

**Agenda
Red Bank Planning Board
June 4, 2018**

The Red Bank Planning Board will hold a regular meeting on Monday June 4, 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: May 21, 2018

Ordinance Referral:

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY, AMENDING AND SUPPLEMENTING, CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO HISTORIC DISTRICT REGULATIONS AND ARTICLE VIII RELATING TO THE HISTORIC PRESERVATION COMMISSION

Public Hearings:

1. 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.

2. The Rivermark at Maple Cove, 96-98 West Front Street, Block 8, Lots 2, 3 & 3.01. P12661.

Applicant, The River Mark at Maple Cove, is seeking preliminary and final major site plan approval to demolish the two existing structures on site and construct an approximately 24,522 s.f. four story, mixed use residential (total of 8 units) and office (approximately 6,134 s.f. on the first floor) building along with two levels of underground parking along with associated site improvements. Bulk or "c" variances required for front yard setback (35' required, 5.5' & 5' proposed), side yard setback (15' required, 3.2' proposed), side yard accessory structure setback (4' required, 1' proposed), minimum number of parking spaces (48 spaces required, 43 proposed), minimum 15' buffer required, 1.8' proposed) and any other variances and waivers that may be required. WD Zone.