

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
October 5, 2017**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 5, 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: September 7, 2017

Resolutions:

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

Public Hearings:

1. Aldi Tafani, Block 69, Lot 1, 175 Shrewsbury Avenue. Z12415.

Applicant, Aldi Tafani, is seeking a d(1) use variance along with preliminary and final site plan approval to convert and add onto an existing mixed use building (office and residence) to a mixed use building to contain retail on portions of the first floor and three apartments on the second floor and portions of the first floor. In addition to the d(1) use variances bulk or "c" variances are required for: Minimum 40' setback from the street centerline, 33.8' proposed; minimum 10' side yard setback, 2.5' proposed; minimum 11 parking spaces required, 8 spaces proposed; minimum 15' buffer required, 1.5' proposed; and, any other variances and/or waivers that may be required. NB Zone.

2. HABCore Inc., Block 78, Lot 2, 119 River Street. Z12443.

Applicant, HABCore Inc., is seeking a d(1) use variance along with preliminary and final site plan approval to create a multi-family by adding four additional apartment units onto an existing non-conforming two family dwelling along with associated site improvements. In addition to the d(1) use variances bulk or "c" variances are required for: Minimum 50' lot frontage required, 40' provided; minimum 30' front yard setback

required, 20' existing; minimum 25' rear yard setback required, 12.75' proposed; minimum 20' side yard setback required, 4' proposed; minimum 20' combined side yard setback required, 13' proposed; maximum 40% building coverage permitted, 44.5% proposed; provisions for solid waste required but not provided; minimum 12 parking spaces required, none provided; minimum 900s.f gross floor area required, 576 s.f. proposed; and any other variances that may be required. RB Zone.