastal high hazard area is taken to be the inland limit of a primary dune ridge along the open coast, or the most landward boundary of the mapped V-Zone.

Portions of the parcel are within the tidal flood plain of the Navesink River. The proposed project area however, is not within the flood plain or any flood hazard area, and is in fact separated by approximately 30 feet in elevation from the river's edge. The project is not within a coastal high hazard area, and thus complies with this policy.

Erosion Hazard Areas (7:7E-3.19)

Erosion hazard areas are shoreline areas which are eroding or are prone to recurrent erosion, and which are thus prone to further erosion and storm damage. They extend from the edge of a stabilized upland, inland to the limit of the area likely to be eroded within 30 years. This area is based on erosion rate factors available from the Department of Environmental Protection (DEP) or from standard reference texts.

The proposed area is located on stable uplands, separated by approximately 30 feet in elevation and an existing bulkhead from the Navesink River flood plain. The project area is not in a erosion hazard area, and thus complies with this policy.

Beaches (7:7E-3.22)

Beaches are gently sloping areas of unconsolidated sands on tidal shorelines. They extend from the mean highwater line, landward to either a man-made feature such as a seawall or boardwalk or the waterward foot of the primary dunes, whichever is closest to the tidal waters. Development is generally prohibited on beaches.

There are no beaches within or near the parcel or project area. The project will have no impact on a beach, and thus complies with this policy.

Wetlands (7:7E-3.27) and Wetlands Buffers (7:7E-3.28)

Wetlands include freshwater wetlands regulated by the Freshwater Wetlands Protection Act (N.J.A.C. 7:7A); and coastal wetlands regulated by the Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.) All wetlands are defined by a three-parameter field delineation methodology developed by the U. S. Environmental Protection Area. Wetlands buffers or transition areas can extend from 50 to 300 feet upgradient of a wetlands boundary. Development in both wetlands and wetlands buffers is severely restricted.

A field inspection indicated there are no freshwater or coastal wetlands within the proposed project area, or in fact, within any portion of the parcel upgradient of the existing bulkhead. Further, there appear to be no wetlands on adjoining properties nearest the project area, and there are thus no wetlands buffers extending into it. The project will have no impact on wetlands or wetlands buffers, and thus complies with this policy.

Coastal Bluffs (7:7E-3.31)

Coastal bluffs are slopes exceeding 15 percent, of either rock or unconsolidated materials, adjacent to the shoreline or otherwise associated with shoreline dynamics. Residential development is prohibited on coastal bluffs, as it is on isolated inland (non-shoreline) slopes exceeding 15 percent.

A field inspection, and review of the topographic data shown on the accompanying survey, indicate a steep slope, exceeding 15%, north of the existing house and project area. This steep slope is part of a regularly maintained lawn. No development is proposed for this slope. The proposed pool will be set back 25 feet from the upgradient limit of the slope. The project will have no impact on coastal bluffs or steep slopes, and thus complies with this policy.

Endangered or Threatened Wildlife or Vegetation Species Habitat (7:7E-3.38)

The Department of Environmental Protection's Division of Fish, Game and Wildlife and Division of Parks and Forestry has developed lists of threatened and endangered wildlife species as most likely to be affected by development within 150 feet of the mean high water line in coastal areas.

The proposed project area is a regularly maintained lawn, adjacent to and surrounded by family homes. While the parcel itself contains a tidal shoreline along the Navesink River, no development will occur within this area. No potential threatened/endangered species habitat exist within or adjacent to the project area. The project thus complies with this policy.

Housing Use Rules (7:7E-7.2)

Single-family homes upland of the mean high water line, which are not part of a larger development project, must meet the following standards:

1. All structures and improvements must comply with the rules for Beaches, Dunes, Wetlands/Wetlands Buffers, Endangered or Threatened Wildlife or Vegetative Species Habitats, Coastal Bluffs, and other applicable Coastal Rules.

- a. Residences must be set back at least 25 feet from oceanfront shore protection structures.

- b. Silt fences are required at the limit of disturbance if the project is adjacent to a surface water body or wetland.
- c. Infill development is permitted if a site is wholly or partially within an erosion hazard area or coastal high hazard area. "Infill" means:
 - i. The project site is shown as a buildable lot prior to 7/1/93.
 - ii. The site is served by a municipal sewer system.
 - iii. A house or commercial building exists on each abutting lot, within 100 feet of each lot line.
- d. Residences within VI-30 zones must be elevated on pilings so the lowest floors lowest horizontal structural member is at or above the base flood elevation.
- e. The house is to be constructed as close to the landward site boundary as possible, and not waterward of adjacent developments.

The project's compliance with applicable Special Areas policies has been demonstrated in preceding sections of this report. There are no surface water bodies or wetlands adjacent to the project area. The parcel contains an existing home, and is bordered by similar development. The project area, and in fact most of the parcel, is significantly higher in elevation than the tidal Navesink River.

The proposed project complies with the Housing Use Rules.

CONCLUSIONS

The proposed project complies with all applicable Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq), and can be undertaken with no adverse environmental impacts.

APPENDIX A
PHOTOGRAPHS SHOWING EXISTING CONDITIONS

:

Department of Environmental Protection

PLEASE PRINT OR TYPE THE FOLLOWING: (Complete all sections unless otherwise noted)

PLEASE PRINT OR TYPE THE FOLLOWING: (Complete all sections unless otherwise noted.)
NOTE: If you are applying for a CAFRA Permit by Rule, you need to complete items 1 thru 6 and the signature area on page 3.

1. Applicant Name Arthur Parent Daytime Phone #

Address POB 620

City Rumson State NJ Zip 07760

2. Agent Name Donald DiMarzio, P.P. Firm

Address POB 1172 Phone # 732-506-9625

City: Island Heights State: NJ Zip: 08732

3. Project Name _____ Location (Street Address) _____

Municipality Red Bank County Monmouth

Block(s) 13 Lot(s) 29

State Plane Coordinates N _____ feet E _____ feet

Nearest Waterway Navesink River Watershed

4. Total Fees \$250.00 Fees Paid* _____ Project Cost _____ Check Number _____
(See attached fee schedule) *Official Use Only

5. Project Description: _____

Application is for CAFRA General Permit for proposed pool.

FOR OFFICIAL USE ONLY

File Number:

Permit Code:

Date Received:

Project Manager:

20th Day:

Project Engineer:

90th Day:

Date Entered:

ASU Date:

Points Assigned:

XRef#:

6. Application(s) for: (Please check all that apply)

Stream Encroachment:	Permit	_____	Waiver	_____
CAFRA:	Individual Permit	_____	General Permit	<u>X</u>
	Exemption Request	_____	Permit by Rule	_____
Freshwater Wetlands:	Individual Permit	_____	General Permit (Specify #)	_____
	Transition Area Waiver	_____	Letter of Interpretation	_____
	Exemption Request	_____	Open Water Fill Permit	_____
Waterfront Development:	Residential	_____	Commercial	_____
Upland Waterfront Development:	Residential	_____	Commercial	_____
Water Quality Certificate	_____		Tidal Wetlands (1970)	_____
Federal Consistency Determination	_____		Jurisdictional Determination	_____
Permit Modification (specify)	_____			
Other (specify)	_____			

7. Indicate below if any of the following approvals, denials or certifications were received for the project site or are required for the proposed project:

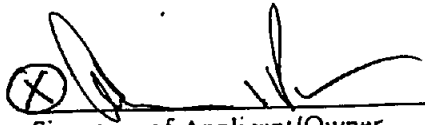
- In Column A, indicate application status: (*P for* - pending, *A for* - approved, *D for* - denied, *T for* - to be applied for, *O for* - other (explain other)).
- In Column B, indicate application, permit, or docket number.

	A	B		A	B
CAFRA Permit	_____	<u>P</u>	Stream Encroachment Permit	_____	_____
CAFRA Exemption	_____	_____	Stream Encroachment Waiver	_____	_____
Waterfront Development Permit	_____	_____	Water Quality Certificate	_____	_____
Tidal Wetlands (1970) Permit	_____	_____	Tidelands (Riparian) Conveyance	_____	_____
Statewide General Freshwater Wetlands Permit	_____	_____	Dam Construction or Repair Permit	_____	_____
Freshwater Wetlands Letter of Interpretation	_____	_____	Pinelands Certificate of Filing	_____	_____
Freshwater Wetlands Transition Area Waiver	_____	_____	D & R Canal Commission Certificate	_____	_____
Individual Freshwater Wetlands Permit	_____	_____	Federal Permits (Specify)	_____	_____
Freshwater Wetlands Exemption	_____	_____	State Permits (Specify)	_____	_____
Permit Modification (specify)	_____	_____			

APPLICANT SIGNATURE*

*All applicants must complete this section including those applying for Permit by Rule.

I certify under penalty of law that the information provided in this document is true and accurate. I am aware that there are significant civil and criminal penalties for submitting false or inaccurate information. (If corporate entity, print/type the name and title of person signing on behalf of the corporate entity.)

(X) 
Signature of Applicant/Owner

Signature of Applicant/Owner

(X) 5/1/01
Date

Date

A. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the owner of the property upon which the proposed work is to done. This endorsement is certification that the owner grants permission for the conduct of the proposed activity. In addition, I hereby give unconditional written consent to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection or survey of the project site.

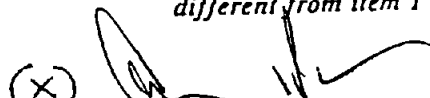
In addition, the undersigned property owner hereby certifies:

1. Whether any work is to be done within an easement - Yes _____ (No) _____

2. Whether any part of the entire project (e.g., pipeline, roadway, cable, transmission line, structure, etc.) will be located within property belonging to the State of New Jersey - Yes _____ (No) _____

Type or Print Name and Address of Owner, if
different from item 1 on Page 1

(X) 5/1/01
Date

(X) 
Signature of Property Owner

B. APPLICANT'S AGENT

NOTE: Notary seal is required when an agent is used

I Arthur Parent, the Applicant/Owner, authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name Donald DiMarzio

Occupation/Profession Professional Planner

(X) [Signature]
(Signature of Applicant/Owner)

I agree to serve as agent for the above-mentioned applicant

[Signature]
(Signature of Agent)

AGENT'S CERTIFICATION

Sworn before me
this day of

12 July 1995

[Signature] Esq.

[Signature]
Notary Public

C. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT

I hereby certify that the plans, specifications and engineer's report, if any, applicable to this project comply with the current rules and regulations of the New Jersey Department of Environmental Protection with the exceptions as noted.

Signature

Type: Name and Date

Position, Name of Firm



State of New Jersey

Department of Environmental Protection

Land Use Regulation Program
501 East State Street, 2nd Floor
P.O. Box 439
Trenton, NJ 08625

DONALD T. DiFRANCESCO
Acting Governor

Robert C. Shinn, Jr.
Commissioner

SEP 20 2001

Donald DiMarzio, P.P.
P.O. Box 1172
Island Heights, NJ 08732

RE: Authorization for Coastal General Permit

Applicant: Arthur Parent
File No.: 1340-01-0003.2
Block: 13, Lot: 29
Borough of Red Bank, Monmouth County
Watershed: Navesink River
Drainage Basin: Atlantic Coastal

Effective date: SEP 20 2001

Dear Mr. DiMarzio:

The Land Use Regulation Program has reviewed the referenced application for a General Permit authorization pursuant to the requirements of the Coastal Permit Program Rules at N.J.A.C. 7:7-7 and in accordance with the Coastal Area Facility Review Act (N.J.S.A. 13:19 et seq.) and/or the Waterfront Development Law (N.J.S.A. 12:5-3):

This permit authorizes the construction of an in-ground pool and associated patio adjacent to an existing single-family dwelling. The proposed activity is as shown on the plan entitled "Parent Residence, Alston Court, Red Bank, New Jersey", dated 6/21/01, last revised 7/13/01, consisting of sheet 1 of 1 and prepared by Stephen R. Krog, Landscape Architect.

By this permit, the State of New Jersey does not relinquish tidelands ownership or claim to any portion of the subject property or adjacent properties.

