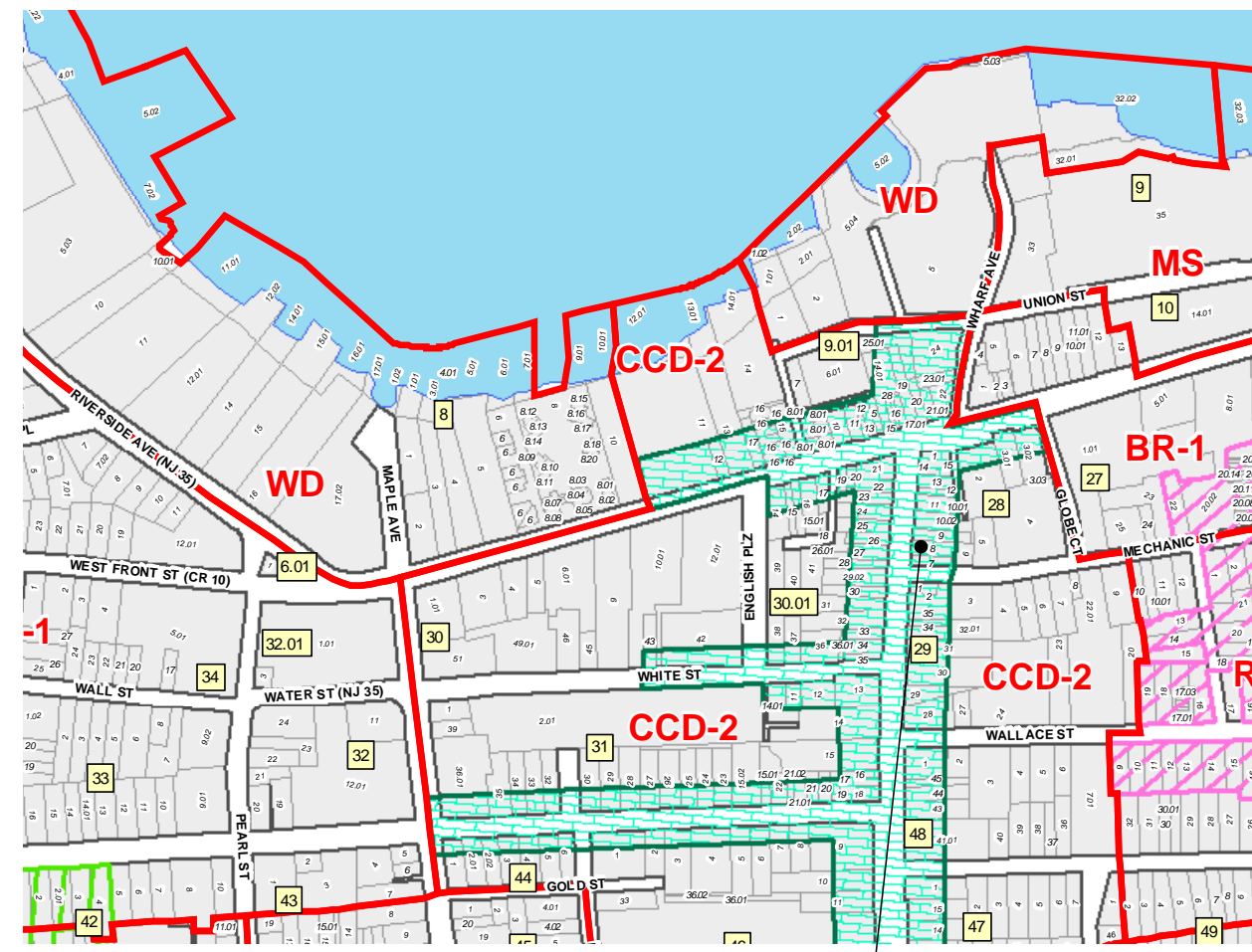


3 TAX MAP



2 KEY MAP

FAR CALCULATIONS**		
Floor	GFA	ADDITION
BSMT	3,943	-
1ST FLOOR	3,882	-
2ND FLOOR	3,804	-
3RD FLOOR	1,794	644
<b>FAR</b>	<b>13,423</b>	<b>14,067</b>

\*\*Based on Ordinance Definitions of Floor Area Ratio

PARKING CALCULATIONS*			
Floor	GFA	ADDITION	PARKING REQ. (Floor Service - 5000/sf)
BSMT	1,571	-	22
1ST FLOOR	3,393	-	48
2ND FLOOR	3,238	-	45
3RD FLOOR	1,567	455	28
<b>GFA</b>	<b>9,769</b>	<b>10,224</b>	<b>143</b>

\*Based on Ordinance Definitions of Floor Area

PREVIOUS USE	GFA	PARKING REQ.
OFFICE	1,799	9 5/1000
OFFICE	3,804	19 5/1000
MARKET	4,108	21 5/1000
BAR	3,948	39 10/1000
	<b>13,659</b>	<b>88</b>

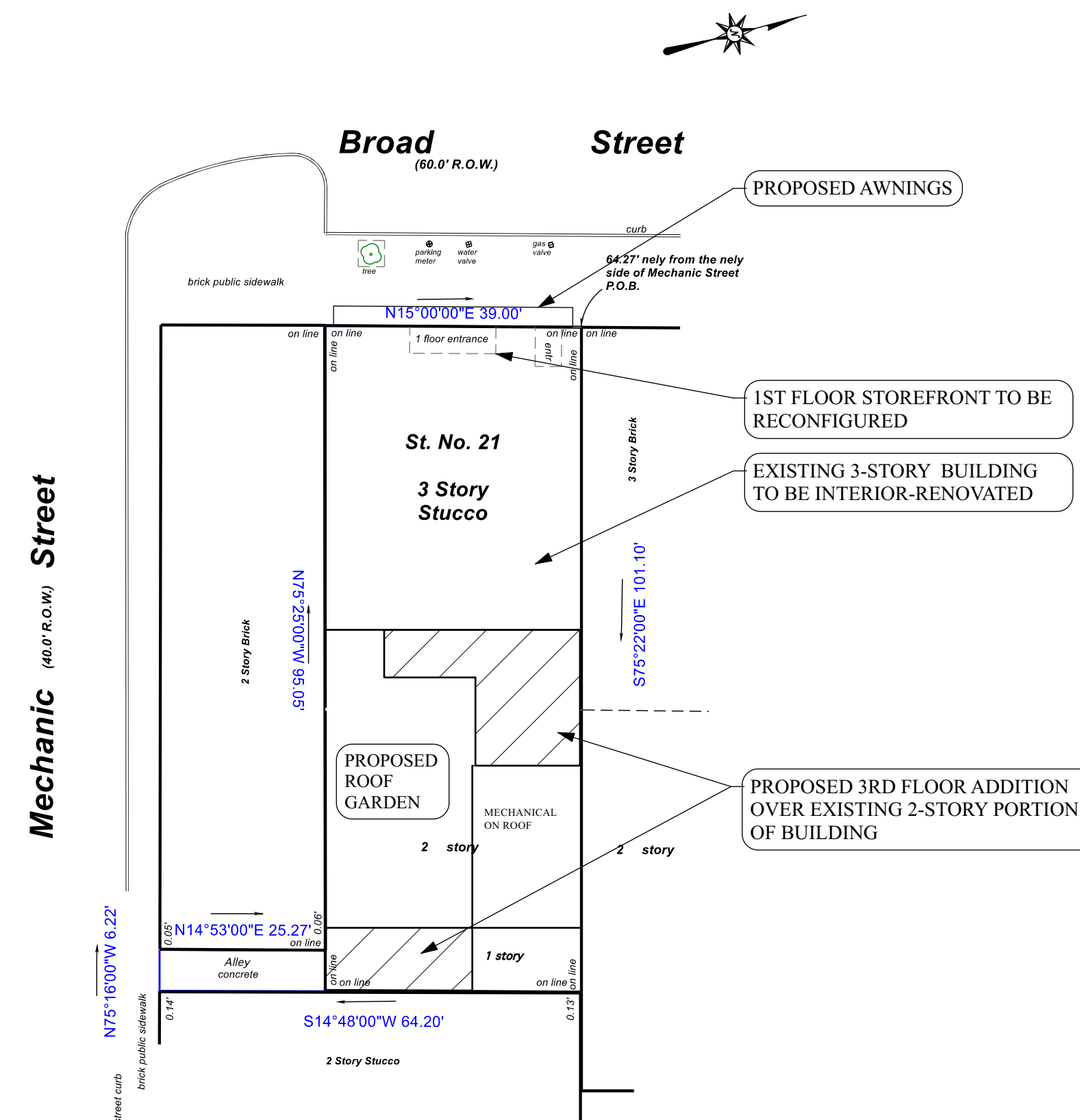
\*Previous application did not take into account the Boro definition of Floor Area

