

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT**

**December 1, 2016**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, December 1, 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:** November 3, 2016

**Resolutions:**

1. Approval of Ronko Developers, Inc., 102 Leighton Avenue, Block 72, Lot 10, Z11996.

**Adoption of 2017 Meeting Schedule**

**Public Hearings:**

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

Applicants, Vince & Linda Picciotto, are proposing to amend a prior approval to increase the size of the proposed detached garage from 400 s.f. to 500 s.f. 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, 18' 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. Sign Art, Inc., 140 Water Street, Block 32.01, Lot 1.01 Z12018.**

Applicant, Sign Art, Inc., is proposing to install an internally illuminated box sign for a proposed "RediClinic" within the existing Rite Aid. Bulk or "c" variance required for signage exceeding the total number of signs per frontage, signage in excess of the total allowed area for the site, minimum letter height, deviation from the approved site plan and any other variances or waivers required for the installation of the proposed sign. BR-1 Zone.