

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
March 1, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, March 1, 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:

Approval of Minutes: February 15, 2018

Resolutions:

- 1.** Resolution approving Triumph Brewing Company of Red Bank, LLC, Block 37, Lot 6.01, 1 Bridge Avenue. Z12423.
- 2.** Resolution approving Firehouse 93, LLC, Block 29, Lot 8, 32 Mechanic Street. Z12521.
- 3.** Resolution approving Yellow Brook Property Co., LLC, Block 73, Lots 16 & 17, River Street. Z12631

Public Hearings:

- 1. A & B Property Holdings (dba WAWA), Block 97.01, Lots 46.01 & 46.02, 6 Newman Spring Road, Z12528 (Continued from February 1, 2018)**

Applicant, A & B Property Holdings, is seeking a d(1) use variance along with preliminary and major site plan approval to demolish all existing improvements (Auto Exotica) on site and construct a 5,585 s.f. WAWA convenience store, a service station consisting of six fuel pumps and related site improvements. Bulk or "c" variances required for: Minimum front yard setback, 50' required, 38' proposed; minimum 25' front yard parking setback required, 10' proposed; minimum 15' side yard setback required, 12.3' proposed; minimum 20' side yard setback for G1 sign required, 12' proposed; maximum 20' height for W2 sign permitted, 21' proposed; maximum 20s.f. area for R1 sign required, 36.9' proposed; no internal illumination of type R1 sign permitted but proposed; canopy sign not permitted but proposed; spanner sign not permitted but proposed and directional sign not permitted but proposed; and, any other variances and design waivers that may be required. HB Zone.