

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT**

April 6, 2017

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, April 6, 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 16, 2017

Resolutions:

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

Public Hearings:

1. Stephan Houck, 137 River Street, Block 81, Lot 11. Z12197

Applicant, Stephen Houck, is proposing a second story addition of approximately 214 s.f. onto an existing single family dwelling. Bulk or "c" variances required for minimum front yard setback (30' required, 14' proposed), minimum side yard setback (10' required, 2' proposed), minimum total side yard setback (20' required, 16' proposed), minimum rear yard setback (25' required, 20' proposed) and any other variances or waivers that may be required. RB Zone.

2. 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 an office. 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 was carried from the February 16, 2017 meeting without further notice.

3. Lunch Break, Inc., 121 Drs. James Parker Boulevard, Block 96, Lots 1.01, 2.01 & 2.02. Z12029.

Applicant, Lunch Break, Inc., is requesting minor (amended) site plan approval to install a new generator with a diesel fuel storage tank along with the relocation of an existing storage building. A d2 use variance is required for the expansion of a non-conforming use. Bulk or "c" variances required for rear yard setback for an accessory structure (5' required, 4' proposed) and any other variances and waivers that may be required. BR-2 Zone