

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
September 7, 2017**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, September 7, 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:** August 3, 2017

**Resolutions:**

1. Approval of Red Bank Charter School, 133-137 & 138 Monmouth Street, Block 42, Lots 5 & 6 and Block 33, Lot 13. Z12333
2. Approval of Ray Rap Realty, 36 Harding Road (Intersection of Harding, Hudson & Clay) Block, 58, Lots 1-6 Z12059
3. Approval of David Popkin, 170 Monmouth Street, Block 36, Lots 8 & 23.01-23.06. Z12376.

**Public Hearings:**

1. **Yellow Brook Property, Co., Block 75.03, Lots 46, 48.01,53, 54.01 & 56, Catherine and River Street. Z12368**

Applicant, Yellow Brook Property Co., is seeking a d(1) use variance along with preliminary and final site plan approval to demolish all existing structures on the 61,500 s.f. site and construct 22 townhouses along with associated site improvements. The property is within the Light Industrial (LI) zone district where townhouses are not a permitted use. In addition to the d(1) use variances bulk or "c" variances are required for: Structures to be a minimum 40' from the street centerline, 37.5' proposed; minimum 20' side yard setback abutting a residential use, 13.5' proposed; minimum 10' sign setback required, 2.0' proposed; minimum 15' buffer required, 3.9' proposed; and, any other variances or design waivers that may be required. LI Zone.