

**Agenda
Red Bank Planning Board
May 1, 2017**

The Red Bank Planning Board will hold a regular meeting on Monday, May 1, 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 Minutes: March 20, 2017

Resolutions:

1. Resolution Approving RBank Capital, LLC (Hampton Inn), 80 Rector Place, Block 1, Lot 1. #P10489

Public Hearings:

1. **Home and Land Development Corp., 113 River Street, Block 78, Lot 4. P12230.**

Applicant, Home and Land Développement Corp., is seeking minor subdivision approval to subdivide an existing vacant lot into two lots, each proposed to have constructed a single family dwelling. Variances required for minimum lot width (50' required, 36.5' proposed for both lots, minimum side yard setback (10' required, 6.5' proposed for both lots), minimum combined side yard setback (20' required, 16.83' proposed on both lots), minimum driveway setback (3' required, less than 1' proposed on both lots), parking in front yard prohibited but proposed for both lots, minimum number of off street parking spaces (2 spaces required, one provided on both lots), and any other variances and waivers that may be required. RB Zone.

2. **Bank of America, National Association, 170 Broad Street, Block 104, Lots 14 & 15. P12229**

Applicant, Bank of America, National Association, is seeking minor site plan approval to replace the ATM machine and pneumatic tube system along with associated site improvements and any variances that may be required. CCD-1 Zone.

3. **26 West Front Street, LLC, Block 8, Lot 15. P12143. (Continued from April 3, 2017 Meeting).**

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.