

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
January 21, 2016

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 21, 2016 at 6:30 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey. (Prior to the meeting, the Board will hold a public workshop in the conference room off of the first floor Council Chambers beginning at 6:00 p.m.)

The agenda is as follows:

ADMINISTRATIVE MATTERS:

Minutes: January 4, 2016

Resolutions:

1. Resolution Appointing Special (Conflicts) Counsel for the Calendar year 2016.
2. Resolution Appointing Special (Conflicts) Engineer for the Calendar year 2016.
3. Resolution Approving Application of Ian & Bernadette Bennett, 86 Chapin Avenue, Block 84, Lot 2 (Z11670) for an Addition with Bulk Variances.
4. Resolution Denying Application of Ray Rap Realty, Harding Road/Hudson Avenue/Clay Street, Block 58, Lots 1, 2, 3,4,5,6 (Z10807) for a Use Variance to Construct 22 Residential Units.

Discussion of Annual Report

PUBLIC HEARINGS:

1. Tudor Village Apartments, LLC, 182-192 Broad Street, Block 103, Lot 13.20 Z11571

Applicant, Tudor Village Apartments, LLC , is seeking a d(2) use variance for the expansion of a non-conforming use along with "c" or bulk variances for minimum lot area (minimum 30,000 s.f. required for other uses in the PO zone, 22,500 s.f. provided as existing condition), minimum front yard setback to Broad Street (minimum 40 ' required for other uses in PO zone, 36.55' provided as existing condition), minimum front yard setback to Leroy Street (minimum 40 ' required for other uses in PO zone, 21.95' provided as existing condition), minimum side yard setback (minimum 20 ' required for other uses in PO zone, 7.78' provided as existing condition), Maximum lot coverage (25% allowed, 40.9% provided), minimum number of parking spaces (31 required, 22 proposed), various parking lot/parking space design waivers/variances for stall size, aisle width, required curbing, front yard parking and landscape buffer, and any other variances or waivers that may be required to renovate an existing apartment building resulting in a net increase of 5 residential units along with related site work resulting in a net increase of six parking spaces. Property is in the PO zone. **Carried from the December 10, 2015 Meeting.**