

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
October 20, 2016

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 20, 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 Chair reserves the right to change the order of the agenda items.

The agenda is as follows:

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Administrative Matters:

Approval of Minutes: October 6, 2016

Resolutions:

1. Approval of Sheila McCrossin, 36 Windward Way, Block 54, Lot 9.19. Z11962.
2. Approval of Phoenix Productions, Inc., 59 Chestnut Street, Block 75.02, Lot 169, Z11840

Public Hearings:

1. **Vince & Linda Piccioto, 15 Hubbard Park, Block 11.01, Lot 4. Z12023**

Applicants, Vince & Linda Piccioto, are proposing to construct a 400 s.f. detached garage. The following bulk or "c" variance are required due to the lot having double frontage: (490-137) garages required to be open to the side or rear; (490-32B(2)) front yard setback of 30' required, 8' proposed; and, any other variances or waivers that may be required. RA Zone.

2. **74 Broad Street, LLC. 6-8 Monmouth Street, Block 31, Lot 18. Z11968**

Applicant, 74 Broad Street, LLC, is proposing to convert existing office space on the second and third floor to residential apartments; two apartments on the third floor and three apartments on the second floor. An approximately 100 s.f., three story, addition is proposed to accommodate an elevator. A d(1) use variance is required along with "c" or bulk variances for minimum rear yard setback (10' required, 0' proposed), minimum side yard setback (10' required, 0' proposed), maximum lot coverage (65% allowed, 100% proposed), minimum unoccupied open space (10% required, 0 proposed), maximum floor area ratio (1.7 allowed, 3.0 proposed) and any other variances or waivers that may be required. CCD-2 Zone with Design District Overlay.

**3. Sound Storage, LLC, 205 South Pearl Street, Block 75, Lot 114.01. Z11595.
Carried from September 15, 2016 Meeting.**

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.