

**Agenda  
Red Bank Planning Board  
October 17, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, October 17, 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: August 15, 2016

Resolutions:

1. Resolution approving Taina Corp, d/b/a Buona Sera Restaurant, 50 Maple Avenue, Block 43, Lot 5 & 6 #P11611.

Referrals:

1. Referral from the Borough Council of Ordinance 2016-23 titled "An Ordinance of the Borough of Red Bank, County of Monmouth, New Jersey adopting a redevelopment plan for the property commonly known as 55 West Front Street and identified on the Borough's official tax map as Block 30, Lot 10.01".

**Public Hearings:**

1. **Denholtz Associates, 116-118 Chestnut Street/101-107 Oakland Street, Block 163, Lots 4, 8, 9, 10 & 10.01 and Block 75.05, Lot 16.01. #P11865**

Applicant, Denholtz Associates, is seeking preliminary and final major site plan approval for a development consisting of 45 new residential units, a new 800 s.f. café and incorporation into the site of 26,240 s.f. of existing office space, 3,849 s.f. of existing retail space and 95 existing off-site parking spaces. Variances required for minimum unoccupied open space (15% required, 12% proposed), minimum gross habitable floor area for one bedroom units (900 s.f. required, 850 s.f. proposed), maximum lot coverage (75% required, 75.3% proposed), minimum setback from right of way (5' required, 0' proposed), off street loading and any other variances and waivers that may be required. BR-2 Zone with Train Station Overlay and Affordable Housing Overlay

2. **RBank Capital, LLC (Hampton Inn), 80 Rector Place, Block 1, Lot 1. #P10489. To be carried to the November 21, 2016 meeting without further notice.**

Applicant, RBank Capital, LLC, is seeking preliminary and final major site plan approval to construct a six story, 76 room Hampton Inn & Suites Hotel along with

associated accessory uses and site improvements. Variances required for number of parking spaces (78 required, 75 provided); minimum front yard setback (35' required, 0.5' proposed); minimum rear yard setback (25' required, 16.25' provided); minimum distance from flood hazard area (35' required, -24.13' proposed); maximum height (75' required, 82.4' proposed); number of wall signs (one sign permitted, two signs proposed); maximum sign height (20' allowed, 71' proposed); shape, height, length, graphic content and area of the proposed ground sign; internal illumination of ground sign proposed but not permitted; off street loading spaces required but not provided; and, any other variances and waivers that may be required. WD Zone.