

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT**

February 16, 2017

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, February 16, 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 19, 2017

Resolutions:

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

Public Hearings:

1. **Magda Muka, 163 Maple Avenue, Bock 103, Lot 3. Z12167**

Applicant, Magda Muka, is proposing to convert a second story storage area above a detached garage into a workout room and bathroom. The property currently contains two separate single family dwellings and was the subject of a 5/20/99 Zoning Board approval permitting the second unit on site. The 1999 approval specifically allowed only storage above the garage. A d2 use variance is required as the proposal is for an expansion of the two family use. Applicant also requesting any other variance and design waivers that may be required. PO Zone. **Application to be carried without further notice to the April 6, 2017 meeting at the applicant's request.**

2. Brian & Judy Sharkey, 23 Oldfield Place, Block 22, Lot 10 Z12053.

Applicant, Brian & Judy Sharkey, are proposing a second story addition onto an existing single family dwelling. Bulk or "c" variances required for minimum front yard setback (30' required, 26' proposed), minimum rear yard setback (25' required, 17' proposed) and any other variances or waivers that may be required. RB Zone.

3. 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.