Project Specific Conditions

In addition to the conditions noted at N.J.A.C. 7:7-7.2, the activities allowed by this authorization shall comply with the following conditions. Failure to comply with these conditions shall

constitute a violation of the Coastal Area Facility Review Act (N.J.S.A. 13:19-1 et seq.) and/or the Waterfront Development Law (N.J.S.A. 12:5-3).

1. The use of plastic under landscape or gravel areas is prohibited. All sub gravel liners must be made of filter cloth or other permeable material.
2. The proposed activities must be conducted in accordance with Best Management Practices as defined by the Department in the Rules on Coastal Zone Management, N.J.A.C. 7:7E-3A.
3. Prior to construction, the applicant shall place a silt fence upland from the Spring High Water Line with 10 foot returns at both ends. The silt fence shall remain in place during construction, until such time as the site has been stabilized.

Standard Permit Conditions

The following standard conditions shall apply to all General Coastal Permits:

1. This permit is NOT VALID until the permit acceptance form has been signed by the applicant, accepting and agreeing to adhere to all permit conditions, and returned to the appropriate regional office within the Land Use Regulation Program.
2. This permit, including all conditions listed herein, shall be recorded in the office of the County Clerk (the Registrar of Deeds and Mortgages if applicable) in the county or counties wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant. A copy of the recorded permit shall be forwarded to the Land Use Regulation Program immediately thereafter.
3. The permittee shall notify, in writing, the NJDEP, Bureau of Coastal and Land Use Enforcement at 1510 Hooper Avenue, Toms River, NJ 08753, three working days prior to the commencement of construction on the site or site preparation.
4. The issuance of this permit shall in no way expose the Department to liability for the sufficiency or correctness of the design of any construction or structures. Neither the State nor the Department shall be liable for any loss of life or property which may occur by virtue of the activity or development resulting from any permit.
5. The permittee shall allow the authorized representatives of the Department free access to the site at all time when construction activity is taking place, and at other times upon notice to the permittee.

6. The activities shown by plans and/or other engineering data, which are this day approved, shall be constructed and/or executed in conformity with such plans and/or engineering data and conditions herein. No change in plans or specifications upon which this permit is issued shall be made except with the prior written permission of the Department, in accordance with N.J.A.C. 7:7-4.10.
7. A copy of this permit and approved plans shall be kept at the construction site and shall be exhibited upon request to any person.
8. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of this permit. The Department may, upon discovery of such anticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit, pursuant to N.J.A.C. 7:7-4.11.
9. This permit does not waive the obtaining of any local, State or Federal permits which may be required. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
10. All fill and other earth work on the lands encompassed within this permit authorization shall be stabilized in accordance with "Standards for Soil Erosion and Sediment Control in New Jersey," (obtainable from local Soil Conservation District Offices) promulgated by the New Jersey State Soil Conservation Committee, pursuant to the soil Erosion and Sediment Control Act of 1975, N.J.S.A. 4:24-42 et. seq. and N.J.A.C. 2:90-1.3 through 1.14. These standards are hereby incorporated by reference.

Consistency with the Areawide Water Quality Management Plan

The Department of Environmental Protection, as the Statewide Water Quality Management Planning Agency, has reviewed your project for consistency with the provisions and recommendations of the applicable Water Quality Management Plans. We have found your project to be Consistent with these plans. Please be advised that if changes are made to the proposed plans which would result in a change in anticipated wastewater flow volumes, such as the addition of sewage generating structures or a proposed increase in size to previously proposed structures; or if there is a change in the proposed method of wastewater treatment, this determination is no longer valid. The amended plans must be submitted to the Department to determine Consistency with the Water Quality Management Plans.

Duration of Authorization/Notification of Work

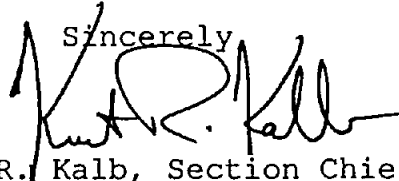
This authorization for a General Permit is valid for a term not to exceed five years from the date of receipt from the Department. If the term of this authorization exceeds the expiration date of the general permit issued by rule, and the permit upon which the authorization is based is modified by rule to include more stringent standards or conditions, the permittee must comply with the requirements of the new regulations by applying for a new General Permit authorization unless construction is already underway. If this General permit is not reissued, the permittee must apply for an individual CAFRA permit unless construction pursuant to the prior General Permit is underway.

In order to promote inter-governmental cooperation in management of our natural resources, a copy of this decision shall be shared with appropriate local and federal agencies.

If you have any questions regarding this General Permit authorization, please contact Jeffrey A. Alpert of our staff at (609) 292-8262. Please reference the permit number in any future communication concerning this action.

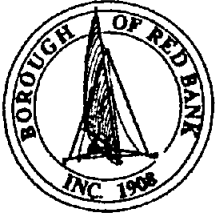
9/20/01

Sincerely,



Kurt R. Kalb, Section Chief
Monmouth Region
Bureau of Coastal Regulation

C: Bureau of Coastal and Land Use Enforcement
Construction Official, Borough of Red Bank ✓



Borough of Red Bank

TAX ASSESSOR'S OFFICE

90 Monmouth Street
Red Bank, NJ 07701

Mitchell Elias
Tax Assessor

Tel: (732) 530-2767
Fax: (732) 758-1995

June 4, 2001

Arthur F. Parent
20 Alston Court
Red Bank, NJ 07701

Re: Block 13, Lot 29
20 Alston Court

Dear Mr. Parent:

Attached please find the list of property owners within 200 feet of the above-captioned property to be notified as required by the Planning and Development Regulations for the Borough of Red Bank, adopted June 1, 1979, Sec. 13.3-3. **

This list is from the current tax duplicate, Borough of Red Bank 2000, and is certified as such.

Thank you for your check # 6040 in the amount of \$10.00, which is the required fee for this list.

Sincerely,

M.E. 

Mitch Elias
Tax Assessor

ME/ts
Attachment
cc: Donna Halligan

** Please note attached memorandum.

PLEASE NOTE IT WILL BE NECESSARY TO NOTIFY THE FOLLOWING:

1. GPU
525 Main Street
Allenhurst, NJ 07711
2. New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702
3. Bell Atlantic-New Jersey, Inc.
Lorraine Gorman
Senior Right of Way Agent
56 East Main Street
Freehold, NJ 07728
4. New Jersey Natural Gas Company
c/o Joan Purcaro
1415 Wyckoff Road
Wall, NJ 07719
5. Red Bank Water & Sewer
90 Monmouth Street
P.O. Box 868
Red Bank, NJ 07701
6. Comcast Cable
c/o Itilia Commission
403 South Street
Eatontown, NJ 07724

OWNER & ADDRESS REPORT

RED BANK

06/04/01
B-13, L-29

06/04/01 Page 1

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	20.15		2	BUONANO, GEORGE V & BROWNRIGG, VALER 25 FISHER PLACE RED BANK, NJ 07701	25 FISHER PL	
13	20.16		2	MATTHEWS, PJ & MATTHEWS, JM-TRUSTEES 37 FISHER PLACE RED BANK, NJ 07701	37 FISHER PL	
13	20.17		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	RIVER FRONT	
13	20.18		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	55 RIVER FRONT	
13	20.19		2	HELLMAN, SUSAN MARIE 63 FISHER PL RED BANK, NJ 07701	63 FISHER PL	
13	26		2	PARELLA, LORI 10 ALSTON COURT RED BANK, NJ 07701	10 ALSTON COURT	
13	27		2	ARNONE, MICHAEL 14 ALSTON COURT RED BANK, N J 07701	14 ALSTON CT	
13	28		2	LELSLEY M. PACE 16 ALSTON COURT RED BANK, N J 07701	16 ALSTON CT	
13	29		2	PARENT, ARTHUR F & LESLIE A P.O. BOX 620 RUMSON, NJ 07760	20 ALSTON CT	LOT 29.01R
13.02	30.01		2	RYAN, DOREEN M 17 ALSTON COURT RED BANK, N J 07701	ALSTON CT	
13.02	30.02		2	DUCKWORTH, ROBERT W & MARIE 36 ALSTON COURT RED BANK, N J 07701	36 RIVER FRONT RD	
13.02	30.03		2	HEDLUND, DENNIS M. & PEARL LEE 195 HIGHWAY 36 WEST LONG BRANCH, NJ 07764	24 ALSTON COURT	
13.02	31		2	EPSTEIN, LEIGH, CHARLOTTE F 15 ALSTON COURT RED BANK, NJ 07701	15 ALSTON COURT	
13.02	31.01		2	MALLON, ROBERT E. & JOANNE B. 11 ALSTON CT. RED BANK, N J 07701	11 ALSTON CT	
13.02	32		2	GATTO, WILLIAM E & CAROLINE E 40 ALSTON COURT RED BANK, NJ 07701	40 ALSTON COURT	LOT 32.01R
13.02	32.04		2	CONNOR, ROBERT P & PAMELA M 25 ALSTON CT RED BANK, NJ 07701	25 ALSTON COURT	

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

EDWARD J. McCROSSIN, III of full age, being duly sworn according to law, deposes and says:

1. I reside at 11 Holly Tree Lane, in the Borough of Rumson, County of Monmouth, State of New Jersey.

2. I am the attorney for the applicants, Arthur and Leslie Parent, with regard to their application for variance approval of their property situated at 20 Alston Court, Red Bank, New Jersey, Block 13, Lot 29, which matter will be heard by the Red Bank Planning/Zoning Board on September 20, 2001.

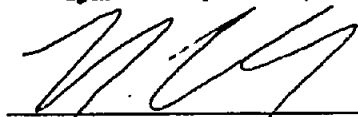
3. On August 30, 2001, I gave notice of the hearing on this application to each and all the persons upon whom service must be had, in the required form and according to the attached lists, and in the manner indicated thereon.

4. Attached hereto are copies of said notices, the list of property owners provided to me by the tax assessor's office and the white and green certified slips.



EDWARD J. McCROSSIN, III, ESQ.
Attorney for Arthur and Leslie Parent

Sworn and subscribed to before me
this 6th day of September, 2001



Ronald P. Colicchio
Attorney, State of New Jersey

Affidavit of Publication

Publisher's Fee \$82.08

Affidavit Charge \$16.00

State of New Jersey } ss.

MONMOUTH/OCEAN COUNTIES

Personally appeared JEAN ESPOSITO

of the **Asbury Park Press**, a newspaper printed in Freehold, NJ and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper

1 (ONE) times, once in each issue, as follows

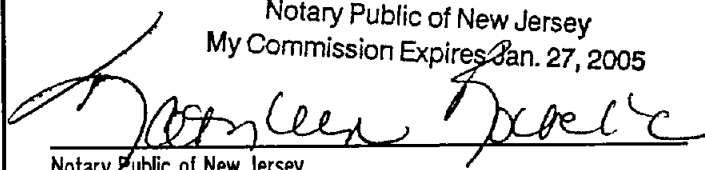
9/03/01.

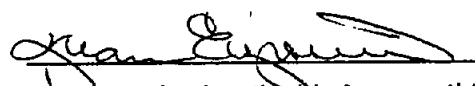
KATHLEEN M. ROGHELLE

A.D., 2001

Notary Public of New Jersey

My Commission Expires Jan. 27, 2005


Notary Public of New Jersey


Sworn and subscribed before me this

3rd day of September, A.D., 2001

BOROUGH OF RED BANK

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Thursday, September 20, 2001, Arthur Parent and his wife, Leslie Parent, will apply to the Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701, at or about 7:00 pm for a variance approval of their property situated at 20 Alston Court and identified on the Tax Maps of the Borough as Block 13, Lot 29. This application seeks variance approval by the Board to build construct an inground swimming pool, related deck and fence, and expand the garage to house a cabana on the property located at 20 Alston Court, Red Bank, New Jersey. The following variances will be necessary:

1. The proposed accessory structures (pool and arbor) are located in the front yard area and will require bulk "c" variances from the Red Bank Zoning Board of Adjustment;
2. The proposed garage exceeds the 500 s.f. maximum permitted for an accessory structure;
3. A bulk "c" variance is required to permit two principal structures on a lot;
4. The garage/cabana needs to meet the bulk "c" requirements for a principal structure, therefore a sideyard setback variance is required (12' required, 66' proposed). (The existing building is less than the required 8 feet from the adjacent property line); and
5. A use "d" variance is required for the use of the garage as a cabana in addition to the storage of motor vehicles.

