

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
May 3, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 3, 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.).

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Approval of Minutes: April 19, 2018

Public Hearings:

1. HABCore Inc., Block 78, Lot 2, 119 River Street. Z12443. (Carried from 4-19-18 meeting)

Applicant, HABCore Inc., is seeking a d(1) use variance along with preliminary and final site plan approval to create a multi-family by adding four additional apartment units onto an existing non-conforming two family dwelling along with associated site improvements. In addition to the d(1) use variances bulk or "c" variances are required for: Minimum 50' lot frontage required, 40' provided; minimum 30' front yard setback required, 20' existing; minimum 25' rear yard setback required, 12.75' proposed; minimum 20' side yard setback required, 4' proposed; minimum 20' combined side yard setback required, 13' proposed; maximum 40% building coverage permitted, 44.5% proposed; provisions for solid waste required but not provided; minimum 12 parking spaces required, none provided; minimum 900s.f gross floor area required, 576 s.f. proposed; and any other variances that may be required. RB Zone.

2. Seeview Remodeling, LLC, Block 102, Lot 23, 218 Broad Street. Z12692. (Carried from 4-19-18 Meeting)

Applicant, Seeview Remodeling, LLC, is seeking a d(1) and d(5) use variance along with site plan approval to add a roof over the rear stairs, change the roofline over approximately 240 s.f. of the second floor and renovate an existing structure for ground floor professional and/or business office use and one apartment on the second floor. Bulk or "c" variances required for minimum lot area (30,000 s.f. required, 9,255 s.f. existing), minimum lot frontage (120' required, 46' existing), minimum front setback (40' required, 24' existing); minimum rear setback (25' required, 7' existing), minimum side setback (20' required, 5' existing), minimum combined side yard setback (50' allowed, 13' existing), minimum unoccupied open space (25% required, less than 25% proposed), minimum accessory structure setback (10' required, 5.3' and 2.7' proposed) and any other variances and design waivers that may be required. PO Zone