

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
January 2, 2020

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, January 2, 2020 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.).

Salute to the Flag

Open Meeting to the Public for Non-Agenda Items

Administrative Matters:

Oaths of Office

- Reorganization of the Board:**
- 1) Chairman
 - 2) Vice Chairman
 - 3) Board Secretary
 - 4) Board Attorney
 - 5) Board Engineer
 - 6) Official Newspapers
 - 7) Reaffirmation of Zoning Board By-Laws
 - 8) Special Counsel

Resolution Appointing Board Engineer
Resolution Appointing Board Attorney
Resolution Appointing Special Counsel

Approval of Minutes: December 5, 2019

Resolutions:

1. Resolution Approving Malgorzata Voelkel & Brook Barnett, 50 Hubbard Park, Block 11, Lot 10.01. Z13477
2. Resolution Approving Elizabeth Falvo, 63 Tower Hill Avenue, Block 110, Lot 17. Z 13512.

Request for Extension of Time:

1. 40 White Street, LLC., 40 White Street, Block 30, Lot 43. Z11714.

Public Hearings:

1. American Real Estate Opportunity Fund, LLC, 273 Shrewsbury Avenue, Block 77, Lots 1, 2.01, 2, 3 & 25.02. Z13518

Applicant, The American Real Estate Opportunity Fund, LLC., is preliminary and final site plan approval to demolish the existing structures on site and construct a mixed use building to contain 3,000 s.f. of ground floor commercial space and a total of 16 apartments on the second and third floors. Use or "d" variances requested for maximum number of dwelling units (4 permitted, 16 proposed), maximum retail commercial space (2,000 s.f. permitted, 3,000 s.f. proposed) and maximum floor area ratio. Bulk or "c" variances requested for minimum front yard setback (40' from street centerline required, 30' proposed), maximum building coverage (60% permitted, 80% proposed), maximum number of stories (2 ½ permitted, 3 proposed), minimum landscape buffer (15' required, 10' proposed), minimum number of loading spaces (1 required, none proposed) and any other variances and design waivers that may be required. NB Zone.