5 ZONING DATA

Zone: CENTRAL COMMERCIAL DISTRICT 2 (CCD-2): Block 28, Lot 8: 21-23 BROAD ST.					
	Required / Permitted	Existing	Proposed	Variance	
Minimum Lot Area (SF)	None	4,108	No Change		
Minimum Lot Frontage (FT.)	35' Except before April 23, 1979, no requirement	39.0'	No Change		
Setbacks (FT.)					
Front	None, except: ≥ 40' from street center line adjacent street	44.2'	No Change		
Rear	10', except 25' abutting a Residential Zone or Use	0' to East Property line	No Change	ENC	
Side	None, except: 10' abutting a Residential Zone or Use	0' to South Property line	No Change		
Maximum Bldg. Height	40' / 4 stories	39' / 3 Stories	No Change		
Min. Gross Habitable Ground Floor Area	None	NA	No Change		
Max. Lot Coverage of Principal and Accessory Structures	65%	100%	No Change	ENC	
Min. Unoccupied Open Space	10%	0.0%	No Change	ENC	
Maximum FAR	1.7	3.3	3.4	Variance	
	<b>GFA</b>	<b>13,423</b>	<b>14,067</b>		
<b>Off-Street Parking Calculations</b>					
	Area	Use	Existing*	Proposed	
		Business (5/ 1,000 sf)	28	Primary Food	
		Primary Food (10/ 1,000 sf)	60		
		<b>Total*</b>	<b>88</b>		
	10,224	Primary Food (14/ 1,000 sf)		143	Variance (64 SPACES)
Off-Street Loading	1 per Building Over 10,000 SF GFA	0	No Change	ENC	

\* Based on Prior Zoning Approval  
ENC = Existing Nonconformance

4 ZONING SCHEDULE



1 PLOT PLAN  
Scale: 1" = 20'-0"

PLOT PLAN BASED ON SURVEY BY GEORGE J. ANDERSON, P.L.S. L.C., NO. 36706 OF GEORGE J. ANDERSON, LLC, PROFESSIONAL LAND SURVEYORS, DATED 08/18/2023.

21 BROAD RB LLC  
&  
21 BROAD RB TWO LLC

COMMERCIAL ADDITION  
& RENOVATIONS

BLOCK 28, LOT 8  
21-23 BROAD ST., RED BANK, NJ 07701



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21 BROAD RB TWO LLC  
c/o MARCO SAVO  
38 WINDERMERE RD.  
LINCROFT, NJ 07738

Project:  
COMMERCIAL MIXED USE  
ADDITION AND RENOVATIONS  
21-23 BROAD ST.  
RED BANK, NJ 07701

Block: 28  
Lot: 8

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Revisions:		
No.	Date	Description
2	07.24.24	ZONING RESOLUTION COMMENTS

A	02.08.24	DPA
No.	Date	Issued For:
Issued:		

Drawing Index: PLOT PLAN	
Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
Sheet	

A-001

SIGNATURES

ZONING/PLANNING OFFICER DATE

BOROUGH ENGINEER DATE

CHAIRMAN DATE

SECRETARY DATE



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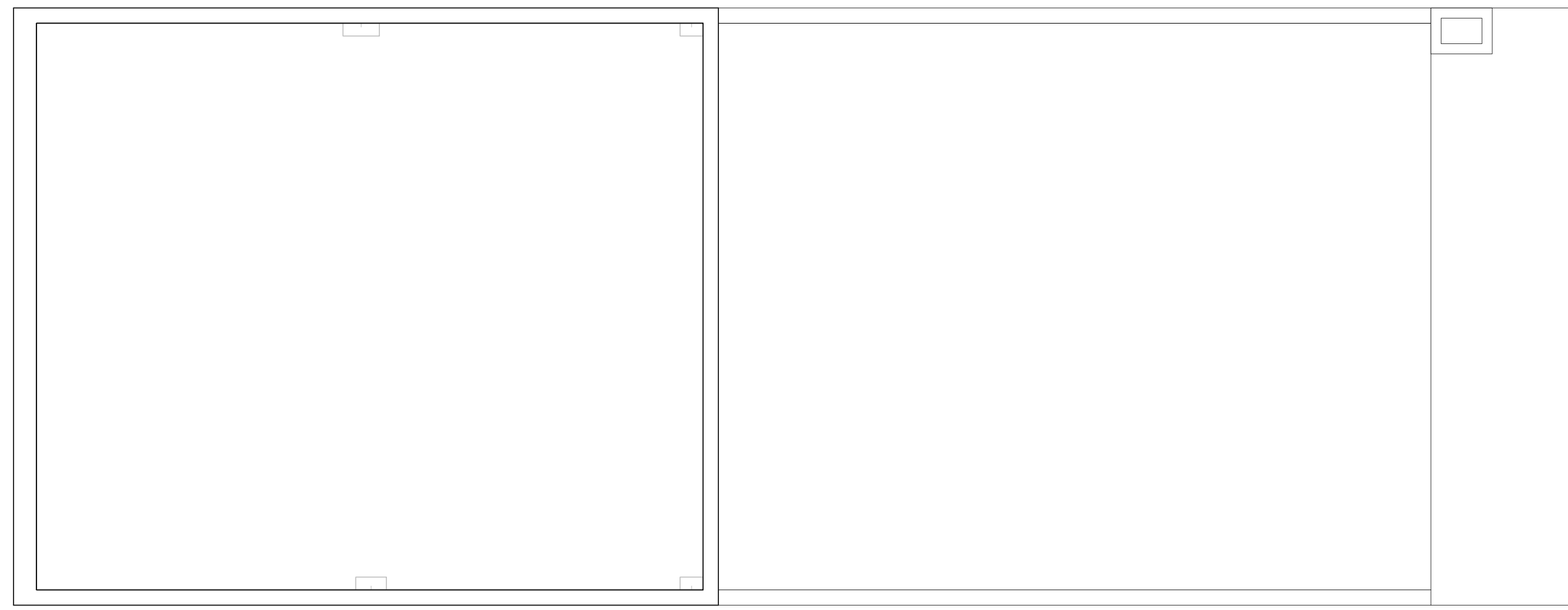
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No.	Date	Description

