

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
July 7, 2011

The Red Bank Zoning Board of Adjustment will hold its regularly scheduled meeting on Thursday, July 7, 2011 at 6:30 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey. (Prior to the meeting, the Board will hold a public workshop in the conference room off of the first floor Council Chambers beginning at 6:00 p.m.)

The agenda is as follows:

ADMINISTRATIVE MATTERS:

Approval of Minutes: April 29, 2010
May 6, 2010
May 20, 2010
June 3, 2010
June 17, 2010
June 2, 2011

Resolution of Approval: Kalman Pipo
42 Wallace Street
Block 48, Lot 9

Rbank Capital, LLC
80 Rector Place
Block 1, Lot 1,

Donald and Norma Beaty
21 Vista Place
Block 13, Lot 3.01

Public Hearings:

Juan Torres, 197 Shrewsbury Avenue, Block 69, Lot 9 Z 9784

Seeking a use "d" variance for a use not permitted (retail food establishment exceeding the maximum 2,000 square feet allowable); bulk "c" variances for: parking(31 spaces required, existing use requires 17 spaces, variance for 14 spaces required); requirement for off street loading, none provided; minimum 15 foot wide buffer requirement along

side and rear property lines that abut residential zones and uses, none provided; maximum lot coverage(60% permitted, currently 65%,proposed 66%;) and unoccupied open space (15% required,2.6% proposed, currently 0%) to permit the construction of interior and exterior renovations to and change of use of an existing antique store to a retail food market. NB Zone.