

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
May 17, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 17, 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.).

The agenda is as follows:

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Administrative Matters:

Approval of Minutes: May 3, 2018

1. **Resolutions:** Resolution approving Seeview Remodeling, LLC, Block 102, Lot 23, 218 Broad Street. Z12692.

Public Hearings:

1. Aaron Katzel, 18 Hubbard Park, Block 11, Lot 18.01. Z12640.

Applicant, Adam Katzel, is seeking variances to construct a 480 s.f. garage in the front yard. Bulk or "c" variances required for minimum accessory structure setback (8' required, 5' provided), accessory structure in the front yard where they are not permitted and any other variances and waivers that may be required. RA Zone.

2. 27 Monmouth, LLC, Block 46, Lot 5 27 Monmouth Street. Z12475.

Applicant, 27 Monmouth, LLC, is seeking a d(1) use variance along with minor site plan approval to allow a business/professional office on the ground floor to the rear of an existing retail store. Office uses are not permitted on the ground floor in the CCD-2 zone. Bulk or "c" variances required for minimum number of parking spaces (2 additional spaces required for a total requirement of 39 spaces, 5 spaces provided), minimum unoccupied open space (10% required, less than 10% existing), parking area designed to municipal specifications and any other variances and design waivers that may be required. CCD-2 Zone with Design District Overlay.

3. Athas Dounelis, 72-74 Peters Place, Block 45, Lot 13. Z12737.

Applicant, Athas Dounelis, is seeking a d(2) use variance (expansion of a non-conforming use) along with a "c" or bulk variance to allow a second curb cut and driveway to create a parking space in the front yard. . Bulk or "c" variances required for maximum driveway width (12' allowed, greater than 12' proposed), paved driveway required but not proposed, maximum of one driveway allowed with two being proposed, front yard parking prohibited but proposed, minimum driveway setback (3' required, 0' proposed), and any other variances and waivers that may be required. PO Zone.