

**ZONING BOARD
BOROUGH OF RUMSON
April 20, 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 **816 4824 9005** 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/816 4824 9005](https://us02web.zoom.us/j/81648249005)

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 816 4824 9005**
 - 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
Zoning Board
Borough of Rumson
April 20, 2021
VIRTUAL
7:30 P.M.

Pledge of Allegiance

Roll Call

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

1. The carried application from February 16, 2021 meeting of **Julian Petrella**, 75 Rumson Road (Corner Avenue of Two Rivers) Avenue of Two Rivers (Primary Front) and Rumson Road (Secondary Front); Block 131, Lot 1, R-4 Zone) to construct a new second floor hallway addition connecting existing second floor areas and a bathroom at the existing premises. The property and residence are currently non-conforming in Building Rear Setback 40 feet Required; 4.2 feet Existing, Accessory Building Side Setback 5 Feet Required; 3.9 feet Existing, Maximum Lot Coverage 8,288 sf. Permitted; 8,596 sf. Existing and Maximum Floor Area 3,500 sf. Permitted; 4,128 sf. Existing.. New construction will increase non-conformity in the Maximum Floor Area 3,500 sf. Permitted; 4,128 sf. Existing; 4,314 sf. Proposed.

2. The application of **Roger & Sarah Keren**, 16 Robin Road (Block 98, Lot 7, R-4 Zone) to convert existing unfinished attic space above attached garage to conditioned habitable space for an office and gym at the existing premises. The residence is currently non-conforming in Maximum Building Coverage 2,591 sf. sf. Permitted; 2,669 sf. New construction will create non-conformity in the Maximum Floor Area 3,500 sf. Permitted; 3,845 sf. Existing; 4,271 sf. Proposed.

3. The application of **Christopher & Kerry Marshall**, 4 West Cherry Lane (Block 22, Lot 4.01, R-4 Zone) to construct a new open sided rear porch, patio, outdoor kitchen and hot tub at the existing premises. The residence is currently non-conforming in Rear Setback 50 feet Required; 43.1 feet Existing and Maximum Floor Area 3,500 sf. Permitted; 3,868 sf. Existing. New construction will be within the required 50 foot rear setback.

4. The application of **Gerald & Sara Brown**, 3 Circle Drive (Block 13, Lot 12, R-3 Zone) to construct a cabana, pergolas and outdoor kitchen at the existing premises. New construction will create non-conformities in Maximum Lot Coverage 8,398 sf. sf. Permitted; 7,236 sf. Existing; 9,129 sf. Proposed and Maximum Building Coverage 3,528 sf. sf. Permitted; 3,071 sf. Existing; 3,627 sf. Proposed.

ADMINISTRATIVE:

Approval of March 16, 2021 Minutes

Approval of April 20, 2021 Resolutions:

David & Patricia Springsteen, 11 Highland Avenue (Block 49 Lot 33, R-5 Zone)

Cheryl Marchese, 115 Blackpoint Road (Block 67, Lot 4, R-5 Zone)

State Shorthand Reporting Service