

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

AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
JANUARY 2, 2025

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, January 2, 2025, 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 PM).

Salute to the Flag

Administrative Matters

1. Oaths to Office

1. Raymond Mass
2. Ben Yuro
3. Anna Cruz
4. Chris Havens

2. Reorganization of Board

1. Chairperson
2. Vice Chair
3. Board Secretary
4. Board Attorney
5. Board Engineer
6. Reaffirmation of Zoning Board Bylaws
7. Official Newspaper
8. Conflict Board Professionals
9. 2025 Board Meeting Calendar

3. Meeting Minutes

Regular Meeting Minutes- December 5, 2024
Regular Meeting Minutes – December 19, 2024

4. Resolutions

Resolution of Denial – Z14822: 187 Riverside Avenue; Block 4.01, Lots 1 & 2
Resolution of Approval – P15454: 196 Broad Street, Block 103, Lots 14 & 16

New Business

1. Z15787: 232 S. Pearl Street; Block 76, Lot 2.02

Applicant: Jacob Morales. BR-2 Zone. C Variance

Applicant is seeking approval to construct a new single-family home on the property. The applicant seeks bulk variance relief for front, side, and rear yard setbacks, as the proposed construction does not conform to the Borough's zoning ordinance. Parking space location, as the

placement of two parking spaces within the front yard is not permitted.

2. **Z15597: 103 E Front Street; Block 11, Lot 5**

Applicant: Riverview Medical Center. WD Zone. Preliminary and Final Site Plan, D and C Variances
Applicants seeks minor site plan approval and use variance relief to permit the demolition of the existing parking lot situated on the property, regarding and construction of a new parking lot and associated concrete curbing. The applicant proposes no principal use on the property however, the proposed standalone parking use will be ancillary to Riverview Medical Center's hospital use.

Public Comments on Non-Agenda Items

Adjournment