

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
July 19, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, July 19, 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.).

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Approval of Minutes: June 21, 2018

Resolutions:

1. Resolution approving HABCORE Inc., Block 78, Lot 2, 119 River Street. Z12443.

Public Hearings:

- 1. Aaron Katzel, 18 Hubbard Park, Block 11, Lot 18.01. Z12640. (Carried from 6-7-18 Meeting)**

Applicant, Aaron Katzel, is seeking variances to construct a 480 s.f. garage in the front yard. Bulk or "c" variances required for minimum accessory structure setback (8' required, 5' provided), accessory structure in the front yard where they are not permitted and any other variances and waivers that may be required. RA Zone.

- 2. Athas Dounelis, 72-74 Peters Place, Block 45, Lot 13. Z12737. (Carried from 6-7-18 Meeting)**

Applicant, Athas Dounelis, is seeking a d (2) use variance (expansion of a non-conforming use) along with a "c" or bulk variance to parking spaces in the front yard. Bulk or "c" variances required for paved driveway required but not proposed, front yard parking prohibited but proposed, minimum driveway setback (3' required, 0' proposed), and any other variances and waivers that may be required. PO Zone.

- 3. Chris Fabricant, Block 1, Lot 8, 35 Rector Place. Z12805 (Carried from 6-7-18 Meeting)**

Applicant, Chris Fabricant, is seeking approval to construct a semi-circular driveway with front yard parking. Bulk or "c" variances required for front yard parking, having more than one curb cut, having an unpaved driveway and any other variances and design waivers that may be required. RB-2 Zone.

4. Metrovation Anderson, LLC, Block 38, Lot 1, 218-220 Monmouth Street. Z10998 Amended.

Applicant, Metrovation Anderson, LLC, is seeking amended preliminary and final site plan approval. The amendments are primarily to accommodate the proposed tenant, Sickles Market, and include: Elimination of 4 parking stalls in favor of additional trash and loading areas; inclusion of a transformer and outside walk in cooler box; a new cart corral; a signage package with canopies; various building façade changes; changes to the rooftop treatment; and, minor landscaping changes. The changes require a new d(1) use variance to allow a market in excess of 8,000 s.f. Bulk or "c" variances resulting from the changes required for: Minimum accessory structure setback (4' required, 3' for trash enclosure and 0.5' for walk in box proposed); minimum unoccupied open space (15% required, 9.9% proposed); minimum front yard setback (7.5' required, 0' proposed); screening of rooftop mechanical required but not fully proposed; maximum number of ground signs (one permitted, five proposed); maximum number of wall signs per frontage (one permitted, three proposed); maximum number of blade signs on Monmouth Street frontage (3 permitted, 7 proposed); square blade signs required, round proposed; internal sign illumination not permitted but proposed; maximum blade sign size (4 s.f. permitted, 54 s.f. proposed); maximum blade sign height (2' permitted, 18' proposed); maximum blade sign length (2' permitted, 3' proposed); maximum blade sign height from ground (10' required, 34' proposed); maximum ground sign size (12.5 s.f. permitted, 93 s.f. proposed); maximum height for ground sign (2.5' permitted, 6'-9" proposed); required length of ground sign (5' required, 11'-10" proposed); minimum clearance for ground signs (2.5' required, 8" proposed for three welcome signs); maximum height of wall signs (20' permitted, 34' proposed); maximum cumulative sign area (80 s.f. permitted, in excess of 80 s.f. proposed); maximum area for rear wall sign (10 s.f. permitted, 31 s.f. proposed); maximum sign projection from building for rear wall sign (12" permitted, greater than 12" proposed); and any other variances and design waivers that may be required.