

PRELIMINARY / FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION

THE RAIL AT RED BANK NORTH

PROPOSED MIXED USED RESIDENTIAL BUILDING
BLOCK 41, LOTS 2, 3, 4, 5, 6.01, 6.02 & 7
BLOCK 63, LOTS 5, 5.01, 6, 7, & 7.01
BOROUGH OF RED BANK, MONMOUTH COUNTY
NEW JERSEY

PROJECT UNIT MIX:

TOTAL PROJECT:		
STUDIO:	24	14%
STUDIO AFF:	03	2%
1 BEDROOM:	72	43%
1 BEDROOM +D:	05	03%
1 BEDROOM AFF:	04	02%
2 BEDROOM:	39	22%
2 BEDROOM AFF:	21	12%
3 BEDROOM AFF:	07	04%
TOTAL:	175	100%

LOBBY/AMENITY: 9,380 SF
RETAIL: 15,750 SF

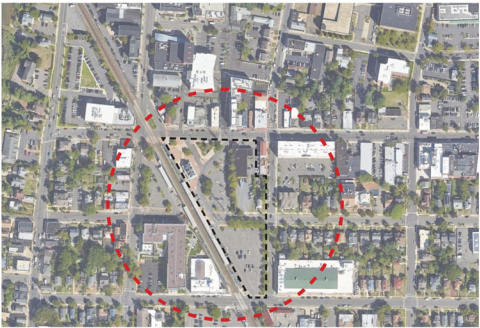
PARKING TOTAL: 331 SP

MARKET RATE UNITS 140 (80%)

STUDIO:	24	15%
1 BEDROOM:	72	53%
1 BEDROOM +D:	05	04%
2 BEDROOM:	39	28%
TOTAL:	140	100%

AFFORDABLE UNITS 35 (20%)

STUDIO AFF:	03	10%
1 BEDROOM AFF:	04	10%
2 BEDROOM AFF:	21	60%
3 BEDROOM AFF:	07	20%
TOTAL:	35	100%



LOCATION MAP
NTS

PROJECT DATA

BLOCK / LOT:	BLOCK: 41 LOTS: 2,3,4,5,6.01 & 6.02 BLOCK: 63 LOTS: 5,5.01,6,7 & 7.01
ZONING DISTRICT:	RED BANK TRAIN STATION REDEVELOPMENT PLAN
BUILDING HEIGHT:	5 STORIES
RESTAURANT:	10,000 SF
RETAIL:	5,750 SF
COMMERCIAL RETAIL:	15,750 SF
DWELLING UNITS:	175 DU
GARAGE PARKING:	331 SPACES

SHEET INDEX

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A-05	FOURTH FLOOR PLAN
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PLANNING BD. APPROVAL

PRELIMINARY AND FINAL SITE PLAN APPROVAL IS
HEREBY GRANTED TO THIS SITE PLAN BY THE
PLANNING BOARD OF THE CITY OF RED BANK,
NEW JERSEY, THIS ____ DAY OF _____, 2026.

Board Chairman

Board Secretary

Board Engineer

PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
114 CHESTNUT STREET SUITE 102
RED BANK, NJ 07701

THE RAIL AT RED BANK NORTH
BOROUGH OF RED BANK, NEW JERSEY
BLOCK 41, LOT 5.01
PREPARED FOR:
DENHOLT ACQUISITIONS
114 CHESTNUT STREET SUITE 102
RED BANK, NJ 07701

ISSUE: _____
DATE: _____ FOR: _____

04/07/2026 PRELIMINARY & FINAL SITE PLAN

C-01
COVER SHEET

17-0004-07
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PARKING CALCULATIONS:
TOTAL REQUIRED GARAGE PARKING: 331 SPACES
EXISTING: 0 SPACES
PROPOSED: 331 SPACES
TOTAL: 331 SPACES

SITE NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL UNDERGROUND UTILITY LOCATIONS, SEEP AND DRAINAGE, AND ALL EXISTING AND PROPOSED WATER RUNOFF AND RETENTION INFORMATION.
2. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR SITE DETAILS, CONDITIONS, AND LANDSCAPING DETAILS.

REUSE/RECYCLING:
1. ALL SOLID WASTE WILL BE DELIVERED TO DMS VIA VALLEY FLOOR. COMPACTED REUSE WILL BE EXPOSED INTO BAGS, WHICH WILL BE STORED IN BUSH COMPACTOR. BUILDING MANAGEMENT WILL WHEN COMPACTED TO STORAGE CONTAINERS WILL BE PROVIDED.
2. RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND STORED IN RECYCLING TERMINATION ROOM AND STORED IN RECYCLING TERMINATION ROOM. BUILDING MANAGEMENT WILL WHEN COMPACTED TO STORAGE CONTAINERS WILL BE PROVIDED.
3. RECYCLING BINS WILL BE LOCATED ON EACH FLOOR AND STORED IN RECYCLING TERMINATION ROOM AND STORED IN RECYCLING TERMINATION ROOM. BUILDING MANAGEMENT WILL WHEN COMPACTED TO STORAGE CONTAINERS WILL BE PROVIDED.

