

**Agenda
Red Bank Planning Board
May 2, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, May 2, 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: April 4, 2016

Resolutions:

1. Resolution approving M & N Bagel Store, LLC, 368 Broad Street, Block 10, Lots 4 & 5 #P9292.

Discussion: Master Plan Reexamination Report

Public Hearings:

1. **Top Notch Delicacies, LLC t/a Red Lantern, 132 Broad Street, Block 60, Lot 16 #P1165. (Carried from April 4, 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. **416 LLC, dba Pazzo Restaurant, 141 West Front Street, Block 34, Lots 3, 4 & 5.01 P11749**

Applicant, 416 LLC, is seeking site plan approval to allow an approximately 400 s.f. addition onto the west side of the existing Pazzo Restaurant. Variances required for front yard setback (25' required, 22' proposed), parking and any other variances or waivers that may be required. BR-1 Zone.