

## Plans to build five-story project denied

Jason Kang

RED BANK, N.J. Feb. 22 – The Zoning Board denied a proposal to build a \$45 million, five-story project on Bridge Street, consisting of four separate, mid-rise structures along with six artist studios.

The project would also include an 86,000-square-foot, 238-space vertical parking garage, which would be concealed on three sides by portions of the building.

“We would provide wider sidewalks and would also plant trees along the sidewalks. We plan to also include a public courtyard with the project. Everything we do, we want it to have a positive impact on the community,” said General Partner Anthony Harding.

“The project requires a use variance since it is currently zoned business-retail, which doesn’t permit residential units. It would need a variance for housing density and the developer would also need a variance for the parking spaces,” said Borough Engineer George Hudson.

John Griffin, the owner of Monmouth Antique shops, which leases space in the one of the buildings that would be torn down, did not support the proposal.

“It means we are going to have go elsewhere, as is the rest of the antique district in time. When one building goes, they all go. If this goes in, there will be no antique district in Red Bank,” Griffin said.

On the other hand, Dieter Borneeman, the owner of The Little Kraut restaurant, was in favor of the proposal.

“It’s natural; it’s absolutely natural for the area. It brings life to the city; it brings people to the city. It’s right by the train station,” said Bornemann.

The zoning board members voted 5-2 to deny the request for variances. One member of the zoning board had concerns regarding the project’s big size.

“The proposal would worsen already bad traffic at the corner of Bridge and West Front Street. Cars can’t move there already at four in the afternoon. The project itself looks lovely. I think it’s beautiful. I just think it’s too big,” said Marnie Grosvenor.

James Bergen, who is a member of the zoning board as well, had a different opinion, in support of the proposal.

“The project would solidify the gains we’ve made in this area. Remember not too long ago, there wasn’t any business in this part of town. This project would make this a much more vibrant part of the community,” said James Bergen.