

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
July 20, 2017**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, July 20, 2017 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:

Approval of Minutes: June 17, 2017

Resolutions:

1. Approval of Count Basie Theater, Inc., 99 Monmouth Street, Block 43, Lots 1,2,3 & 4.01. Z11770
2. Approval of 40 White Street, LLC, 40 White Street, Block 30, Lot 43. Z11714
3. Approval of Michael & Dyana Tanasy, 103 Maple Avenue, Block 60, Lot 2, Z12282

Public Hearings:

1. **James Proodian, 189 Prospect Avenue, Block 54, Lot 37.03. Z12305 (Continued from June 17, 2017 meeting).**

Applicant, James Proodian, is requesting a bulk or "c" variance to install a patio that exceeds the maximum percent of rear yard to be occupied by accessory structures (25% permitted, 37% proposed) along with any other variances or design waivers that may be required. RA Zone.

2. **Ray Rap Realty, 36 Harding Road (Intersection of Harding, Hudson & Clay) Block, 58, Lots 1-6 Z12059.**

Applicant, Ray Rap Realty, previously obtained bifurcated use variance approval, is now seeking preliminary and final subdivision and site plan approval to demolish all existing structures on site and construct 18 residential units along

with associated site improvements. The residential units would be on individual lots. Bulk or "c" variances requested for: minimum lot frontage for each of the individual lots; front yard setback from Harding Road (10' required, 7.68' proposed); minimum unoccupied open space on each of the individual lots; and, any other variances and waivers that may be required.

3. David Popkin, 170 Monmouth Street, Block 36, Lots 8 & 23.01-23.06. Z12376.

Applicant, David Popkin, is requesting a bifurcated d(5) use variance (10.9 dwelling units allowed, 20 dwelling units proposed) approval to convert an existing five story office building to ground floor retail with upper floor apartments and to construct a four story 5,575 s.f./story addition (22,300 s.f. total addition) with a total of 20 residential units. Bulk or "c" variances requested for maximum structure height (50' permitted, 63' existing), minimum unoccupied open space (15% required, less than 15% proposed), minimum front yard setback (5' required, 0' existing), minimum setback other than front yard (7.5' required, less than 7.5 proposed) and any other variances that may be required. BR-1 zone with Train Station overlay.