

**PLANNING BOARD
BOROUGH OF RUMSON
September 13, 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 **846 5488 8358** 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/84654888358>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 846 5488 8358**
 - 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
September 13, 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 August 9, 2021 meeting.

1. The application of **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.

The property in question is mostly undeveloped with limited site improvements, including but not limited to, a gravel driveway, split rail fence, existing drainage and sewer features, as well as a RFH rowing shed overlapping the property line (to be relocated). The site currently functions as an ingress and egress for all RFH rowing personnel accessing the facilities and boat launch.

The applicant is the owner of the property in question and is requesting Preliminary & Final Site Plan approval 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. The proposed commercial development with a delicatessen and associated second floor office space is a permitted use in the GB Zone. Completeness waivers, Design waivers and Variances are noted in T & M Completeness Review, Engineering Review and Fee determination letter date September 1, 2021

3. Executive Session.

4. Adjournment.

cc to: State Shorthand Reporting Service