To the extent that any other variance may be implicated by this application, the applicants will apply for same at the time and place of aforesaid.

You may inspect the application which is on file at Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701 during normal business hours.

You may appear at the time and place in question either personally or by counsel to offer comment or to raise questions concerning this matter.

This notice is served upon you by virtue of the fact that you have land ownership or easements within 200 feet of the proposed development.

Schumann, Hanlon, Doherty, McCrossin & Paolino Attorneys for Applicants,

Arthur Parent and Leslie Parent
By: /s/ EDWARD J. MCCROSSIN, III, ESQ.

Dated August 30, 2001
(\$82.08)

105325

Schumann Hamilton et al
30 Montgomer St.
Jersey City, NJ 07302

☒ Certified	☐ Recorded Delivery (International)
☐ COD	☐ Registered
☐ Delivery Confirmation	☒ Return Receipt for Merchandise
☐ Express Mail	☐ Signature Confirmation
☐ Insured	

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	Signature Confirmation
	Special Handling
	Restricted Delivery
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The full declaration or value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to a maximum of \$10,000 per insured item. The maximum indemnity payable for reconstruction of negotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to a maximum of \$10,000 per insured item.

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender

Schumann Hansen et al
30 Montgomery St,
Jensen City NJ 07002

Check type of mail or service:

- ☒ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☒ Return Receipt for Merchandise
☐ Signature Confirmation

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or for additional
copies of this bill)
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Postmark and
Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
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3	7099 3400 0014 9462 7117	Mathews, PJ & Mathews, JM - Trustees 37 Fisher Place Red Bank, NJ 07701	✓										
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PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

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Schumann Herndon et al
30 Montgomery St
Jesse City NJ 07302

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- ☐ Registered
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation

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or for additional
copies of this bill)

Postmark and
Date of Receipt

Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1	7099 3400 0014 9462 7056	Parent, Arthur F & Leslie A PO Box 620 Red Bank, NJ 07701											
2													
3	7099 3400 0014 9462 7049	Ryan, Doreen M. 17 Alston Court Red Bank, NJ 07701											
4													
5	7099 3400 0014 9462 7052	Duckworth, Robert W & Marie 36 Alston Court Red Bank, NJ 07701											
6													
7		Hedlund, Dennis M & Pearl Lee 195 Highway 36 West Long Branch, NJ 07764											
8	7099 3400 0014 9462 7055												
9													
10	7099 3400 0014 9462 7018	Epstein, Leigh, Charlotte F 15 Alston Court Red Bank, NJ 07701											
11													
12													
13	7099 3400 0014 9462 7001	Mallon, Robert E & Joanne B 11 Alston Court Red Bank, NJ 07701											
14													
15													

Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt

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Total Number of Pieces Received at Post Office

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Name and Address of Sender

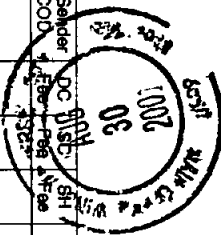
Schumann Hanlon et al
30 Montgomery St
Versus City UD 07302

Check type of mail or service:

- ☒ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
- ☐ Recorded Delivery (International)
☐ Registered
☒ Return Receipt for Merchandise
☐ Signature Confirmation

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or for additional
copies of this bill)

Postmark and
Date of Receipt



Line	Article Number	Addressee Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	DC Fee	PSD Fee	SH Fee	RD Fee	RR Fee
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1	7099 3400 0014 9462 6998	Gatto, William E & Caroline E 40 Alston Court Red Bank, NJ 07701	✓										
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Total Number of Pieces Listed by Sender	2	Total Number of Pieces Received at Post Office	2	Postmaster, Per (Print name, printing, employee)		The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$500 per piece subject to additional limitations for multiple pieces lost or damages in a single catastrophic occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See Domestic Mail Manual (DMM) 3818, and 3821 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) pieces.							
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Return Receipt



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

DATE 9/10/04 SITE PLAN SUBDIVISION USE VARIANCE
BULK VARIANCE(S)

APPLICANT Art & Leslie Parent

ADDRESS 20 Alston Court

BLOCK 13 LOT 29

PLANNING/ZONING BOARD

HEARING DATE 9/20/04

TO: ☒ S. SICKELS, CONST. OFFICIAL
☒ J. WILLIAMS, BUILDING SUB CODE

☐ ENV. COMMISSION

☐ J. BUONACQUISTA-PUB WORKS DIR.

☐ RIVERCENTER VIC

☐ F. RICHART, HEALTH OFFICER

☐ HISTORIC DIST. COMM

☐ J. CLAYTON, POLICE CHIEF
☐ CAPT. E. VAN PELT, TRAFFIC

☐ FACADE COMMITTEE

☐ S. SICKELS, FIRE MARSHALL
☐ D. SPAFFORD, FIRE SUB CODE

☐ TOM WELSH
FIRE PREVENTION

FROM: MARY KOUVEL, SENIOR SEC., PLANNING AND ZONING DEPT.

PLEASE PROVIDE YOUR DISPOSITION OF THE ABOVE APPLICATION PRIOR TO THE
HEARING DATE.

APPROVAL JW

DISAPPROVAL _____

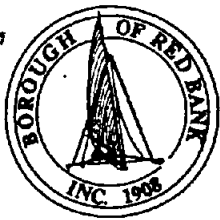
RECOMMENDATIONS: _____

James Williams
SIGNATURE

IF THE BOARD REQUIRES A REVISION TO THE PLAN, WOULD YOU LIKE TO REVIEW FOR
APPROVAL?

☒ YES

☐ NO



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

RECEIVED

SEP 12 2001

RED BANK HEALTH DEPT.

Donna Smith Barr
Director

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

DATE 9/10/01 SITE PLAN SUBDIVISION USE VARIANCE
BULK VARIANCE(S)

APPLICANT Art & Leslie Parent

ADDRESS 20 Alston Court

BLOCK 13 LOT 29

PLANNING/ZONING BOARD

HEARING DATE 9/20/01

TO: S. SICKELS, CONST. OFFICIAL
J. WILLIAMS, BUILDING SUB CODE

ENV. COMMISSION

J. BUONACQUISTA-PUB WORKS DIR.

RIVERCENTER VIC

☒ F. RICHART, HEALTH OFFICER

HISTORIC DIST. COMM

J. CLAYTON, POLICE CHIEF
CAPT. E. VAN PELT, TRAFFIC

FACADE COMMITTEE

S. SICKELS, FIRE MARSHALL
D. SPAFFORD, FIRE SUB CODE

TOM WELSH
FIRE PREVENTION

FROM: MARY KOUVEL, SENIOR SEC., PLANNING AND ZONING DEPT.

PLEASE PROVIDE YOUR DISPOSITION OF THE ABOVE APPLICATION PRIOR TO THE
HEARING DATE.

APPROVAL ☒ DISAPPROVAL ☐

RECOMMENDATIONS: Pool house must be connected to
sanitary sewer.

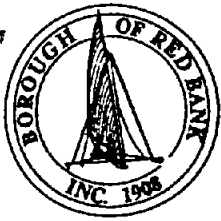
9/13/01

Frank Richart
SIGNATURE

IF THE BOARD REQUIRES A REVISION TO THE PLAN, WOULD YOU LIKE TO REVIEW FOR
APPROVAL?

YES

NO



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

RECEIVED

SEP 12 2001

POLICE CHIEF'S OFFICE
RED BANK

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

Donna Smith Barr
Director

DATE 9/10/01

SITE PLAN SUBDIVISION USE VARIANCE
BULK VARIANCE(S)

APPLICANT Art & Leslie Parent

ADDRESS 20 Alston Court

BLOCK 13 LOT 29

PLANNING/ZONING BOARD

HEARING DATE 9/20/01

TO: S. SICKELS, CONST. OFFICIAL
J. WILLIAMS, BUILDING SUB CODE

ENV. COMMISSION

J. BUONACQUISTA-PUB WORKS DIR.

RIVERCENTER VIC

F. RICHART, HEALTH OFFICER

HISTORIC DIST. COMM

☒ J. CLAYTON, POLICE CHIEF
CAPT. E. VAN PELT, TRAFFIC

FACADE COMMITTEE

S. SICKELS, FIRE MARSHALL
D. SPAFFORD, FIRE SUB CODE

TOM WELSH
FIRE PREVENTION

FROM: MARY KOUVEL, SENIOR SEC., PLANNING AND ZONING DEPT.

PLEASE PROVIDE YOUR DISPOSITION OF THE ABOVE APPLICATION PRIOR TO THE
HEARING DATE.

APPROVAL [Signature]

DISAPPROVAL _____

RECOMMENDATIONS: _____

[Signature]
SIGNATURE

IF THE BOARD REQUIRES A REVISION TO THE PLAN, WOULD YOU LIKE TO REVIEW FOR
APPROVAL?

1 YES NO



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

Tel: (732) 530-2752

(732) 530-2753

Fax: (732) 530-2766

DATE 9/10/04 SITE PLAN SUBDIVISION USE VARIANCE
BULK VARIANCE(S)

APPLICANT Art & Leslie Parent

ADDRESS 20 Alston Court

BLOCK 13 LOT 29

PLANNING/ZONING BOARD

HEARING DATE 9/20/04

TO: S. SICKELS, CONST. OFFICIAL
J. WILLIAMS, BUILDING SUB CODE

ENV. COMMISSION

J. BUONACQUISTA-PUB WORKS DIR.

RIVERCENTER VIC

F. RICHART, HEALTH OFFICER

HISTORIC DIST. COMM

J. CLAYTON, POLICE CHIEF
CAPT. E. VAN PELT, TRAFFIC

FACADE COMMITTEE

S. SICKELS, FIRE MARSHALL
D. SPAFFORD, FIRE SUB CODE

TOM WELSH
FIRE PREVENTION

FROM: MARY KOUVEL, SENIOR SEC., PLANNING AND ZONING DEPT.

PLEASE PROVIDE YOUR DISPOSITION OF THE ABOVE APPLICATION PRIOR TO THE
HEARING DATE.

APPROVAL ✓

DISAPPROVAL _____

RECOMMENDATIONS: _____

(Signature)
SIGNATURE

IF THE BOARD REQUIRES A REVISION TO THE PLAN, WOULD YOU LIKE TO REVIEW FOR
APPROVAL?

YES

NO



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

DENIAL OF DEVELOPMENT PERMIT

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

DATE: August 20, 2001

TO: Arthur & Leslie A. Parent

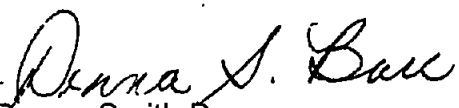
RE: 20 Alston Court
Block 13, Lot 29

Your application to construct an in-ground swimming pool, expand an existing garage for a pool house use, construct an arbor and patio at the above referenced location has been reviewed for compliance with the Red Bank Planning & Development Regulations.

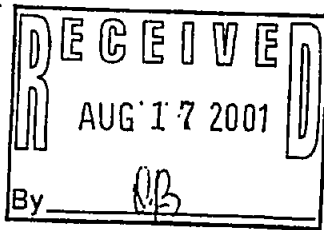
The property is located in RA Zone, which permits the existing single-family use. The proposed accessory structures (pool and arbor) are located in the front yard area and will require bulk "c" variances from the Red Bank Zoning Board of Adjustment. The proposed garage exceeds the 500 s.f. maximum permitted for an accessory structure. A bulk "c" variance is required to permit two principal structures on a lot. The garage/cabana needs to meet the bulk "c" requirements for a principal structure; therefore a sideyard setback variance is required (12' required, 6.6' proposed). In addition, a use "d" variance is required for the use of the garage as a cabana in addition to the storage of motor vehicles.

