

1. Flag Salute
2. Sunshine Statement
3. Roll Call
4. Administrative Matters
5. Approval Of Minutes
6. Resolutions
7. Public Hearings

7.I. 57 Peters Place Block 60 Lot 3

Documents:

[APPLICATION AND DENIAL.PDF](#)  
[PLANS.PDF](#)  
[SURVEY.PDF](#)

- 7.I.i. 70 Locust Avenue, LLC 70 Locust, Block 39, Lots 3, ZR13612A. The Applicant Is Seeking A Minor Subdivision Approval To Subdivide A Parcel Containing Existing Lot 3 Into 2 New Lots To Develop A New Single-Family Home. They Are Seeking A "D" Variance Relief. This Property Is Located In The RD Zone

Documents:

[70 LOCUST AVE ZONING APPLICATION.PDF](#)  
[70 LOCUST AVENUE DENIAL.PDF](#)  
[70 LOCUST SURVEY.PDF](#)  
[70.LOCUST AVE PLAN FOR SUBMISSION.PDF](#)  
[REVISED PLAN \(REV. DATE 3.31.21\).PDF](#)

- 7.I.ii. 234 & 240 Shrewsbury Ave. The Parker At Red Bank, B. 78 L. 11-14 ZR13729

Documents:

[20008-TRAFFIC REPORT-2020-07-27.PDF](#)  
[INTENT THE PARKER.PDF](#)  
[APPLICATION AND DENIAL THE PARKER.PDF](#)  
[MERIDIAN AT RED BANK - ENGINEER PLANS 5-6-2020.PDF](#)  
[PARKER - SITE LAYOUT DIMENSION PLAN.PDF](#)  
[RMH\\_ THE PARKER AT RED BANK\\_ ARCH. PLANS MIXED-USE\\_2021-05-06 BRENNAN PLANS.PDF](#)  
[THE PARKER AT RED BANK EXHIBIT 3.17.21.PDF](#)  
[20008-TRAFFIC REPORT-2020-07-27.PDF](#)

- 7.I.ii.1. EXHIBITS 234 & 240 Shrewsbury Ave. The Parker At Red Bank, B. 78 L. 11-14 ZR13729

Documents:

[D2\\_CORNER\\_POST.JPG](#)  
[D2\\_REAR\\_POST.JPG](#)  
[D2\\_RETAIL\\_POST.JPG](#)

7.1.iii. 120 Monmouth Street - Park Valley Monmouth, LLC

Documents:

1911 REVISION ARCH. SOME 4.2021.PDF  
1911 S.O.M.E. DPA2 05.21.20.PDF  
1911 REVISION ARCH. SOME 4.2021.PDF  
2020 COMMENTS.PDF  
2021 COMMENTS.PDF  
2020-05-14 TRAFFIC IMPACT STUDY.PDF  
2021-04-20 DYNAMIC TRAFFIC RESPONSE TO COMMENTS.DOCX  
DENIAL - APPLICATION.PDF  
ENVIRONMENTAL - GREEN DEVELOPMENT  
CHECKLIST\_SUBMISSION10.2020.PDF  
GROUNDWATER MONITORING WELLS.PDF  
LOADING SPACE EXHIBIT (1).PDF  
LOADING SPACE EXHIBIT.PDF  
MW-1 WELL DECOMMISSION REPORT.PDF  
MW-2 DECOMMISSION REPORT -.PDF  
MW-3 DECOMMISSION REPORT.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG2.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG1.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG3.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG4.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG5.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG6.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG7.PDF  
PRELIMINARY - FINAL SITE PLAN 10.2020 PG8.PDF  
RESPONSE TO HERRMAN REV .LETTER DATED 2.4.2021.PDF  
REVISION 10.1.2020 120 MONMOUTH STREET - PARK VALLEY  
DEVELOPMENT (1).PDF  
RIVERCENTER COMMENTS.PDF  
TRIP DISTRIBUTION FIGURE.PDF  
TWO RIVER ENGINEERING COMMENTS.PDF  
WELL DECOMMISSION REPORT.PDF

8. Adjournment