

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**February 6, 2020**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 6, 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**

**Administrative Matters:**

**Oaths of Office**

**Approval of Minutes:** January 16, 2020

**Request for Extension of Time:**

1. 40 White Street, LLC., 40 White Street, Block 30, Lot 43. Z11714.

**Interpretation:**

Interpretation under 40:55D-70b to determine whether existing carport/garage at 76 Harrison Street (Block 53, Lot 19) is a pre-existing non-conforming structure.

**Public Hearings:**

1. **KLE Properties, LLC, 191-193 Shrewsbury Avenue, Block 69, Lots 9-11. Z12115 Amended**

Applicant, KLE Properties, LLC is seeking an Amended Site Plan/Use variance approval to allow the ground floor commercial space in the proposed new building to be used as a restaurant (primary food establishment). The April 20, 2017 Zoning Board approval was for a laundromat in this space. This change of use results in an increased parking demand and the need for a further parking variance of six parking spaces along with any other variances and waivers that may be required. NB Zone.

2. **121 Monmouth Street, LLC, 121 Monmouth Street, Block 42, Lots 7, 8, 11 & 11.01. Z13489.**

Applicant, 121 Monmouth Street, LLC is requesting a bifurcated use variance approval to: 1) Demolish all existing structures and improvements; 2) Construct a 7 unit 1 ½ story structure on the corner of Pearl and Oakland Street; 3) Construct a five story mixed use structure along Monmouth Street to contain 52 residential units and 2,000 s.f. of commercial space; and, 4) Construct a 97 space two level parking structure. 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 significantly in excess of 2.1; 3) A d(5) variance is required as the maximum permitted density is 16 dwelling units per acre with approximately 82 dwelling units per acre proposed; and, 4) A d(6) variance as the maximum permitted height is 40' with 61' being proposed. The following bulk or "c" variances are required: Minimum front yard setback. 25' required. Provided is 10' from Pearl Street, 20' from Chestnut Street; minimum 10' front yard setback from Monmouth Street, 0' proposed; minimum rear yard setback. 25' required, 0' proposed; minimum side yard setback. 10' required, 0' proposed; maximum structure height. 40' allowed, 61' proposed; maximum lot coverage. 50% allowed, significantly more than 50% proposed; minimum unoccupied open space. 25% required, significantly less than 25% provided; minimum gross habitable floor area per unit. 1,000 s.f. required. Various units below the minimums proposed; minimum number of parking spaces. 116 required by ordinance, 97 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 and design waivers that may be required.