

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**September 20, 2018**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, September 20, 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:** August 16, 2018

**Resolutions:**

- 1.** Resolution approving Carole Gorhan, 42 Harding Road, Block 57, Lot 28 Z12824
- 2.** Resolution approving David Popkin, 170 Monmouth Street, Bock 36, Lot 23.01. Z12376

**Public Hearings:**

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

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. Vincent Picciotto, 15 Hubbard Park, Block 11.0, Lot 4. Z12932**

Applicant, Vincent Picciotto, is seeking a bulk or "c" variance to construct a 35 s.f. addition onto the left side of an existing single family dwelling. Variance requested for side yard setback (12' required, 8.6' proposed) and any other variances and/or design waivers that may be required. RA Zone.

**3. Phoenix Productions, 59 Chestnut Street, Block 75.02, Lot 169. Z11840 Amended.**

Applicant, Phoenix Productions, is seeking a one year extension to a prior approval and an amended approval to change the use of an existing building from an office/warehouse/light industrial use to classrooms for music instruction. Variances requested for an amended d(2) use variance, a second wall sign, minimum access aisle width (22' proposed, 24' required), curbing along perimeter of parking areas, and any other variances or design waivers that may be required. BR-2 Zone.

**4. Pilates Blast, LLC, 134 Broad Street, Block 60, Lot 17.01. Z12906.**

Applicant, Pilates Blast, LLC, is seeking a variance to allow a second wall sign on the building façade, one wall sign being permitted along with any other variances and design waivers that may be required. CCD-1 Zone.

**5. Phoenix of Matawan, Inc, 42 Monmouth Street, Block 31, Lot 26 Z12490.**

Applicant, Phoenix of Matawan, Inc., is seeking d(1) and d(4) use variance approval along with preliminary and final site plan approval to convert the existing one story retail space (formerly Fameabilia) into two tenant spaces, one to contain a primary food use (restaurant) and the second to contain a brewery. Two additional floors are proposed above the ground floor space to contain a total of four new residential apartments. Bulk or "c" variances required for minimum number of parking spaces (25 required, 8 provided), maximum lot coverage (65% permitted, 100% proposed), minimum unoccupied open space (10% required, 0% proposed), minimum trash enclosure buffer (5' required, 0' proposed), parking stall length (18' required, 16' proposed), minimum parking aisle access width (24' required, 22.5' proposed and any other variances and design waivers that may be required. (CCD-2 Zone)