

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
MAY 21, 2026**

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, May 21, 2026, 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. Meeting Minutes
Regular Meeting Minutes - Meeting April 16, 2026
2. Resolutions
Resolution of Approval - P16362: 40 Riverside Avenue; Block 7; Lot 12.03
Resolution of Approval - Z15133A: 273 Shrewsbury Avenue, Block 77 Lot 1, 2, 2.01, 3, 25.02

New Business

1. Z16518: 195 Bridge Avenue; Block 75.03, Lot 45
Applicant: Robyn Renaud. Zone RB. Use Variance
Conversion of a single family dwelling into a two-family dwelling and construction of a 484 square feet garage.
2. Z16087: 199 & 205 Broad Street; Block 105, Lots 15 & 16 (**CARRIED TO JUNE 18, 2026**)
Applicant: 199 Broad Street, LLC & 205 Broad Street, LLC. Zone PO. Preliminary & Final Site Plan, Lot Consolidation, Use & Bulk Variances.
The applicant is seeking preliminary and final major site plan approval to permit the construction of additions to the 1st the 199 and 205 Brood Street buildings and connection of the two buildings with a second story "bridge" addition, construction of a separate 6-unit, 3-story apartment building, including first level garages, at the rear of the property, associated improvements to parking end circulation, walkways, lighting and landscaping and revisions to the underground stormwater management system, all at the subject premises.

Public Comments on Non-Agenda Items

Adjournment