

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
10/19/2023**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, October 19, 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. October 5, 2023 – Regular Meeting Minutes

**Resolutions:**

1. Resolution of Approval – P14764: 211 River Street; Block 82, Lot 3

**New Business:**

1. **Z14989: 78 Bridge Avenue; Block 40, Lot 12, 13.01, 13, 15, and 16 (CARRIED TO NOVEMBER 2, 2023 WITHOUT 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 foot coffee shop, 1,000-square foot retail space, open plaza area, entrance lounge, mail/package room, mechanical room, first floor courtyard, and green roof.

2. **Z15324: 22 Wallace Street; Block 48, Lot 4**

Applicant: Wallace 22, LLC. R-B1 Zone. Bulk Variances

The applicant is requesting a zoning permit to renovate the existing garage to accommodate a new roof and replace damaged masonry wall as per place. The existing garage is 1,025 square feet. There will be no increase in the size of the existing garage. The detached garage is located at the rear of the property.

**Adjournment**