

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

**AGENDA
RED BANK ZONING BOARD OF ADJUSTMENT
SEPTEMBER 17, 2026**

The Red Bank Zoning Board of Adjustment will hold a regular meeting on Thursday, September 17, 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 - September 3, 2026

2. Resolutions

Resolution of Extension — 196 Broad Street; Block 103, Lots 14 & 16

New Business

1. Z16578: 31 Union Street, Block 9, Lot 2 and 2.01

Applicant: Monmouth Boat Club, Zone: WD. Request for Interpretation

The applicant is requesting an interpretation, pursuant to N.J.S.A. 40:55D-70(b), of the Borough's substantial improvement requirements under Chapter 364 as they apply to proposed repairs to the foundation pilings of the historic Monmouth Boat Club structure. The proposed work involves temporarily relocating the structure, repairing the foundation pilings, and returning the structure to its existing location and elevation.

2. Z16043: 1 Riverview Plaza, Block 9, Lot 33.01

Applicant: HMM Hospitals Corp. Riverview Medical Center, Zone: MS. Bulk Variance

The applicant is seeking relief for the installation of additional identification signage for the Johnson Rehabilitation Institute on the front façade of Riverview Medical Center. The proposed W2 channel letter sign exceeds the maximum permitted area of 80 square feet (proposed 83.42 square feet), is located outside the permitted signable area, and is internally illuminated, which is not permitted for this sign type under §490-151(C)(3)(b) and §490 Attachment 1.

Public Comments on Non-Agenda Items

Adjournment