

**Agenda  
Red Bank Planning Board  
June 6, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, June 6, 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 16, 2016

Resolutions:

1. Resolution Approving Top Notch Delicacies, LLC t/a Red Lantern, 132 Broad Street, Block 60, Lot 16 #P1165
2. Resolution Approving Rega 325 Broad, LLC, 325 Broad Street, Block 115, Lot 23 #P11726.

**Public Hearings:**

1. **Investigation determining whether Block 31, Lot 2.01 and Block 30, Lot 10.01 qualifies as a non-condemnation redevelopment area.**

Public hearing to investigate and determine whether the study area hereinafter described meets the statutory criteria to be designated as a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law. The purpose of the investigation is to determine if the hereinafter described study area complies with the requirements of N.J.S.A. 40A:12A-5 to be designated as an area in need of redevelopment for non-condemnation purposes. The study area that the governing body requested that the Planning Board consider is along White Street and is designated as Block 31, Lot 2.01 (commonly known as the White Street Parking Lot) and Block 30, Lot 10.01 (commonly known as 55 West Front Street) on the Official Tax Map of the Borough of Red Bank.

Any persons wishing to do so may appear at the public hearing to present written or oral testimony supporting, objecting to, or providing comments about the proposed designation of the study area as a Non-Condensation Redevelopment Area. The Resolutions of the Borough Council authorizing and directing the Planning Board to undertake this investigation, the area in need of redevelopment Preliminary Investigation Report prepared by CME Associates, and a map depicting the boundaries of the area and the location of the various parcels of property included within the study area are on file with the Borough Clerk and the Planning Board, and all such documents are available for inspection during normal business hours. Upon completion of the public hearing, the Planning Board shall provide its recommendation to the Borough Council regarding

whether the study area should be determined to be a non-condemnation area in need of redevelopment in accordance with the Local Redevelopment and Housing Law. If the Borough Council adopts a resolution designating the study area as a non-condemnation area in need of redevelopment, any person seeking to challenge that designation must do so by filing litigation in the Superior Court of New Jersey within forty-five (45) days of the date of adoption of the resolution.