

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
March 21, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, March 21, 2019 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:

Approval of Minutes: February 21, 2019

Resolutions:

Amended Resolution Appointing Board Engineer
Amended Resolution Appointing Board Attorney

Public Hearings:

1. **390 Red Bank, LLC (Dunkin Donuts), 390 Shrewsbury Avenue, Block 88, Lot 12.01. Z12780.**

Applicant, 390 Red Bank, LLC, is seeking a d(1) use variance along with preliminary and final site plan approval to demolish the existing FoodMart and car wash and replace them with a new Dunkin Donuts restaurant with a drive thru. The existing motor vehicle service station would be reduced in size and reoriented. The plan includes various landscaping, lighting, driveway and other site modifications. Bulk or "c" variances required for minimum front yard setback, minimum parking setback, minimum rear yard setback, minimum side yard setback, maximum lot coverage, minimum unoccupied open space, minimum buffer requirements, minimum setback of drive-thru facilities from residential zones, maximum number of driveways per street, minimum trash enclosure setback, maximum sign area, maximum sign height, minimum sign setback, maximum illumination intensity at property line and any other variances and waivers that may be required. HB Zone.