

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
February 1, 2018

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 1, 2018 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: January 18, 2018

Resolutions:

- 1.** Resolution approving John Jackson, Block 115, Lot 6, 133 Bergen Place. Z12502
- 2.** Resolution approving Family Resource Associates, Block 97.02, Lot 9.01, 210 Newman Springs Road. Z12541.
- 3.** Resolution approving Home and Land Development Corp, Block 84.01, Lot 74, 251 Drs. James Parker Boulevard. Z12586
- 4.** Resolution approving 14 West Front Street, LLC, Block 9.01, Lot 11, 14 West Front Street. Z12553

Public Hearings:

- 1. A & B Property Holdings (dba WAWA), Block 97.01, Lots 46.01 & 46.02, 6 Newman Spring Road, Z12528**

Applicant, A & B Property Holdings, is seeking a d(1) use variance along with preliminary and major site plan approval to demolish all existing improvements (Auto Exotica) on site and construct a 5,585 s.f. WAWA convenience store, a service station consisting of six fuel pumps and related site improvements. Bulk or "c" variances required for: Minimum front yard setback, 50' required, 38' proposed; minimum 25' front yard parking setback required, 10' proposed; minimum 15' side yard setback required, 12.3' proposed; minimum 20' side yard setback for G1 sign required, 12' proposed; maximum 20' height for W2 sign permitted, 21' proposed; maximum 20s.f. area for R1 sign required, 36.9' proposed; no internal illumination of type R1 sign permitted but proposed; canopy sign not permitted but proposed; spanner sign not permitted but proposed and directional sign not permitted but proposed; and, any other variances and design waivers that may be required. HB Zone