

**Agenda
Red Bank Planning Board
March 7, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, March 7, 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 17, 2016

Resolutions:

1. Resolution approving Greenleaf Holdings, LLC, 286 Broad Street, Block 101, Lot 26, # P11684.
2. Resolution Recommending to the Borough Council the Cancelling and Returning of Certain Performance and Maintenance Guarantees.

Referral from Borough Council Regarding Proposed Revisions to the Borough Sign Ordinance.

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. **Top Notch Delicacies, LLC t/a Red Lantern, 132 Broad Street, Block 60, Lot 16 #P1165. Continued from February 1, 2018 meeting.**

Seeking site plan approval to change the use of approximately 2100 s.f. or one half of the existing commercial space from retail to a primary food use (Red Lantern Sushi & Asian Kitchen). Variance required for parking, (25 spaces required, none provided), sign on awning other than the drop fringe, sign colors and any other variances or waivers that may be required. CCD-1 Zone with Design District Overlay.