

**Agenda
Red Bank Planning Board
November 7, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, November 7, 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: October 17, 2016

Resolutions:

1. Resolution approving 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.
2. Resolution recommending redevelopment plan for 55 West Front Street.

Referrals:

1. Referral of Ordinance 2016-25 Adopting a Redevelopment Plan for the Property Commonly known as the White Street Parking Lot Located at 75-79 White Street and identified on the Borough's Official Tax Map as Block 31, Lot 2.01.

Public Hearings:

1. **Lady K's Bake Shop, 4B West Front Street, Block 9.01, Lot 15. #P12030.**

Applicant, Lady K's Bake Shop, is requesting preliminary and final site plan approval to construct two additions to the rear of the property. One is a 55 s.f. bathroom addition and the second a 52 s.f. walk in refrigerated box. Variances required for minimum unoccupied open space (10% required, 0% proposed), minimum number of parking spaces (2spaces required, 0 provided), minimum rear yard setback (25' required, 15' proposed), minimum side yard setback (10' required, 1' proposed) and any other variances and waivers that may be required. CCD-2-2 Zone with Design District Overlay.

2. **Jamian's Food and Drink, 79 Monmouth Street, Block 44, Lot 2.01. #P11979**

Applicant, Jamian's Food and Drink, is seeking preliminary and final major site plan approval to: Expand the restaurant into 1,023 of adjacent space most recently used as a barber shop and Red Bank Cellular; construct 175 s.f. addition to the rear to be used as additional kitchen space; undertake interior renovations to accommodate the expanded restaurant; and, to renovate the building façade. Variances required for minimum

unoccupied open space (10% required, 2% proposed), minimum number of parking spaces (39 spaces required for restaurant, 0 provided), off street loading and any other variances and waivers that may be required. CCD-2-2 Zone with Design District Overlay.

3. BHE Corp., 14 Warf Avenue, Block 10, Lots 4 & 5. P11486

Applicant, BHE Corporation (dba Red Rock), is seeking amended site plan approval to modify the existing approved site plan by increasing the size of a rooftop deck by approximately 400 s.f. and to amend the site landscaping. Variances required for front yard setback to the expanded deck (25' required, 0' proposed), side yard setback to the expanded deck (10' required, approximately 5' proposed) and any other variances that may be required. BR-1 Zone.

4. CJS Enterprises, 39 East Front Street, Block 10, Lot 12. Z12036.

Applicant, CJS Enterprises, is seeking preliminary and final site plan approval to renovate the existing first floor (3,555 s.f.) for either restaurant, retail or office use and to add a second floor (3,577 s.f.) onto the building to be used as office space. Variances required for number of parking spaces (36 spaces required, 12 spaces provided), minimum front yard setback (25' required, 6' required), minimum side yard setback (10' required, 0' provided), minimum combined side yard setback (20' required, 0' provided), various parking lot design variances, and any other variances that may be required. BR-1 Zone.