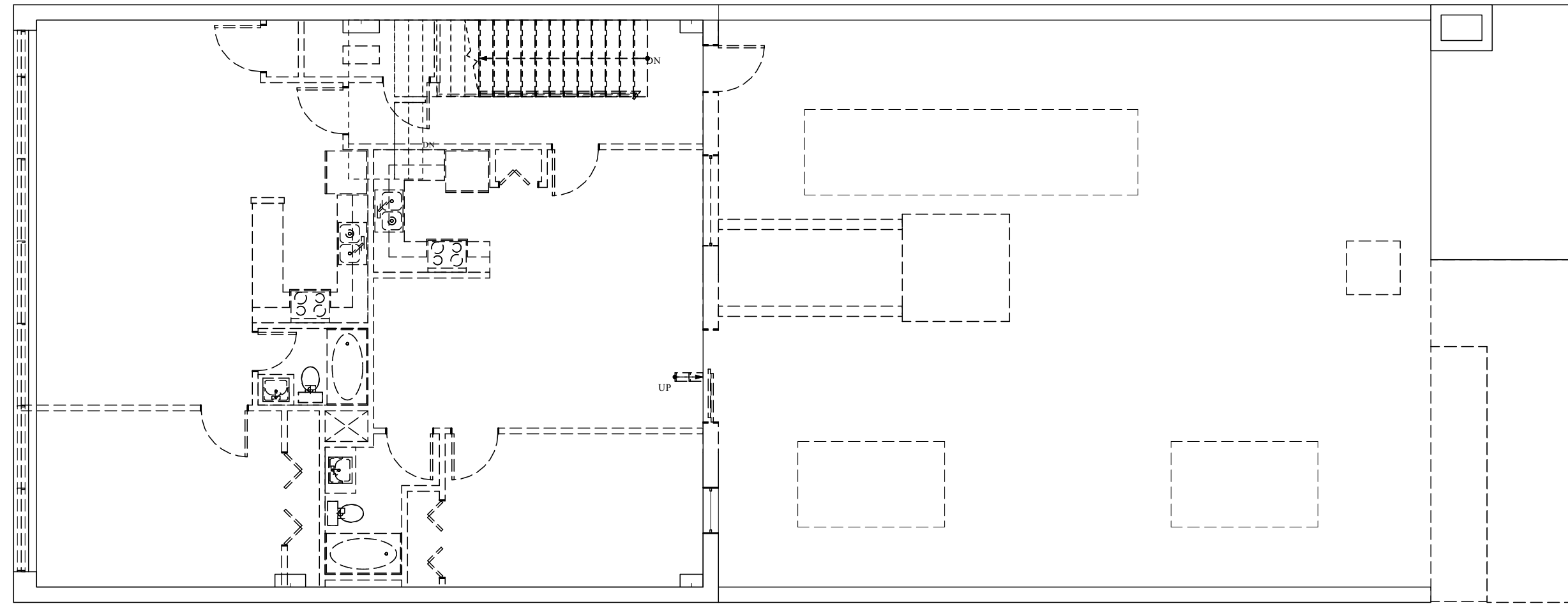
A	02.08.24	DPA
No.	Date	Issued For:
Issued:		

Drawing Index: EXISTING FLOOR PLANS	
Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
Sheet	