Please provide details of the pool fence, including height and style and further clarify the location. The RA Zone permits a maximum height of 4' in a front yard area for an open fence, and 3' for a closed fence. The fence must meet the code requirements for a swimming pool enclosure. If the height requirements exceed those permitted by the zoning ordinance, a variance will be required.

To proceed with an application to the Board, please contact Mary Kouvel, at this office. If you wish to appeal this decision, notice of an appeal must be filed with the Red Bank Zoning Board of Adjustment within 20 days of the date of this notice.


Donna Smith Barr
Director, Planning & Zoning Dept.

c: Construction Official
Zoning Board



APPLICATION # 5544
DATE REC'D _____
\$25.00 FEE: _____
CHECK # _____ CASH _____

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

NAME OF APPLICANT(S)	Arthur F. & Leslie A. Parent	PHONE (732)	842-3999
MAILING ADDRESS	P.O. Box 620 Rumson, NJ 07760		
TAX ID # (COMMERCIAL/BUSINESS APPLICATIONS)			
AGENT (IF OTHER THAN APPLICANT)	Edward J. McCrossin, Esq.		
AGENTS MAILING ADDRESS	30 Montgomery Street, Jersey City, NJ 07302		
AGENTS PHONE #	(201) 434-2000		

DEVELOPMENT ADDRESS	20 Alston Court, Red Bank		
BLOCK #	13	LOT #(S)	29
OWNER'S NAME AND ADDRESS (IF DIFFERENT THAN APPLICANT)			
DESCRIBE PROPOSED DEVELOPMENT (ATTACH ANY DESCRIPTIONS) SQ. FOOTAGE: _____ (see attached)			
PRIOR USE:	PROPOSED USE: _____		
DESCRIBE:			
CHECK (X) IF PROPOSED: ALL APPLICATIONS MUST INCLUDE A PROPERTY SURVEY			
NEW CONSTRUCTION (X)	INTERIOR RENOVATIONS ()	EXTERIOR RENOVATIONS ()	
SUBDIVISION ()	SIGN-submit details ()	***FENCES/SHEDS-submit details (X)	
REMOVAL OR DEMOLITION (X)	CHANGE IN OCCUPANCY ()	CHANGE IN USE (X)	

*** Fences/Sheds - See additional Instruction Sheet for permit/inspection requirements.

SIGNATURE OF APPLICANT _____ DATE _____

DISPOSITION BY ADMINISTRATIVE OFFICER:	
EXEMPT DEVELOPMENT (BOARD ACTION NOT REQUIRED)	_____
EXEMPT DEVELOPMENT (BOARD ACTION REQ'D - SEE REMARKS)	_____
BOARD OF ADJUSTMENT ACTION REQUIRED - SEE REMARKS)	_____
PLANNING BOARD ACTION REQUIRED - SEE REMARKS)	_____
REMARKS:	

DONNA SMITH BARR, DIRECTOR
PLANNING AND ZONING
DATE _____

DEVELOPMENT PERMIT ISSUED ()
DEVELOPMENT PERMIT DENIED ()

Borough of Red Bank, New Jersey

AFFIDAVIT OF APPLICANT/OWNER

THIS AFFIDAVIT IS IN CONNECTION WITH THE DEVELOPMENT APPLICATION # _____
(Assigned)

PROPERTY ADDRESS 20 Alston Court BLOCK # 13 LOT #(S) 29

1. 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 judgement 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.

STRIKE OUT 2A OR 2B, WHICH EVER IS NOT APPLICABLE.

- 2A I certify that I (we) am (are) the Owner(s) of record of the above reference property and that I (we) concur with the plans presented to the Municipal Agency.
- 2B 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 Municipal Agency.

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

Arthur F. Parent

APPLICANT SIGNATURE

Leslie A. Parent

Sworn to and subscribed before

me this 17th day of

August, 2001.

B. Mueca Amha
Notary Public EXP: 04/04/05

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

4. _____, being duly sworn, deposes and says that I am the owner of the land which is the subject of this Development Application and the building(s) or structure(s) located on same, and does approve and agree to the applications.

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

OWNER SIGNATURE

Sworn to and subscribed before

me this _____ day of

_____, 2001.

Notary Public

Construct an in-ground, gunite 16' X 36' swimming pool, expand garage by 6' by 18'4 1/2" to accommodate a small poolhouse and erect a 35'6" by 12' arbor and an 18' X 28' patio hereinafter described as "pool area". Pool area will be appropriately landscaped with lawns, 5' - 6' hedges and boundary line plantings.

Arthur F. Parent
20 Alston Court
Red Bank, New Jersey 07701

August 17, 2001

Ms. Donna Smith Barr
Director
Department of Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701

Re: 20 Alston Court
Lot 29, Block 13

Dear Ms. Barr:

Enclosed herewith are:

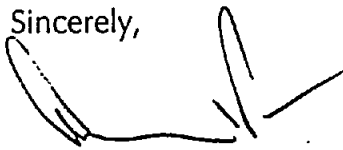
- i. Development Permit Application
- ii. Check payable to Borough of Red Bank for \$25.00
- iii. Four copies of the site plan and a recent survey.
- iv. A list of owners and addresses within 200' of our address.

We would like to construct an in-ground swimming pool, related deck and expand the garage to house a cabana as is more fully explained in the DPA. This, I believe, will require a number of variances:

- a. Accessory Structure (Swimming Pool in a required front yard.
- b. Accessory Structure (Arbor) in a required front yard.
- c. Accessory Structure (Cabana) in a required front yard.
- d. Use Variance for cabana in the garage.
- e. Possible Sideyard Encroachment Variance for existing garage and cabana (the existing building is less than the required 8 feet from the adjacent property line).

Thanks for your help in this matter.

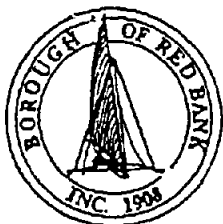
Sincerely,



Arthur F. Parent

Enclosures

cc: Edward J. McCrossin, Esq.



Borough of Red Bank

FINANCE OFFICE

90 Monmouth Street
Red Bank, NJ 07701Bruce E. Loversidge
Chief Financial Officer

Tel: (732) 530-2742

Fax: (732) 758-1995

DATE: Sept. 6, 2001RE: Block 13 Lot 29
Account # 318000
Address 20 Alston Court**TO WHOM IT MAY CONCERN:**

This is to certify that the property tax and water/sewer bill on the above
Captioned property is paid to date.

Very truly yours,

A handwritten signature in cursive script that reads "Maria Lorigione".

Red Bank Tax Department

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

EDWARD J. McCROSSIN, III of full age, being duly sworn according to law, deposes and says:

1. I reside at 11 Holly Tree Lane, in the Borough of Rumson, County of Monmouth, State of New Jersey.

2. I am the attorney for the applicants, Arthur and Leslie Parent, with regard to their application for variance approval of their property situated at 20 Alston Court, Red Bank, New Jersey, Block 13, Lot 29, which matter will be heard by the Red Bank Planning/Zoning Board on September 20, 2001.

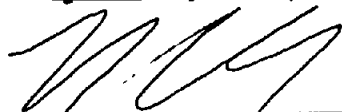
3. On August 30, 2001, I gave notice of the hearing on this application to each and all the persons upon whom service must be had, in the required form and according to the attached lists, and in the manner indicated thereon.

4. Attached hereto are copies of said notices, the list of property owners provided to me by the tax assessor's office and the white and green certified slips.



EDWARD J. McCROSSIN, III, ESQ.
Attorney for Arthur and Leslie Parent

Sworn and subscribed to before me
this 6th day of September, 2001



Ronald P. Colicchio
Attorney, State of New Jersey

Affidavit of Publication

Publisher's Fee \$82.08

Affidavit Charge \$16.00

State of New Jersey } ss.

MONMOUTH/OCEAN COUNTIES

Personally appeared JEAN ESPOSITO

of the **Asbury Park Press**, a newspaper printed in Freehold, NJ and published in NEPTUNE, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 (ONE) times, once in each issue, as follows

9/03/01.

KATHLEEN M. ROGHELLE

A.D., 2001

Notary Public of New Jersey

My Commission Expires Jan. 27, 2005

Notary Public of New Jersey

Sworn and subscribed before me this
3rd day of September, A.D., 2001

BOROUGH OF RED BANK

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Thursday, September 20, 2001, Arthur Parent and his wife, Leslie Parent, will apply to the Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701, at or about 7:00 pm for a variance approval of their property situated at 20 Alston Court and identified on the Tax Maps of the Borough as Block 13, Lot 29. This application seeks variance approval by the Board to build construct an inground swimming pool, related deck and fence, and expand the garage to house a cabana on the property located at 20 Alston Court, Red Bank, New Jersey. The following variances will be necessary:

1. The proposed accessory structures (pool and arbor) are located in the front yard area and will require bulk "c" variances from the Red Bank Zoning Board of Adjustment.
2. The proposed garage exceeds the 500 sq maximum permitted for an accessory structure.
3. A bulk "c" variance is required to permit two principal structures on a lot.
4. The garage/cabana needs to meet the bulk "c" requirements for a principal structure, therefore a sideyard setback variance is required (12' required, 6' proposed). (The existing building is less than the required 8 feet from the adjacent property line); and
5. A use "d" variance is required for the use of the garage as a cabana in addition to the storage of motor vehicles.

To the extent that any other variance may be implicated by this application, the applicants will apply for same at the time and place of aforesaid.

You may inspect the application which is on file at Borough of Red Bank, Department of Planning and Zoning at the Red Bank Municipal Building located at 90 Monmouth Street, 3rd Floor, Red Bank, New Jersey 07701 during normal business hours.

You may appear at the time and place in question either personally or by counsel to offer comment or to raise questions concerning this matter.

This notice is served upon you by virtue of the fact that you have land ownership or easements within 200 feet of the proposed development.

Schumann, Hanlon, Doherty, McCrossin & Paolino
Attorneys for Applicants
Arthur Parent and Leslie Parent

By: /s/ EDWARD J. MCCROSSIN, III, ESQ.

Dated: August 30, 2001

(\$82.08)

105325

MESSAGE CONFIRMATION

SEP-19-01 12:09 WED

FAX NUMBER : 732-530-2766
NAME : RED BANK BLDG DEPT

FAX NUMBER : 9191881
PAGE : 009
ELAPSED TIME : 02'11"
MODE : G3 STD ECM
RESULTS : [STOP PRESSED]

**RED BANK
BOROUGH, Planning
and Zoning Dept.**

Fax

To:

Kevin Kennedy

FROM: Mary Kouvel

sta.

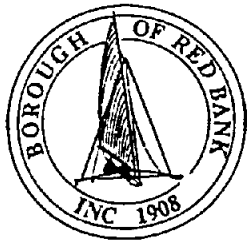
530-2753

Fax Phone:

Re:

Parent Service

COMMENTS:



Borough of Red Bank

DATE: 8-17-01

RE: BLOCK 13. LOT 29
ACCOUNT # 318000
ADDRESS 20 Alston Ct

TO WHOM IT MAY CONCERN:

This is to certify that the property tax, water and sewer bill on the above captioned property is paid to date.

Very truly yours,

Red Bank Tax Department

SCHUMANN, HANLON, DOHERTY, McCROSSIN & PAOLINO
30 Montgomery Street - 15th Floor
Jersey City, NJ 07302
Tel: 201-434-2000
Fax: 201-434-3956

FAX COVER SHEET

To: Mary Kowal Fax #: 732 530 2700
From: Ronald P. Colicchio, Esq. (Jessica Anaya - ext. 238)
Client/Matter: 20 ALSTON COURT
Date: 9-7-01 # of Pages: 2

COMMENTS:

- ☐ The original will be sent via regular mail.
☐ The original will be sent via express/hand delivery.
☒ No original will be sent.

Confidentiality Note: The documents which accompany this transmission contain information from the law firm of SCHUMANN, HANLON, DOHERTY, McCROSSIN & PAOLINO, ESQS., which is confidential and/or legally privileged and/or exempt from disclosure under applicable law. The information is intended only for the use of the intended recipient, or the employee/agent responsible for delivery of this transmittal. You are hereby notified that any disclosures, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is STRICTLY PROHIBITED and the documents must be returned to this office IMMEDIATELY. If you have received this telecopy in error, please notify the sender by telephone immediately so that we can arrange for the return of the documents at no cost to you.

