

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
May 16, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 16, 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: May 2, 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.
3. Resolution approving Gary Casazza, 56 Newman Springs Road, Block 87, Lot 17. Z13245.

Public Hearings:

1. **390 Red Bank, LLC (Dunkin Donuts), 390 Shrewsbury Avenue, Block 88, Lot 12.01. Z12780 (Continued from March 21, 2019 Meeting and to be Carried to the August 1, 2019 meeting).**

Applicant, 390 Red Bank, LLC, is seeking a bifurcated d (1) use variance 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. If the bifurcated use variance is approved by the Board, the bulk or "c" variances may be addressed during the preliminary and final site plan application. HB Zone.

2. Phoenix of Matawan, Inc., 42 Monmouth Street, Block 31, Lot 26. Z12490
(Carried from the April 18, 2019 Meeting)

Applicant, Phoenix of Matawan, Inc., is seeking 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.