

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
April 20, 2017

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, April 20, 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: April 6, 2017

Resolutions:

1. Approval of Stephen Houck, 137 River Street, Block 81, Lot 11. Z12197
2. Approval of Magda Muka, 163 Maple Avenue, Block 103, Lot 3. Z12167
3. Approval of Lunch Break, Inc., 121 Drs. James Parker Boulevard, Block 96, Lots 1.01, 2.01 & 2.02. Z12029
4. Approval of KLE Properties, LLC, 191-193 Shrewsbury Avenue, Block 69, Lots 9-11. Z12115.

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. (Carried from March 16, 2017 Meeting)**

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, minimum required parking spaces, signage and any other variances or waivers that may be required. BR-1 Zone with a Train Station Overlay.