

**PLANNING BOARD
BOROUGH OF RUMSON
April 12, 2021
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **818 1277 1189** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/81812771189>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 818 1277 1189**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
April 12, 2021
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the March 1, 2021 meeting.

- 1. Consistency Review** Proposed Ordinance Amendments Chapter XXII Development Regulations:
- Amend Section 22-5 (Zoning District Regulations) Subsection 22-5.20 Rumson Road Housing Zone District (RR)
 - Amend Section 22-5 (Zoning District Regulations) Subsection 22-5.21 Bingham Avenue Housing Zone District (BA)

2. Steven Scopellite, Resolution approving minor subdivision application for the property located at 52-54 Buena Vista Avenue. The subject tract consists of two (2) properties; however they are recorded under the same deed. Existing tract is 10.37 acre with 744 feet of frontage on Buena Vista Avenue which contains two (2) existing dwellings to remain with associated driveways, rear patio, garage and barn, pool and cabana. The approval is for the subdivision of the tract into two (2) separate single-family building lots. Proposed Lot 2.01 is an irregular shape lot that consists of 348,678 square feet (8.0 acres) and has 544 feet of frontage on Buena Vista Avenue. Proposed Lot 3.01 is an irregular shape lot that consists of 103,383 square feet (2.37 acres) and has 200 feet of frontage on Buena Vista Avenue. The properties are located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 87, Lots 2 & 3.

3. Hyatt, Minor subdivision for property located at 2 Clover Lane, Block 97, Lot 29. The applicant is proposing a minor subdivision to create two building lots. The property currently contains a two-story single-family dwelling, detached garage, and paved circular driveway. It is our understanding that both the existing dwelling, detached garage and associated site features are to remain on Proposed Lot 29.01 and that no new construction is proposed at this time. Proposed Lot 29.01 is an interior lot that would consist of 24,945 square feet (0.5726 Acres) and have 199.7 feet of frontage on Clover Lane. Proposed Lot 29.02 is a corner Lot that consist of 14,502 square feet (0.3329 Acres) and has approximately 110 feet of lot frontage along Avenue of Two Rivers and 137.03 feet of frontage along Clover Lane. The property is located at the northwest corner of Avenue of Two Rivers and Clover Lane and is in the R-4 Single Family Residential Zone District which permits single-family dwellings on 10,000 square foot interior lots and 12,500 square foot corner lots.

4. Executive Session (if necessary).

5. Adjournment.

cc to: State Shorthand Reporting Service