

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
August 4, 2014
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 July 7, 2014 meeting.

1. Resolution:

Edgewood Development, LLC, Resolution denying the Minor Subdivision application for the property located at 9 Edgewood Road and 2 Orchard Lane. The application consisted of the consolidation Lots 4 and 14 and subdivision of the tract into three (3) new building lots as follows: the portion of Lot 4 fronting on Edgewood Road into two (2) separate single-family building lots; and the remaining area of Lot 4, not fronting on any road though containing a 40 foot Right-of-Way, was to be consolidated with existing

Lot 14. The resulting lot areas are Lot 14.01 (2.63 acres), Lot 4.01 (0.785 acres) and Lot 4.02 (0.7503 acres). The existing two-story dwelling on Lot 14 (proposed Lot 14.01) will remain. The existing 2 ½ story dwelling on Lot 4 is proposed to be demolished. The properties are located in the R-1 and R-3 Residential Zone shown on the Borough of Rumson Tax Map as Block 15, Lots 4 and 14.

2. Consistency Review Proposed Ordinance Amendments to Chapter XXII Development Regulations. Amendment of the Zoning Map, referred to in Subsection 22-5.1, Zoning Map and Schedule, and Subsection 22-5.15, Mixed-Use Affordable Housing Overlay Zone. The purpose of this Ordinance is to amend the Zoning Map to adjust the dividing line between the R-5 Residential Zone District and the GB (General Business) Zone District to expand the GB Zone to incorporate four (4) lots that contain commercial uses that were approved by use variance, as recommended by the Borough Planning Board in their Master Plan Reexamination Report dated November 12, 2012.; and to change the Administrative Entity for Mixed-Use Affordable Housing.

3. John Lembeck, Minor Subdivision application for the property located at 41 Washington Avenue. The application proposes to subdivide the 13,000 square foot tract into two (2) new building lots. The applicant proposes to demolish the existing single-family dwelling and subdivide the tract into two (2) 6,500 square foot lots that are proposed to contain new two-story single-family residences with detached garages. The property is located in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 136, Lot 3.

4. Executive Session (if necessary).

5. Adjournment.

cc to:

Mrs. Patricia Murphy
State Shorthand Reporting Service