

**PLANNING BOARD  
BOROUGH OF RUMSON  
May 13, 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 April 1, 2013 meeting.

**1. Resolution:**

**Raymond Guzman**, Resolution approving a Minor Subdivision application for the property located at 12 Narumsunk Street. The property is located in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 33, Lot 21. Approval is for the subdivision of the tract into two (2) single-family building lots. Lot 21.01 is a corner lot with 95 feet of frontage on Narumsunk Street and 100 feet of frontage on Lafayette Street. 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. 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. Variances granted for a minimum 34 foot diameter lot shape circle for interior lots and a minimum 33 foot diameter lot shape circle for corner lots. Lot 21.02 has an interior lot shape circle of 30 feet and Lot 21.01 has a corner lot shape circle of 30 feet. 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. No Certificate of Occupancy shall be issued (temporary, permanent or otherwise) for new Lot 21.01 until such time as the existing dwelling on Lot 21.02 is demolished and removed.

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

**4. Adjournment.**

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service