

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
7/20/2023**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, July 20, 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:

Oaths to Office

Reorganization of Board:

1. Chairperson
2. Vice Chair
3. Board Secretary
4. Board Attorney
5. Board Engineer
6. Official Newspaper
7. Conflict Board Professional

Meeting Minutes:

1. June 15, 2023 – Regular Meeting Minutes

Resolutions: None

New Business:

1. **Z14989: 78 Bridge Avenue; Block 40, Lot 12, 13.01, 13, 15, and 16 (CARRIED TO SEPTEMBER 7, 2023 WITHOUT RE-NOTICE)**
Applicant: American Opportunity Zone Fund, LLC. BR-1 Zone. Preliminary & Final Site Plan, Use and Bulk Variances.
Applicant is proposing to consolidate several properties to create a new 3 unit apartment building with green roof, courtyard, mixed commercial space and parking at ground level.
2. **Z15214: 121 Drs James Parker Blvd; Block 96, Lot 2.03**
Applicant: Lunch Break Inc., BR-2 Zone. Site Plan and Bulk Variances
The applicant is seeking site plan approval to permit the installation of three signs on the front of the existing building, one wall mounted electric sign on the northwest corner of

the existing building and a decorative mural on the northeast corner of the existing building.

Adjournment