

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
October 6, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 6, 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: September 15, 2016

Resolutions:

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

Public Hearings:

1. **Sheila McCrossin, 36 Windward Way, Block 54, Lot 9.19. Z11962.**

Applicant, Sheila McCrossin, is proposing to construct a 300 s.f. deck onto the rear of an existing single family dwelling. A bulk or "c" variance is required, as the deck has a proposed rear yard setback of 15' whereas a minimum 25' is required. Any other bulk variances required for the construction of the deck are also being sought. RA Zone.

2. **Ronko Developers, Inc., 102 Leighton Avenue, Block 72, Lot 10, Z11996**

Applicant, Ronko Developers, Inc., is proposing to construct a single family dwelling on a vacant non-conforming lot. Bulk or "c" variances required for minimum lot width (50' required, 37.5' proposed), minimum side yard setback (10' required, 8.67' proposed), minimum total side yard setback (20' required, 18.67' proposed), and any other variances that may be required. RB Zone.

3. Phoenix Productions, Inc., 59 Chestnut Street, Block 75.02, Lot 169, Z11840

Applicant, Phoenix Productions, Inc., is proposing to add a theater productions use to the existing rehearsal studio and to restripe the parking lot to accommodate additional parking spaces. A d(1) "use" variance is required for the additional theater production use along with any bulk or "c" variances made necessary by the parking lot restriping. BR-2 Zone.