

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
March 17, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, March 17, 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: March 3, 2016

Resolutions:

1. Approval of Two River Theater Co., 21 Bridge Avenue, Block 35, Lot 5.01 Z11548
2. Approval of St. Anthony of Padua Church, 121 Bridge Avenue, Block 75.06, Lot 1.01 Z11712
3. Approval of Kailua-Kona Realty, LLC, 219 East Bergen Avenue, Block 99, Lot 4 Z11682

Interactive Presentation to and discussion with Zoning Board Members by the Board's Attorney, Engineer and Planner regarding general Board procedures, legal issues, engineering issues, and planning issues.

Public Hearings:

1. **55 West Front Street, LLC, 55 W Front Street, Block 30, Lot 10.01 Z11233 (carried from February 4, 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.