

**PLANNING BOARD  
BOROUGH OF RUMSON**

**April 1, 2013**

**7:30 P.M.**

Pledge of Allegiance

Roll Call

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

Approval of the minutes for the March 4, 2013 meeting.

**1. Resolution:**

**Eric & Jeanne Langille**, Resolution withdrawing the Minor Subdivision application for the property located at 86 Rumson Road. The application was for the subdivision of the tract into two (2) single-family building lots. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 97, Lot 40.

**2. John and Lori Quigley**, appealing the decision of the Tree Conservation Officer in the denial of a tree removal permit for the property located at 133 Avenue of Two Rivers, Block 100, Lot 7.01 and in the enforcement of the Borough of Rumson Tree Protection Ordinance Section 16.1.

**3. Raymond Guzman**, Minor Subdivision application for the property located at 12 Narumsunk Street. The applicant proposes to subdivide the tract into two (2) single-family building lots. Proposed Lot 21.01 is a corner lot with 95 feet of frontage on Narumsunk Street and 100 feet of frontage on Lafayette Street. Proposed Lot 21.01 consists of 9,499 square feet and is proposed to contain a new two-story single-family dwelling with a detached garage. Proposed Lot 21.02 is a rectangular shaped interior lot that consists of 7,820 square feet and has 78.21 feet of frontage on Narumsunk Street. The existing dwelling on Lot 21.02 is proposed to remain. Development Regulations requires a minimum 34 foot diameter lot shape circle for interior lots and requires a minimum 33 foot diameter lot shape circle for corner lots. Proposed Lot 21.02 has an interior lot shape circle of 30 feet and Proposed Lot 21.01 has a corner lot shape circle of 30 feet; therefore, variances are required for both lots. In addition, proposed lot 21.02 will continue pre-existing non-conformities of front yard setback of 20.9 feet where 35 feet are required and rear yard setback of 34.4 feet where 35 feet are required. The property is located in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 33, Lot 21.

**4. Executive Session** (if necessary).

**5. Adjournment.**

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service