SCHUMANN, HANLON, DOHERTY, MCCROSSIN & PAOLINO

COUNSELLORS AT LAW

PAUL M. HANLON *
BRIAN C. DOHERTY
EDWARD J. MCCROSSIN, III *
EUGENE T. PAOLINO
LOUIS E. DELLA TORRE, JR.
JAMES C. McCANN*

DAVID K. DeLONGE
JAMES F. DRONZEK
ANTHONY ROMANO, II**
RONALD P. COLICCHIO***†
CHARLES J. HARRINGTON, III ***

*Member of N.J. & N.Y. Bars

**Member of N.J., N.Y. & Fla. Bars

***Member of N.J. & Pa. Bars

†L.L.M. in Taxation

30 MONTGOMERY STREET
15TH FLOOR
P.O. BOX 2029
JERSEY CITY, NEW JERSEY 07302
(201) 434-2000
FAX: (201) 434-3956
FAX: (201) 938-1503
FAX: (201) 434-2676

ENGLEWOOD OFFICE:
39 PARK PLACE • ENGLEWOOD, NJ 07631
(201) 541-3880
FAX: (201) 567-7770

RED BANK OFFICE:
244 BROAD STREET • RED BANK, NJ 07701
(732) 345-6500
FAX: (732) 345-6503

FOUNDED IN 1850 AS
SCUDDER & GILCHRIST

FREDERIC W. SCHUMANN
(1908 - 1983)

OF COUNSEL
JUDITH D. O'DONNELL

WRITER'S E-MAIL ADDRESS:

REPLY TO JERSEY CITY ADDRESS

September 6, 2001

Borough of Red Bank
Department of Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701
ATTN: Ms. Mary B. Kouvel, Board Secretary

Re: 20 Alston Court
Block 13, Lot 29
Arthur and Leslie Parent
Disclosure of Ownership

Dear Ms. Kouvel:

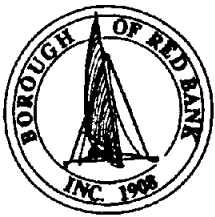
This letter is written in order to provide you with a disclosure of ownership of the property located at 20 Alston Court, Block 13, Lot 29, Red Bank, New Jersey in accordance with Arthur and Leslie Parent's application in front of the Board on September 20, 2001. Please be advised that Arthur and Leslie Parent are the current owners of said property. Please let me know if there is anything further you will need in this regard.

Sincerely,



EDWARD J. MCCROSSIN, III, ESQ.

EJM/ja



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith August 24, 2001
Director

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

Arthur and Leslie Parent
20 Alston Court
Red Bank, NJ 07701

RE: 20 Alston Court
Block 13, Lot 29

Dear Mr. and Mrs. Parent,

Please be advised that your application is scheduled for the **September 20, 2001** Zoning Board of Adjustment Meeting to be held at 7:00 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey subject to the following being submitted:

Payment of Zoning Board Application Fee, which is \$225.00, as well as the following service items are required by close of business on **September 10, 2001**:

- ✓ • Copy of the Public Notice (This must be published 10 days before the meeting date not counting the day of the meeting.)
- ✓ • Affidavit of Publication (Please request this from the paper the notice is published in.)
- ✓ • Affidavit of Proof of Service (Form Included)
- ✓ • Letter stating Taxes/Water are up-to-date (Issued by the Tax Office)
- ✓ • Certified Mail Slips and Green Cards (Please submit in the same order as shown on the list of property owners) (These must be mailed 10 days before the meeting date not counting the day of the meeting.)
- ✓ • List of Property Owners within 200 ft. (Issued by the Tax Office)
- ✓ • Disclosure of Ownership (If applicable, form enclosed)
- 18 Folded copies of site plan, survey and architectural plans.

Thank you in advance for your cooperation. If you have any questions, please feel free to contact me at 530-2753.

Sincerely,
Mary B. Kouvel

A handwritten signature in cursive script, appearing to read "Mary B. Kouvel".

Board Secretary,
Red Bank Zoning Board of Adjustment

SCHUMANN, HANLON, DOHERTY, McCROSSIN & PAOLINO
COUNSELLORS AT LAW

PAUL M. HANLON *
BRIAN C. DOHERTY
EDWARD J. McCROSSIN, III *
EUGENE T. PAOLINO
LOUIS E. DELLA TORRE, JR.
JAMES C. McCANN*

DAVID K. DeLONGE
JAMES F. DRONZKE
ANTHONY ROMANO, II**
RONALD P. COLICCHIO***
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*Member of N.J. & N.Y. Bars

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†LL.M. in Taxation

30 MONTGOMERY STREET
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FAX: (201) 567-7770

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244 BROAD STREET • RED BANK, NJ 07701
(732) 345-6500
FAX: (732) 345-6503

FOUNDED IN 1850 AS
SCUDDER & GILCHRIST

FREDERIC W. SCHUMANN
(1908 - 1983)

OF COUNSEL
JUDITH D. O'DONNELL

WRITER'S E-MAIL ADDRESS:

REPLY TO JERSEY CITY ADDRESS

September 7, 2001

Via Fax 732-530-2766

Borough of Red Bank
Department of Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701
ATTN: Ms. Mary B. Kouvel, Board Secretary

Re: 20 Alston Court
Block 13, Lot 29
Arthur and Leslie Parent

Dear Ms. Kouvel:

This will confirm that our submission of Thursday, September 6, 2001 on behalf of Arthur and Leslie Parent is sufficient and that the matter is scheduled for September 20, 2001. You will let me know if you will need anything further in this regard. Your cooperation is appreciated.

Very truly yours,

Schumann, Hanlon, Doherty, McCrossin & Paolino

RONALD P. COLICCHIO

RPC/ja

PROJECT NUMBER Z 5544

APPLICANT INFORMATION	PROJECT INFORMATION
NAME: <i>Arthur & Lesley Parent</i>	BLOCK (S): <i>13</i> LOT (S): <i>29</i>
MAILING ADDRESS: <i>P.O. Box 620</i>	ADDRESS: <i>20 Albion Court</i>
<i>Quincy, NY 07760</i>	
TAX ID OR SOCIAL SECURITY#:	
PROJECT NAME:	

FEES COLLECTED

☒ ZONING BOARD ☐ PLANNING BOARD ☐ INSPECTION

[illegible]

EXPENSES

[illegible]



BOROUGH OF RED BANK

RECEIVED FROM

Planning Young

DATE

9/10/04

DESCRIPTION

ACCOUNT NUMBER

AMOUNT

Apprentice fee
Arthur F. Parent

1-01-08-105-005

\$2500

TOTAL:

\$2500

PAID BY

MEMO *Re 201504*

MEMO *Re 201504*



CHEMICAL BANK
PRIVATE BANKING
20 ROCKEFELLER PLAZA, NEW YORK, NY 10112

PAY TO THE ORDER OF *Borough of Red Bank*

Sep 10 15 2001

\$ *225.00*

100 DOLLARS

[Signature]

ARTHUR F. PARENT, JR.
P. O. BOX 620
RUMSON, NJ 07760

6051

1-12367
210

PROJECT NUMBER

APPLICANT INFORMATION

PROJECT INFORMATION

NAME: Arthur & Leslie Parent

BLOCK (S): 13 LOT (S): 29

MAILING ADDRESS: P.O. Box 620

ADDRESS: 20 Alton Court

Quincy, NY 07760

TAX ID OR SOCIAL SECURITY#:

PROJECT NAME:

FEES COLLECTED

~~(L)~~ZONING BOARD

()PLANNING BOARD

()INSPECTION

[illegible]

EXPENSES

[illegible]



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith Barr
Director

DENIAL OF DEVELOPMENT PERMIT

Tel: (732) 530-2752

(732) 530-2753

Fax: (732) 530-2766

DATE: August 20, 2001

TO: Arthur & Leslie A. Parent

RE: 20 Alston Court
Block 13, Lot 29

Your application to construct an in-ground swimming pool, expand an existing garage for a pool house use, construct an arbor and patio at the above referenced location has been reviewed for compliance with the Red Bank Planning & Development Regulations.

The property is located in RA Zone, which permits the existing single-family use. The proposed accessory structures (pool and arbor) are located in the front yard area and will require bulk "c" variances from the Red Bank Zoning Board of Adjustment. The proposed garage exceeds the 500 s.f. maximum permitted for an accessory structure. A bulk "c" variance is required to permit two principal structures on a lot. The garage/cabana needs to meet the bulk "c" requirements for a principal structure; therefore a sideyard setback variance is required (12' required, 6.6' proposed). In addition, a use "d" variance is required for the use of the garage as a cabana in addition to the storage of motor vehicles.

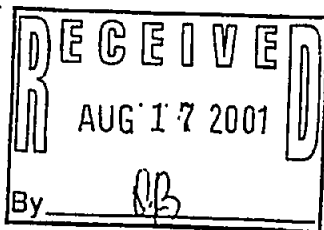
Please provide details of the pool fence, including height and style and further clarify the location. The RA Zone permits a maximum height of 4' in a front yard area for an open fence, and 3' for a closed fence. The fence must meet the code requirements for a swimming pool enclosure. If the height requirements exceed those permitted by the zoning ordinance, a variance will be required.

To proceed with an application to the Board, please contact Mary Kouvel, at this office. If you wish to appeal this decision, notice of an appeal must be filed with the Red Bank Zoning Board of Adjustment within 20 days of the date of this notice.

A handwritten signature in cursive script that reads "Donna S. Barr".

Donna Smith Barr
Director, Planning & Zoning Dept.

c: Construction Official
Zoning Board



APPLICATION # 5544
DATE REC'D _____
\$25.00 FEE:
CHECK # _____ CASH _____

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

NAME OF APPLICANT(S)	Arthur F. & Leslie A. Parent	PHONE (732)	842-3999
MAILING ADDRESS	P.O. Box 620 Rumson, NJ 07760		
TAX ID # (COMMERCIAL/BUSINESS APPLICATIONS)			
AGENT (IF OTHER THAN APPLICANT)	Edward J. McCrossin, Esq.		
AGENTS MAILING ADDRESS	30 Montgomery Street, Jersey City, NJ 07302		
AGENTS PHONE #	(201) 434-2000		

DEVELOPMENT ADDRESS	20 Alston Court, Red Bank		
BLOCK #	13	LOT #(S)	29
OWNER'S NAME AND ADDRESS (IF DIFFERENT THAN APPLICANT)			
DESCRIBE PROPOSED DEVELOPMENT (ATTACH ANY DESCRIPTIONS) SQ. FOOTAGE: _____ (see attached)			
PRIOR USE:	PROPOSED USE: _____		
DESCRIBE:			
CHECK (X) IF PROPOSED: ALL APPLICATIONS MUST INCLUDE A PROPERTY SURVEY			
NEW CONSTRUCTION (X)	INTERIOR RENOVATIONS ()	EXTERIOR RENOVATIONS ()	
SUBDIVISION ()	SIGN-submit details ()	***FENCES/SHEDS-submit details (X)	
REMOVAL OR DEMOLITION (X)	CHANGE IN OCCUPANCY ()	CHANGE IN USE (X)	

*** Fences/Sheds - See additional Instruction Sheet for permit/inspection requirements.

SIGNATURE OF APPLICANT _____

DATE _____

DISPOSITION BY ADMINISTRATIVE OFFICER:	
EXEMPT DEVELOPMENT (BOARD ACTION NOT REQUIRED)	_____
EXEMPT DEVELOPMENT (BOARD ACTION REQ'D - SEE REMARKS)	_____
BOARD OF ADJUSTMENT ACTION REQUIRED - SEE REMARKS)	_____
PLANNING BOARD ACTION REQUIRED - SEE REMARKS)	_____
REMARKS:	

DONNA SMITH BARR, DIRECTOR
PLANNING AND ZONING

DATE _____

DEVELOPMENT PERMIT ISSUED ()

DEVELOPMENT PERMIT DENIED ()

Borough of Red Bank, New Jersey

AFFIDAVIT OF APPLICANT/OWNER

THIS AFFIDAVIT IS IN CONNECTION WITH THE DEVELOPMENT APPLICATION # _____
(Assigned)

PROPERTY ADDRESS 20 Alston Court BLOCK # 13 LOT #(S) 29

1. 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 judgement 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.

