

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
March 15, 2018

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, March 15, 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: March 1, 2018

Resolutions:

Resolution approving Yellow Brook Property Co., LLC, Block 73, Lots 16 & 17, River Street. Z12631

Public Hearings:

1. 70 East Front Street Office Condominium Corp., Block 27, Lot 9.01, 70 East Front Street. Z11485. Extension Request

Applicant, 70 East Front Street Office condominium Corporation, is requesting an extension of time (18 months) to obtain a construction permit to August 4, 2019. Original approval was on 2/4/16 for an outside stair tower to provide a second means of ingress.

2. Melissa & Stephen Houck, 60 Locust Avenue, Block 39, Lot 5. Z12615.

Applicant, Melissa & Stephen Houck, is seeking a d(2) use variance (intensification of a non-conforming use) along with minor subdivision approval to subdivide an existing lot containing a single family dwelling with a second principal structure, into three lots. The existing single family dwelling and the second principal structure would remain on one lot and two new single family dwellings would be constructed on each of the two newly created lots. Bulk or "c" variances required for minimum lot width (50' required, 40' proposed for lot 5.01, 43' proposed for lot 5.02 and 17' proposed for the existing lot), minimum side yard setback on the existing lot (4' required, 3.6' existing), minimum driveway setback (3' required, less than 1' proposed on lot 5.01), minimum number of parking spaces (two required on each of the two new lots, one provided), and any other variances and waivers that may be required. RD Zone.

3. Sandy River, LLC, Block 74, Lot 1.01, 203 Shrewsbury Avenue. Z125554

Applicant, Sandy River, LLC., is seeking a d(1) use variance along with site plan approval to renovate an existing structure for ground floor commercial use and one apartment on the second floor. Bulk or "c" variances required for minimum lot area (3,500 s.f. required, 1,875 s.f. existing), minimum lot frontage (50' required, 25' existing), minimum front setback (30' required, 1.4' existing; minimum rear setback (25' required, 7' existing), minimum side setback (10' required, 0' existing), maximum lot coverage (40% allowed, 81% existing), minimum number of off-street parking spaces and any other variances and design waivers that may be required. RB Zone