

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
November 7, 2024

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, November 7, 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 17, 2024

Resolutions:

1. Resolution of Approval - PR15743: 160 Newman Springs, Block 97, Lot 31

New Business:

1. **PR15647: 9 Wharf Avenue, Block 9.01, Lot 23.01**

Applicant: 9 Wharf JDS, LLC.CCD-2 Zone. Preliminary & Final Site Plan. D and C Variances

The applicant seeks preliminary and final site plan and variance approval to add a 4h floor to the existing building. The first floor will remain commercial and floors 2, 3, and 4 will be residential. The property is in the CCD-2 zone and variances under 40:55D-70(d) are required to exceed the permitted FAR and to exceed the permitted height. The proposed height is 44 ft where 40 ft is allowed. The proposed FAR is 2.06 where a maximum of 1.7 is permitted. In addition, variances for existing conditions are required for lot frontage of 28.98 ft where 35 ft is required and for minimum unoccupied open space of 10% where zero exists and proposed.

Public Comment for Non-Agenda Items

Adjournment