

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**1/4/2024**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 4, 2024 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**

1. Paul Cagno
2. Amanda Doremus
3. Eugene Horowitz

**Reorganization of Board:**

1. Chairperson
2. Vice Chair
3. Board Secretary
4. Board Attorney
5. Board Engineer
6. Reaffirmation of Zoning Board Bylaws
7. Official Newspaper
8. Conflict Board Professional
9. 2024 Board Meeting Calendar

**Meeting Minutes:**

- December 7, 2023 - Regular Meeting Minutes

**Resolutions:**

- Resolution of Dismissal – Application #Z15250: 1 Berry Street, Block 76, Lot 1.01

**New Business:**

**1. Z12490: 42 Monmouth Street; Block 31, Lot 26**

Applicant: Phoenix of Matawan, Inc. CCD-2 Zone. Amended Site Plan Approval and Use Variance

The applicant received site plan and use variance approval from the ZBA for mixed use development as a micro-brewery, second commercial use, and 2 two-bedroom apartments on the second floor with 8.5 parking spaces. The applicant has filed an amended application to revise the on-site parking lot and abandon the micro-brewery use

approval. Eight onsite parking spaces are proposed. A D4 variance is required to exceed the permitted Floor Area Ratio. In addition, the applicant proposes two parking stalls sizes of 8 feet X 18 feet where 9 feet X 18 feet is required.

**2. Z14822: 187 Riverside Avenue; Block 4.01, Lots 1 & 2**

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.

**Adjournment**