

**ZONING BOARD
BOROUGH OF RUMSON
June 15, 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 **85796280782** 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/85796280782>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 857 9628 0782**
 - 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
June 15, 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 application of **Coady Lawes**, 32 Holly Street (Corner Cedar Avenue) Holly Street (Primary Front) and Cedar Avenue (Secondary Front) / Block 69, Lot 8, R-5 Zone) to remove the existing one-story addition, detached garage and driveway to construct a new two-story addition, driveway, fence, shed and patio at the existing premises. The property is currently non-conforming in Minimum Lot Area Required 8,000 sf.; 4,774 sf. Existing, Primary Lot Width and Frontage 75 feet Required; 53.82 feet Existing, Corner Lot Shape 33 feet Required; 3.5 feet Existing. The residence is currently non-conforming in Primary Building Front Setback 35 feet Required; 23.6 feet Existing, Porch Front Setback 30 feet Required; 17.0 feet Existing and Secondary Building Front Setback 35 feet Required; 7.4 feet Existing, Porch Front Setback 30 feet Required; 17.0 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, accessory building (Shed) Side Setback 5 feet Required; 1.8 feet Proposed and driveway width permitted, not serving a garage 12 feet; 20 feet Proposed and driveway width permitted, not serving a garage 12 feet; 20 feet Proposed.

2. 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.

ADMINISTRATIVE:

Approval of May 18, 2021 Minutes

Approval of June 15, 2021 Resolutions:

Gerald & Sara Brown, 3 Circle Drive (Block 13, Lot 12, R-3 Zone)

Thomas & Megan Collard, 48 Shrewsbury Drive (Block 126, Lot 7, R-1 Zone)

State Shorthand Reporting Service