

**PLANNING BOARD  
BOROUGH OF RUMSON  
October 4, 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 **827 2096 5537** 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/82720965537>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 827 2096 5537**
  - 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  
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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 September 13, 2021 meeting.

**1. Resolution:**

**2300 Neptune Realty, LLC/Brennan's Delicatessen**, 38 West River Road, Block 5, Lot 3.01, located in the GB Zone. The site is a 26,140.9 square foot (0.06 acre) parcel located on the north side of West River Road (County Route 10) in the General Business (GB) Zone Resolution for Preliminary & Final Minor Site Plan approval with variances to construct a new 5,330 square foot, two-story commercial building and associated site improvements including but not limited to: a paved parking lot, concrete apron, refuse enclosure, granite curbing, lighting, landscaping, utilities, as well as various drainage structures tying into the adjacent system flowing directly into the Navesink River. Upon completion of construction the intention is that the existing Brennan's Delicatessen will relocate into the new structure.

**2.** The continued application from the August 9, 2021 meeting of **Yellow Brook Property Co.**, 91 Rumson Road, Block 124, Lot 31 which is a 252,683.47 square foot (5.801 acres) parcel located on the west side of Osprey Lane with frontage along Rumson Road ( County Route 520), Osprey Lane, and Tuxedo Lane located in the Rumson Road Housing (RR) District.

The property in question currently consists of a two and one half-story dwelling, covered porch, gravel driveway, various fences, and landscape walls. The applicant intends to demolish and remove identified existing site features to construct a proposed multifamily development.

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 21-004 D on April 13, 2021 to rezone the property to the Rumson Road Housing District (RR), which permits the development of up to fourteen (14) 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 fourteen (14) dwelling units located in two duplex buildings, two carriage buildings and two triplex buildings. In addition, to the propose dwellings, the applicant proposes site improvements including but not limited to: a private roadway, detached three-car garage, paver driveways, paver sidewalk, curb, lighting, landscaping, sanitary sewer, and storm water drainage system consisting of an underground detention basin.

**3. Executive Session.**

**4. Adjournment.**

cc to: State Shorthand Reporting Service