

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
AUGUST 20, 2026**

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, August 20, 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 - July 16, 2026
2. Resolution:
Resolution of Approval - Z16518: 195 Bridge Avenue; Block 75.03, Lot 45
Resolution of Dismissal: Z15870: 240 Shrewsbury Avenue; Block 78, Lots 12-14

New Business

1. Z15711: 44 Haddon Park; Block 13.02, Lot 42
Applicant: Brian McPeak, Zone: RA. Bulk Variance
The applicant, Brian McPeak, is proposing to reconstruct an existing non-conforming detached accessory structure on the existing footprint.
2. Z16601: 44 Irving Place; Block 102, Lot 31
Applicant: Maria T Micale Revocable Trust, Zone: RA, Use and Bulk Variances
The applicant proposes to construct a 2.5 story addition to the rear of the existing residential dwelling, the expansion of the existing detached garage, and interior renovations throughout the existing residential dwelling at the premises.
3. Z16087: 199 & 205 Broad Street; Block 105, Lots 15 & 16 **(CARRIED TO OCTOBER 1, 2026 WITHOUT NOTICE)**
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 199 and 205 Broad 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 and 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