

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:

1. Resolution of Dismissal – Application #P15250: 1 Berry Street, Block 76, Lot 1.01
2. Resolution of Dismissal – Application #Z14989: 78 Bridge Avenue, Block 40, Lot 12

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. Interpretation of the Ordinance. D and C Variance

Applicant proposes to modernize the existing ground billboard on the property by replacing it with a new relocated structure which will be 40 feet in height and contain a digital face LED multi-message technology with a total sign face of 452.72 square feet. The Digital Billboard is proposed to be setback .6 feet from the side property line, whereas 10 feet is the minimum required and the current ground billboard is setback .1 feet.

Adjournment