

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

**AGENDA  
RED BANK ZONING BOARD OF ADJUSTMENT  
11/2/2023**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, November 2, 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 19, 2023 – Regular Meeting Minutes

**Resolutions:**

1. Resolution of Approval – Z15324: 22 Wallace Street; Block 48, Lot 2

**New Business:**

**1. P15250: 1 Berry Street; Block 76, Lot 1.01 (CARRIED TO DECEMBER 7, 2023 WITHOUT NOTICE)**

Applicant: Jacob Morales. BR-2 Zone. Bulk Variance

Applicant proposes a new single-family structure on the property which is currently a vacant undersized lot. Applicant seeks bulk variance relief for off-street parking, front, side and rear yard setback, lot coverage and gross habitable floor area.

**2. Z15386: 74-76 Monmouth Street; Block 31, Lot 35**

Applicant: Jennifer Clarke. CCD-2 Zone. Appeal from Decisions of Administrative Officer

The applicant is appealing the decision of the administrative officer's determination that the applicant requires a D(1) use variance to permit a massage school in the CCD-2 zone.

**3. Z14989: 78 Bridge Avenue; Block 40, Lots 12, 13.01, 13, 15, and 16**

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.

**Adjournment**