

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

**AGENDA**  
**RED BANK PLANNING BOARD**  
**July 17, 2023**

The Red Bank Planning Board will hold a regular meeting on Monday, July 17, 2023 at 7:00 P.M. at Council Chambers, 90 Monmouth Street, Red Bank, NJ.

**Administrative Matters**

**Oath of Office**

**Reorganization of the Board:**

1. Chairman
2. Vice Chair
3. Board Secretary
4. Board Attorney
5. Board Engineer
6. Official Newspaper
7. Conflict Attorney & Engineer

**Meeting Minutes:**

1. Regular Meeting Minutes – June 5, 2023

**Resolutions:**

1. Resolution of Approval- 45 N Bridge Avenue; Block 4, Lot 6
2. Resolution of Denial – 80 Shrewsbury Avenue; Block 39, Lots 23 & 24

**Public Hearing:**

**1. Z14975: 156 West Front Street; Block 6, Lot 20**

Applicant: Plug Naturals, LLC, BR-1 Zone. Conditional Use, Site Plan Approval and Bulk Variances

Applicant intent to change the use of the property from a single-family residence to a conditionally permitted cannabis retailer. Applicant is proposing to expand the existing building on the property by removing a rear deck and constructing a single story rear addition, install a barrier free ramp, install a standby natural gas generator, install a refuse and recycling enclosure, install a G4 yard sign in the front yard, install wall signs on the front and rear of the building, perform interior and exterior renovations to the existing building, and reconstruct and expand the existing stone and gravel driveway and rear parking lot.

2. **P15177: 14 Wharf Avenue; Block 10, Lot 4 & 5 (CARRIED TO AUGUST 21, 2023 WITHOUT RE-NOTICE)**

Applicant: 14 Wharf, LLC, BR-1 Zone. Amended Site Plan Approval

Applicant is seeking to amend the site plan approval from the Planning Board Application P13235 Resolution 2019-5 dated June 19, 2019; to eliminate the four existing parking spaces and in place of the employee spaces add an outdoor dining area, construct an approximately 290-square feet addition onto the northeast portion of the property, the addition is proposed at one story with a roof deck atop; enclose the first and second floors of the currently open portions of the northern building area; add a seasonal food service area; and remove the ADA parking space.

**Adjournment**