MINNO WASKO
ARCHITECTS AND PLANNERS
1114 CHERRY STREET SUITE 102
RED BANK, NJ 07001

THE RAIL AT RED BANK NORTH
BLOCK 41, LOT 3.01

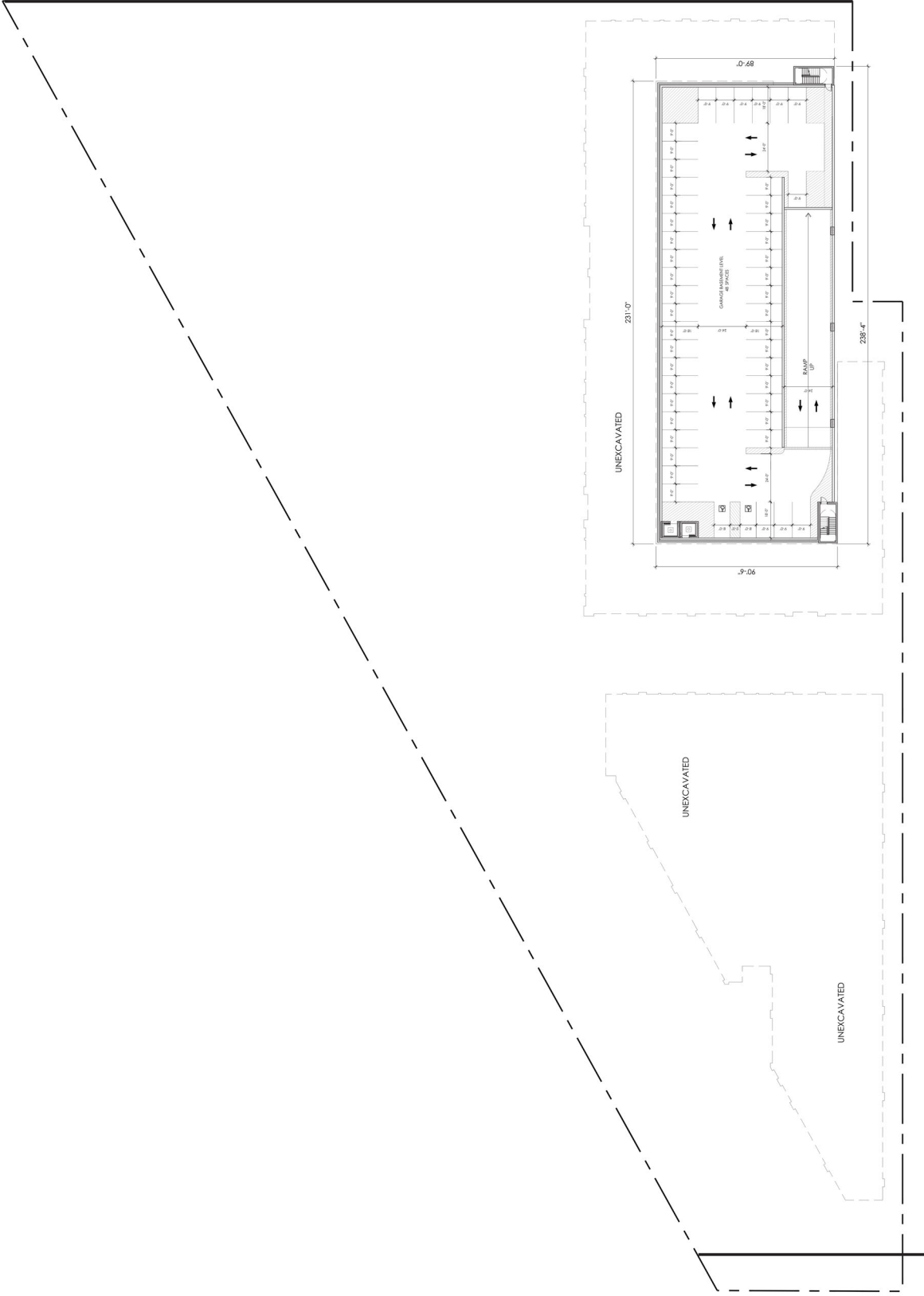
PREPARED FOR:
THE RAIL AT RED BANK NORTH
1114 CHERRY STREET SUITE 102
RED BANK, NJ 07001

DATE: 04/27/2024 FOR: PRELIMINARY & FINAL SITE PLAN



A-01
BUILDING PLAN

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01 BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

