

**ZONING BOARD
BOROUGH OF RUMSON**

**May 18, 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 **839 7379 7775** 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/839 7379 7775](https://us02web.zoom.us/j/83973797775)

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 839 7379 7775**
 - 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 continued application from April 20, 2021 meeting of **Gerald & Sara Brown**, 3 Circle Drive (Block 13, Lot 12, R-3 Zone) to construct a cabana, pergola and outdoor kitchen at the existing premises. Based on the Board's review and discussion relative to this application at the April 20, 2021 meeting the applicant submitted a revised Architectural Plan by Anthony Condouris, RA, 2 sheets, dated 01/26/21; last revised 05/06/21. Lot Coverage non-conformity reduction 8,398 sf. sf. Permitted; 7,236 sf. Existing; 8,793 sf. Proposed. The Building Coverage non-conformity remained the same 3,528 sf. sf. Permitted; 3,071 sf. Existing; 3,627 sf. Proposed.

2. The 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. 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. Proposed.

3. The application 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. The new construction will create non-conformity in having Riverview Avenue as the primary front. Corner lots that do not contain a principal structure, require that the yard abutting the smaller frontage (Highland Avenue) will be considered the primary front yard. In addition, non-conformities will also be created in Primary Front Setback (Riverview Avenue) Building Setback 30 feet Required; 9.0 feet Proposed and Porch Setback 25 feet Required; 7.8 feet Proposed Secondary Front Setback (Highland Avenue) Building Setback 30 feet Required; 16.0feet Proposed. Rear Setback 35feet Required; 5.4 feet Proposed Maximum Building Coverage 1,165 sf. Permitted; 1,276 sf. Proposed Maximum Floor Area 2,000 sf. Permitted; 2,302.sf. Proposed

4. The application of **Thomas & Megan Collard**, 48 Shrewsbury Drive (Block 126, Lot 7, R-1 Zone) to construct a new two-car (2) detached garage at the existing premises. New construction will create non-conformities in that Garage doors shall be orientated so as not to be visible from a street frontage, river frontage, or public right-of- way. Generally, garages must face the side line or rear Line except where permanently screened by portions of the principal building and Ground floor area of all accessory buildings may not exceed 30% of the principal building ground floor ground floor area. Accessory building ground floor area 813 sf., Permitted; 289 sf. Existing; 1,018 sf. proposed.

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5. 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 April 20, 2021 Minutes

Approval of May 18, 2021 Resolutions:

Julian Petrella, 75 Rumson Road (Block 131, Lot 1, R-4 Zone)

Roger & Sarah Keren, 16 Robin Road (Block 98, Lot 7, R-4 Zone)

Christopher & Kerry Marshall, 4 West Cherry Lane (Block 22, Lot 4.01, R-4 Zone)

State Shorthand Reporting Service