

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
April 18, 2019

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, April 18, 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: April 4, 2019

Resolutions:

Resolution approving Riverview Medical Center, 1 Riverview Plaza, Block 9, Lot 33.01, Block 10, Lot 14.01, Block 11, Lot 1.02. Z12981.

Public Hearings:

1. **Denholtz Associates, 16-22 West Front Street, Block 9.01, Lots 6.01 & 7, P13066 (Continued from April 4, 2019 Meeting).**

Applicant, Denholtz Associates, seeks preliminary and final site plan approval and use or "d" variance approval to construct a multifamily dwelling consisting of ten residential dwelling units and related site improvements. Bulk or "c" variances required for maximum building height (40' permitted, 41' proposed), minimum side yard setback (10' required, 9' proposed), providing eight parking space for an off-site use and any other variances and design waivers that may be require. CCD-2 Zone.

2. **Phoenix of Matawan, Inc., 42 Monmouth Street, Block 31, Lot 26. Z12490**

Applicant, Phoenix of Matawan, Inc., is seeking d(1) and d(4) use variance approval *along with preliminary and final site plan approval to convert the existing one story retail space (formerly Fameabilia) into two tenant spaces, one to contain a primary food use (restaurant) and the second to contain a brewery. Two additional floors are proposed above the ground floor space to contain a total of four new residential apartments. Bulk or "c" variances required for minimum number of parking spaces (25 required, 8 provided), maximum lot coverage (65% permitted, 100% proposed), minimum unoccupied open space (10% required, 0% proposed), minimum trash enclosure buffer (5' required, 0' proposed), parking stall length (18' required, 16' proposed), minimum parking aisle access width (24' required, 22.5' proposed and any other variances and design waivers that may be required. CCD-2 Zone.*