0 8 16

02 PEDESTRIAN WARNING DEVICE

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



Top View
Front View
Side View
Back View
Bottom View

03 CLEARANCE BARS
SCALE: 1/2" = 1'-0"



04 EXITS
SCALE: 1/2" = 1'-0"



05 DO NOT ENTER
SCALE: 1/2" = 1'-0"



06 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



07 EXITS
SCALE: 1/2" = 1'-0"



08 DO NOT ENTER
SCALE: 1/2" = 1'-0"



09 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



10 EXITS
SCALE: 1/2" = 1'-0"



11 DO NOT ENTER
SCALE: 1/2" = 1'-0"



12 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



13 EXITS
SCALE: 1/2" = 1'-0"



14 DO NOT ENTER
SCALE: 1/2" = 1'-0"



15 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



16 EXITS
SCALE: 1/2" = 1'-0"



17 DO NOT ENTER
SCALE: 1/2" = 1'-0"



18 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



19 EXITS
SCALE: 1/2" = 1'-0"



20 DO NOT ENTER
SCALE: 1/2" = 1'-0"



21 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



22 EXITS
SCALE: 1/2" = 1'-0"



23 DO NOT ENTER
SCALE: 1/2" = 1'-0"



24 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



25 EXITS
SCALE: 1/2" = 1'-0"



26 DO NOT ENTER
SCALE: 1/2" = 1'-0"



27 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



28 EXITS
SCALE: 1/2" = 1'-0"



29 DO NOT ENTER
SCALE: 1/2" = 1'-0"



30 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



31 EXITS
SCALE: 1/2" = 1'-0"



32 DO NOT ENTER
SCALE: 1/2" = 1'-0"



33 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



34 EXITS
SCALE: 1/2" = 1'-0"



35 DO NOT ENTER
SCALE: 1/2" = 1'-0"



36 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



37 EXITS
SCALE: 1/2" = 1'-0"



38 DO NOT ENTER
SCALE: 1/2" = 1'-0"



39 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



40 EXITS
SCALE: 1/2" = 1'-0"



41 DO NOT ENTER
SCALE: 1/2" = 1'-0"



42 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



43 EXITS
SCALE: 1/2" = 1'-0"



44 DO NOT ENTER
SCALE: 1/2" = 1'-0"



45 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



46 EXITS
SCALE: 1/2" = 1'-0"



47 DO NOT ENTER
SCALE: 1/2" = 1'-0"



48 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



49 EXITS
SCALE: 1/2" = 1'-0"



50 DO NOT ENTER
SCALE: 1/2" = 1'-0"



51 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



52 EXITS
SCALE: 1/2" = 1'-0"



53 DO NOT ENTER
SCALE: 1/2" = 1'-0"



