

**Agenda
Red Bank Planning Board
February 17, 2016**

The Red Bank Planning Board will hold a regular meeting on Wednesday, February 17, 2016 at 7:00 p.m. in the first floor Council Chambers of the Red Bank Municipal Building, 90 Monmouth Street, Red Bank NJ. The agenda is as follows:

Administrative Matters:

Approval of Minutes February 1, 2016

Resolutions:

1. Resolution approving Bob Ebner, 6 West Front Street, Block 9.01, Lots 14.01 & 28, minor site plan for façade renovation. #P11673
2. Resolution approving Taina Corp, d/b/a Buona Sera Restaurant, 50 Maple Avenue, Block 43, Lot 5 & 6 for site plan approval for a restaurant addition. #P11611
3. Resolution approving 25 Front, LLC, 23-25 West Front Street, Block 30.01, Lot 16 for change of use to two residential units on the second floor. #P11696
4. Resolution approving Subonabun Inc./Jimmy John's, 21 West Front Street, Block 30.01, Lot 17 for site plan approval with variance for a new restaurant. # P11521.

Public Hearings:

1. **Total Storage Concepts, 6 Central Avenue and Berry Street, Block 75, Lots 105,106,107,108 Z 11423. Continued from January 20, 2016 meeting.**

Seeking site plan approval to construct an 80,740 s.f., three story self-storage facility; bulk "c" variances for maximum lot coverage (65% permitted, 71% proposed), signs and any other variances or waivers that may be required. I Zone.

2. **Crossfit of Red Bank Corporation, 176 West Front Street, Block 6, Lot 22 # P11553 (Continued from January 20, 2016 meeting)**

Seeking site plan approval or waiver thereof to permit the use of approximately 7,800 s.f. of the existing building for a gym/personal training. Such use is permitted in the zone. A "c" variance is needed for the number parking spaces, 39 required, 12 existing and proposed. Applicant is also requesting any other variances or waivers as may be determined to be necessary by the Planning Board. BR-1 Zone.

3. Greenleaf Holdings, LLC, 286 Broad Street, Block 101, Lot 26, # P11684.

Applicant, Greenleaf Holdings, LLC, is seeking site plan approval to construct a 12 space parking lot accessory to the professional office use along with variances for parking in the front yard, minimum access aisle width (24' required, 18' proposed), minimum unoccupied open space, existing side yard setback, existing accessory structure rear yard setback and any other variances or waivers that may be required. PO Zone.