

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

**AGENDA**  
**RED BANK PLANNING BOARD**  
**July 24, 2024**

The Red Bank Planning Board will hold a regular meeting on Wednesday, July 24, 2024, at 7:00 P.M. at Council Chambers, 90 Monmouth Street, Red Bank, NJ.

**Administrative Matters**

**Meeting Minutes:**

- **July 10, 2024- Regular Meeting Minutes**

**Resolution:**

- **None**

**Public Hearing**

**1. P15585: 72 Bridge Avenue: Block 40, Lots 12, 13, 13.0, 15, & 16**

Applicant: American Opportunity Zone Fund, LLC, BR-1 Zone and Train Station Overlay District. Site Plan Approval and Bulk Variances

The applicant seeks site plan and bulk variance approval for the construction of a four-story mixed-use development. The ground floor will contain a 1,295 square foot coffee shop, 1,000 square feet of commercial/retail space as well as 47 at-grade parking spaces. The upper floors will contain twenty (20) two-bedroom apartment units. In addition to the construction of the new building, the site improvements will also include the replacement of sidewalk and curb surrounding the property, new landscaping, subsurface drainage infrastructure, utilities, signage, striping, limited asphalt replacement and a driveway apron on Oakland Street.

**Public Comments on Non-agenda Items**

**Adjournment**