

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**July 21, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, July 21, 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:** July 8, 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.
3. Approval of Courtyard at Red Bank, 55 Prospect Avenue, Block 16, Lots 12.02, 12.05-12.16 Z11743

**Public Hearing:**

**Fortune Square, LLC, 94 Drs James Parker Boulevard, Block 75.01, Lot 86 Z11871**

Applicant, Fortune Square, LLC, is seeking preliminary and final site plan approval, minor subdivision approval, a d(5) variance for an increase in permitted density (16 dwelling units per acre permitted, 36 dwelling units per acre proposed), a d(1) variance for the cultural center which is not permitted in the zone and a d(6) variance for building height exceeding by more than 10% of the allowable height (40' permitted, 46' proposed), to subdivide the

existing lot into two lots. One of the two lots (4,538 s.f.) is to contain a cultural center in a rehabilitated Thomas Fortune House. The other lot is proposed to contain a 32 unit apartment structure along with associated site improvements. The application requires the following bulk or "c" variances for the proposed lot to contain the cultural center: Minimum lot area (minimum 10,000 s.f. required, 4,538 s.f. proposed); minimum lot frontage (100' required, 55.02' proposed); minimum rear yard setback (25' required, 7.78' proposed); minimum side yard setback (10' required, 4.36 & 8.23' & 7.76' proposed); minimum buffer area (minimum 15' required, 7.76' & 8.23' proposed); sign type not permitted; and, minimum number of parking spaces (10 spaces required, 1 space proposed). The lot to contain the 32 residential unit apartment building requires the following bulk variances: Minimum lot size (45,000s.f. required, 36,041 s.f. proposed); minimum lot frontage (150' required, 126' proposed); minimum combined side yard setback (40' required, 30.35' proposed); minimum gross habitable floor area (900 s.f. required, less than 900 s.f. proposed); maximum number of stories (3 permitted, 4 proposed); minimum number of parking spaces (minimum 64 spaces required, 41 proposed); minimum 15' buffer; maximum number of ground signs (1 permitted, 2 proposed); minimum sign front setback (10' required, 5' proposed); minimum sign side setback (10' required, 6' proposed); maximum fence height (6' permitted, 8' proposed); front yard parking not permitted but proposed; and any other variances and waivers that may be required. BR-2 Zone.