

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**August 16, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, August 16, 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:** July 19, 2018

**Resolutions:**

1. Resolution denying Athas Dounelis, 72-74 Peters Place, Block 45, Lot 13. Z12737
2. Resolution approving Chris Fabricant, Block 1, Lot 8, 35 Rector Place. Z12805
3. Resolution approving Metrovation Anderson, LLC, Block 38, Lot 1, 218-220 Monmouth Street. Z10998 Amended.

**Public Hearings:**

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

Applicant, Aaron Katzel, is seeking variances to construct a 360 s.f. garage in the front yard. Bulk or "c" variances required for minimum accessory structure setback (8' required, 2.5' 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. Carole Gorhan, 42 Harding Road, Block 57, Lot 28 Z12824**

Applicant, Carole Gorhan, is seeking d(2) use variance (expansion of a pre-existing non-conforming two family dwelling) approval to construct an approximately 794 s.f. addition onto an existing single family dwelling along with associated site improvements. Bulk or "c" requested for minimum front yard setback, minimum side yard setback, minimum lot area, solid waste storage, exterior lighting and any other variances and waivers that may be required. RB Zone.

**3. David Popkin, 170 Monmouth Street, Block 36, Lot 23.01. Z12376**

Applicant, David Popkin, is seeking a d(1) use variance along with preliminary and final site plan approval to convert and add onto an existing five story office building resulting in twenty residential units and approximately 1,300 s.f. of commercial space on the first floor. Bulk or "c" variances requested for minimum number of parking spaces (31 required, 28 provided), minimum lot frontage, maximum structure height, minimum unoccupied open space, maximum lot coverage, minimum front setback, minimum side setback, maximum floor area ratio, refuse storage area and any other variances and/or waivers that may be required. BR-1 Zone with Train Station Overlay.