STRIKE OUT 2A OR 2B, WHICH EVER IS NOT APPLICABLE.

- 2A I certify that I (we) am (are) the Owner(s) of record of the above reference property and that I (we) concur with the plans presented to the Municipal Agency.
- 2B 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 Municipal Agency.

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

Arthur F. Parent

APPLICANT SIGNATURE

Leslie A. Parent

Sworn to and subscribed before

me this 17th day of

August, 2001.

Doreen Ambra
Notary Public EXP: 04/04/05

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

4. _____, being duly sworn, deposes and says that I am the owner of the land which is the subject of this Development Application and the building(s) or structure(s) located on same, and does approve and agree to the applications.

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

OWNER SIGNATURE

Sworn to and subscribed before

me this _____ day of

_____, 2001.

Notary Public

Construct an in-ground, gunite 16' X 36' swimming pool, expand garage by 6' by 18'4 1/2" to accommodate a small poolhouse and erect a 35'6" by 12' arbor and an 18' X 28' patio hereinafter described as "pool area". Pool area will be appropriately landscaped with lawns, 5' - 6' hedges and boundary line plantings.

Arthur F. Parent
20 Alston Court
Red Bank, New Jersey 07701

August 17, 2001

Ms. Donna Smith Barr
Director
Department of Planning and Zoning
90 Monmouth Street
Red Bank, NJ 07701

Re: 20 Alston Court
Lot 29, Block 13

Dear Ms. Barr:

Enclosed herewith are:

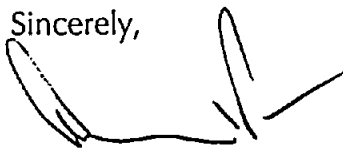
- i. Development Permit Application
- ii. Check payable to Borough of Red Bank for \$25.00
- iii. Four copies of the site plan and a recent survey.
- iv. A list of owners and addresses within 200' of our address.

We would like to construct an in-ground swimming pool, related deck and expand the garage to house a cabana as is more fully explained in the DPA. This, I believe, will require a number of variances:

- a. Accessory Structure (Swimming Pool in a required front yard.
- b. Accessory Structure (Arbor) in a required front yard.
- c. Accessory Structure (Cabana) in a required front yard.
- d. Use Variance for cabana in the garage.
- e. Possible Sideyard Encroachment Variance for existing garage and cabana (the existing building is less than the required 8 feet from the adjacent property line).

Thanks for your help in this matter.

Sincerely,



Arthur F. Parent

Enclosures

cc: Edward J. McCrossin, Esq.

Salomonson, Harlow et al
30 Montgomery St.
Jersey City NJ 07002

☒ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured
☐ Recorded Delivery (International)
☐ Registered
☒ Return Receipt for Merchandise
☐ Signature Confirmation

certificate of mailing
or for additional
copies of this bill)
Postmark and
Date of Receipt

Postage

Handwriting

**ACTUAL VALUE
if Registered**

Value

Due Service
If GOD

三

50

SH
L 88

FD

장

Buonano, George V & Brownrigg, Valer
35 Fisher Place

Red Bank, NJ 07701

Mathews, PJ & Mathews, JM - Trustees

3 / Fisher Place
Red Bank, NJ 07701

Dorsey, Janice A.

Red Bank, NJ

Hellman, Susan Marie

Red Bank, NJ 07701

Patella, Lori

Red Bank, NJ 07701

14 Alston Court

NEW BARK, INJ 0/101

16 Alston Court

1

UG

Delivery Confirmation

	Signature Confirmation
--	-------------------------------

[illegible][illegible][illegible]

PS Form 3877, August 2000

Complete by Typewriter, Ink, or Ball Point Pen

* declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents sent by Express Mail document reconstruction insurance is \$500 per piece, subject to a maximum of \$5,000 per piece. For multiple pieces but for damages in a single catastrophic occurrence, the maximum indemnity payable for additional limitations for multiple pieces but for damages in a single catastrophic occurrence. The maximum indemnity payable for Express Mail merchandise insurance is \$500, but optional Express Mail Service merchandise insurance is available for up to \$5,000 to some, but not all countries. The maximum indemnity payable is \$25,000 for registered mail. See *Domestic Mail Manual* R900, S913, and S921 for limitations of coverage on insured and COD mail. See *International Mail Manual* for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.

☐	Delivery Confirmation
☐	Signature Confirmation
☐	Special Handling
☐	Restricted Delivery
☐	Return Receipt

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill)		Postmark and Date of Receipt		Handling Charge		Actual Value		Insured Value		Duties and Taxes		Fees	
Line	Article Number	Address Name, Street, and PO Address	Postage	Fee	Handling Charge	Actual Value	Insured Value	Duties and Taxes	Fees	RD	RR	Fee	Fee	Fee	Fee	Fee	Fee
1	7099 3400 0014 9462 6998	Gatto, William E & Caroline E 40 Alston Court Red Bank, NJ 07701															
2																	
3																	
4																	
5	7099 3400 0014 9462 6981	Connor, Robert P & Pamela M 25 Alston Court Red Bank, NJ 07701															
6																	
7																	
8																	
9																	
10																	
11																	
12																	
13																	
14																	
15																	

Delivery Confirmation

Signature Confirmation

Special Handling

Restricted Delivery

Return Receipt

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	uonano, George V & Brownrigg, Valer
Street	5 Fisher Place
City, St	ed Bank, NJ 07701
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	Matthews, PJ & Matthews, JM - Trustees
Street	37 Fisher Place
City, St	Red Bank, NJ 07701
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	Red Bank Water & Sewer
Street	10 Monmouth Street
City, St	Red Bank, NJ 07701
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	Comcast Cable
Street	c/o Itilia Commission
City, St	403 South Street
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	Bell Atlantic-New Jersey, Inc.
Street	Lorraine Gorman, Sr Right of Way Agent
City, St	56 East Main Street
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	New Jersey Natural Gas Co.
Street	c/o Joan Purcaro
City, St	1415 Wyckoff Road
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	GPU
Street	525 Main Street
City, St	Allenhurst, NJ 07711
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Name	New Jersey American Water Co.
Street	661 Shrewsbury Avenue
City, St	Shrewsbury, NJ 07702
PS Form	Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

To: _____

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Ryan, Doreen M.
Street: 17 Alston Court
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Lelsley M. Pace
Street: 16 Alston Court
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Parella, Lori
Street: 10 Alston Court
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Dorsey, Janice A.
Street: 55 Fisher Place
City: Red Bank, NJ

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

7099 3400 0014 9462 7032

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Duckworth, Robert W & Marie
Street: 36 Alston Court
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

7099 3400 0014 9462 7056

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Parent, Arthur F & Leslie A
Street: PO Box 620
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

7099 3400 0014 9462 7070

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Arnone, Michael
Street: 14 Alston Court
City: Red Bank, NJ 07701

Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: _____

7099 3400 0014 9462 7094

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Name: Hellman, Susan Marie
Street: 63 Fisher Place
City: Red Bank, NJ 07701

Instructions

Restricted Delivery Fee
(Endorsement Required)

Total Postage & Fees

Name
Connor, Robert P & Pamela M
Street
25 Alston Court
City, State, Zip
Red Bank, NJ 07701

PS Form 3800

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

Article Sent To:

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total Postage & Fees

Name
Mallon, Robert E & Joanne B
Street
11 Alston Court
City, State, Zip
Red Bank, NJ 07701

PS Form 3800

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

Article Sent To:

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Total

Name
Hedlund, Dennis M & Pearl Lee
Street
195 Highway 36
City, State, Zip
West Long Branch, NJ 07764

7099 3400 0014 9462 7025

7099 3400 0014 9462 7001

MESSAGE CONFIRMATION

SEP-19-01 11:46 WED

FAX NUMBER : 732-530-2766
NAME : RED BANK BLDG DEPT

FAX NUMBER : 9191881
PAGE : 021
ELAPSED TIME : 08'15"
MODE : G3 STD ECM
RESULTS : [O.K]

**RED BANK
BOROUGH, Planning
and Zoning Dept.**

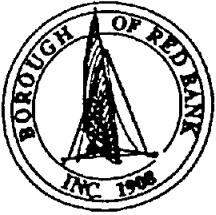
Fax

To: *Jerrin Kennedy* FROM: Mary Kouvel 630-2763

Fax Phone:

Re: *Robert Duckworth, Service*

COMMENTS:



Borough of Red Bank

TAX ASSESSOR'S OFFICE

90 Monmouth Street
Red Bank, NJ 07701

Mitchell Elias
Tax Assessor

Tel: (732) 530-2767
Fax: (732) 758-1995

June 4, 2001

Arthur F. Parent
20 Alston Court
Red Bank, NJ 07701

Re: Block 13, Lot 29
20 Alston Court

Dear Mr. Parent:

Attached please find the list of property owners within 200 feet of the above-captioned property to be notified as required by the Planning and Development Regulations for the Borough of Red Bank, adopted June 1, 1979, Sec. 13.3-3. **

This list is from the current tax duplicate, Borough of Red Bank 2000, and is certified as such.

Thank you for your check # 6040 in the amount of \$10.00, which is the required fee for this list.

Sincerely,

M.E. 

Mitch Elias
Tax Assessor

ME/ts
Attachment
cc: Donna Halligan

** Please note attached memorandum.

PLEASE NOTE IT WILL BE NECESSARY TO NOTIFY THE FOLLOWING:

1. GPU
525 Main Street
Allenhurst, NJ 07711
2. New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702
3. Bell Atlantic-New Jersey, Inc.
Lorraine Gorman
Senior Right of Way Agent
56 East Main Street
Freehold, NJ 07728
4. New Jersey Natural Gas Company
c/o Joan Purcaro
1415 Wyckoff Road
Wall, NJ 07719
5. Red Bank Water & Sewer
90 Monmouth Street
P.O. Box 868
Red Bank, NJ 07701
6. Comcast Cable
c/o Itilia Commission
403 South Street
Eatontown, NJ 07724

OWNER & ADDRESS REPORT

RED BANK

06/04/01 Page 1

06/04/01
B-13, L-29

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	20.15		2	BUONANO, GEORGE V & BROWNRIGG, VALER 25 FISHER PLACE RED BANK, NJ 07701	25 FISHER PL	
13	20.16		2	MATTHEWS, PJ & MATTHEWS, JM-TRUSTEES 37 FISHER PLACE RED BANK, NJ 07701	37 FISHER PL	
13	20.17		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	RIVER FRONT	
13	20.18		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	55 RIVER FRONT	
13	20.19		2	HELLMAN, SUSAN MARIE 63 FISHER PL RED BANK, NJ 07701	63 FISHER PL	
13	26		2	PARELLA, LORI 10 ALSTON COURT RED BANK, NJ 07701	10 ALSTON COURT	
13	27		2	ARNOWE, MICHAEL 14 ALSTON COURT RED BANK, N J 07701	14 ALSTON CT	
13	28		2	LELSLEY M. PACE 16 ALSTON COURT RED BANK, N J 07701	16 ALSTON CT	
13	29		2	PARENT, ARTHUR F & LESLIE A P.O. BOX 620 RUMSON, NJ 07760	20 ALSTON CT	LOT 29.01R
13.02	30.01		2	RYAN, DOREEN H 17 ALSTON COURT RED BANK, N J 07701	ALSTON CT	
13.02	30.02		2	DUCKWORTH, ROBERT W & MARIE 36 ALSTON COURT RED BANK, N J 07701	36 RIVER FRONT RD	
13.02	30.03		2	HEDLUND, DENNIS M. & PEARL LEE 195 HIGHWAY 36 WEST LONG BRANCH, NJ 07764	24 ALSTON COURT	
13.02	31		2	EPSTEIN, LEIGH, CHARLOTTE F 15 ALSTON COURT RED BANK, NJ 07701	15 ALSTON COURT	
13.02	31.01		2	MALLON, ROBERT E. & JOANNE B. 11 ALSTON CT. RED BANK, N J 07701	11 ALSTON CT	
13.02	32		2	GATTO, WILLIAM E & CAROLINE E 40 ALSTON COURT RED BANK, NJ 07701	40 ALSTON COURT	LOT 32.01R
13.02	32.04		2	CONNOR, ROBERT P & PAMELA M 25 ALSTON CT RED BANK, NJ 07701	25 ALSTON COURT	

