

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
June 7, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, June 7, 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: May 17, 2018

Resolutions:

1. Resolution approving 27 Monmouth, LLC, Block 46, Lot 5 27 Monmouth Street. Z12475.

Public Hearings:

- 1. Aaron Katzel, 18 Hubbard Park, Block 11, Lot 18.01. Z12640. (Carried from 5-17-18 Meeting and to be Carried to 7-19-18 Meeting)**

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. Athas Dounelis, 72-74 Peters Place, Block 45, Lot 13. Z12737. (Carried from 5-17-18 Meeting)**

Applicant, Athas Dounelis, is seeking a d (2) use variance (expansion of a non-conforming use) along with a "c" or bulk variance to parking spaces in the front yard. Bulk or "c" variances required for paved driveway required but not 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.

3. Chris Fabricant, Block 1, Lot 8, 35 Rector Place. Z12805.

Applicant, Chris Fabricant, is seeking approval to construct a semi-circular driveway with front yard parking. Bulk or "c" variances required for front yard parking, having more than one curb cut, having an unpaved driveway and any other variances and design waivers that may be required. RB-2 Zone

4. HABCore Inc., Block 78, Lot 2, 119 River Street. Z12443. (Carried from 5-3-18 meeting).

Applicant, HABCore Inc., is seeking bulk or "c" variances to install a semi-circular driveway and parking area in the front yard 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.