

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
August 4, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, August 4, 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 21, 2016

Resolutions:

1. Approval of Fortune Square, LLC, 94 Drs. James Parker Boulevard, Block 75.01, Lot 86 Z11871

Public Hearings:

1. **St. Anthony of Padua Church, 121 Bridge Avenue, Block 75.06, Lot 1.01 Z11712**

Applicant, St. Anthony of Padua Church, is seeking an amended site plan approval to enlarge the second floor from what was originally approved from containing three bedrooms for visiting priests to having six bedrooms for visiting priests. No significant changes to the previously approved building footprint or site improvements are proposed. A d(3) use variance is required along with any other variances that may be required. Property is in the RB Zone.

2. **SFC Enterprises Inc., 46 Newman Springs Road, Block 97.01, Lot 45 Z11904**

Applicant, SFC Enterprises, Inc., is seeking to construct two new signs, one 20 s.f. type R1 rear wall sign and one 80 s.f. type W2 digital wall sign. The following "c" or bulk variances are needed: Only one wall sign permitted per property, three proposed; signs

required to remain stationary and constant, digital sign proposed, maximum 60% graphic content required, no limit on graphic content proposed; maximum of three colors per sign permitted, no limit on number of colors proposed; internally illumination not permitted but proposed; minimum 6" letter height required, less than 6" proposed; geometric shape required, other than geometric shape proposed; 16' maximum sign height permitted, sign height not indicated; and, any other variances that may be required. HB Zone

3. Seal Ring Investors (Seals Eastern), 134 Pearl Street, Block 75.02, Lot 160. Z11598

Applicant, Seal Ring Investors, is proposing to replace a 756 s.f. shed recently removed with a 1,280 s.f. shed like structure. A d(2) use variance is needed as the existing use is non-conforming and the enlarged shed constitutes and expansion of a non-conforming use. Bulk or "c" variance required for front yard setback (25' required, 7.4' proposed) and any other variances that may be required. BR-2 Zone.

4. Sound Storage, LLC, 205 South Pearl Street, Block 75, Lot 114.01. Z11595

Applicant, Sound Storage, LLC, is proposing to convert a one story storage building into a two story six unit apartment building. A d(5) use variance is needed as the maximum allowed density is 16 dwelling units per acre with 45 dwelling units per acre proposed. Bulk or "c" variances required for: Minimum lot area, 25,000 s.f. required, 5,760 s.f. proposed; minimum lot frontage, 100' required, 40' proposed; minimum front yard setback, 25' required, 24.8' proposed; minimum rear yard setback, 25' required, 19.1' proposed; minimum side yard setback, 15' required, 2.5' & 11.6' proposed; minimum combined side yard setback, 40' required, 14.1' proposed; minimum gross habitable floor area, 1,000 s.f. required, 684 s.f. proposed; minimum ground floor area per unit, 700 s.f. required, 316 s.f. proposed; 15' buffer required but not provided; minimum number of off street parking spaces, 12 spaces required, 3 spaces proposed; and, any other variances that may be required. BR-2 Zone.