

**ZONING BOARD  
BOROUGH OF RUMSON**

**July 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 **89317754604** 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/89317754604>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 893 1775 4604**
  - 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**  
**July 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 continued application from the June 15, 2021 meeting of **The Peach Pit, LLC**, Major Site Plan application for the property located at 101 East River Road. The property currently contains an existing two-story commercial office building with a paved parking lot in the rear for 9 (nine) vehicles. The applicant is proposing to convert the office building into a youth academic and community center, the first floor would be used as a youth play “café” with a kitchen preparing food and drinks for sale, along with tables and a counter seating. A lounge area with chairs, couches, a TV, and games would also be provided. The second floor would be used as a “learning center” with various spaces for tutoring, collaborating, studying and an office. The applicant states that the use of the second floor would be limited to members only and require pre-registration. As part of the site plan, the parking lot would be formally striped and include a designated ADA parking space. The property is located in the GB General Business Zone shown on the Borough of Rumson Tax Map as Block 47, Lot 1. T & M Associates Completeness Review, Engineering and Fee Determination letter details the variance relief required.

2. The application 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. New construction will create non-conformities in removal of existing detached garage without the construction of a conforming replacement garage for the same number of automobiles.

3. Carried to the August 17, 2021 meeting the continued application of **John & Moira Barrett**, 10 Riverview Avenue (Corner Highland Avenue) (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.

4. Carried to the August 17, 2021 meeting the continued application 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.

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Borough of Rumson  
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**ADMINISTRATIVE:**

**Approval of June 15, 2021 Minutes**

**Approval of July 20, 2021 Resolution:**

**Coady Lawes, 32 Holly Street (Block 69, Lot 8, R-5 Zone)**

State Shorthand Reporting Service