

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**August 3, 2017**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, August 3, 2017 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.).

The agenda is as follows:

**Salute to the Flag**

**Open Meeting to the Public for Non-Agenda Items**

**Administrative Matters:**

**Approval of Minutes:** July 20, 2017

**Resolutions:**

1. Approval of James Proodian, 189 Prospect Avenue, Block 54, Lot 37.03. Z12305
2. Approval of David Popkin, 170 Monmouth Street, Block 36, Lots 8 & 23.01-23.06. Z12376.

**Public Hearings:**

1. **Red Bank Charter School, 133-137 & 138 Monmouth Street, Block 42, Lots 5 & 6 and Block 33, Lot 13. Z12333.**
  - A. Appeal of Administrative Officers decision denying Development Permit Application thereby requiring applicant to apply to the Zoning Board.
  - B. Should the Board not grant the appeal then the applicant, Red Bank Charter School, is requesting a d(3) use variance to expand the school into portions of the existing structure on Block 42, Lots 5 & 6. The school would convert an existing empty warehouse space into an area for physical education and related uses. No changes in use are proposed for the existing retail space along Monmouth Street or the second floor. In addition to the use variance, bulk or "c" variances are requested for minimum lot size, minimum building setback, minimum unoccupied open space, minimum number of parking spaces and any other variances and/or waivers that may be required. BR-1 Zone.

**2. Ray Rap Realty, 36 Harding Road (Intersection of Harding, Hudson & Clay) Block, 58, Lots 1-6 Z12059.**

Applicant, Ray Rap Realty, previously obtained bifurcated use variance approval, is now seeking preliminary and final subdivision and site plan approval to demolish all existing structures on site and construct 18 residential units along with associated site improvements. The residential units would be on individual lots. Bulk or "c" variances requested for: minimum lot frontage for each of the individual lots; front yard setback from Harding Road (10' required, 7.68' proposed); minimum unoccupied open space on each of the individual lots; and, any other variances and waivers that may be required. CCD-1 Zone.