

**PLANNING BOARD  
BOROUGH OF RUMSON  
March 4, 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 February 4, 2013 meeting.

**1. Rumson-Fair Haven Regional High School**, Capital Project Review N.J.S.A. 40:55D-31, for construction of a new 7,500 square foot pole barn be located on the Blackpoint Road side of the football field and a new concession stand, replacing the existing concession stand, located on the Forrest Avenue side of the field. Future plans are for construction of a picnic area by the concession stand, paved walkway connecting the north and south sides of the playing field and installation additional parking. The property is located at 74 Ridge Road in the POS-Zone (Public Facilities and Open Space) shown on the Borough Tax Map as Block 58, Lot1.

**2. Eric & Jeanne Langille**, Minor Subdivision application for the property located at 86 Rumson Road. The applicant proposes to subdivide the tract into two (2) single-family building lots. Proposed Lot 40.01 is a flag lot requiring variances for 100.21 feet of frontage on Rumson Road where 200 feet are required, front yard setback of 65.27 feet where 100 feet are required, lot shape circle diameter of 20.21 feet where 115 feet are required. In addition, proposed lot 40.01 will continue pre-existing non-conformities of rear yard setback for principal structure and deck of 39.7 feet and 30 feet respectively where 50 feet are required, accessory rear yard setback for garage of 13.4 feet where 15 feet are required and the driveway directly abutting side and rear property lines where 5 feet and 15 feet are required. Lot 40.01 consists of 114,822.48 square feet (2.635 acres) and contains the existing dwelling that is proposed to remain. Proposed Lot 40.02 is a somewhat rectangular shaped lot that consists of 66,184.50 square feet (1.519 acres) and has 292 feet of frontage on Rumson Road. The applicant proposes to construct a new home on proposed lot 40.02. Proposed lot 40.02 will require a variance for lot shape circle diameter of 76.7 feet where 115 feet are required. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 97, Lot 40.

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

**4. Adjournment.**

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service

