

Owner: Masonic Hall  
152 Maple Avenue  
Red Bank, NJ 07701-1716

Applicant: Kalian Management, LLC  
2 Henessey Boulevard, Suite 1  
Atlantic Highlands, NJ 07716

Block 101, Lot 3  
14 East Garfield Avenue  
Borough Of Atlantic Highlands,  
Monmouth County, NJ

December 2, 2024

**List of Variances**

1. Minimum lot frontage and lot width of 75 feet is required whereas 66.5 feet is proposed for New Lots 3.01, 3.02, 3.03, and 3.04.
2. Minimum diameter for lot shape, 50 feet is required whereas 49.0, 46.5, 46.5, and 44.1 are proposed for Lots 3.01 to 3.04 respectively.
3. Maximum number of garage spaces is 1 space per 5,000 SF of lot area. Two (2) garage spaces are proposed for Lots 3.01 and 3.02 whereas the lot area is slightly less than the 10,000 SF required.