

**Agenda
Red Bank Planning Board
May 16, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, May 16, 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: May 2, 2016

Resolutions:

1. Resolution Approving 416 LLC, dba Pazzo Restaurant, 141 West Front Street, Block 34, Lots 3, 4 & 5.01 P11749

Public Hearings:

1. **Top Notch Delicacies, LLC t/a Red Lantern, 132 Broad Street, Block 60, Lot 16 #P1165. (Carried from May 2, 2016 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

1. **Rega 325 Broad, LLC, 325 Broad Street, Block 115, Lot 23 #P11726.**

Applicant, Rega 325 Broad, LLC is requesting preliminary and final site plan approval to convert an existing residential dwelling to a professional office building with site improvements to include paving, drainage, curb/sidewalk and landscaping. Variances required for AC unit setback from property line (3' required, 2.5' proposed), side yard setback (10' required, 6' proposed), inadequate buffer from a residential use, and minimum letter height on ground sign (4" required, 2" proposed) and any other variances or waivers that may be required. PO Zone.