

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
May 2, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 2, 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:

Approval of Minutes: April 18, 2019

Resolutions:

1. Resolution approving Riverview Medical Center, 1 Riverview Plaza, Block 9, Lot 33.01, Block 10, Lot 14.01, Block 11, Lot 1.02. Z12981.
2. Resolution approving Denholtz Associates, 16-22 West Front Street, Block 9.01, Lots 6.01 & 7. P13066.

Public Hearings:

1. HRK at RB, LLC, 24-30 Mechanic Street, Block 29, Lot 5.01.

Applicant, HRK at RB, LLC, is requesting an extension for the project commonly known as Riverwalk Commons, consisting of 24 residential units. The request would extend the approval period through June 30, 2020.

2. James Dooley, 25 Vista Place, Block 13, Lot 16. Z13229.

Applicant, James Dooley, is seeking a d(2) use variance to demolish an existing single family dwelling and construct a new, larger single family dwelling along with a new pool, associated patio, driveway, fencing and free standing deck. The use variance is required due to the existence of second structure to remain that is used for a playroom that was subject to prior Zoning Board use variance approval. In addition to the use variance the applicant is requesting any other variances and design waivers that may be required. RA Zone.

3. Gary Casazza, 56 Newman Springs Road, Block 87, Lot 17. Z13245.

Applicant, Gary Casazza, is seeking approval to construct a new single family dwelling on an existing undersized vacant lot. Bulk or "c" variances requested for: Minimum lot area (3,500 s.f. required, 3,235 s.f. proposed); minimum front yard setback (30' required, 16' proposed); minimum rear yard setback (25' required, 10' proposed); minimum driveway setback (3' required, 0' proposed); minimum number of parking spaces (2 required, one proposed); and, any other variances and design waivers that may be required. RB Zone.