

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

**AGENDA**  
**RED BANK ZONING BOARD OF ADJUSTMENT**  
**September 4, 2014**

The Red Bank Zoning Board of Adjustment will hold its regular meeting on Thursday, September 4, 2014 at 6:30 p.m. in the Municipal Building, first floor, Council Chambers, 90 Monmouth Street, Red Bank, New Jersey. (Prior to the meeting, the Board will hold a public workshop in the conference room off of the first floor Council Chambers beginning at 6:00 p.m.)

The agenda is as follows:

**Salute to the Flag**

**Open Meeting to the Public for Non-Agenda Items**

**ADMINISTRATIVE MATTERS:**

**Resolution of Approval:**

Patricia Pennington  
11 E Sunset Avenue  
Block 92, Lot 2 Z11072

Patrick and Jennifer Hussey  
14 Catherine Street  
Block 75.04, Lot 37 Z11091

Richard and Colleen Fischer  
35 Irving Place  
Block 101, Lot 11 Z 11086

**Request to Carry Service to  
September 18, 2014:**

Ray Rap Realty  
Harding Road/Hudson Avenue/Clay Street  
Block 58, Lots 1, 2, 3,4,5,6 Z 10807

**PUBLIC HEARINGS:**

**John Mac Donald, 5 Alston Court, Block 13.02, Lot 31.03 Z 11041**

Seeking bulk "c" variances for the expansion of a non-conforming structure (9.41 feet sideyard setback is non-conforming) and for a garage facing the street (the front of the

lot) to permit the construction of a two story addition and a front-facing two car garage. RA Zone.

**Bryan & Amy Griffiths, 43 Washington Street, Block 25, Lot 22, Z10920 (carried)**

Seeking a use “d” variance for a second principle structure that includes first floor living space and a second floor one bedroom apartment; bulk “c” variances for: sideyard setback (10 feet required, ½ foot and 1.6 feet proposed); combined sideyard setback (20 feet required, approximately 2 feet proposed); and rear yard setback (25 feet required, 0.9 feet proposed); lot coverage (40 % maximum permitted, 44% proposed); and parking (four spaces required, three spaces provided) and a design waiver for width of a driveway (12 feet permitted) to permit the construction of a second floor addition to an existing single story garage to create a residential dwelling unit. The existing single family dwelling is non-conforming due to front yard setback (30 feet required, 13 feet exists); sideyard setback (10 feet required, 3.7 feet exists) combined sideyard setback (20 feet required, 13.85 feet exists); and lot frontage (50 feet required, 40 feet exists). RB-2 Zone. (Washington Street Historic District).

**Joseph Durso, 75 Leighton Avenue, Block 70, Lot 3.02, Z11024**

Seeking site plan approval; use “d” variance for a use not permitted; bulk “c” variances for signs not permitted (two awnings, a 19’9” wall sign and two (2’ X 2”) nameplate signs); and for the following pre-existing, non-conforming conditions: lot area (3,500 sf required, 2,532 sf proposed); lot frontage (50’ required, 21.1’ exists); front setback (30’ required, 30’ required); sideyard setback (10’ required, 1.3’ exists) to permit the change of use from a deli to a private kitchen for a food delivery service on the first floor with storage, refrigeration and personal office space in the basement. RB Zone.