

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**9/7/2023**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, September 7, 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:**

**Meeting Minutes:**

1. August 17, 2023 – Regular Meeting Minutes

**Resolutions: None**

**New Business:**

1. **Z14989: 78 Bridge Avenue; Block 40, Lot 12, 13.01, 13, 15, and 16 (CARRIED TO SEPTEMBER 21, 2023 WITHOUT RE-NOTICE)**

Applicant: American Opportunity Zone Fund, LLC. BR-1 Zone. Preliminary & Final Site Plan, Use and Bulk Variances.

The applicant is requesting preliminary and final site plan approval to demolish all existing improvements to develop a four story, 32-unit residential apartment building. The four-story building will consist of 4 one-bedrooms, 26 two-bedrooms, and 2 three-bedrooms with additional facilities including but not limited to a 1,295-square feet coffee shop, 1,000-square feet retail space, open plaza area, entrance lounge, mail/package room, mechanical room, first floor courtyard, and green roof.

2. **Z1522: 30 St. Nicholas Place; Block 113, Lot 26**

Applicant: Michael Falzarano. RA Zone. Bulk Variances

The applicant is seeking zoning variance exception for the side and rear yard setbacks to construct a single car garage and any other variances required to permit.

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**