

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
January 18, 2018

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 18, 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. Tudor Village Apartments, LLC, Block 103, Lot 13.20, 182-192 Broad Street. Z11571

Applicant, Tudor Village Apartments, LLC is requesting an extension of time to obtain a construction permit to February 4, 2019. Original approval was on 1/21/16 for five additional residential units in the lower level.

3. Family Resource Associates, Block 97.02, Lot 9.01, 210 Newman Springs Road. Z12541.

Applicant, Family Resource Associates, is first appealing the decision of the administrative officer that the proposed use is not permitted. In the event the Board finds that the use is not permitted, the applicant is seeking a d(1) use variance along with site plan approval to convert the former veterinarian hospital into offices related to physical/occupational/speech therapy and various types of social work. No building additions are proposed. Only interior alterations are contemplated to accommodate the new tenant. In addition to the use variance the applicant is requesting any bulk variances or design waivers that may be required. HB Zone.

4. 14 West Front Street, LLC, Block 9.01, Lot 11, 14 West Front Street. Z12553

Applicant, 14 West Front Street, LLC, is seeking a d(1) use variance along with preliminary and final site plan approval to convert the business offices on the second floor to two apartments with a deck added over the existing first floor. The third floor will remain as two apartments with a rear balcony added. The first floor and the basement, currently occupied by Playa Bowls, will remain unchanged. In addition to the use variances, bulk or "c" variances are required for minimum number of parking spaces (8 spaces required for the four apartments, no spaces provided), maximum floor area ratio (2.25 permitted, 3.02 existing and proposed), maximum lot coverage (65% permitted, 100% existing and proposed), minimum open space (10% required, 0% proposed) and any other variances and waivers that may be required. CCD-2 Zone with Design District Overlay.

5. 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.