

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT**

January 5, 2017

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 5, 2017 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

Resolution Appointing Board Engineer

Resolution Appointing Board Attorney

Resolution Appointing Special Counsel

Approval of Minutes: December 15, 2016

Resolutions:

1. Approval of Ray Rap Realty, 36 Harding Road, Block 58, Lots 1-6, Z12059.

Public Hearings:

1. Louis Almerini, 91 Harrison Avenue, Block 55, Lot 3, Z12046

Applicant, Louis Almerini, is proposing a 16' X 24' one story addition onto an existing single family dwelling. Bulk or "c" variances required for minimum side yard setback (10' required, 5.5' proposed), minimum front yard setback (30' required, 26' proposed) and any other variances that may be required. RB Zone.

2. 93 River Street, LLC., 93 River Street, Block 78, Lot 8, Z12032.

Applicant, 93 River Street, LLC, is proposing to convert an existing single family dwelling into a two family dwelling and to reconstruct a dilapidated garage. A use or "d" variance is required as two family dwellings are not a permitted use in the zone. Bulk or "c" variances required for minimum lot frontage (50' required, 39.73 proposed), minimum side yard setback (10' required, 8.9' proposed), minimum total side yard setback (20' required, 12.5' proposed), minimum front yard setback (30' required, 16.8' existing), minimum rear yard accessory structure setback (8' required, 2.5' proposed), minimum side yard accessory structure setback (5' required, 0' proposed), non-paved driveway, and any other variances that may be required. RB Zone.

3. Kiely Development Co., LLC., 75 Oakland Street, Block 62, Lot 1, Z12114.

Applicant, Kiely Development Co., LLC, is proposing to construct a single family dwelling with a detached garage on an existing vacant lot. Bulk or "c" variances required for maximum lot coverage (35% allowed, 36.1% proposed), minimum front yard setback (25' required, 19.51 proposed from Oakland Street and 11.67' proposed from West Street), minimum accessory structure setback (8' required, 4' proposed) and any other variances that may be required. BR-2 Zone