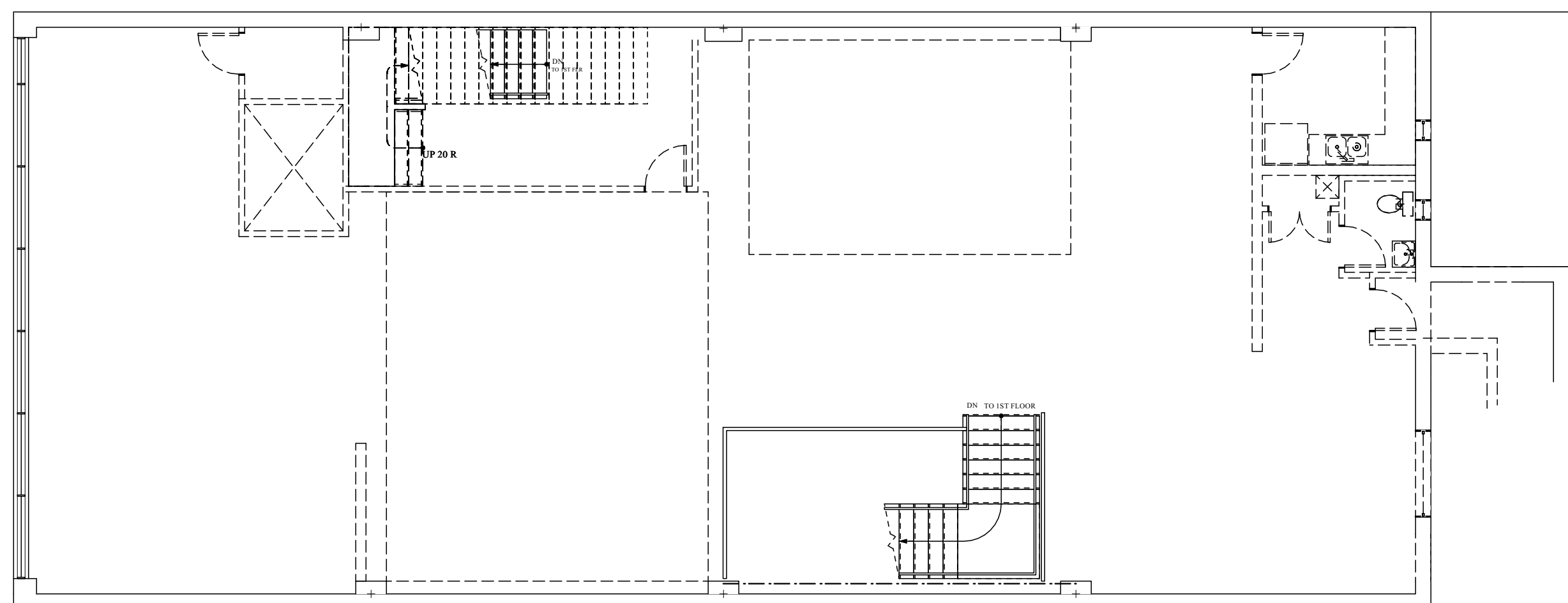
**C-100**



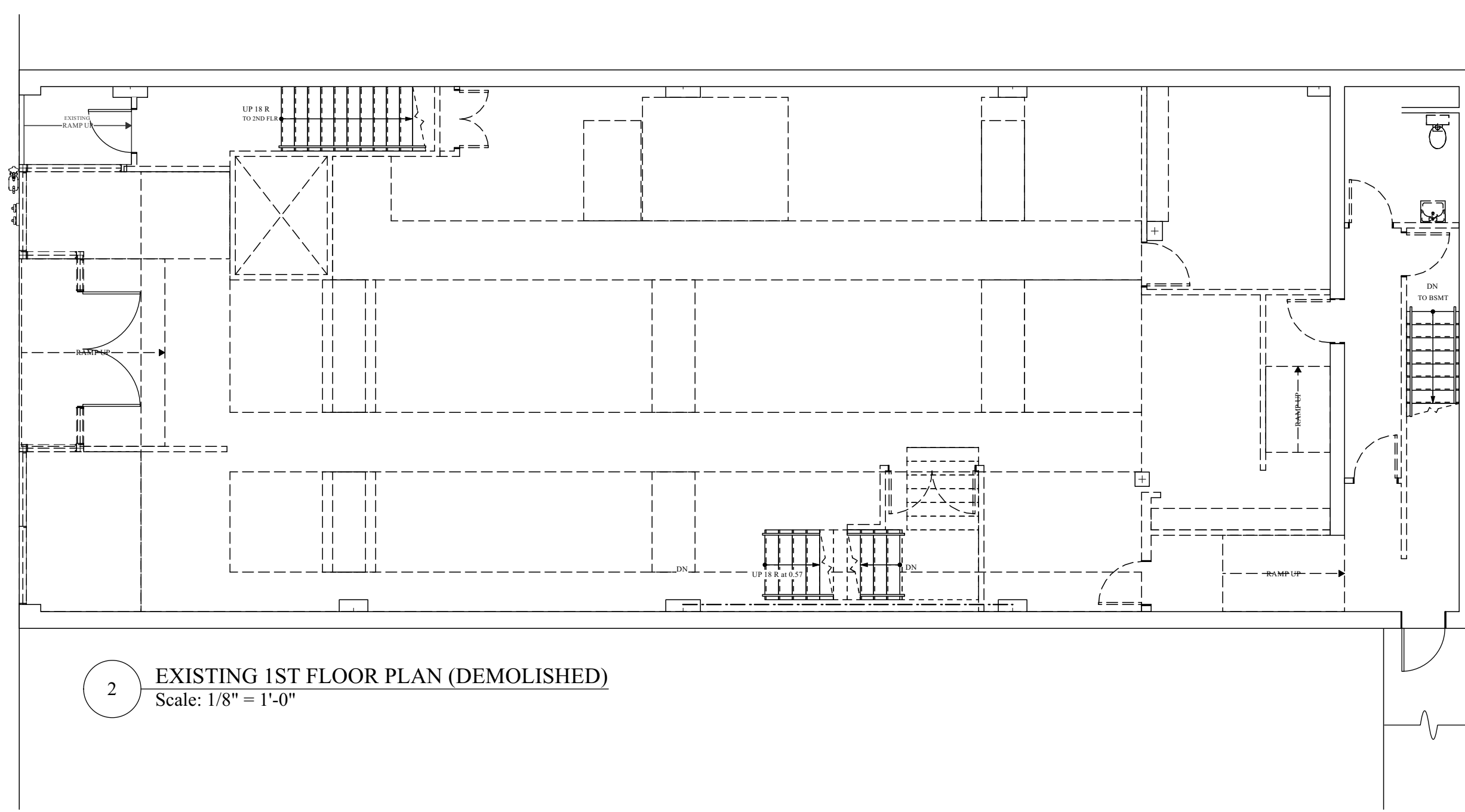
5 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"



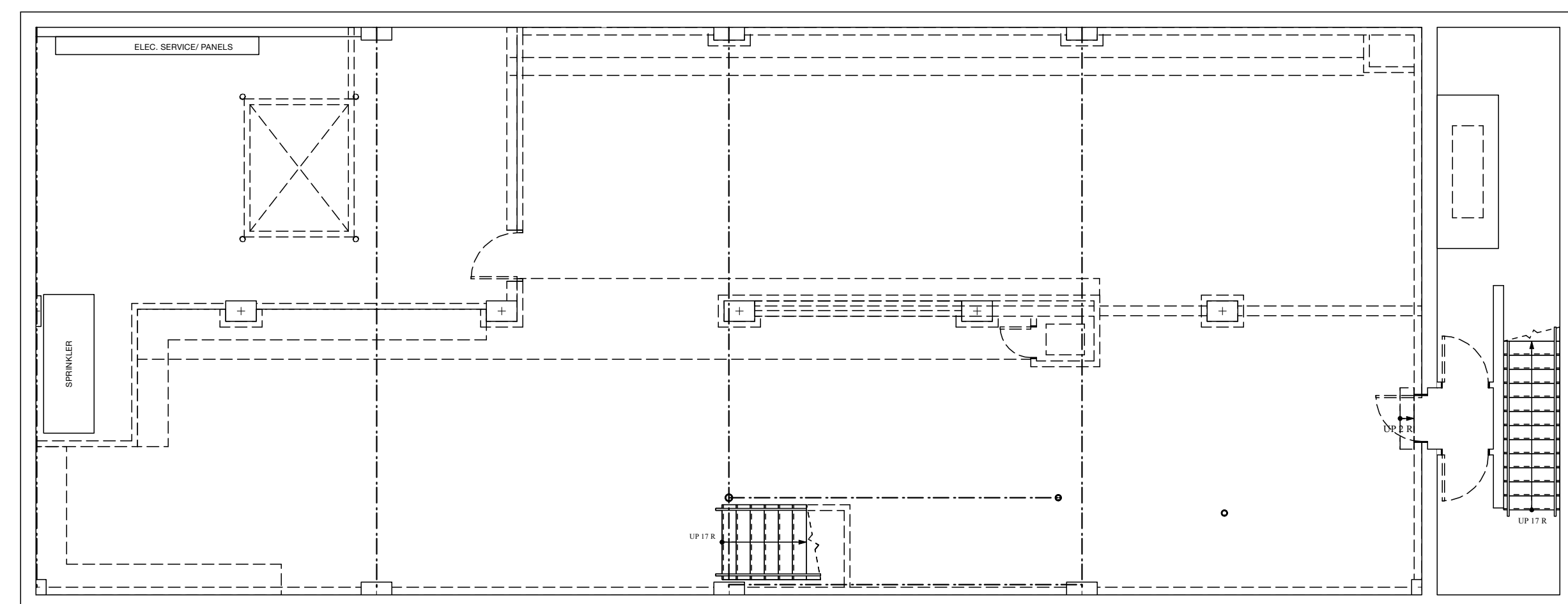
4 EXISTING 3RD FLOOR PLAN (DEMOLISHED)  
Scale: 1/8" = 1'-0"



