

**ZONING BOARD
BOROUGH OF RUMSON**

August 17, 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 **88332865832** 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/88332865832>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 883 3286 5832**
 - 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.

1. The continue application from the May 18, 2021 meeting of **Adam & Jen Cavise**, 18 Edgewood Road (Block 13, Lot 34, R-3 Zone) to construct a new rear screen porch, with an exterior gas fireplace at the existing premises. Based on the Board's review and discussion relative to this application at the May 18, 2021 meeting the applicant submitted a revised Architectural Plan OTS Architecture by William Tyler Sandlass, 3 sheets, dated 03/17/21, Revised 07/12/21 to address the Board's issues and concerns. Proposed new rear screened porch and existing front porch were reduced in size. New construction will create non-conformities in Rear Setback 40 feet Required; 28.0 feet Proposed and Maximum Building Coverage 3,500 sf. Permitted; 3,493 sf. Existing; 4,004 sf. Originally Proposed; 3,789 sf. Proposed.

2. The continued application from the May 18, 2021 meeting of **John & Moira Barrett**, 10 Riverview Avenue (Corner Highland Avenue), Riverview Avenue (Primary Front) and Highland Avenue (Secondary Front) / Block 56, Lot 7, R-6 Zone) to raze existing house retaining the existing foundation and construction a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area Required 7,000 sf. / Existing 5,000 sf., Secondary Lot Width and Frontage Required 70 feet / Existing 50 feet (Highland Avenue) and Corner Lot Shape Required 33 feet / Existing 0 feet. Based on the Board's review and discussion relative to this application at the May 18, 2021 meeting the applicant submitted a revised Architectural Plan by Anthony Condouris, RA 3 sheets, dated 03/23/21; last revised 07/06/21 to address the Board's issues and concerns. House footprint realignment to be parallel with Riverview Avenue and Highland Avenue, removed dormers, lowered height to conform and removed rear entrances and porches. New construction will create non-conformities in having Riverview Avenue as the primary front, Primary Building front Setback 30 feet Required; 13.0 feet Proposed and Porch Setback 25 feet Required; 8.0 feet Proposed, Secondary Front Setback (Highland Avenue) Building Setback 30 feet Required; 12.0 feet Proposed. Rear Setback 35feet Required; 9.0 feet Proposed, Maximum Building Coverage 1,165 sf. Permitted; 1,372 sf. Proposed and Maximum Floor Area 2,000 sf. Permitted; 2,337.sf. Proposed.

3. The continued application from the July 20, 2021 meeting of **Robert Ackerman**, 58 Bingham Avenue (Corner Church Street) Bingham Avenue (Primary Front) and Church Street (Secondary Front) / Block 30, Lot 11, R-5 Zone) to remove the existing detached garage and shed to construct a new two-story addition at the existing premises. The property is currently non-conforming in Primary Lot Width and Frontage 75 feet Required; 66.0 feet Existing, Corner Lot Shape 33 feet Required; 3.5 feet Existing and driveway width permitted, not serving a garage 12 feet; 17 feet Existing The residence is currently non-conforming in Primary Building Front Setback 35 feet Required; 18.5 feet Existing and Porch Front Setback 30 feet Required; 13.0 feet Existing and Secondary Building Front Setback 35 feet Required; 6.8 feet Existing. Based on the Board's review and discussion relative to this application at the July 20, 2021 meeting the applicant submitted a revised Architectural Plan by Richard P. Tokarski Jr., RA, 3 sheets, dated 03/09/21; last revised 07/27/21 and Grading - Soil Erosion an Sediment Control Plan by In-site Engineering; by Douglas D. Clelland, PE, 1 Sheets dated 03/25/21; Revised 07/29/21 to address the Board's issues and concerns the new construction revised to include a one-car replacement garage.

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4. The application of **North Watch Investors, LLC**, 98 East river Road (Corner Maplewood Avenue) East River Road (Primary Front) and Maplewood Avenue (Secondary Front) / Block 50, Lot 14, R-6 Zone) to Raze the existing residence to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Width and Frontage Primary 70 feet Required; 50 feet Existing and Corner Lot Shape 33 feet Required; 12 feet Existing. New construction will create non-conformities in Secondary Building Front Setback 30 feet Required; 14.4 feet Proposed.

5. The application of **Mary Tierney**, 22 Oakwood Lane (Corner First Street) Oakwood Lane (Primary Front) and First Street (Secondary Front) / Block 32, Lot 2, R-5 Zone) for renovations and additions to the existing residence including a second floor addition, one-story front and rear additions, new garage, deck, patio and swimming pool at the existing premises. The property is currently non-conforming in Minimum Lot Width and Frontage Primary 75 feet Required; 63.07 feet Existing and Corner Lot Shape 33 feet Required; 0 feet Existing. New construction will increase non-conformities in Primary Building Front Setback 35 feet Required; 26.6 feet Existing 22.0 feet Proposed, Minimum and Rear Setback 35 feet Required; 17.3 feet Existing; 12.0 feet Proposed. New construction will also create non-conformities in Maximum Building Coverage 2,495 sf Permitted; 1,765 sf. Existing; 2,587 sf. Proposed and Maximum Floor Ares 3,500 sf Permitted; 2,347 sf. Existing; 3,592 sf. Proposed

ADMINISTRATIVE:

Approval of July 20, 2021 Minutes

Approval of 17, 2021 Resolution:

NO RESOLUTIONS

State Shorthand Reporting Service