

THE CHAIRMAN RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT**

December 15, 2016

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, December 15, 2016 at 6:30 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey. (Prior to the meeting, the Board will hold a public workshop in the conference room off of the first floor Council Chambers beginning at 6:00 p.m.).

The agenda is as follows:

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Administrative Matters:

Approval of Minutes: December 1, 2016

Resolutions:

1. Approval of 74 Broad Street, LLC. 6-8 Monmouth Street, Block 31, Lot 18. Z11968

Public Hearings:

1. Ray Rap Realty, 36 Harding Road, Block 58, Lots 1-6, Z12059

Applicant, Ray Rap Realty, is proposing to demolish all existing improvement on site and construct a total of 18 residential units, 16 townhouse type units in one building and two standalone units. The proposed application is bifurcated meaning the use or "d" variance part of the application is being requested and, if approved, then a preliminary and final site would be submitted addressing site plan issues and any required "c" or bulk variances/design waivers. The use or "d" variances being requested are to allow dwelling apartment uses on the street level floor which is not permitted in the zone and to allow three bedroom units whereas only up to two bedrooms are permitted. CCD-1 Zone.