

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
May 5, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 5, 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: April 7, 2016

Resolutions:

1. Approval of Robert J. Becker, 35 Harris Park, Block 13, Lot 17. Z11738.
2. Denial of 55 West Front Street, LLC, 55 W Front Street, Block 30, Lot 10.01 Z11233.

Requests for Ordinance Interpretation

1. **40 White Street, LLC, 40 White Street, Block 30, Lot 43.**

Applicant, 40 White Street, LLC has requested an interpretation to determine whether or not their development proposal requires a "d" or use variance and by extension, which Board (Planning Board or Zoning Board) has jurisdiction over their application.

Public Hearings:

1. **40 White Street, LLC, 40 White Street, Block 30, Lot 43 Z11714**

Applicant, 40 White Street, LLC is seeking a d(1) or d(3) use variance and site plan approval for an addition and to convert a former fire house (total of approximately 6,000 s.f.) into a ground floor retail with two apartments on the second floor along with variances for parking (17 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.