3 EXISTING 2ND FLOOR PLAN (DEMOLISHED)  
Scale: 1/8" = 1'-0"



2 EXISTING 1ST FLOOR PLAN (DEMOLISHED)  
Scale: 1/8" = 1'-0"



1 EXISTING BASEMENT PLAN (DEMOLISHED)  
Scale: 1/8" = 1'-0"



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ADDITION AND RENOVATIONS  
21-23 BROAD ST.  
RED BANK, NJ 07701

Block:	28
Lot:	8

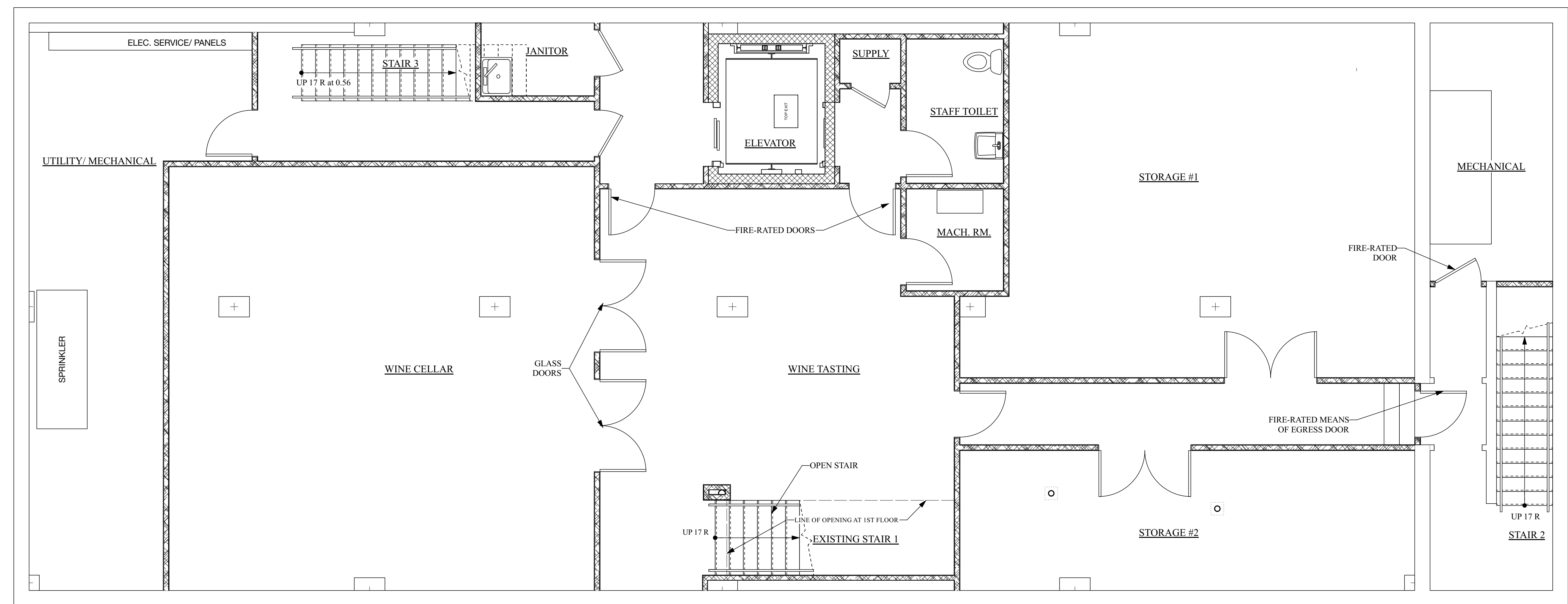
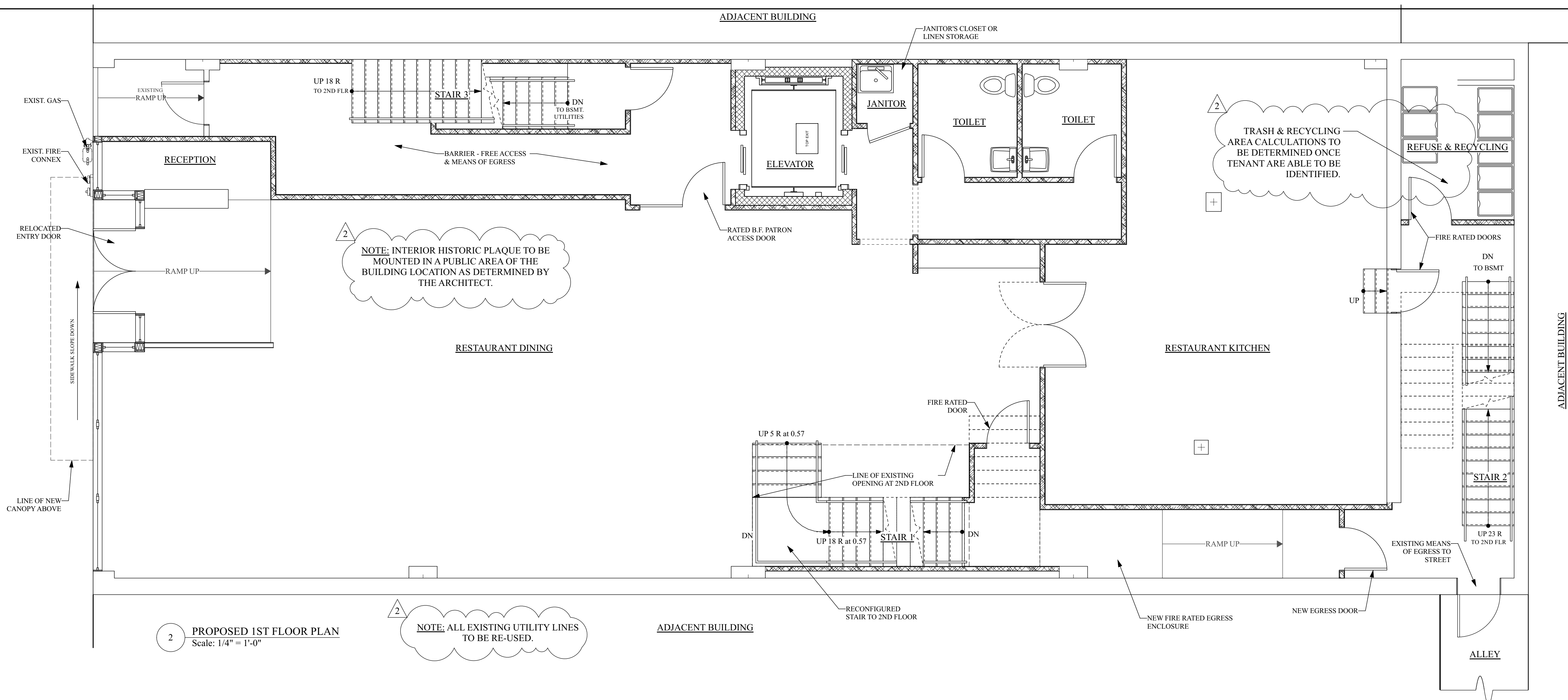
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Revisions:		
No.	Date	Description
2	07.24.24	ZONING RESOLUTION COMMENTS

