The Red Bank Planning Board will hold a regular meeting on Monday October 15, 2018 at 7:00 p.m. in the first floor Council Chambers of the Red Bank Municipal Building, 90 Monmouth Street, Red Bank NJ. The agenda is as follows:

**Administrative Matters:**

Approval of Minutes: September 17, 2018

Resolutions:

1. Resolution approving Estate of Elizabeth Herbert, 61 William Street, Block 52, Lots 23 & 23.01. P12914

Referrals:

1. **AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED ON THE BOROUGH’S OFFICIAL TAX MAP AS BLOCK 3, LOTS 2.01, 4.01, 6, 7.01 AND 9.01.**

2. **ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO A GREEN DEVELOPMENT CHECKLIST.**

3. **ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO COMMERCIAL RECREATIONAL USES.**

**Public Hearings:**

1. **Negin Griffin, 76 East Front Street, Block 27, Lot 10. P12983**

Applicant, Negin Griffin, is seeking amended site plan approval to construct a 3’ high fence around the perimeter of the property. Bulk or “c” variances requested for the height of the fence within a site triangle and any other variances or waivers that may be required. BR-1 Zone.
2. Denholtz Associates, 101-107 Oakland Street, Block 63, Lots 1.01, 3, 4, 8, 9, 10 & 10.01. P12922.

Applicant, Denholtz Associates, is seeking preliminary and final site plan approval to demolish two additional structures on site and construct a four story mixed use development consisting of 57 residential units, 6,275 s.f. of commercial space and a 568 s.f. café. The existing three story office building is to remain. Bulk, or "c" variances required for minimum size of residential units, maximum lot coverage (75% permitted, 76% proposed), minimum building setback (7.5’ required, 7.1’ proposed), off street loading spaces and any other variances and/or design waivers that may be required. BR-2 Zone with a Train Station Overlay.