

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**October 17, 2024**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 17, 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 PM).

**Salute to the Flag**

**Administrative Matters:**

**Meeting Minutes:**

1. Regular Meeting Minutes- October 3, 2024

**Resolutions:**

1. Resolution of Approval - Z15588: 1 Fisher Place, Block 13, Lot 20.20

**New Business:**

**1. PR15743: 160 Newman Springs, Block 97, Lot 31**

Applicant: JCP&L. LI Zone. Preliminary & Final Site Plan. D and C Variance

The applicant seeks preliminary and final major site plan approval to permit certain upgrades to and the expansion of the existing substation. The improvements include the installation of an new control enclosure and expansion of the perimeter of the substation's fencing to the south of the property to accommodate the new control enclosure. In addition, a new laminate pole, chain link security fencing, slide access gate and ancillary underground transmission line work will be installed to facilitate future 34.5kV improvements at the substation, along with the replacement of an existing transformer and foundation.

**2. PR15454: 196 Broad Street; Block 103 , Lots 14 & 16**

Applicant: 196 Broad Street, LLC. PO & RA Zones. Preliminary & Final Site Plan, Use and Bulk Variances.

The applicant is seeking subdivision and site plan approval to subdivide the parcel containing Lots 14 & 16 into two separate lots, one for the existing building (Lot 14) and one for construction of the proposed two-story one family dwelling (Lot 16). Additionally, the applicant is proposing to reconstruct the parking area to serve the existing building on Lot 14. Access to parking area for the existing building will be accommodated through a shared parking accesses easement on Lot 16. The applicant is proposing associated site improvements including landscaping, lighting and electric vehicle charging station.

**Public Comment for Non-Agenda Items**

**Adjournment**