

**Agenda
Red Bank Planning Board
November 21, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, November 21, 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: November 7, 2016

Resolutions:

1. Resolution Approving Lady K's Bake Shop, 4B West Front Street, Block 9.01, Lot 15. #P12030.
2. Resolution Approving Jamian's Food and Drink, 79 Monmouth Street, Block 44, Lot 2.01. #P11979.
3. Resolution Approving BHE Corp., 14 Wharf Avenue, Block 10, Lots 4 & 5. P11486.
4. Resolution recommending redevelopment plan for the White Street parking lot.

Public Hearings:

1. **RBank Capital, LLC (Hampton Inn), 80 Rector Place, Block 1, Lot 1. #P10489. Carried from the October 17, 2016 meeting.**

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.