

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
8/17/2023**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, August 17, 2023, 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:**

**Oaths to Office**

**Meeting Minutes:**

1. July 20, 2023 – Regular Meeting Minutes

**Resolutions:**

1. Resolution of Appointment – Board Attorney
2. Resolution of Appointment – Conflict Board Attorney
3. Resolution of Appointment – Board Engineer
4. Resolution of Appointment – Conflict Board Engineer

**New Business:**

1. **Z14822: 187 Riverside Avenue; Block 4.01, Lots 1 & 2 (CARRIED TO OCTOBER 5, 2023 WILL RENOTICE)**  
Applicant: Outfront Media, LLC. BR-1 Zone. D and C Variance  
Applicant proposes to modernize the existing billboard sign on the property by replacing it with a new, relocated structure which will be 40 feet in height and contain a digital sign face with LED multi-message technology with a total sign face area of 452.72 square feet. Billboard signs are not permitted in the BR-1 zone or in any zone in the Borough.
2. **Z15214: 121 Drs James Parker Blvd; Block 96, Lot 2.03**  
Applicant: Lunch Break Inc., BR-2 Zone. Site Plan and Bulk Variances  
The applicant is seeking site plan approval to permit the installation of three signs on the front of the existing building, one wall mounted electric sign on the northwest corner of the existing building and a decorative mural on the northeast corner of the existing building.
3. **Z15133: 273 Shrewsbury Avenue; Block 77, Lots 1, 2, 2.01, 3, & 25.01**  
Applicant: Thrive RB, LLC. NB Zone. Preliminary & Final Site Plan, Use and Bulk Variances.

The applicant is requesting preliminary and final site plan approval to develop a neuro inclusive based apartment building for adults with intellectual/developmental disabilities. To accommodate this use, applicant proposes a three (3) story, 35,891-square foot residential building with thirty-two (32) one-bedroom dwelling units, one (1) ground floor navigator studio apartment and thirteen (13) parking spaces for use by the building employees and visitors. The site includes landscaping, patio, and onsite amenities within the building related to life skills development of the residents.

## **Adjournment**