

**Agenda  
Red Bank Planning Board  
December 5, 2016**

The Red Bank Planning Board will hold a regular meeting on Monday, December 5, 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 21, 2016

Resolutions:

Adoption of 2017 Meeting Schedule

**Public Hearings:**

**1. 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.

**2. 21 East Front Street, LLC., 17-19 East Front Street, Block 10, Lots 2 & 3. #P12091.**

Applicant, 21 East Front Street, LLC, is requesting preliminary and final site plan approval to expand the existing 912 s.f. restaurant (Good Karma Café) use at 17 East Front Street into the 1,943 s.f. ground floor space of the adjoining building at 19 East Front Street. Variances/waivers required for: Minimum number of parking spaces (31 spaces required, 0 provided); provisions for a refuse storage area; minimum lot frontage (100' required, combined 41.25 existing); minimum front yard setback (25' required, 0' existing); minimum rear yard setback (25' required, 0' existing); minimum side yard setback (10' required, 0' existing); the screening of rooftop mechanicals; maximum number of wall signs (1 permitted, 3 proposed); and, any other variances and waivers that may be required. BR-1 Zone.

**3. Birravino Restaurant, 183 Riverside Avenue, Block 4.01, Lot 25.01. #P12089**

Applicant, Birravino Restaurant, is seeking preliminary and final major site plan approval to: Create an outdoor beer garden of approximately 1,500 s.f.; construct a 688 s.f. addition; modify access to the existing trash enclosure; and, add landscaping and fencing. Variances required for minimum front yard setback (25' required, 9.5' proposed), minimum side yard setback (10' required, 0.7' proposed); minimum unoccupied open space (15% required, 8.2% proposed), minimum number of parking spaces (77 spaces required for restaurant, 51 provided), off street loading and any other variances and waivers that may be required. BR-1 Zone.

**4. Wells Fargo Bank, 303 Broad Street, Block 115, Lot 1.01. #P11940**

Applicant, Wells Fargo Bank, NA, LLC, is seeking minor site plan approval for exterior lighting upgrades to the existing Wells Fargo Bank along with any variances or design waivers that may be required. PO Zone.