

**Agenda
Red Bank Planning Board
March 6, 2017**

The Red Bank Planning Board will hold a regular meeting on Monday, March 6, 2017 at 7:00 p.m. in the first floor Council Chambers of the Red Bank Municipal Building, 90 Monmouth Street, Red Bank NJ. The agenda is as follows:

Administrative Matters:

Approval of February 22, 2017 minutes.

Public Hearings:

1. **26 West Front Street, LLC, Block 8, Lot 15. P12143. (Carried from January 18, 2017 Meeting and to be Further Carried to March 20, 2017 without further notice).**

Applicant, 26 West Front Street, LLC, is seeking site plan approval to add approximately 1,000 s.f. of rooftop dining. Variances required for parking (14 additional spaces required, no additional spaces provided), maximum lot coverage (65% allowed, 100 % existing and proposed), minimum open space (10% required, 0% existing and proposed), minimum rear yard setback (25' required, 0' proposed), minimum side yard setback (10' required, 0' proposed), and any other variances and/or design waivers that may be required. CCD-2 Zone with Design District Overlay.

2. **West Front Street Partners, LLC, 55 West Front Street, Block 30, Lot 10.01. #P12107 (Continued from February 22, 2017 meeting).**

Applicant, West Front Street Partners, LLC, is seeking preliminary and final major site plan approval to construct a 42,823 s.f. four story residential apartment use containing 35 units with first floor parking underneath the building at grade. The property is in a redevelopment area with an adopted redevelopment plan which supersedes the prior CCD-2 zone. Variances and/or design waivers required from RSIS parking standards (67 spaces required, 54 spaces provided), minimum access aisle setback from property line (3' required, 0' proposed) and any other variances and waivers that may be required.