A	02.08.24	DPA
No.	Date	Issued For:
Issued:		

Drawing Index: FLOOR PLANS BSMT & 1ST	
Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
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**C-101**





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Lot:	8

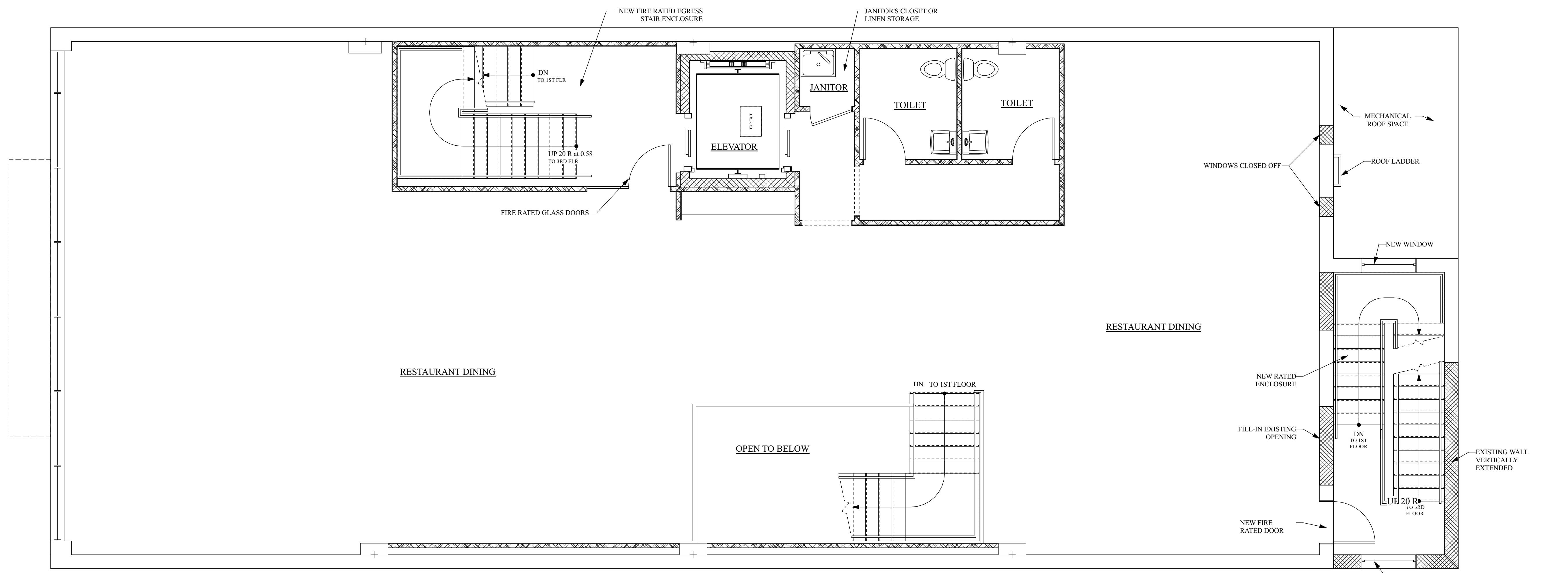
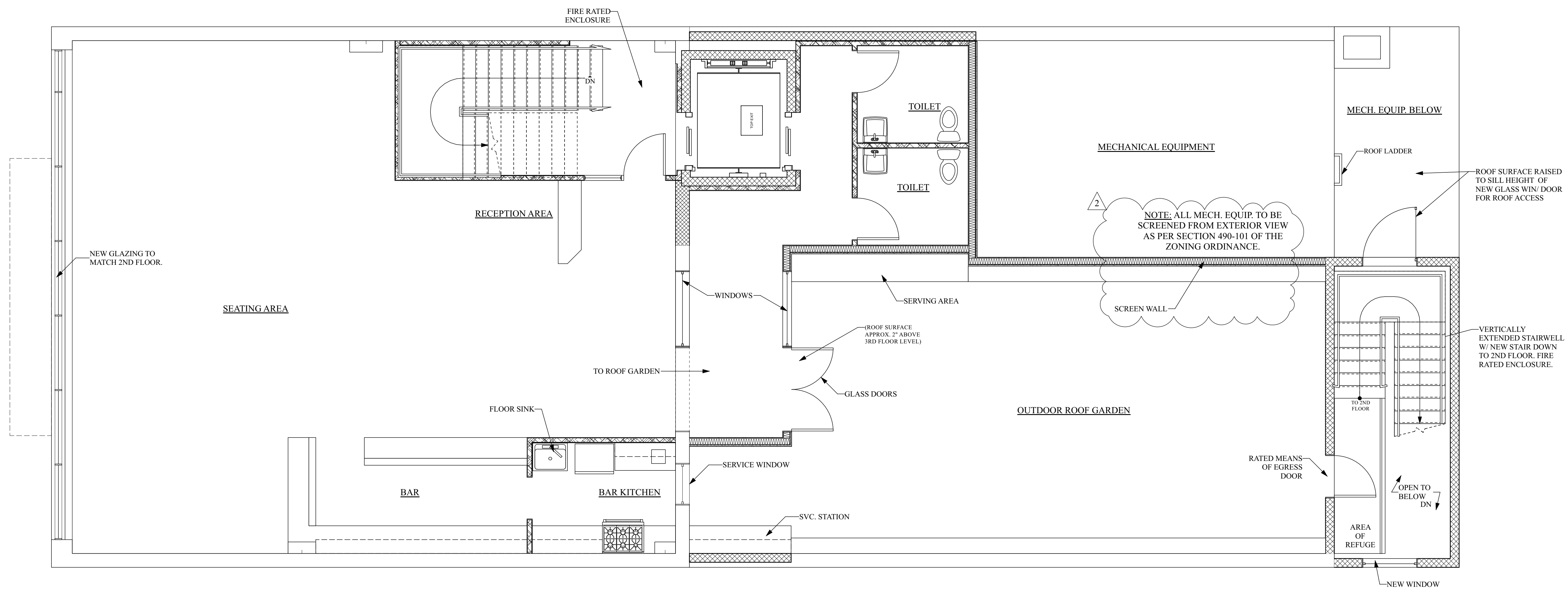
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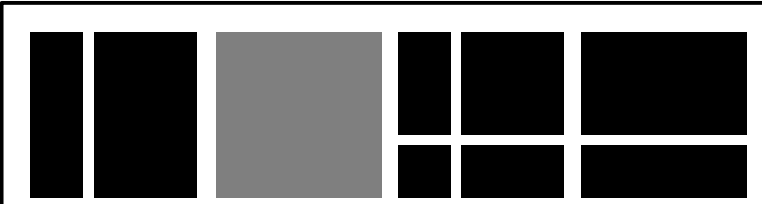
Revisions:		
No.	Date	Description
2	07.24.24	ZONING RESOLUTION COMMENTS

A	02.08.24	DPA
No.	Date	Issued For:
Issued:		

Drawing Index: FLOOR PLANS 2 & 3	
Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
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**C-102**





