

**Agenda
Red Bank Planning Board
April 4, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, April 4, 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: March 7, 2016

Resolutions:

1. Resolution approving Total Storage Concepts, 6 Central Avenue and Berry Street, Block 75, Lots 105,106,107,108 Z 11423.
2. Resolution authorizing professional services agreement with CME Associates for the preparation of an area in need of redevelopment study.

Public Hearings:

1. **Top Notch Delicacies, LLC t/a Red Lantern, 132 Broad Street, Block 60, Lot 16 #P1165. Continued from February 1, 2018 meeting (Carried to May 2, 2016 Meeting at Applicants Request).**

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.

2. **40 White Street, LLC, 40 White Street, Block 30, Lot 43 P 11714 (Carried to May 16 Planning Board Meeting at Applicants Request)**

Applicant, 40 White Street, LLC is seeking site plan approval for an addition and to convert a former fire house (total of approximately 6,000 s.f.) into a ground floor restaurant with two apartments on the second floor along with variances for parking (36 spaces required, none provided), rear yard setback (10' required, 1' provided), setback from street centerline (40' required, 33' Provided), maximum lot coverage (65% allowed, 79% provided), minimum unoccupied open space (10% required, 0% proposed) and any other variances and waivers that may be required. CCD-2 Zone with Design District Overlay.

3. M & N Bagel Store, LLC, 368 Broad Street, Block 10, Lots 4 & 5 #P9292
Amended

Applicant, M & N Bagel Store, LLC is seeking an amendment to a previously approved site plan. Amendments include; a different tenant with a differing interior layout, the addition of a 8' X 12' walk in refrigerated box with a surrounding fence, removal of awnings, enlargement of wall sign, change to the design of the wall and free standing signs, reconfiguration of parking spaces, relocation of the side door and a new building façade color. Variances required for the number and type of colors in a sign, the percentage of graphic content of a sign, type of fencing in the front yard, minimum unoccupied open space, front yard and side yard setback for the new walk in cooler and any other variances that may be required. HB Zone.