

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
9/15/2022**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, September 15, 2022 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

Administrative Matters:

Meeting Minutes:

1. April 7, 2022 Regular Meeting Minutes
2. May 19, 2022 Regular Meeting Minutes

Resolutions: None

New Business:

- 1. Z13489: 121 Monmouth Street; Block 42, Lots 7, 8, 9, 10 & 11.01 (CARRIED TO OCTOBER 6, 2022 MEETING)**
Applicant: 121 Monmouth, LLC. BR-1 and BR-2 Zones. D(1), D(5) and D(6) Variances.
The applicant proposes to construct a 45-unit mixed-use residential apartment and retail structure. The applicant proposes an at grade parking area under the building, 1,315 square feet of retail and 690 square feet of office space on the first floor. The applicant also proposes various site work including paved driveways and walkways, and at grade parking area adjacent to Pearl Street, drainage, utilities, and limited curb replacement.
- 2. Z14631: 15 Tilton Avenue; Block 72, Lot 51 (CARRIED TO NOVEMBER 11, 2022 MEETING)**
Applicant: Riyazali Hassam. RB Zone. D and C Variance. Minor Subdivision.
The applicant is seeking to subdivide the existing property situated along the easterly side of Tilton Avenue, in the middle of the block between Catherine Street and River Street into two new lots-one for the existing home to remain and one new building lot for future construction.
- 3. Z14621: 19-29 Mechanic Street; Block 28, Lot 4**
Applicant: One Globe Court, LLC. CCD-2 Zone. D(1), D(4), D(5) and D(6) Variances. Bulk (C) Variances.
The applicant is proposing to develop the subject property with a multifamily rental building containing parking on the first floor and fifty residential units on the four floors above the

parking level. Thirty-eight of the units will be two-bedrooms and twelve units will be one-bedrooms. There will be three interior amenity spaces, located on the second, third, and fourth floors, as well as roof-top courtyard. The applicant is proposing 77 parking spaces, including 8 spaces equip with electric charging stations.

Adjournment