

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**March 3, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 3, 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:** February 4, 2016

**Resolutions:**

1. Approval of Centerline Consulting, LLC, 135 Maple Avenue, Block 104, Lot 25 Z11525.
2. Approval of Stephen Houck, 11 Locust Avenue, Block 66, Lot 13.01 Z11700

**Public Hearings:**

**1. Two River Theater Co., 21 Bridge Avenue, Block 35, Lot 5.01 Z11548**

Applicant, Two River Theater Co., Inc., is seeking bulk or "c" variances to permit the installation of two illuminated poster cabinet signs. One sign is a three sided, 58 s.f. per side at the intersection of Bridge Avenue and Edmund Wilson Plaza. The second is two sided, 52 s.f. per side further north on Edmund Wilson Drive. Bulk or "c" variances are: Rectangular shape required, three sided proposed; 12.5 s.f. permitted area, 58 s.f. & 35.5 s.f. proposed; 2.5' maximum height allowed, 10.25' & 9.33' proposed; 10' minimum front setback required, 2' & 5' proposed; internal illumination not permitted but proposed; Sign colors required to be white and any three historic colors, more than three non-historic colors proposed; and, any other variances and waivers that may be required. Property is in the BR-1 Zone.

**2. St. Anthony of Padua Church, 121 Bridge Avenue, Block 75.06, Lot 1.01 Z11712**

Applicant, St. Anthony of Padua Church, is seeking d(3) use variance to demolish the existing dwelling and garage on premise and in its place construct a 4,500 square foot building for social service use (food kitchen, clothing collection) and to house visiting priests. A 48 s.f. sign is also proposed. Bulk or "c" variances are: Maximum Lot Coverage, 15% permitted, 38.4% proposed; minimum side yard setback. 50' required, 10.3' proposed; minimum front yard setback to Herbert Street, 30' required, 15' proposed; minimum lot area, 2 acres required, 0.926 acres existing; minimum lot width (Bridge Ave.), 200' required, 189' existing; minimum front yard setback of existing church, 30' required, 9.2' & 4.8' existing; one ground sign permitted, two proposed; 12.5 s.f. maximum sign size, approximately 48 s.f. proposed, minimum 10' front yard sign setback, 0' proposed; 2.5' maximum sign height, approximately 4' proposed; historic colors required for sign not provided; sign in a sight triangle; and, any other variances that may be required. Property is in the RB Zone.

**3. Kailua-Kona Realty, LLC, 219 East Bergen Avenue, Block 99, Lot 4 Z11682**

Applicant, Kailua-Kona Realty, LLC, is seeking a d(1) use variance approval to permit a business office for a construction management firm (Lead Dog Builders, LLC) in the PO Zone where only professional offices are permitted. Bulk or "c" variances are: minimum lot area, 30,000 s.f. required, 8,110 s.f. existing; minimum lot frontage, 120' required, 50' existing; minimum side yard setback, 20' required, 4.4' & 9.8 existing; combined side yard setback, 50' required, 14.2' existing; minimum number of parking spaces, 9 spaces required, 5 spaces provided; minimum access aisle width, 24' required, 10' existing; paint strip stalls required but not provided, concrete curbing required but not provided, paved parking area required and not provided; and, any other variances or waivers that may be required. Property is in the PO zone.