

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

**AGENDA
RED BANK PLANNING BOARD
DECEMBER 10, 2025**

The Red Bank Planning Board will hold a regular meeting on Wednesday, December 10, 2025, at 7:00 PM at 90 Monmouth Street, Red Bank, NJ.

Administrative Matters

1. Meeting Minutes:

Regular Meeting Minutes: November 12, 2025

Public Hearing

1. P16237: 170 Broad Street; Block 104, Lot 14 & 15
Applicant: Bank of America. CCD-1/PO. Site Plan Approval.
The applicant is seeking final major site plan approval in connection with improvements to the existing bank branch located at 17 Broad Street. The applicant proposes to update and modernize the property by repairing and resurfacing pavement, replacing the concrete curb and sidewalk, installing a new trash enclosure, upgrading site lighting and signage, and re-striping parking spaces. The applicant also proposes to upgrade the drainage system by adding new clean-out inlets and pipes. Within the existing drive-thru area, the applicant proposes to remove and replace the current ATM and pneumatic tube system to enhance the operations. No variances or waivers are in connection with this application.
2. P15852: 1 Riverview Plaza; Block 9, Lot 33.01
Applicant: Bernhard, LLC. MS Zone. Preliminary Site Plan Approval
The applicant is requesting preliminary and final site plan approval to construct and use a roof-mounted solar array facilities over the existing roof area associated with the existing parking garage.

Public Comments on Non-Agenda Items

Adjournment

[MEET_FOOT]