

**Agenda  
Red Bank Planning Board  
May 7, 2018**

The Red Bank Planning Board will hold a regular meeting on Monday May 7, 2018 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: April 16, 2018

**Public Hearings:**

**1. Ocean First Bank, 110 West Front Street, Block 7, Lot 17.02. P12753.**

Applicant, Ocean First Bank, is seeking site plan approval to install a new exterior ATM, install five new signs, install AC condensers and alter various landscape/water features. Bulk or "c" variances required for: Maximum number of signs. One permitted, six proposed; maximum allowed area for each sign; maximum length of each sign; historical colors required but not provided; internal illumination prohibited but proposed; animation prohibited but proposed; maximum sign height and any other variances and waivers that may be required. WD Zone.

**2. Bank of America, 170 Broad Street, Block 104, Lot 14. P12572**

Applicant, Bank of America, is seeking minor site plan approval to undertake various lighting enhancements to the ATM area and two bank entrances. Applicant requests any variances and/or waivers that may be required. CCD-1 Zone.

**3. DMC LLC dba Coffee Coral, 177 Drs. James Parker Boulevard, Block 90, Lots 13-15. P12648.**

Applicant, DMC LLC, is seeking preliminary and final major site plan approval to construct a new 4,300 s.f. two story (3,600 s.f. on first floor and 700 s.f. on second floor) building with ground floor commercial use and second floor office use, along with associated site improvements. The existing Coffee Coral building is to remain. Bulk or "c" variances required for: Minimum front yard setback (25' required, 9.7' proposed); minimum number of parking spaces (63 spaces required, 18 proposed); maximum number of signs (1 permitted, 3 proposed); and, any other variances and waivers that may be required. BR-1 Zone.

**4. BML Realty Corp., 160 Shrewsbury Avenue, Block 67, Lot 19. P12575.**

Applicant, BML Realty Corp., is seeking preliminary and final major site plan approval to demolish the existing residential structure on site and construct a three story approximately 7,560 s.f. structure to contain ground floor commercial space and two floors of apartments with two apartments on each floor. Bulk or "c" variances required for: Minimum number of parking spaces (16 required, 9 provided), maximum number of stories (2 ½ permitted, 3 proposed); minimum unoccupied open space (15% required, 12% proposed); minimum landscape buffer (15' required, 3' proposed); and any other variances or waivers that may be required. NB Zone.