

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
January 4, 2018

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 4, 2018 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:

Oaths of Office

- Reorganization of the Board:**
- 1) Chairman
 - 2) Vice Chairman
 - 3) Board Secretary
 - 4) Board Attorney
 - 5) Board Engineer
 - 6) Official Newspapers
 - 7) Reaffirmation of Zoning Board By-Laws
 - 8) Site Committee
 - 9) Special Counsel

Resolution Appointing Board Engineer
Resolution Appointing Board Attorney
Resolution Appointing Special Counsel

Approval of Minutes: November 2, 2017

Resolutions:

1. Denial of Herb Ruth, Block 75.02, Lot 143, 140 Maple Avenue. Z12461
2. Authorization of Kevin Kennedy to Represent the Board in the Complaint Filed by 164 Monmouth Street, LLC.(David Popkin Application Z12376)

Public Hearings:

1. John Jackson, Block 115, Lot 6, 133 Bergen Place. Z12502

Applicant, John Jackson, is seeking a "c" or bulk variances to permit an accessory structure (gazebo) approximately 2' from the right side property line where 8' is required and any other variances and design waivers that may be required. RA Zone

2. HABCore Inc., Block 78, Lot 2, 119 River Street. Z12443.

Applicant, HABCore Inc., is seeking a d(1) use variance along with preliminary and final site plan approval to create a multi-family by adding four additional apartment units onto an existing non-conforming two family dwelling along with associated site improvements. In addition to the d(1) use variances bulk or "c" variances are required for: Minimum 50' lot frontage required, 40' provided; minimum 30' front yard setback required, 20' existing; minimum 25' rear yard setback required, 12.75' proposed; minimum 20' side yard setback required, 4' proposed; minimum 20' combined side yard setback required, 13' proposed; maximum 40% building coverage permitted, 44.5% proposed; provisions for solid waste required but not provided; minimum 12 parking spaces required, none provided; minimum 900s.f gross floor area required, 576 s.f. proposed; and any other variances that may be required. RB Zone.

3. Home and Land Development Corp, Block 84.01, Lot 74, 251 Drs. James Parker Boulevard. Z12586.

Applicant, Home and Land Development Corporation, is seeking a site plan approval to demolish and remove the existing single family dwelling on site and then construct a new single family dwelling. Bulk or "c" variances are required for: Minimum 50' lot frontage required, 37.5' provided; minimum 4' side yard setback required, 3.5' proposed; minimum 15' combined side yard setback required, 12.8' proposed; Minimum 3' driveway setback required, 0' proposed; Parking in the front yard prohibited but proposed; Minimum 2 off street parking spaces required, one space proposed; and, any other variances that may be required. RD Zone.