PLEASE NOTE IT WILL BE NECESSARY TO NOTIFY THE FOLLOWING:

1. GPU
525 Main Street
Allenhurst, NJ 07711
2. New Jersey American Water Company
661 Shrewsbury Avenue
Shrewsbury, NJ 07702
3. Bell Atlantic-New Jersey, Inc.
Lorraine Gorman
Senior Right of Way Agent
56 East Main Street
Freehold, NJ 07728
4. New Jersey Natural Gas Company
c/o Joan Purcaro
1415 Wyckoff Road
Wall, NJ 07719
5. Red Bank Water & Sewer
90 Monmouth Street
P.O. Box 868
Red Bank, NJ 07701
6. Comcast Cable
c/o Itilia Commission
403 South Street
Eatontown, NJ 07724

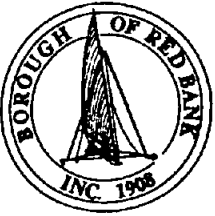
OWNER & ADDRESS REPORT

RED BANK

05/04/01
B-13, L-29

05/08/01 Page 1

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
13	20.15		2	BUONANO, GEORGE V & BROWNRIGG, VALER 25 FISHER PLACE RED BANK, NJ 07701	25 FISHER PL	
13	20.16		2	MATTHEWS, PJ & MATTHEWS, JM-TRUSTEES 37 FISHER PLACE RED BANK, NJ 07701	37 FISHER PL	
13	20.17		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	RIVER FRONT	
13	20.18		2	DORSEY, JANICE A 55 FISHER PL RED BANK, NJ 07701	55 RIVER FRONT	
13	20.19		2	HELLMAN, SUSAN MARIE 63 FISHER PL RED BANK, NJ 07701	63 FISHER PL	
13	26		2	PAELLA, LORI 10 ALSTON COURT RED BANK, NJ 07701	10 ALSTON COURT	
13	27		2	ARNONE, MICHAEL 14 ALSTON COURT RED BANK, N J 07701	14 ALSTON CT	
13	28		2	LELSLEY M. PACE 16 ALSTON COURT RED BANK, N J 07701	16 ALSTON CT	
13	29		2	PARENT, ARTHUR F & LESLIE A P.O. BOX 620 RUMSON, NJ 07760	20 ALSTON CT	LOT 29.01R
13.02	30.01		2	RYAN, DOREEN M 17 ALSTON COURT RED BANK, N J 07701	ALSTON CT	
13.02	30.02		2	DUCKWORTH, ROBERT W & MARIE 36 ALSTON COURT RED BANK, N J 07701	36 RIVER FRONT RD	
13.02	30.03		2	HEDLUND, DENNIS M. & PEARL LEE 195 HIGHWAY 36 WEST LONG BRANCH, NJ 07764	24 ALSTON COURT	
13.02	31		2	EPSTEIN, Q46IGH, CHARLOTTE F 15 ALSTON COURT RED BANK, NJ 07701	15 ALSTON COURT	
13.02	31.01		2	MALLON, ROBERT E. & JOANNE B. 11 ALSTON CT. RED BANK, N J 07701	11 ALSTON CT	
13.02	32		2	GATTO, WILLIAM E & CAROLINE E 40 ALSTON COURT RED BANK, NJ 07701	40 ALSTON COURT	LOT 32.01R
13.02	32.04		2	CONNOR, ROBERT P & PAMELA M 25 ALSTON CT RED BANK, NJ 07701	25 ALSTON COURT	



Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Donna Smith-Barnes August 24, 2001
Director

Tel: (732) 530-2752
(732) 530-2753
Fax: (732) 530-2766

Arthur and Leslie Parent
20 Alston Court
Red Bank, NJ 07701

**RE: 20 Alston Court
Block 13, Lot 29**

Dear Mr. and Mrs. Parent,

Please be advised that your application is scheduled for the **September 20, 2001** Zoning Board of Adjustment Meeting to be held at 7:00 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey subject to the following being submitted:

Payment of Zoning Board Application Fee, which is \$225.00, as well as the following service items are required by close of business on **September 10, 2001**:

- Copy of the Public Notice (This must be published 10 days before the meeting date not counting the day of the meeting.) *(Went sent)*
- Affidavit of Publication (Please request this from the paper the notice is published in.)
- Affidavit of Proof of Service (Form Included)
- Letter stating Taxes/Water are up-to-date (Issued by the Tax Office)
- Certified Mail Slips and Green Cards (Please submit in the same order as shown on the list of property owners) (These must be mailed 10 days before the meeting date not counting the day of the meeting.)
- List of Property Owners within 200 ft. (Issued by the Tax Office)
- Disclosure of Ownership (If applicable, form enclosed)
- 18 Folded copies of site plan, survey and architectural plans. *(if applicable)*

Thank you in advance for your cooperation. If you have any questions, please feel free to contact me at 530-2753.

Sincerely,

Mary B. Kouvel

A handwritten signature in cursive script that reads "Mary B. Kouvel".

Board Secretary,

Red Bank Zoning Board of Adjustment

BOROUGH OF RED BANK

90 MONMOUTH STREET
RED BANK, NJ 07701



NO.

ABOVE PURCHASE ORDER NO. MUST APPEAR ON ALL INVOICES, BILLS OF LADING PACKAGES AND CORRESPONDENCE.

VENDOR NO.

TO: KEVIN E. KENNEDY, ESQ.
1305 CAMPUS PARKWAY
NEPTUNE, NJ 07753

9520-86 12-6618

DELIVER TO:

DATE OF ORDER	DEPARTMENT	
DESCRIPTION	ACCOUNT NUMBER	PRICE
In accordance with the attached invoice for: PARENT, ARTHUR & LESLIE BLOCK 13, LOT 29	2-01-21-720-205	\$214.39

CLAIMANT'S CERTIFICATION AND DECLARATION I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF LAW THAT THE WITHIN BILL IS CORRECT IN ALL ITS PARTICULARS, THAT THE ARTICLES HAVE BEEN FURNISHED OR SERVICES RENDERED AS STATED THEREIN, THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITH THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM, THAT THE AMOUNT THEREIN STATED IS JUSTLY DUE AND OWING AND THAT THE AMOUNT CHARGED IS REASONABLE ONE.	APPROVED	TOTAL AMOUNT	\$214.39
	COMMITTEE CHAIRPERSON	I DO CERTIFY WITH PERSONAL KNOWLEDGE THAT THE ARTICLES LISTED ABOVE WERE RECEIVED AND OR THE SERVICES AS STATED HAVE BEEN RENDERED	
	FINANCE CHAIRPERSON		
	WAVES		
PAYMENT AUTHORIZED: The sum of \$214.39 is hereby ordered to be paid to the Vendor of the Borough of Red Bank.	SIGNATURE		
	SIGNATURE	DATE	DATE

CHECK NO.

VENDOR NO.

FED. B. OR GOV. SEC. #

VOUCHER

BOROUGH CLERK

SIGNATURE AND RETURN FOR B. ENT WITH INVOICE

Aqua-Terra

Environmental

March 11, 2002

Project No. 01-371

Re: Lot 29, Block 13
20 Alston Ct.
Red Bank Boro
Monmouth Co, N.J.

Dear Concerned

This letter is to provide legal notification that Mr. Arthur Parent, 20 Alston Ct., Borough of Red Bank, N.J. is applying to the N.J. Dept. of Environmental Protection, Land Use Regulation for a Coastal Area Facility Review Act (C.A.F.R.A.) General Permit, at 20 Alston Ct. in the Borough of Red Bank, Monmouth County, N.J.

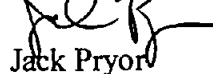
A Coastal Area Facility Review Act (C.A.F.R.A.) General Permit for the legalization of a existing wooden dock/mooring area and to extend the existing functioning wooden bulkhead 18" water-ward, with a boatlift on the end of the existing dock on a natural waterway

The complete C.A.F.R.A. application can be reviewed by appointment at the Land Use Regulation Program at the address listed below and at the Red Bank Boro. Clerks Office. The N.J. Dept. of Environmental Protection welcomes comments and any information that you may provide concerning the proposed reconstruction on the above mentioned referenced parcel. Written comments should be submitted to the department with a copy of this letter within fifteen (15) days of receiving this letter to:

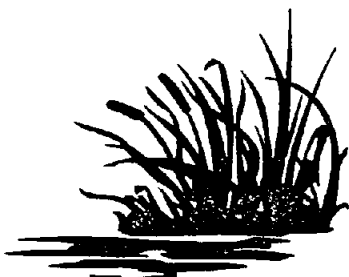
N.J. Dept. of Environmental Protection
Division of Environmental Regulation
Land Use Regulation
P.O. Box 439
501 East State Street
Trenton, N.J. 08625
Attn: Monmouth County Section Chief, Mr. Kurt Kalb

If you have any questions regarding this application please contact Jack Pryor, at 732-280-8719.

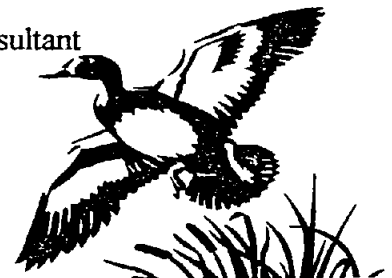
Sincerely Yours,

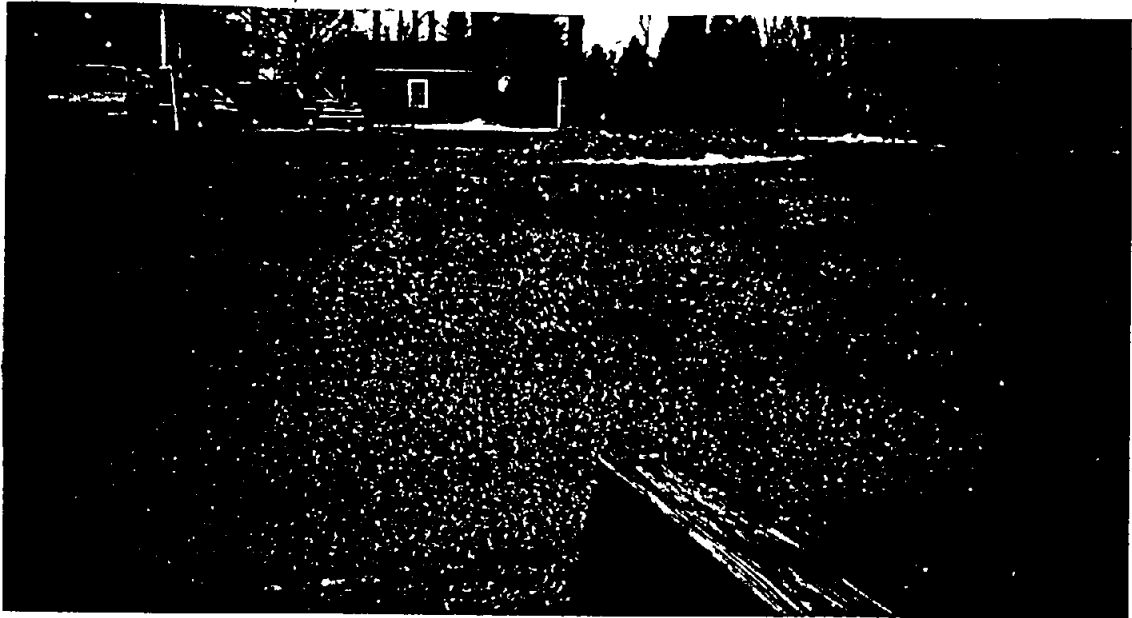


Jack Pryor
Principle Environmental Consultant



1802 1/2 Laurel Terrace South Belmar, N.J. 07719
Phone 732-280-8719 Fax 732-280-8720
E-Mail: JohnJPryor@AOL.Com





