

Agenda
Red Bank Planning Board
March 4, 2019

The Red Bank Planning Board will hold a regular meeting on Monday, March 4, 2019 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:

Approval of Minutes: February 4, 2019

Resolutions:

1. Resolution approving Hackensack Meridian Health Realty Group, 95 East Front Street, Block 11, Lot 4. P13102.
2. Resolution approving Dave Blake, LLC, 81 West Westside Avenue, Block 86, Lot 1.01. P12997.

Public Hearings:

1. **Denholtz Associates. 116-118 Chestnut Street, Block 63, Lot 1.01, 3, 4, 8, 9, 10 & 10.01 and Block 75.05, Lot 16.01. P12922 Amended**

Applicant, Denholtz Associates, is seeking amended site plan approval to change the façade and clock tower of the existing structure that is to remain as part of the larger "The Rails" development that was previously granted site plan approval. The applicant is requesting any variances and design waivers that may be required. BR-2 Zone with a Train Station Overlay.

2. **River Walk Commons of Red Bank, LLC, 30-32 W. Front Street, Block 8, Lot 16. P13126.**

Applicant, River Walk Commons Red Bank LLC, is seeking amended site plan approval to reconfigure existing interior space on the second floor to change one office area to a studio apartment and on the third floor to divide one larger apartment into two smaller apartments. Bulk or "c" variances required for: Minimum dwelling unit size (900 s.f. required, 543 s.f., 315 s.f. and 384 s.f. proposed); minimum number of parking spaces (2 additional spaces required, none proposed); and, any other variances and design waivers that may be required. CCD-2 Zone.

3. **Master Plan Re-Examination.**