

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
5/16/2024**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 16, 2024 at 6:30 pm at 90 Monmouth Street, Red Bank, NJ. (Prior to the meeting, the Board will hold a public workshop beginning at 6:00 p.m.).

Salute to the Flag

Administrative Matters:

Meeting Minutes:

1. Regular Meeting Minutes- April 4, 2024
2. Regular Meeting Minutes – April 18, 2024

Resolutions:

1. Resolution of Approval – Application #Z15473: 140-148 Broad Street; Block 60, Lot 18

New Business:

1. Z15512: 40 East Bergen Place; Block 112, Lot 33

Applicant: Cerza, Gerard & Gill, Allison Trust. RA Zone. C and D Variances

Applicant is seeking D variance and any and all other variances required to permit a detached garage and enclosed porch.

2. Z15546: 21-23 Broad Street; Block 28, Lot 8

Applicant: 21 Broad RB, LLC. CCD-2 Zone. C and D Variances and Site Plan Approval.

The applicant is seeking approval to change the use of the basement, first, second and third floor to permit a primary food service establishment. Additional, approvals are for interior alterations to the basement, first, second and third floors as well as exterior alterations to the building consisting of a partial third story addition and rooftop deck/garden, improvements to the façade of the building including a new glass storefront on the first floor, a new ribbon window on the third floor matching the existing second floor window, new awnings on the first, second, and third floors and repairs and painting of the façade.

Public Comment for Non-Agenda Items

Adjournment