54 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



55 EXITS
SCALE: 1/2" = 1'-0"



56 DO NOT ENTER
SCALE: 1/2" = 1'-0"



57 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



58 EXITS
SCALE: 1/2" = 1'-0"



59 DO NOT ENTER
SCALE: 1/2" = 1'-0"



60 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



61 EXITS
SCALE: 1/2" = 1'-0"



62 DO NOT ENTER
SCALE: 1/2" = 1'-0"



63 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



64 EXITS
SCALE: 1/2" = 1'-0"



65 DO NOT ENTER
SCALE: 1/2" = 1'-0"



66 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



67 EXITS
SCALE: 1/2" = 1'-0"



68 DO NOT ENTER
SCALE: 1/2" = 1'-0"



69 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



70 EXITS
SCALE: 1/2" = 1'-0"



71 DO NOT ENTER
SCALE: 1/2" = 1'-0"



72 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



73 EXITS
SCALE: 1/2" = 1'-0"



74 DO NOT ENTER
SCALE: 1/2" = 1'-0"



75 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



76 EXITS
SCALE: 1/2" = 1'-0"



77 DO NOT ENTER
SCALE: 1/2" = 1'-0"



78 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



79 EXITS
SCALE: 1/2" = 1'-0"



80 DO NOT ENTER
SCALE: 1/2" = 1'-0"



81 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



82 EXITS
SCALE: 1/2" = 1'-0"



83 DO NOT ENTER
SCALE: 1/2" = 1'-0"



84 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



85 EXITS
SCALE: 1/2" = 1'-0"



86 DO NOT ENTER
SCALE: 1/2" = 1'-0"



87 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



88 EXITS
SCALE: 1/2" = 1'-0"



89 DO NOT ENTER
SCALE: 1/2" = 1'-0"



90 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



91 EXITS
SCALE: 1/2" = 1'-0"



92 DO NOT ENTER
SCALE: 1/2" = 1'-0"



93 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



94 EXITS
SCALE: 1/2" = 1'-0"



95 DO NOT ENTER
SCALE: 1/2" = 1'-0"



96 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



97 EXITS
SCALE: 1/2" = 1'-0"



98 DO NOT ENTER
SCALE: 1/2" = 1'-0"

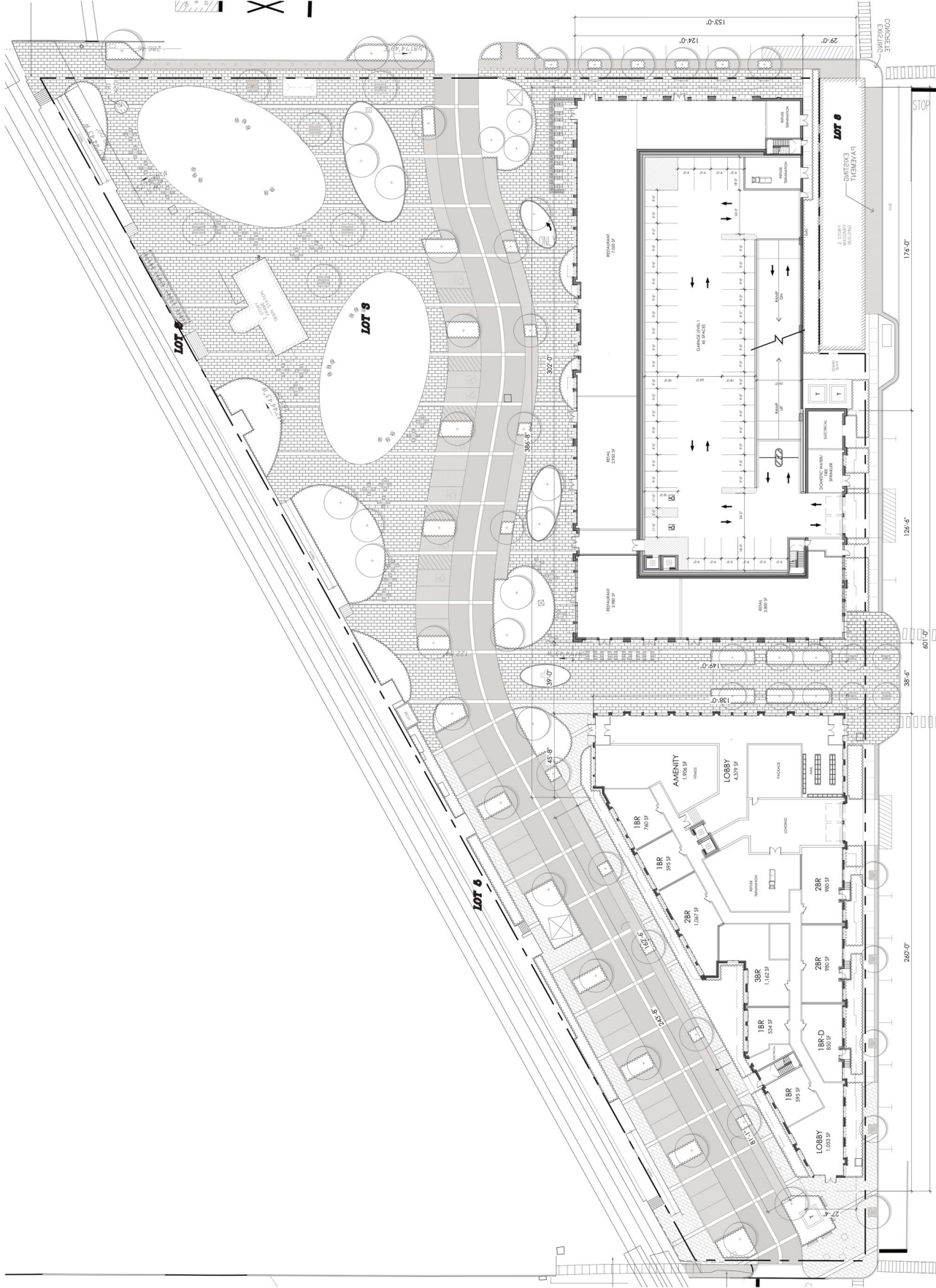


99 CLEARANCE X-2'
SCALE: 1/2" = 1'-0"



100 EXITS
SCALE: 1/2" = 1'-0"

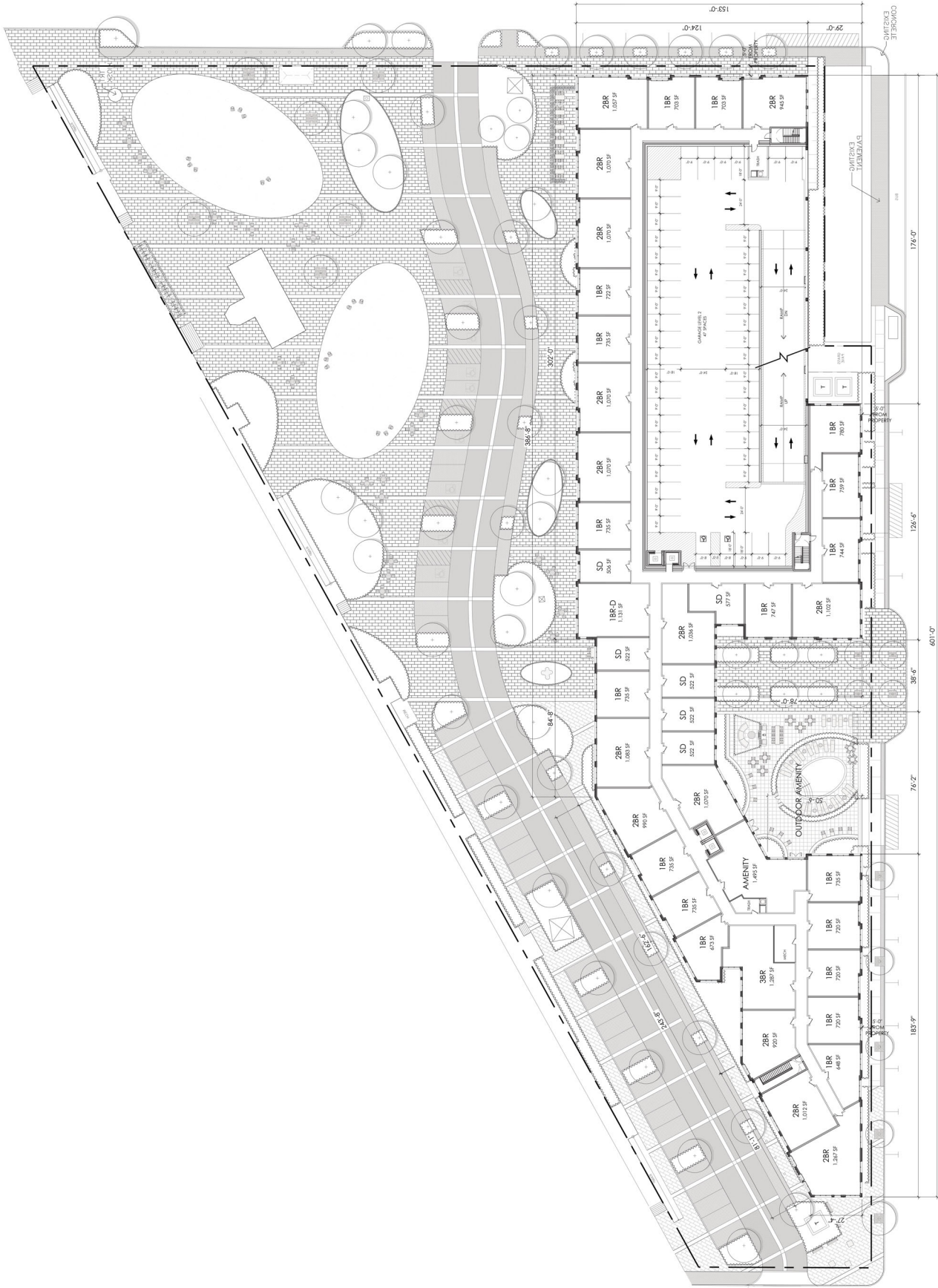




01 GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"





01 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10'

MINNO WASKO
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114 CHENING STREET SUITE 102
RED BANK, NJ 07068
TEL: 856.261.1144
WWW.MINNOWASKO.COM

