AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
February 6, 2020

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 6, 2020 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.).

Salute to the Flag
Open Meeting to the Public for Non-Agenda Items

Administrative Matters:
Oaths of Office
Approval of Minutes: January 16, 2020
Request for Extension of Time:

1. 40 White Street, LLC., 40 White Street, Block 30, Lot 43. Z11714.

Interpretation:

Interpretation under 40:55D-70b to determine whether existing carport/garage at 76 Harrison Street (Block 53, Lot 19) is a pre-existing non-conforming structure.

Public Hearings:

1. KLE Properties, LLC, 191-193 Shrewsbury Avenue, Block 69, Lots 9-11. Z12115 Amended

Applicant, KLE Properties, LLC is seeking an Amended Site Plan/Use variance approval to allow the ground floor commercial space in the proposed new building to be used as a restaurant (primary food establishment). The April 20, 2017 Zoning Board approval was for a laundromat in this space. This change of use results in an increased parking demand and the need for a further parking variance of six parking spaces along with any other variances and waivers that may be required. NB Zone.

2. 121 Monmouth Street, LLC, 121 Monmouth Street, Block 42, Lots 7, 8, 11 & 11.01. Z13489.

Applicant, 121 Monmouth Street, LLC is requesting a bifurcated use variance approval to: 1) Demolish all existing structures and improvements; 2) Construct a 7 unit 1 ½ story structure on the corner of Pearl and Oakland Street; 3) Construct a five story mixed use structure along Monmouth Street to contain 52 residential units and 2,000 s.f. of commercial space; and, 4) Construct a 97 space two level parking structure. The use or “d” variances required are: 1) A
d(1) variance as dwelling uses on floors above the street level are only permitted at a density up to 16 units/acre and with each unit containing a minimum of 1,000 square feet; 2) A d(4) variance as the maximum Floor Area Ratio permitted is 2.1 with the proposed FAR being significantly in excess of 2.1; 3) A d(5) variance is required as the maximum permitted density is 16 dwelling units per acre with approximately 82 dwelling units per acre proposed; and, 4) A d(6) variance as the maximum permitted height is 40’ with 61’ being proposed. The following bulk or “c” variances are required: Minimum front yard setback. 25’ required. Provided is 10’ from Pearl Street, 20’ from Chestnut Street; minimum 10’ front yard setback from Monmouth Street, 0’ proposed; minimum rear yard setback. 25’ required, 0’ proposed; minimum side yard setback. 10’ required, 0.’ proposed; maximum structure height. 40’ allowed, 61’ proposed; maximum lot coverage. 50% allowed, significantly more than 50% proposed; minimum unoccupied open space. 25% required, significantly less than 25% provided; minimum gross habitable floor area per unit. 1,000 s.f. required. Various units below the minimums proposed; minimum number of parking spaces. 116 required by ordinance, 97 provided; minimum 15’ buffer along the side and rear property lines, 0’ provided; site triangle at intersections required but not provided; and any other variances and design waivers that may be required.