

**Agenda**  
**Red Bank Planning Board**  
**January 18, 2017**

The Red Bank Planning Board will hold a regular meeting on Wednesday, January 18, 2017 at 7:00 p.m. in the first floor Council Chambers of the Red Bank Municipal Building, 90 Monmouth Street, Red Bank NJ. The agenda is as follows:

**Administrative Matters:**

Oaths of Office

Reorganization:

- 1) Chairman
- 2) Vice Chairman
- 3) Board Secretary
- 4) Board Attorney
- 5) Board Engineer
- 6) Official Newspapers
- 7) Historic Committee
- 8) Special Counsel

Approval of Minutes:            December 19, 2016

Resolutions

1. Resolution Appointing Board Engineer
2. Resolution Appointing Board Attorney
3. Resolution Appointing Special Counsel

**Public Hearings:**

**1. CJS Enterprises, 39 East Front Street, Block 10, Lot 12. P12036.**

Applicant, CJS Enterprises, is seeking preliminary and final site plan approval to renovate the existing first floor (3,799 s.f.) for either restaurant, retail or office use and to add a second floor (3,495 s.f.) onto the building to be used as office space. Variances required for number of parking spaces (54 spaces required, 8 spaces provided), minimum front yard setback (25' required, 6' required), minimum side yard setback (10' required, 0' provided), minimum combined side yard setback (20' required, 0' provided), parking lot design variances and any other variances that may be required. BR-1 Zone.

**2. 26 West Front Street, LLC, Block 8, Lot 15. P12143**

Applicant, 26 West Front Street, LLC, is seeking site plan approval to undertake façade renovations, convert the existing second floor office/storage area to a private dining area,

add approximately 1,000 s.f. of rooftop dining and to replace the existing signage. Variances required for parking (14 additional spaces required, no additional spaces provided), maximum lot coverage (65% allowed, 100 % existing and proposed), minimum open space (10% required, 0% existing and proposed), minimum rear yard setback (25' required, 0' proposed), minimum side yard setback (10' required, 0' proposed), second façade sign facing a residential use/zone and any other variances and/or design waivers that may be required. CCD-2 Zone with Design District Overlay.

**3. Home and Land Development Corp., 246 Drs. James Parker Boulevard, Block 80, Lot 16. P12140.**

Applicant, Home and Land Development Corp., is seeking minor subdivision approval to subdivide an existing lot containing a single family dwelling into two lots. The existing single family dwelling would remain on one lot and a new single family dwelling would be constructed on the second newly created lot. Variances required for minimum lot width (50' required, 38.75' proposed for both lots), minimum front yard setback (30' required, 23.95' existing on proposed lot 16.03), minimum side yard setback on lot 16.02 (10' required, 9.08' proposed), minimum side yard setback on lot 16.03 (10' required, 8.44' proposed and 9.53' existing), minimum combined side yard setback (20' required, 19.08' proposed on lot 16.02 and 18.15' proposed on lot 16.03), minimum driveway setback (3' required, less than 1' proposed on lot 16.02), driveway required to be paved. (gravel proposed on lot 16.02), parking in front yard prohibited but proposed, minimum number of off street parking spaces (2 spaces required, none provided on lot 16.03), and any other variances and waivers that may be required. RB Zone.