

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**January 16, 2020**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 16, 2020 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**

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**Administrative Matters:**

**Approval of Minutes:** January 2, 2020

**Resolutions:**

Resolution Approving American Real Estate Opportunity Fund, LLC, 273 Shrewsbury Avenue, Block 77, Lots 1, 2.01, 2, 3 & 25.02. Z13518

**Public Hearings:**

1. **Red Bank Corporate Plaza, LLC, 141 West Front Street, Block 34, Lot 3.01, 25 & 26. Z13556**

Applicant, Red Bank Corporate Plaza, LLC is seeking bifurcated use variance approval to: 1) Demolish the existing auto body shop; 2) Expand the existing parking garage by both expanding the parking deck where the auto body shop is currently located and adding a level to the existing garage; 3) construct 150 residential units atop the expanded parking garage and the existing Pazzo restaurant; and 4) add a new lobby to existing office building. The use or "d" variances required are: 1) A d(1) variance as dwelling uses on floors above the street level are only permitted at a density up to 16 units/acre and with each unit containing a minimum of 1,000 square feet; 2) A d(4) variance as the maximum Floor Area Ratio permitted is 2.1 with the proposed FAR being approximately 4.1; 3) A d(5) variance is required as the maximum permitted density is 16 dwelling units per acre with 56.9 dwelling units per acre proposed; and, 4) A d(6) variance as the maximum permitted height is 40' with 125' being proposed. The following bulk or "c" variances are required: Minimum front yard setback. 25' required. Provided is 7.1' from W. Front, 14.6 from Pearl, 14.3' from Wall Street and 0.3' from West Street; minimum rear yard setback. 25' required, 0' proposed; minimum side yard setback. 10' required, 0' proposed; maximum structure height. 40' allowed, 125' proposed; maximum lot coverage. 50% allowed, 62.4% proposed; minimum unoccupied open space. 15% required, 9% provided; minimum gross habitable floor area. 750 s.f. for efficiency, 900 s.f. for one bedrooms and 1,100 s.f. for two bedrooms. Various units below the minimums proposed; minimum number of parking spaces. 800 required by ordinance, 784 by RSIS standards; 556 provided; minimum 15' buffer along the side and rear property lines, 0' provided; site triangle at intersections required but not provided; and any other variances that may be required.