

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT**

**January 19, 2017**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 19, 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:**

**Approval of Minutes:** January 5, 2017

**Resolutions:**

1. Approval of 93 River Street, LLC, 93 River Street, Block 78, Lot 8, (Z12032) for various bulk variances to reconstruct existing single family home and garage. Denial for the use variance to change from a one family to a two family dwelling.
2. Approval of Kiely Development Co., LLC., 75 Oakland Street, Block 62, Lot 1, Z12114

**Public Hearings:**

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

Applicant, Louis Almerini, is proposing to construct a one story 16' X 24' 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 and/or design waivers that may be required. RA Zone.

## **2. Strategic Advisors, LLC, 7 Broad Street, Block 28, Lot 13. P12078**

Applicant, Strategic Advisors, LLC, is seeking a d(1) and d(4) use variance along with site plan approval to convert the existing second floor offices to two residential apartments, redesign the existing three apartments on the third floor to two apartments, renovate the existing basement and ground floor spaces to remain as retail/restaurant uses, add a three story vestibule to the front façade, enclose an area to the rear of the third floor, repair the rear façade and create a rooftop patio to the rear of the third floor. Bulk or "c" variances required for parking (38 spaces required, none provided), maximum lot coverage (65% allowed, 100 % proposed), minimum open space (10% required, 0% proposed), maximum building height (40' allowed, 43.25' proposed), provisions for solid waste required but not provided, screening of rooftop mechanicals required but not provided, minimum side yard setback (10' required, 0' proposed), minimum rear yard setback (25' required, 0' proposed) and any other variances that may be required. CCD-2 Zone with Design District Overlay.