

**PLANNING BOARD
BOROUGH OF RUMSON
July 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 **832 0286 3666** 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/83202863666>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 832 0286 3666**
 - 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
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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 June 7, 2021 meeting.

1. Consistency Review Proposed Ordinance Amendment Chapter XXII Development Regulations: 21-009 D AN ORDINANCE OF THE BOROUGH OF RUMSON PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES.

2. The continued application from the June 7, 2021 meeting of **Yellow Brook Property Co.**, 132 Bingham Avenue, Block 94, Lot 5 which is a 223,405 square foot (5.129 acres) parcel located on the west side of Bingham Avenue approximately 365 feet south of Ridge Road located in the Bingham Avenue Housing (BA) Zone.. The property currently consists of a two-story dwelling, covered porch, patio, paved driveway, fountain, pool, cabana, tennis court, dog kennel, shed, fences and landscape walls.

In accordance with the Settlement Agreement between the Borough of Rumson and the Applicant dated January 16, 2020, as part of the Borough's affordable housing compliance requirements, the Borough of Rumson adopted Ordinance 20-015 to rezone the property to the Bingham Avenue Housing District (BA), which permits the development of up to eighteen residential dwelling units.

The applicant is the owner of the property in question and is requesting Preliminary and Final Major Site Plan approval to construct a multifamily residential housing development, consisting of eighteen (18) dwelling units located in nine duplex buildings. In addition, to the propose dwellings, the applicant proposes site improvements including but not limited to: a private cul-de-sac roadway, paver driveways, paver sidewalk, curb lighting, landscaping, sanitary sewer, and storm water drainage system consisting of two underground infiltration basins connecting to the existing system on Bingham Avenue.

3. Executive Session.

4. Adjournment.

cc to: State Shorthand Reporting Service