

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
SEPTEMBER 3, 2026**

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, September 3, 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 - August 20, 2026
2. Resolution:
Resolution of Approval - Z15711: 44 Haddon Park; Block 13.02, Lot 42
Resolution of Approval - Z16601: 44 Irving Place; Block 102, Lot 31

New Business

1. Z16671: 56 Newman Springs Road; Block 97.01, Lot 44
Applicant: Outfront Media, LLC. HB Zone. Minor Site Plan, Use and Bulk Variance.
The applicant filed an appeal of the Board's Original Denial with the Monmouth County Superior Court, Docket Number MON-L-000877-25, ("Court Appeal"). The Board and the Applicant reached a settlement agreement to resolve the Court Appeal on the Riverside Property to permit the Applicant to proceed with an application on the Newman Springs Property to construct a new multi-message billboard structure, subject to numerous conditions ("Settlement Agreement"). Pursuant to the Settlement Agreement, Applicant seeks minor site plan approval to install a new multi-message, off-premise sign, commonly referred to as a digital billboard sign ("Digital Billboard") on the Newman Springs Property. The applicant also proposes to reconstruct the existing freestanding liquor store sign with a relocated and shorter freestanding sign for the liquor store ("Store Sign").

Public Comments on Non-Agenda Items

Adjournment