THE RAIL AT RED BANK NORTH
BLOCK 41, LOT 3.01

PREPARED FOR:
THE RAIL AT RED BANK NORTH
114 CHENING STREET SUITE 102
RED BANK, NJ 07068

DATE: 04/27/2016 FOR: PRELIMINARY & FINAL SITE PLAN

A-03

BUILDING PLAN

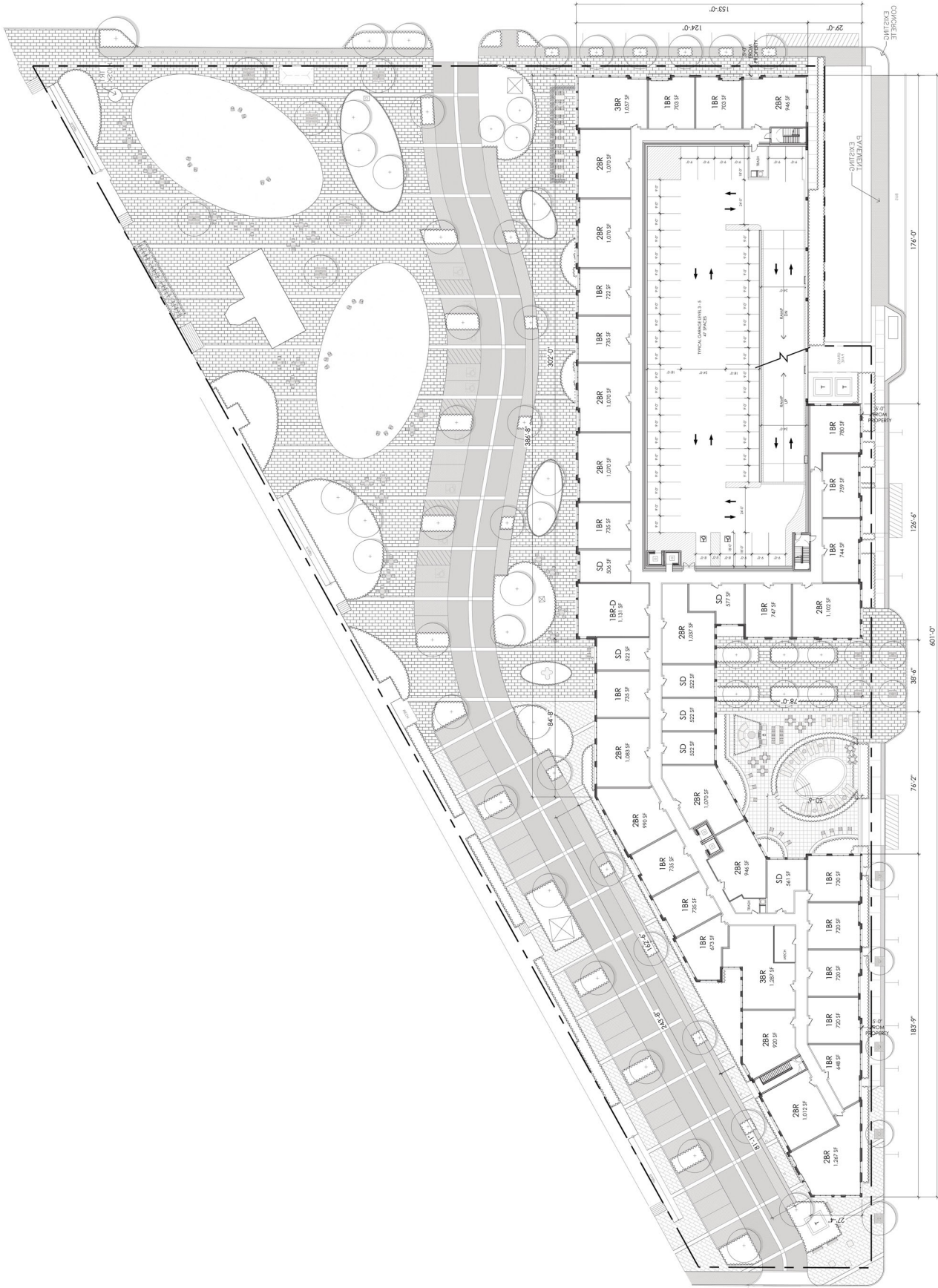
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01 FOURTH FLOOR PLAN
SCALE: 1/16" = 1' 0"



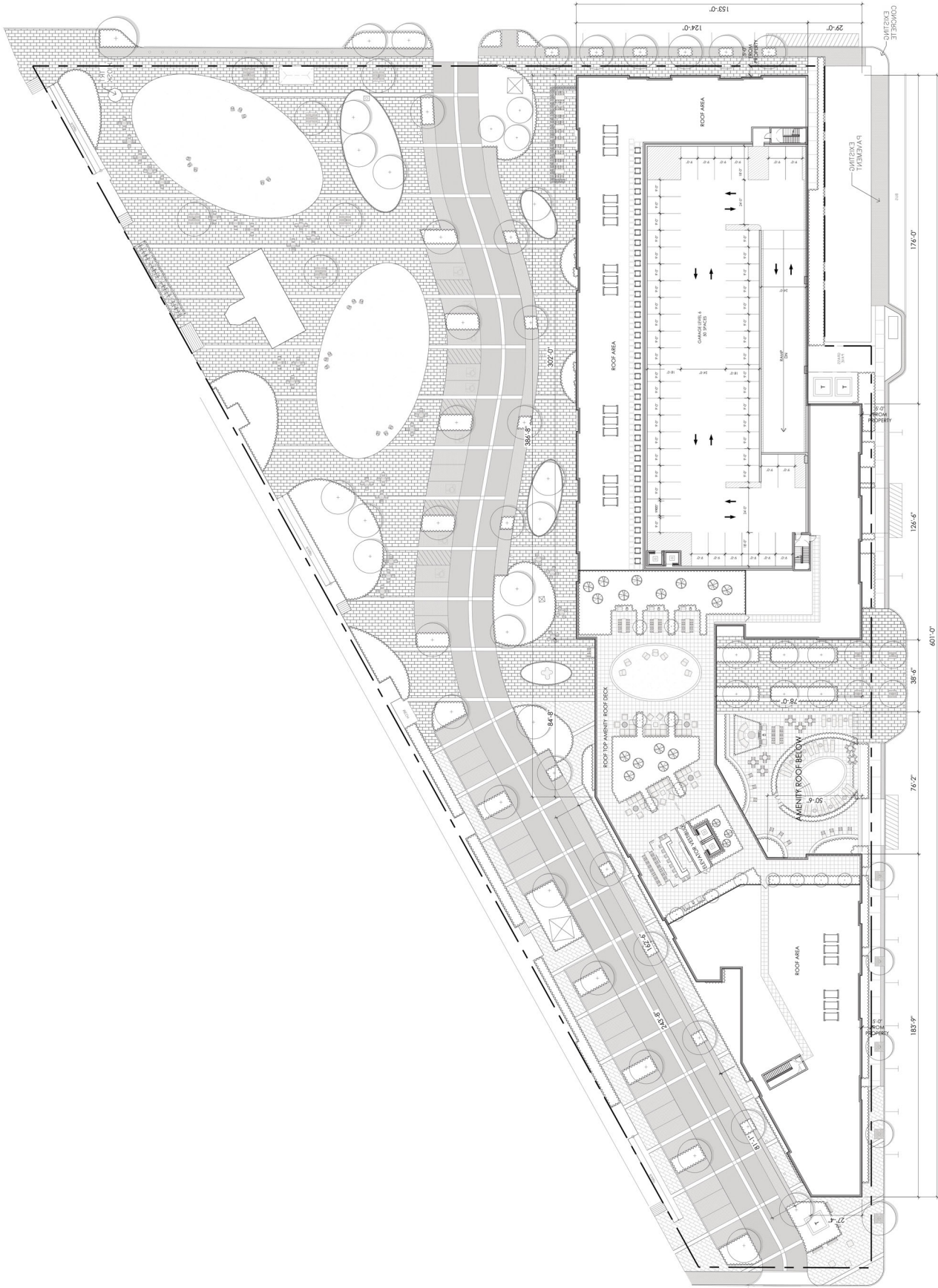
01 FIFTH FLOOR PLAN
SCALE 1/16" = 1'-0"

