

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**June 20, 2019**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, June 20, 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: June 6, 2019

**Resolutions:**

1. Resolution approving Two River Theater Corp., 21 Bridge Avenue, Block 35, Lot 5.01. Z12123.
2. Resolution approving 17 Broad Street Red Bank, LLC, 21-23 Broad Street, Block 28, Lot 8. Z13309
3. Resolution approving David & Hinda Harrison, 96 Hudson Avenue, Block 105, Lot 31. Z13305.

**Public Hearings:**

**1. Nicole Walsh, 36 Hubbard Park, Block 11, Lot 14 & 15. Z13239.**

Applicant, Nicole Walsh, is seeking to amend and expand a prior d(1) use variance approval that allowed a three car garage (second principal structure) by converting a portion (one of the three bays) of the garage into a pool house with an outside shower added. A d(2) use variance (expansion of a non-conforming use) is requested along with bulk or "c" variances for minimum side yard setback (12' required, approximately 5' proposed from outside shower, utilization of garage space designed for other than the storage of a motor vehicle and any other variances and waivers that may be required. RA 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 variances for front yard setback, driveway not being paved, and any other variances and design waivers that may be required. LI Zone.

**3. Wallace and Michelle Toto, 26 Haddon Park, Block 13.02, Lot 32.03. Z13335**

Applicants Wallace and Michelle Toto, are seeking a d(1) use variance approval to demolish an existing home and construct a new single family home along with a second principal structure (structure in excess of 500 s.f.), used primarily for vehicle storage, along with variances for minimum side yard setback (12' required, 8' proposed) and any other variances and waivers that may be required. RA Zone.