

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**January 3, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 3, 2019 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**

**Administrative Matters:**

**Oaths of Office**

- Reorganization of the Board:**
- 1) Chairman
  - 2) Vice Chairman
  - 3) Board Secretary
  - 4) Board Attorney
  - 5) Board Engineer
  - 6) Official Newspapers
  - 7) Reaffirmation of Zoning Board By-Laws
  - 8) Site Committee
  - 9) Special Counsel

Resolution Appointing Board Engineer  
Resolution Appointing Board Attorney  
Resolution Appointing Board Architect  
Resolution Appointing Special Counsel

**Approval of Minutes: December 6, 2018**

**Resolutions:**

- 1.** Resolution approving David Popkin, 170 Monmouth Street, Bock 36, Lot 23.01. Z12376.
- 2.** Resolution withdrawing application of Michael Ianelli, 316 Shrewsbury Avenue, Block 90, Lot 22. Z13035.

## **Public Hearings:**

### **1. Phoenix of Matawan, Inc., 42 Monmouth Street, Block 31, Lot 26. Z12490 (Continued from 12-6-18 meeting).**

Applicant, Phoenix of Matawan, Inc., is seeking d(1) and d(4) use variance approval *along with preliminary and final site plan approval to convert the existing one story retail space (formerly Fameabilia) into two tenant spaces, one to contain a primary food use (restaurant) and the second to contain a brewery. Two additional floors are proposed above the ground floor space to contain a total of four new residential apartments. Bulk or "c" variances required for minimum number of parking spaces (25 required, 8 provided), maximum lot coverage (65% permitted, 100% proposed), minimum unoccupied open space (10% required, 0% proposed), minimum trash enclosure buffer (5' required, 0' proposed), parking stall length (18' required, 16' proposed), minimum parking aisle access width (24' required, 22.5' proposed) and any other variances and design waivers that may be required. CCD-2 Zone.*

### **2. Orrie Schulman, 131 Spring Street, Block 52, Lot 49. Z12939**

Applicant, Orrie Schulman, is seeking a variance approval for the placement of an ac condenser. Bulk or "c" variance required for minimum setback of ac condenser (3' required, 0' proposed) and any other variances that may be required. RB Zone.

### **3. 390 Red Bank, LLC (Dunkin Donuts), 390 Shrewsbury Avenue, Block 88, Lot 12.01. Z12780.**

Applicant, 390 Red Bank, LLC, is seeking a d(1) use variance along with preliminary and final site plan approval to demolish the existing FoodMart and car wash and replace them with a new Dunkin Donuts restaurant with a drive thru. The existing motor vehicle service station would be reduced in size and reoriented. The plan includes various landscaping, lighting, driveway and other site modifications. Bulk or "c" variances required for minimum front yard setback, minimum parking setback, minimum rear yard setback, minimum side yard setback, maximum lot coverage, minimum unoccupied open space, minimum buffer requirements, minimum setback of drive-thru facilities from residential zones, maximum number of driveways per street, minimum trash enclosure setback, maximum sign area, maximum sign height, minimum sign setback, maximum illumination intensity at property line and any other variances and waivers that may be required. HB Zone.