

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
10/21/2021**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 21, 2021 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 p.m.).

**Salute to the Flag**

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

**Administrative Matters:**

**Meeting Minutes:**

1. Regular Meeting Minutes for the following dates:

8/19/2021	9/2/2021	9/16/2021	10/7/2021
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**Resolutions:**

1. Resolution of Approval – Application # Z13547, 120 Monmouth Street (Park Valley Monmouth)

**Public Hearing:**

**Old Business:**

1. **Z14062: 96-98 West Front Street; Block 8, Lots 2 & 3**

Applicant: 96-98 West Front Street, LLC

WD Zone. D(1) Variance (FAR), D(5) Variance (Density), and C Variances. Applicant is seeking preliminary and final major site plan approval to permit a 26,046 mixed use residential and commercial building consisting of 10 residential units, 600 square feet of retail/office space, and 28 parking spaces.

**New Business:**

2. **ZR14275: 28 Riverview Avenue; Block 7, Lot 15 & 15.01**

Applicant: Riverview Towers Apartment Corporation

WD Zone. C Variance (Bulk). Applicant proposes to install a new wall sign on an existing canopy. The proposed sign's height, illumination and location warrants the need for variance relief.

**3. ZR14289: 121 Dr. James Parker Boulevard; Block 96, Lots 2.03 & 4.01**

Applicant: Lunch Break, Inc.

BR-2 Zone. D(2) Variance (Expansion of a Nonconforming Use), and C Variances. Applicant is seeking preliminary and final major site plan approval to permit the construction of a two story addition to its existing distribution facility, the expansion of the associated parking area and related improvements to the subject premise.