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Block:	28
Lot:	8

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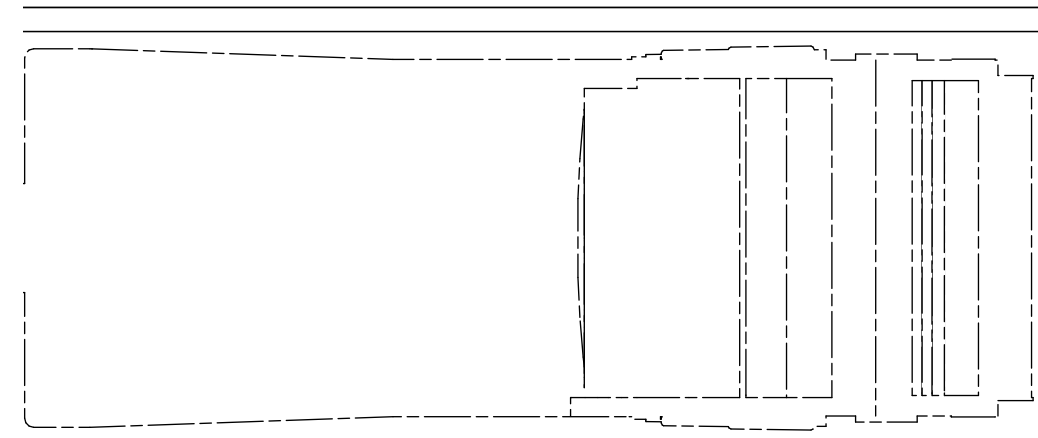
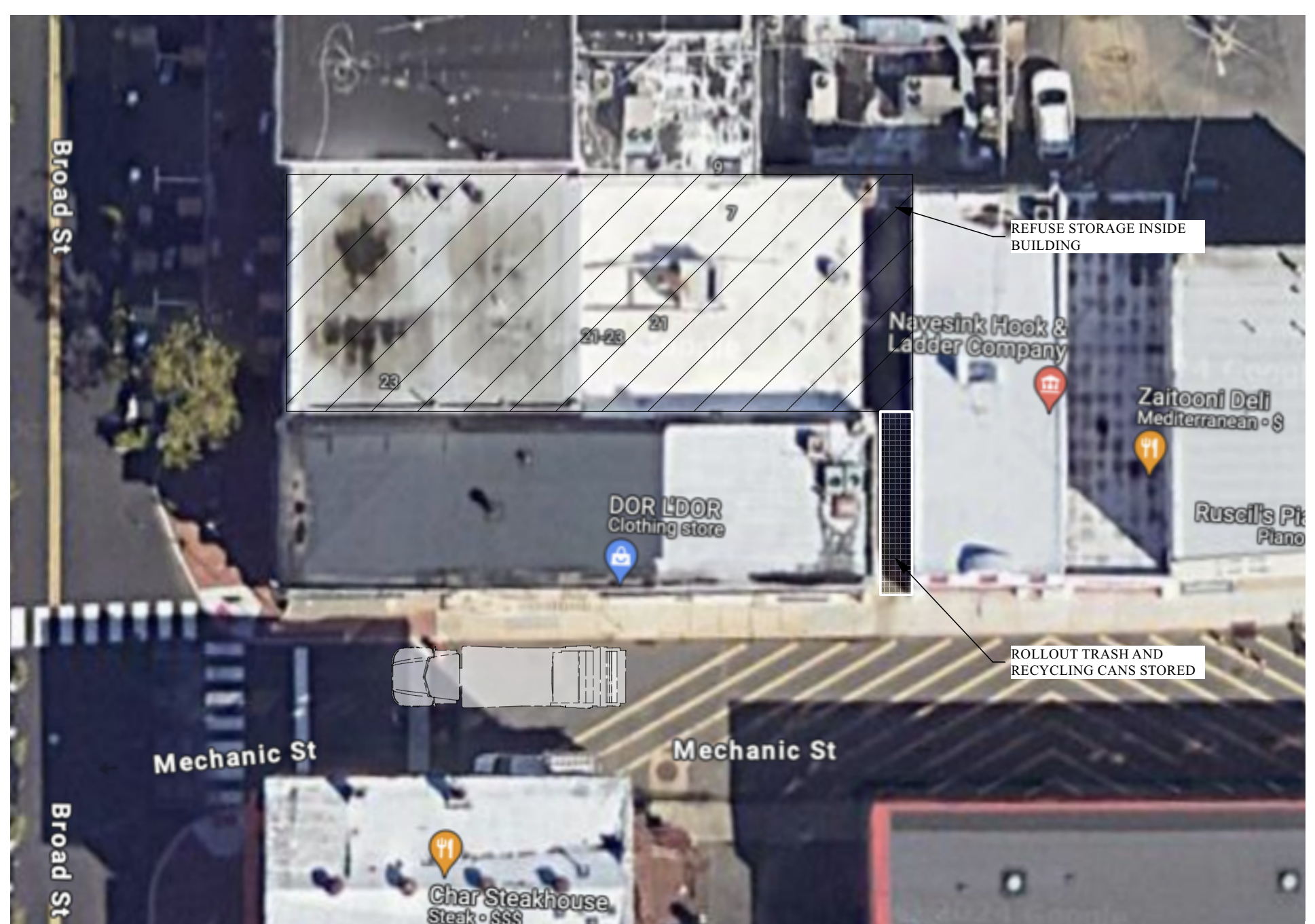
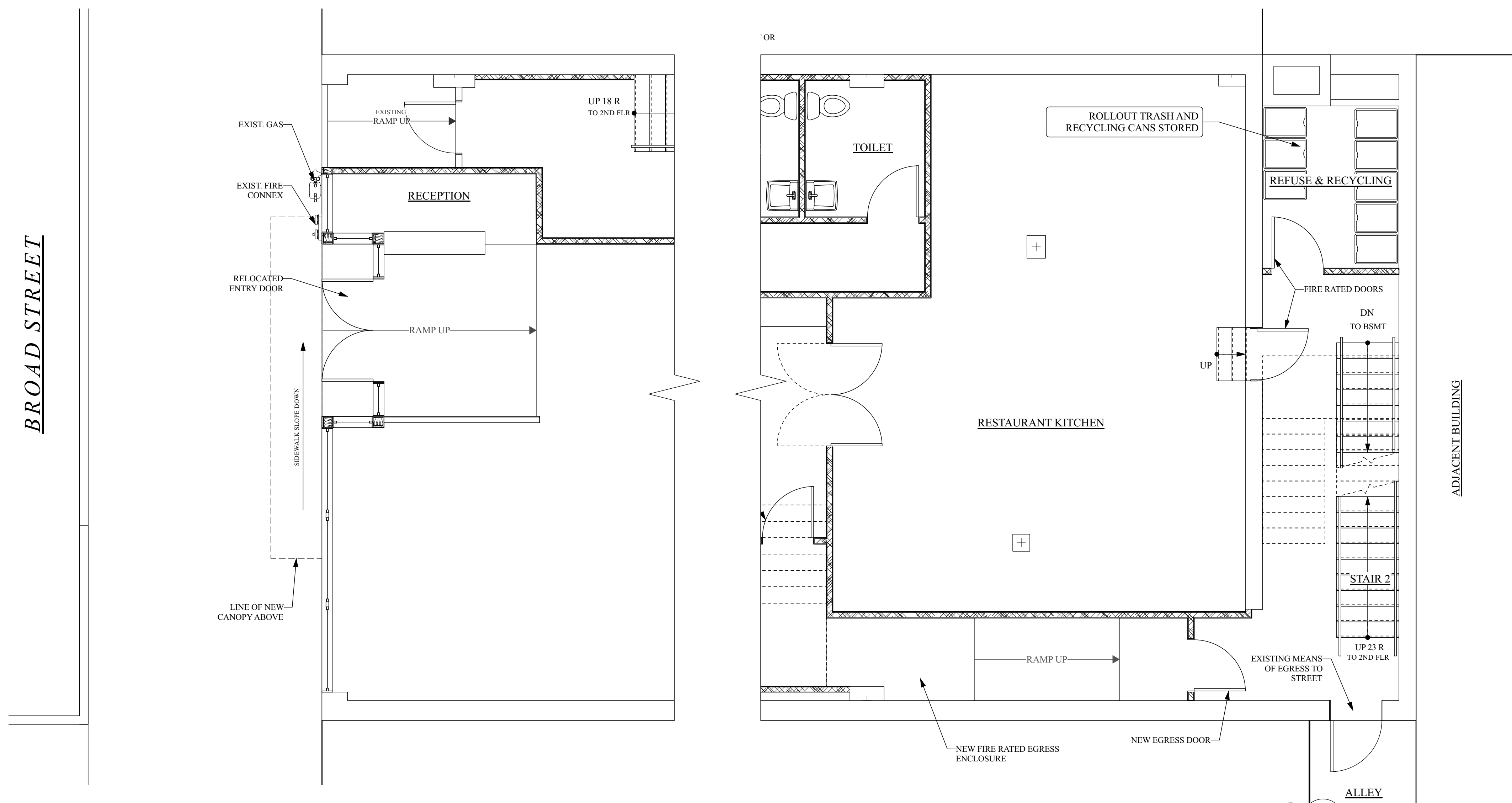
No.	Date	Description
2	07.24.24	ZONING RESOLUTION COMMENTS