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TEL: 856.261.1144
WWW.MINNOWASKO.COM

THE RAIL AT RED BANK NORTH
BLOCK 41, LOT 3.01
PREPARED FOR:
THE RAIL AT RED BANK NORTH
114 CHINA STREET SUITE 102
RED BANK, NJ 07068

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FOR: PRELIMINARY & FINAL SITE PLAN

A-06
BUILDING PLAN
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Q1 ROOF PLAN
SCALE: 1/16" = 1'-0"
0 6 12 24

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THE RAIL AT RED BANK NORTH
BROUGHTON OF RED BANK NORTH
BLOCK 41, LOT 301
PREPARED FOR:
THE RAIL AT RED BANK NORTH
114 CHESTNUT STREET, SUITE 100
RED BANK, NJ 07068

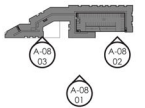
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FOR: PRELIMINARY & FINAL SITE PLAN
SHEET: 1 OF 1

A-07
BUILDING PLAN
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Q1 - EAST BUILDING ELEVATION - WEST STREET
N.T.S

KEY PLAN:



MATERIALS KEY:

- 01 - BRICK COLOR 01
- 02 - BRICK COLOR 02
- 03 - METAL COLOR 01
- 04 - METAL COLOR 02
- 05 - METAL RAILING
- 06 - STOREFRONT WINDOWS
- 07 - ARCHITECTURAL WINDOW
- 08 - METAL CANTILE
- 09 - METAL COLOR 03
- 10 - CONCRETE PANEL

NOTES:

PRODUCTS AND MANUFACTURERS USED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

LANDSCAPE BY OTHERS AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



Q2 - PARTIAL EAST BUILDING ELEVATION "B" - WEST STREET

SCALE: 3/32" = 1'-0"



Q3 - PARTIAL EAST BUILDING ELEVATION "A" - WEST STREET

SCALE: 3/32" = 1'-0"



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
114 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

THE RAIL AT RED BANK NORTH
BOROUGH OF RED BANK, NEW JERSEY
BLOCK 41, LOT 3.01

PREPARED FOR:
DENHOLT ACQUISITIONS
114 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

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04/07/2026 PRELIMINARY & FINAL SITE PLAN

A-08

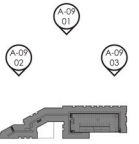
BUILDING ELEVATION

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WEST BUILDING ELEVATION
N.T.S

KEY PLAN:



MATERIALS KEY:

- 01 - BRICK COLOR 01
- 02 - BRICK COLOR 02
- 03 - METAL COLOR 01
- 04 - METAL COLOR 02
- 05 - METAL RAILING
- 06 - FLOORELINE WINDOWS
- 07 - ARCHITECTURAL WINDOW
- 08 - METAL CANTILE
- 09 - METAL COLOR 03
- 10 - CONCRETE PANEL

NOTES:

PRODUCTS AND MANUFACTURERS USED ARE SUBJECT TO CHANGE AND/OR SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS.

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SIGNAGE SHOWN FOR ZONING COMPLIANCE AND APPROVAL ONLY. TEXT MAY CHANGE BASED ON FINAL BRANDING OF THE BUILDING.



