

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
December 1, 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 November 3, 2014 meeting.

1. Resolutions:

Margo H. Brundage & Eugene Mercy, Jr. Trustees of the Mercy Trust, Resolution approving a Minor Subdivision for the property located at 138 Bingham Avenue. The application consisted of the subdivision of the existing 7.95 acre tract with approximately 400 feet of frontage on Bingham Avenue into two (2) single-family building lots. Lot 7.02 is a rectangular lot that consists of 158,243.95 square feet (3.63 acres) and has 351 feet of frontage on Bingham Avenue. The existing dwelling and garage on Lot 7.02 are proposed to remain. Lot 7.03 is a flag lot that consists of 188,289.03 square feet (4.32 acres) and has 49 feet frontage on Bingham Avenue. The existing cottage, garage, greenhouse, gazebo and tennis court are proposed to remain. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 94, Lot 7.01.

David Britz, Resolution approving a Minor Subdivision application for the property located at 14 Robin Road. The application consisted of the subdivision of the existing 30,116 square foot (0.619 acre) tract with 103.52 feet of frontage on Robin Road into two (2) single-family building lots. Lot 6.01 is an irregularly shaped 13,177 square foot lot with 45.05 feet of frontage on Robin Road. Lot 6.02 is an irregularly shaped 16,939 square foot lot with 58.47 feet of frontage on Robin Road. The existing dwelling and associated accessory structures are proposed to remain on Lot 6.02 and a new single-family dwelling is proposed for Lot 6.01. The property is located in the R-4 Residential Zone shown on the Borough of Rumson Tax Map as Block 98, Lot 6.

2. Neil & Carolyn DeSena, requesting a deviation to Special Condition 5 (b) and (c) requiring specific landscaping and grading per the Resolution of approval dated May 2, 2011 for a Minor Subdivision (Lot Line Adjustment) for properties located at 3 Azalea Lane & 96 Ridge Road, Block 18, Lots 10 & 50. Resolution of approval dated January 9, 2012 removed the requirement for landscaping and grading adjacent Lot 51 (94 Ridge Road) which subsequently made part of the Resolution of approval dated January 9, 2012 for the Minor Subdivision of 94 Ridge Road and 11 Sheraton Lane, Block 18, Lots 51 & 56.

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3. Aaron T. Finch, requesting a deviation to Special Condition 1 (e) requiring the construction of a new garage as an accessory structure per the Resolution of approval dated December 2, 2013 granting a Minor Subdivision for the property located at 64 Waterman Avenue. The approval consisted of the subdivision of the tract into two (2) single-family building lots. Lot 15.01 consist of 7500 square feet and is proposed to contain a new two and a half (2 ½) story dwelling in addition to the existing one-story detached garage that is proposed to remain. Lot 15.02 consist of 7500 square feet and contains the existing two and a half (2 ½) story single-family dwelling that is proposed to remain and Special Condition 1 (e) requires the construction of a new garage as an accessory structure. Mr. Finch is in the planning process of elevating the existing dwelling to the required Base Flood Elevation (BFE) and is proposing a two-car garage under the elevated dwelling. Board interpretation is requested as to whether the placement of the garages under the residence addresses the garage requirement of Special Condition 1 (e) requiring an accessory garage structure. The property is located in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 139, Lot 15.

4. Executive Session - Edgewood Development, LLC. V. The Planning Board & Borough of Rumson.

Correspondence from Michael B. Steib dated November 13, 2014 enclosing correspondence from the Borough Attorney Martin M. Barger, Esquire along with his answer and case information statement in connection with the above referenced matter.

5. Adjournment.

cc to:

Mrs. Patricia Murphy
State Shorthand Reporting Service