

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

**AGENDA
RED BANK PLANNING BOARD
SEPTEMBER 9, 2026**

The Red Bank Planning Board will hold a regular meeting on Wednesday, September 9, 2026, at 7:00 PM at 90 Monmouth Street, Red Bank, NJ.

Administrative Matters

1. Minutes:

Regular Meeting Minutes - July 22, 2026

2. Resolutions:

Resolution of Approval - P16569: 64 Locust Avenue; Block 39, Lot 4

Resolution of Extension - Z15934: 183 Drs. James Parker Boulevard; Block 90, Lot 12.01

Public Hearing

1. P15522: Bridge Avenue & Oakland Street; Block 41, Lots 2, 3, 4, 5, 6.01, 6.02, & 7; Block 63, Lots 5, 5.01, 6, 7, & 7.01

Applicant: Denzar at Transit, LLC; Zone: Train Station Redevelopment District A: North Parcel

The proposed development, known as “The Rail at Red Bank North,” consists of the construction of a mixed-use, multifamily building containing a total of 175 residential dwelling units, inclusive of both market-rate and affordable housing units, with associated residential amenities. The project also includes approximately 15,750 square feet of ground-floor commercial retail and restaurant space, designed to activate the streetscape and support the transit-oriented nature of the redevelopment area. Parking is proposed within a structured parking garage providing a total of 331 parking spaces, distributed across multiple levels, together with associated access drives and internal circulation elements. Additional site improvements include the development of a public plaza and pedestrian circulation features, landscaping, utility infrastructure, grading, and stormwater management systems necessary to support the proposed development.

Public Comments on Non-Agenda Items

Adjournment