02 - WEST PARTIAL BUILDING ELEVATION "A"

SCALE: 3/32" = 1'-0"



03 - WEST PARTIAL BUILDING ELEVATION "B"

SCALE: 3/32" = 1'-0"



PREPARED BY:
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ARCHITECTS AND PLANNERS
114 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

THE RAIL AT RED BANK NORTH
BOROUGH OF RED BANK, NEW JERSEY
BLOCK 41, LOT 3.01

PREPARED FOR:
DENHOLT ACQUISITIONS
114 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

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DATE: _____
04/07/2026 PRELIMINARY & FINAL SITE PLAN

A-09

BUILDING ELEVATION

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01 - NORTH BUILDING ELEVATION - MONMOUTH STREET

SCALE: 3/32" = 1'-0"

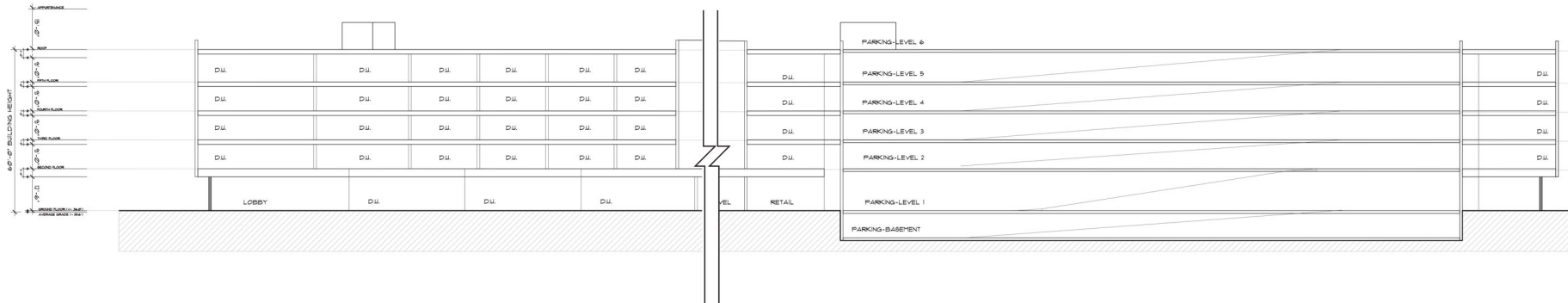
0 8 16 32



02 - SOUTH BUILDING ELEVATION - CHESTNUT STREET

SCALE: 3/32" = 1'-0"

0 8 16 32



03 - CONCEPT BUILDING SECTION

SCALE: 1/16" = 1'-0"

0 8 16 32

BUILDING SIGNAGE

20 - WALL/CANOPY SIGNS

5 - WALL SIGNS

- ADDRESS SIGN-WALL SIGN W/INDIVIDUAL CHANNEL CUT, PAINTED LETTERS
- PIN MOUNTED AND RAISED FROM FACADE WALL FACE
- LED HALO BACKLIT AND FACE LETTERS

(3) ADDRESS SIGN - 2 AT WEST ELEVATION & 1 AT NORTH ELEVATION

- SIGN DIMENSION = 2' TALL x 10' WIDE
- SIGN AREA = APPROX. 20 SQUARE FEET

(1) RETAIL SIGN - EAST ELEVATION

- SIGN DIMENSION = 1' TALL x 12' WIDE
- SIGN AREA = APPROX. 126 SQUARE FEET

(1) PARKING SIGN - EAST ELEVATION

- SIGN DIMENSION = 1' TALL x 12' WIDE
- SIGN AREA = APPROX. 12 SQUARE FEET

3 - CANOPY SIGN - RESIDENTIAL ENTRANCES

- INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS

(1) LOBBY SIGN - 1 AT EAST ELEVATION, 1 AT WEST ELEVATION, 1 AT SOUTH ELEVATION

- SIGN DIMENSION = 1' 6" TALL x 12" WIDE
- SIGN AREA = APPROX. 18 SQUARE FEET

12- CANOPY SIGN - RETAIL TENANT ENTRANCE

- ONE SIGN PER TENANT PER FRONTAGE
- INDIVIDUAL CHANNEL CUT, PAINTED ALUMINUM LETTERS MOUNTED AT THE EDGE OF THE ARCHITECTURAL METAL CANOPY
- LED HALO BACKLIT LETTERS

(12) RETAIL SIGNS

- SIGN DIMENSION = 1' TALL x 12' WIDE
- SIGN AREA = APPROX. 12 SQUARE FEET



05 - TYPICAL CANOPY ENTRANCE SIGN

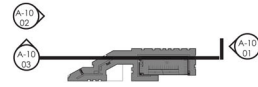
SCALE: NTS



05 - TYPICAL WALL SIGN DETAIL

SCALE: NTS

KEY PLAN:



PREPARED BY:
MINNO WASKO
ARCHITECTS AND PLANNERS
116 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

THE RAIL AT RED BANK NORTH
BOROUGH OF RED BANK, NEW JERSEY
BLOCK 41, LOT 3.01

PREPARED FOR:
DENHOLT ACQUISITIONS
116 CHESTNUT STREET SUITE 100
RED BANK, NJ 08701

ISSUE: _____
DATE: _____
FOR: _____
04/07/2026 PRELIMINARY & FINAL SITE PLAN

A-10

SECTION/SIGNAGE

17-0004-07
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