

**PLANNING BOARD
BOROUGH OF RUMSON
June 7, 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 **836 1263 9241** 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/83612639241>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 836 1263 9241**
 - 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.

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Pledge of Allegiance

Roll Call

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

Approval of the minutes for the May 3, 2021 meeting.

1. Resolutions:

Hyatt, Resolution approving Minor Subdivision from the May 3, 2021 meeting for the property located at 2 Clover Lane, Block 97, Lot 29. The minor subdivision will create two new building lots. A two-story single-family dwelling, detached garage, and paved circular driveway are currently located on existing Lot 29. It is our understanding that both the existing dwelling, detached garage and associated site features are to remain and that no new construction is proposed at this time. Lot 29.01 would be an interior lot that would consist of 24,945 square feet (0.5726 Acres) and have 199.7 feet of frontage on Clover Lane. Lot 29.02 is a corner Lot that consist of 14,047 square feet (0.3325 Acres) and has approximately 110 feet of lot frontage along Avenue of Two Rivers and 130 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.

Guarino, Resolution approving Minor Subdivision for the property located at 38 Ridge Road, Block 62, Lot 27. The minor subdivision will create two new building lots. A two and a half story single-family dwelling, wood deck, covered porch, concrete walkway, various storage sheds, in-ground pool, concrete patio and paved driveway are currently located on existing Lot 27. It is our understanding that with this application, the applicant propose to remove all existing improvements on existing Lot 27. New Lot 27.01 is a corner lot that would consist of 9,687 square feet (0.222 acres) and have 108.68 feet of frontage on Ridge Road and 75.00 feet of frontage on Center Street. New Lot 27.02 is an interior lot that consist of 6,700 square feet (0.154 acres) and has 67 feet of lot frontage along Center Street. Borough Ordinance requires a minimum lot shape diameter of 33 feet for corner lots, whereas only 30.0 feet is proposed for new corner lot 27.01 and minimum lot shape diameter off 34 feet for interior lots, whereas only 30.0 feet is proposed for new interior lot 27.02. The properties are located at the northeast corner of Ridge Road and Center Street. The property is located in the R-5 Single Family Residential Zone District.

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2. 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 (if necessary).

4. Adjournment.

cc to: State Shorthand Reporting Service