

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
5/5/2022**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, May 5, 2022 at 6:30 pm at 90 Monmouth Street, Red Bank, NJ. (Prior to the meeting, the Board will hold a public workshop beginning at 6:00 p.m.).

Salute to the Flag

Administrative Matters:

Meeting Minutes: None

Resolutions:

1. Resolution of Approval – Application #Z14322: 173 Maple Avenue, Block 103, Lot 1
2. Resolution of Denial – Application #Z13356: 141 West Front Street, Block 34, Lots 3.01, 25, & 26

Administrative Approval:

1. Z13547: 120 Monmouth Street, Block 33, Lot 9.01.
Applicant is revising the 2021 approval to revised the floor plans to feature wider and larger units, decreasing the amount of non-conforming units to four (4) from the approved six (6). No changes will be made to the granted design waivers, density and bulk variances.

New Business:

1. **Z14598: 85 Shrewsbury Avenue; Block 40, Lot 3**
Applicant: Scott Wenning and Allison Van Kampen, BR-1 Zone. Bulk (C) Variance. Applicant is seeking C variances relief to expand an existing single-family residence. The applicant proposes to install dormers in the attic space to convert the half-story into a third story to extend the habitable space. The renovations to the structure do not meet the bulk standards within the BR-1 zone.
2. **Z14610: 36 Harrison Avenue; Block 14, Lot 16**
Applicant: Jonathan Velardi, Robin Mallem, and Filomena Viscardi; Use (D) Variance, Bulk (C) Variance. Applicant is seeking a D(1) use variance and C variances relief to construct a detached garage. The proposed garage is over 500 square feet, considered a primary structure. Two primary structures are not permitted in residential zones within the

Borough. Additionally, the proposed structure does not meet the bulk standards within the RA zone

Adjournment