

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
February 4, 2016

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 4, 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:

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Administrative Matters:

Approval of Minutes: January 21, 2016

Resolutions:

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

Public Hearings:

1. **55 West Front Street, LLC, 55 W Front Street, Block 30, Lot 10.01 Z11233 (carried from January 7, 2016 meeting and to be carried to the February 18, 2016 meeting)**

Seeking a use "d" variance for: density (maximum density of 25 dwelling units per acre permitted, 47 units per acre proposed); building height (maximum height of 40 feet permitted, 46.7 feet proposed); and for proposed conditions not meeting the requirements of a permitted use. (Dwelling apartment uses on floors above the street level are permitted provided that adequate parking is provided, density does not exceed 25 dwelling units per acre, and dwelling units are at least 900 square feet. Applicant does not provide adequate parking, proposes a density of 47 units per acre and proposes one bedroom units with less than 900 square feet.) Also seeking bulk "c" variances for: minimum rear setback(10 feet required,4 feet to the southern staircase and 7.5 feet to the building proposed);and parking(70 spaces required, 54 spaces proposed); and design waivers to permit the construction of a 42,823 square foot, 35 unit four story residential apartment building with parking at grade. CCD-2 Zone. **To be carried to the February 18, 2016 meeting.**

2. Stephen Houck, 11 Locust Avenue, Block 66, Lot 13.01 Z11700

Applicants, Stephen and Melissa Houck, are seeking "c" or bulk variances for minimum setback between the principal and accessory structure (5' required, 0' proposed), maximum lot coverage (40% permitted, 45% proposed) any other variances and waivers that may be required to construct an approximately 247 s.f. deck onto the rear of an existing single family dwelling. Property is in the RB-2 zone.

3. Centerline Consulting, LLC, 135 Maple Avenue, Block 104, Lot 25 Z11525.

Applicant, Centerline Consulting, LLC , is seeking a d(1) use variance to allow a business office (construction management) on the first floor and a residential unit on the second floor. Existing variances are: minimum lot area, 30,000 s.f. required, 13,188 s.f. existing; minimum lot frontage, 120' required, 50' existing; minimum side yard setback, 20' required, 4.8' existing, minimum accessory structure setback, 10' required, 3.5' existing, minimum open space, 25% required, 21% existing; and, any other variances or waivers that may be required. Property is in the PO zone.

4. 70 East Front Condominium Corp., 70 East Front Street, Block 27, Lots 9.01, 9.02, 9.03, 9.04. Z 11485

Applicant, 70 East Front Condominium Corp., is seeking a d(6) variance for building height in excess of 10% of permitted height and "c" or bulk variances for side yard setback (10' required, 0' proposed), existing variances for minimum lot frontage (100' required, 53.23' existing), minimum front yard setback (25' required, 10' existing), minimum open space (15% required, 12.7% existing) and any other variances or waivers that may be required. Property is in the BR-1 zone.