

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

**AGENDA**  
**RED BANK PLANNING BOARD**  
**June 5, 2023**

The Red Bank Planning Board will hold a regular meeting on Monday, June 5, 2023 at 7:00 PM at Council Chambers, 90 Monmouth Street, Red Bank, NJ.

**Administrative Matters**

**Meeting Minutes:**

1. April 17, 2023 Regular Meeting Minutes
2. May 1, 2023 Regular Meeting Minutes
3. May 15, 2023 Regular Meeting Minutes

**Resolutions:**

1. Resolution of Approval – 9-11 West Street; Block: 34, Lot: 1

**Public Hearing:**

1. P15052: 45 North Bridge Avenue; Block 4, Lot 6  
Applicant: Monteverde NJ, Inc. BR-1 Zone. Conditional Use, Site Plan Approval and Bulk Variances  
The applicant is seeking conditional use approval to permit a retail cannabis sale at the premises. The applicant also seeks site plan approval or a waiver of site plan, as deemed applicable by the Board. The applicant also seeks bulk variance approval to allow any existing non-conforming conditions to remain and to allow applicant to satisfy its parking obligation by providing eleven off street parking spaces, in addition to five onsite parking spaces for a total of sixteen spaces where nine parking spaces are required.
2. 80 Shrewsbury Avenue; Block 39, Lots 23 & 24  
Applicant: Borough of Red Bank. WD Zone. Minor Subdivision and Bulk Variances  
The applicant proposes minor subdivision/lot line adjustments to subdivide the parcel containing lots 23 & 2 into two separate lots, one for the existing senior center building and existing site improvements to remain and one for proposed open space. The applicant will continue the pre-existing use of a senior center. No new construction is proposed for the new lot. Additionally, the applicant is seeking bulk variances for minimum lot area and minimum lot frontage for the proposed lot 24.01.

**Adjournment**