No.	Date	Issued For:
A	02.08.24	DPA
Issued:		

Drawing Index:  
REFUSE & RECYCLING

Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON
Sheet	

**C-103**



1 PROPOSED REFUSE & RECYCLING PLAN (STREET LEVEL)  
Scale: 1/4" = 1'-0"



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Revisions:		
No.	Date	Description

A	02.08.24	DPA
No.	Date	Issued For:

Drawing Index: ELEVATIONS	
Project Number:	2326
File Name:	2326 DPA.vwx
Scale:	AS NOTED
Drawn By:	JR
Checked By:	EON

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**C-200**



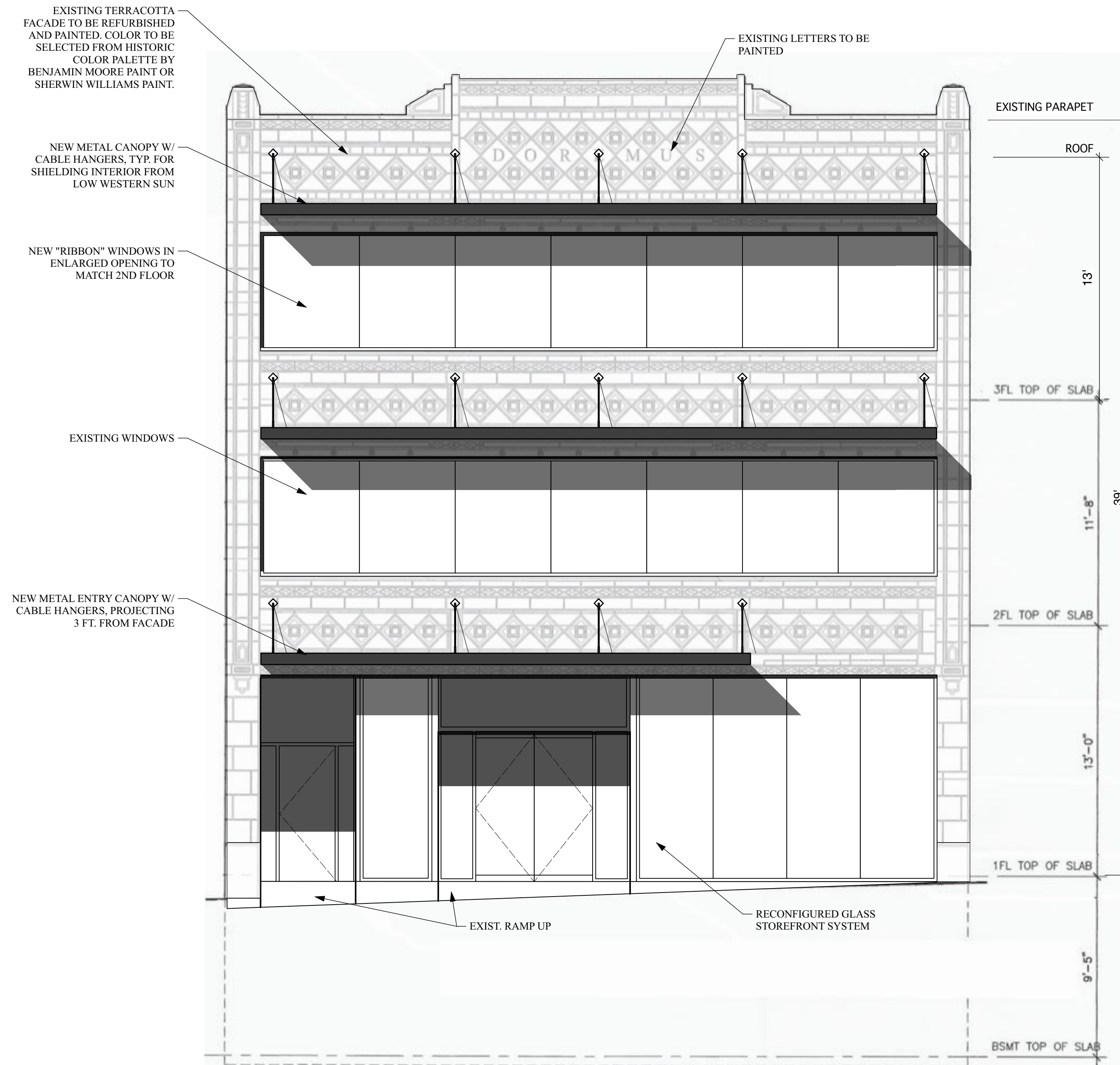
4 SUNSHADE SAMPLE  
(EXACT CONFIGURATION MAY VARY)



3 ENTRY FLOOR TILE SAMPLE  
(EXACT CONFIGURATION MAY VARY)



1 EXISTING BROAD STREET ELEVATION (OCT. 2019)



2 PROPOSED BROAD STREET ELEVATION