

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT**

March 16, 2017

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, March 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: March 2, 2017

Resolutions:

1. Approval of Brian & Judy Sharkey, 23 Oldfield Place, Block 22, Lot 10 Z12053.
2. Approval of Sign Art, Inc., 140 Water Street, Block 32.01, Lot 1.01 Z12018.

Public Hearings:

1. **Two River Theater Co., Inc., 21 Bridge Avenue, Block 35, Lot 5.01 & Block 36, Lots 22, 22.01 & 22.02. Z12123**

Applicant, Two River Theater Co., Inc., is requesting preliminary and final site plan approval to expand the existing theater with a three story addition totaling 36,357 s.f. The proposed addition will contain various ancillary uses to the existing theater including offices, wood/metal/paint shops, rehearsal spaces and storage. Two existing buildings on the eastern side of the property would be demolished and replaced with parking. Use or "d" variance required for exceeding maximum height of the structure by more than 10% (40' permitted, 50' addition height proposed). Bulk or "c" variances required for minimum lot frontage (100' required, 35' proposed), minimum front yard setback (10' required, 1' existing), minimum side yard setback (10' required, 6.6' proposed), minimum unoccupied open space, signage and any other variances or waivers that may be required. BR-1 Zone with a Train Station Overlay.

2. KLE Properties, LLC, 191-193 Shrewsbury Avenue, Block 69, Lots 9-11, Z12115.

Applicant, KLE Properties, LLC, is requesting preliminary and final site plan approval to construct a new three story building on currently vacant lot 10 totaling approximately 6,900 s.f. to include a laundromat on the ground floor and two residential units on each the second and third floor. Use or "d" variance required for the expansion of a non-conforming use and dwelling apartment uses on the street level floor. Bulk or "c" variances required for maximum retail area (2,000 s.f. allowed, 5,500 s.f. existing), minimum distance from street centerline (40' required, 23' existing and 36' proposed), minimum unoccupied open space (15% required, 2.7% proposed), sign shape and letter height, buffers along the side property lines, minimum side yard setback (10' required, 5.4' proposed), maximum number of stories (2 ½ permitted, 3 proposed), minimum number of parking spaces (60 required, 21 proposed) and any other variances and/or waivers that may be required. NB Zone.