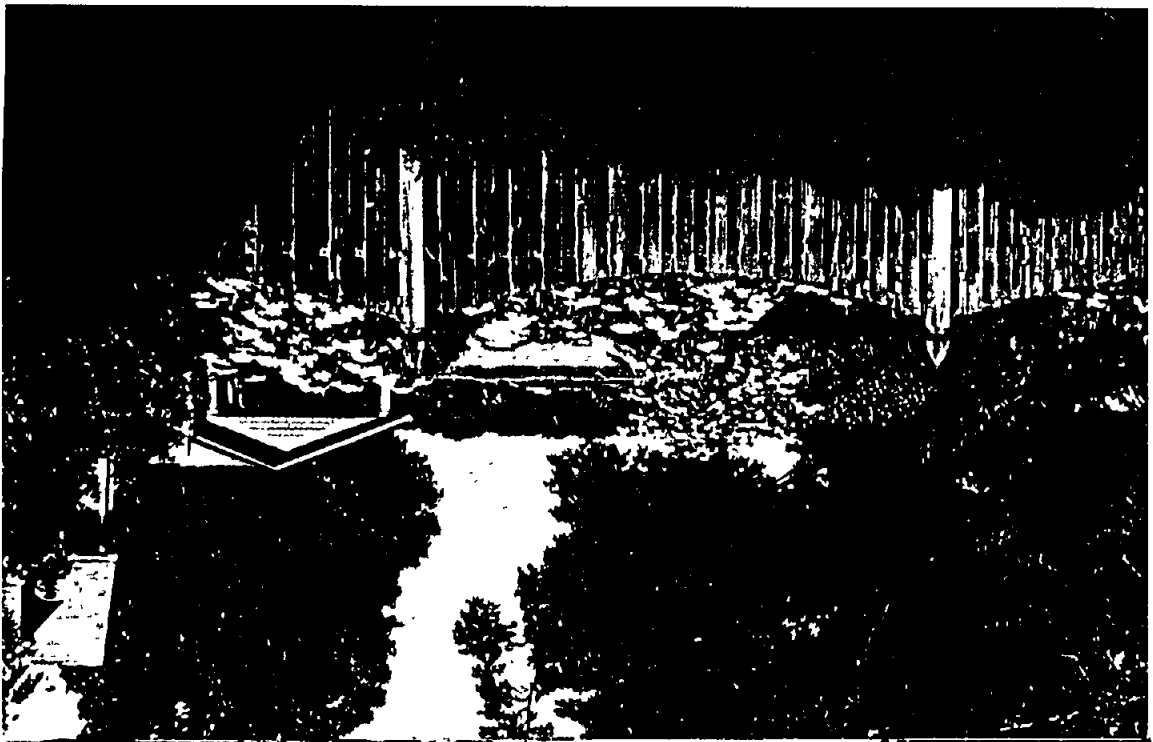
SITE OF PROPOSED POOL



FACING RIVER FROM POOL SITE

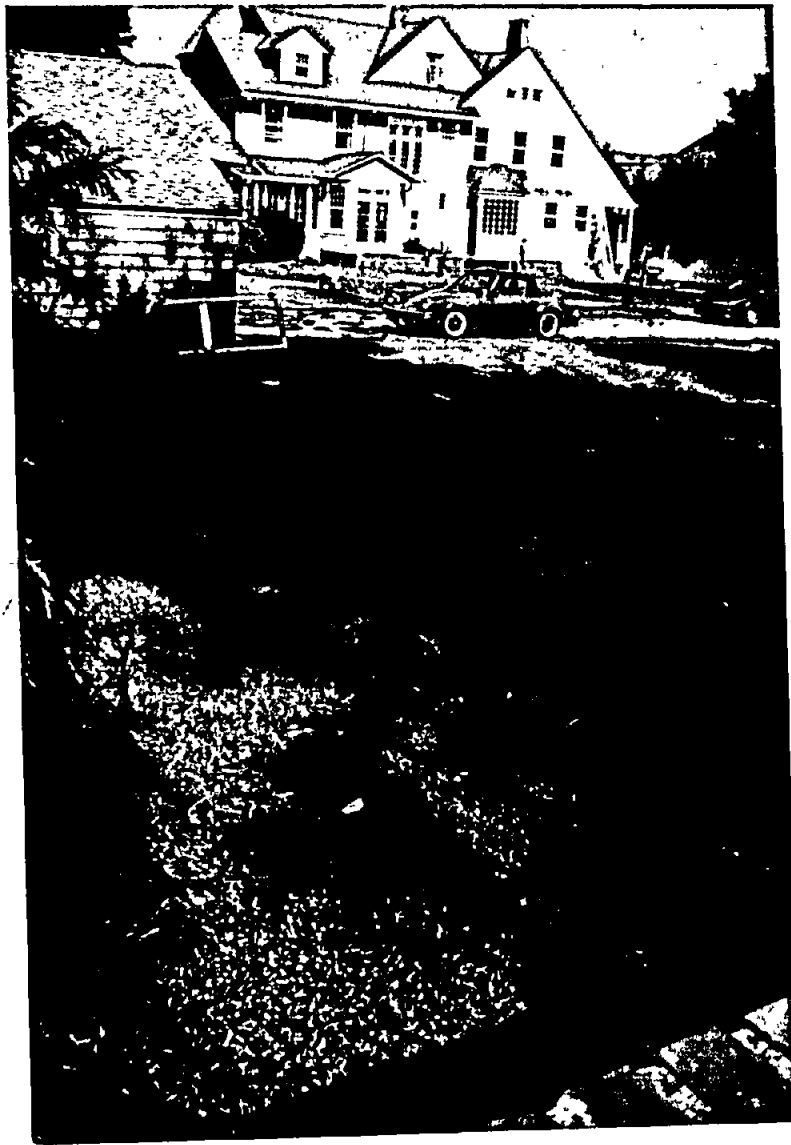
DONALD A. DiMARZIO, P. P
 Land Use Planning
 Environmental Consulting Services
 104 Oak Avenue, P. O. Box 1172
 Island Heights, N. J. 08732
 908-506-9625 FAX 908-506-6170

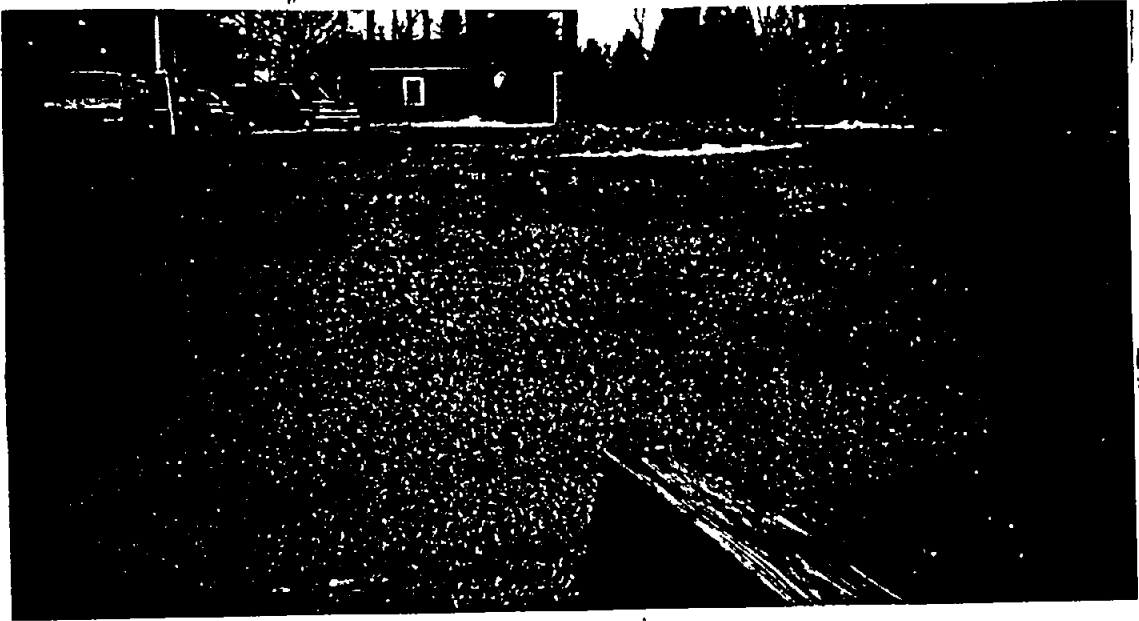
SITE PHOTOGRAPHS



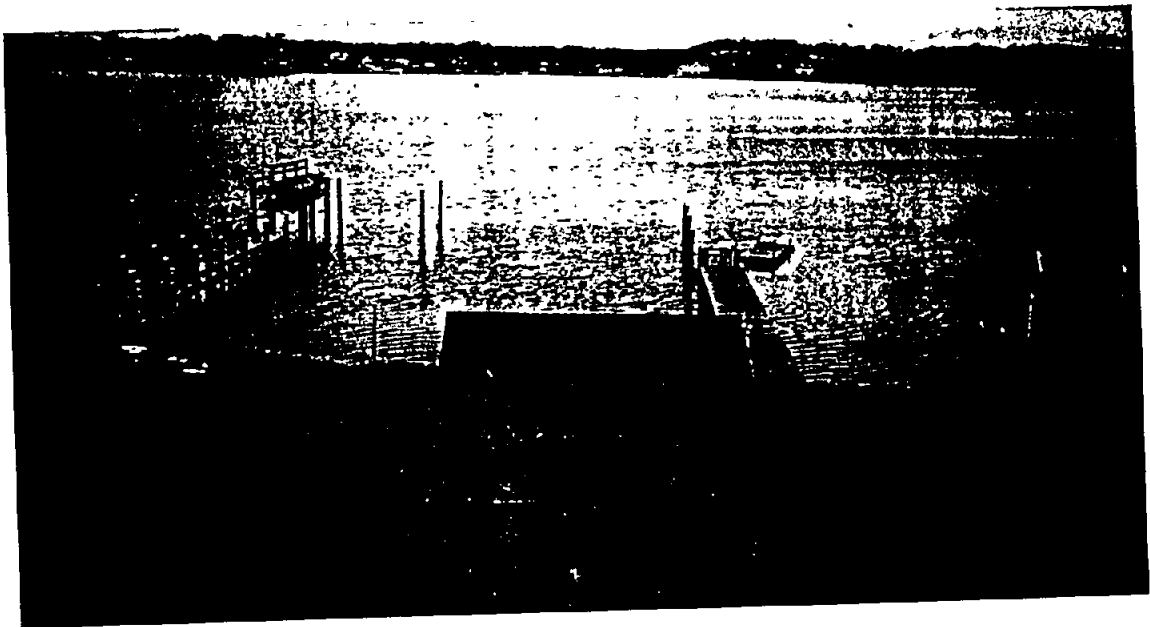








SITE OF PROPOSED POOL



FACING RIVER FROM POOL SITE

DONALD A. DiMARZIO, P. P
 Land Use Planning
 Environmental Consulting Services
 104 Oak Avenue, P. O. Box 1172
 Island Heights, N. J. 08732
 908-506-9625 FAX 908-506-6170

SITE PHOTOGRAPHS

Tripac A Private Investment Company

Arthur F. Parent

OCT 15, 2001
Dear Mary,

Thanks for sending
us the survey form
on our "New" home.

We've heard a number
of different dates as
to its age but 1894
is the earliest.

Sincerely,

Art

Tripac Corporation
328 Newman Springs Road
Red Bank, New Jersey 07701
(732) 530-8778 • FAX (732) 758-6483

Leslie
Mrs A Parent

feels she
Complies =

732-842-3999

Leslie Pace

Inspection?

16 Alston Ct
Red Bank 07701

Donna Barr, Director
Zoning & Building Dept
Red Bank Borough Hall
Red Bank, NJ 07701



0000



07701

\$1.17
00058802-07

U.S. POSTAGE
PAID
RUMSON, NJ
APR 20, 09
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