

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
July 7, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, July 7, 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: June 16, 2016

Resolutions:

1. Approval of SMS Ventures, LLC, 22-24 West Front Street, Block 9.01, Lot 8.01 Z11709
2. Approval of Count Basie Theater, Inc. 99 Monmouth Street, Block 43, Lots 1, 2, 3 & 4.01. Z11770.

Extension Request

1. Applicant, Riverwalk Commons Red Bank, LLC is requesting a one year extension, to June 30, 2017 of approval of application #Z10249 approved by Resolution # 2012-34 on October 18, 2012. The approval for block 29, lots 5, 6 & 7 (24-30 Mechanic Street) was for 24 residential units.

Public Hearings:

1. **Courtyard at Red Bank, 55 Prospect Avenue, Block 16, Lots 12.02, 12.05-12.16 Z11743**

Applicant, Courtyard at Red Bank Condominium Association, is seeking an amended site plan approval, and depending upon classification by the Board, a d(2) use variance, for the previous relocation of air conditioning units, previously constructed or reconstructed decks and patios and a new landscaped buffer. The application requires bulk or "c" variances for maximum lot coverage (maximum 40% allowed, 48% proposed) and any other variances and waivers that may be required. RB Zone.