

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
June 6, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, June 6, 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 16, 2019

**Resolutions:**

1. Resolution approving Denholtz Associates, 16-22 West Front Street, Block 9.01, Lots 6.01 & 7. P13066.
2. Resolution approving Phoenix of Matawan, Inc., 42 Monmouth Street, Block 31, Lot 26. Z12490

**Public Hearings:**

1. **Two River Theater Corp., 21 Bridge Avenue, Block 35, Lot 5.01. Z12123 Amended.**

Applicant, Two River Theater Corp., is seeking an amended site plan application to renovate the existing outdoor plaza in front of the existing lobby. The Two River Theater application being amended is a 2017 Zoning Board approval that included a d6 use variance for height. Proposed updates include landscaping, benches, tables and chairs, a storage shed and a pergola/stage for outside events/performances. The applicant is requesting a bulk or "c" variance to allow accessory structures (pergola and shed) in the front yard and any other variances and design waivers that may be required. BR-1 Zone.

2. **Wilson Homes, LLC, 16 Leonard Street, Block 75.05, Lot 22. Z13313**

Applicant, Wilson Homes, LLC, is requesting a d(1) use variance to construct a single family dwelling in the Light Industrial Zone along with any other variances and design waivers that may be required. LI Zone.

driveway not being paved, and any other variances and design waivers that may be required. LI Zone.

**3. David & Hinda Harrison, 96 Hudson Avenue, Block 105, Lot 31. Z13305**

Applicant, David & Hinda Harrison, are requesting approval to construct a 2 ½ story addition to the rear of an existing single family dwelling. Bulk or “c” variances requested for minimum side yard setback (12’ required, slightly under 12’ proposed), minimum combined side yard setback (30’ required, 29.2’ proposed), and any other variances and design waivers that may be required. RA Zone.

**4. 17 Broad Street Red Bank, LLC, 21-23 Broad Street, Block 28, Lot 8. Z13309**

Applicant, 17 Broad Street Red Bank, LLC, is seeking a d(1) use variance approval to convert the lower or basement level of the structure to a “Jazz Hall/Speakeasy”, the ground floor level to an “Open Market” retail, and the second and third levels into offices. Bulk or “c” variances required for number of parking spaces and any other variances or design waivers that may be required. CCD-2 Zone.