

**Agenda
Red Bank Planning Board
October 15, 2018**

The Red Bank Planning Board will hold a regular meeting on Monday October 15, 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: September 17, 2018

Resolutions:

1. Resolution approving Estate of Elizabeth Herbert, 61 William Street, Block 52, Lots 23 & 23.01. P12914

Referrals:

1. AN ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED ON THE BOROUGH'S OFFICIAL TAX MAP AS BLOCK 3, LOTS 2.01, 4.01, 6, 7.01 AND 9.01.
2. ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO A GREEN DEVELOPMENT CHECKLIST.
3. ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO COMMERCIAL RECREATIONAL USES.

Public Hearings:

1. **Negin Griffin, 76 East Front Street, Block 27, Lot 10. P12983**

Applicant, Negin Griffin, is seeking amended site plan approval to construct a 3' high fence around the perimeter of the property. Bulk or "c" variances requested for the height of the fence within a site triangle and any other variances or waivers that may be required. BR-1 Zone.

2. **Denholtz Associates, 101-107 Oakland Street, Block 63, Lots 1.01, 3, 4, 8, 9, 10 & 10.01. P12922.**

Applicant, Denholtz Associates, is seeking preliminary and final site plan approval to demolish two additional structures on site and construct a four story mixed use development consisting of 57 residential units, 6,275 s.f. of commercial space and a 568 s.f. café. The existing three story office building is to remain. Bulk, or "c" variances required for minimum size of residential units, maximum lot coverage (75% permitted, 76% proposed), minimum building setback (7.5' required, 7.1' proposed), off street loading spaces and any other variances and/or design waivers that may be required. BR-2 Zone with a Train Station Overlay.