

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
June 2, 2016

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, June 2, 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: May 5, 2016

Resolutions:

1. Approval of 40 White Street, LLC, 40 White Street, Block 30, Lot 43. Z11714.
2. Denial of 55 West Front Street, LLC, 55 W Front Street, Block 30, Lot 10.01 Z11233.

Public Hearings:

1. **SMS Ventures, LLC, 22-24 West Front Street, Block 9.01, Lot 8.01 Z11709**

Applicant, SMS Ventures, LLC (d.b.a as Le Malt Club) is seeking a d(1) use variance and site plan approval to change from a gym use to a members only cigar lounge with food service and a retail cigar shop open to the public on the ground floor of the existing building. The cigar lounge and related uses would occupy approximately 3,500 s.f. or most of the ground floor with the remaining ground floor utilized as access to the other floors. In addition to the d(1) use variances the applicant is requesting any other variances and waivers that may be required. CCD-2 Zone with Design District Overlay.