

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
February 15, 2018

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 15, 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:

Oaths of Office

Approval of Minutes: February 1, 2018

Resolutions:

Public Hearings:

1. Triumph Brewing Company of Red Bank, LLC, Block 37, Lot 6.01, 1 Bridge Avenue. Z12423

Applicant, Triumph Brewing Company of Red Bank, LLC, is requesting an amended site plan approval to add outdoor seating, amend the signage package and add various landscape elements to the exterior along Edmund Wilson. Bulk or "c" variances required for projecting (P1) shape (square required, rectangular proposed), maximum size of P1 sign (4 s.f. permitted, 15 s.f. proposed) , maximum vertical height of P1 sign (2' permitted, 10' proposed), maximum height from ground of P1 sign (10' permitted, 23' proposed), one wall sign permitted (2 proposed), rectangular shape of wall sign required but not provided, internal illumination of all signs not permitted but proposed, all sign colors to be historic (historic colors not indicated), accessory structures within the front yard prohibited but proposed and any other variances and design waivers that may be required. BR-1 Zone.

2. Firehouse 93, LLC, Block 29, Lot 8, 32 Mechanic Street. Z12521

Applicant, Firehouse 93, LLC, is seeking a d(1) use variance along with preliminary and final site plan approval to convert the former Borough firehouse into first floor commercial space with one apartment on the second floor. A second story, with a third floor open porch addition, is proposed atop the existing one story portion of the building, approximately 12' X 22'. In addition to the use variances, bulk or "c" variances are required for minimum number of parking spaces (16 spaces required, four spaces provided), maximum floor area ratio (1.7 permitted, approximately 1.7 proposed), maximum lot coverage (65% permitted, 81% existing and proposed), minimum open space (10% required, 0% proposed), minimum rear yard setback (10' required, 0.17 proposed), minimum side yard setback (10' required, 0.9' proposed), minimum buffer (15' required, 0' proposed); loading zone required and not provided and any other variances and waivers that may be required. CCD-2 Zone.

3. Yellow Brook Property Co., LLC, Block 73, Lots 16 & 17, River Street. Z12631

Applicant, Yellow Brook Property Co., LLC, is seeking a d(1) use variance along with preliminary and final site plan approval to merge the two separate lots (16 & 17) and then construct a two story duplex (two family dwellings are not permitted in the zone) on the to be merged lot. In addition to the d(1) use variance the applicant is requesting a bulk ("c") variance for a garage opening to the front of the property and any other variances or design waivers that may be required. RB Zone.

4. HABCore Inc., Block 78, Lot 2, 119 River Street. Z12443.

Applicant, HABCore Inc., is seeking a d(1) use variance along with preliminary and final site plan approval to create a multi-family by adding four additional apartment units onto an existing non-conforming two family dwelling along with associated site improvements. In addition to the d(1) use variances bulk or "c" variances are required for: Minimum 50' lot frontage required, 40' provided; minimum 30' front yard setback required, 20' existing; minimum 25' rear yard setback required, 12.75' proposed; minimum 20' side yard setback required, 4' proposed; minimum 20' combined side yard setback required, 13' proposed; maximum 40% building coverage permitted, 44.5% proposed; provisions for solid waste required but not provided; minimum 12 parking spaces required, none provided; minimum 900s.f gross floor area required, 576 s.f. proposed; and any other variances that may be required. RB Zone.