

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

**AGENDA**  
**RED BANK PLANNING BOARD**  
**May 8, 2024**

The Red Bank Planning Board will hold a regular meeting on Wednesday, May 8, 2024, at 7:00 P.M. at Council Chambers, 90 Monmouth Street, Red Bank, NJ.

**Administrative Matters**

**Meeting Minutes:**

- **April 10, 2024 – Regular Meeting Minutes**
- **April 15, 2024 – Regular Meeting Minutes**

**Resolution:**

- **Resolution of Extension – Application #P13263: 176 Riverside Avenue; Block 3, Lots 2.01, 4.01, 6, and 9.01**

**Public Hearing**

**1. P15188: 54 North Bridge Avenue: Block 2, Lot 18**

Applicant: Two River Green, LLC, BR-1 Zone. Conditional Use and Site Plan Approval  
The applicant seeks conditional use and minor site plan approval for a licensed cannabis retail facility that the applicant proposes to operate at 54 N. Bridge Avenue. The applicant proposes no site modifications other than the addition of a van-accessible parking spaces and a handicap ramp to meet the requirements of the American with Disabilities Act.

**2. P15337: 17-19 Broad Street: Block 25, Lot 10.02**

Applicant: 17-19 Broad Street Realty, LLC, CCD-2 Zone. Site Plan Approval.  
The applicant is seeking approval to change the use of the 1dt floor of the existing building from an existing retail commercial use to a retail commercial use and a primary food-service establishment, both of which are permitted in the CCD-2 zone district. The primary food-service establishment will seek appropriate licensure to allow for the service of alcoholic beverages as a secondary service. The applicant is also seeking approval for interior alterations to the first floor and to remove and replace the first-floor façade and to re-paint the entire façade inclusive of the upper stories.

**Public Comments on Non-agenda Items**

**Adjournment**