

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
November 3, 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 October 6, 2014 meeting.

1. Resolution:

West End-KB, LLC, Resolution approving a Minor Subdivision application for the property located at 59 West River Road. The application consisted of the subdivision of the existing 0.49 acre tract with approximately 116 feet of frontage on West River Road into three (3) single-family building lots. Lot 1.01 is a rectangular shaped corner lot that consists of 9,319 square feet (0.21 acres) and has 79.95 feet of frontage on Third Street and 116 feet of frontage on West River Road. Lot 1.02 is a rectangular shaped interior lot that consists of 6,259 square feet (0.14 acres) and has 53.9 feet of frontage on Third Street. Lot 1.03 is a rectangular shaped interior lot that consists of 6,142 square feet (0.14 acres) and has 53.9 feet of frontage on Third Street. The existing dwelling and associated features are proposed to be removed. The property is located in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 24.01, Lot 1.

2. Mercy Trust, continued Minor Subdivision application for the property located at 138 Bingham Avenue. The application proposes subdivide the existing 7.95 acre tract with approximately 400 feet of frontage on Bingham Avenue into two (2) single-family building lots. Proposed Lot 7.02 is a rectangular lot that consists of 158,243.95 square feet (3.63 acres) and has 350 feet of frontage on Bingham Avenue. The existing dwelling and garage on Lot 7.02 are proposed to remain. Proposed Lot 7.03 is a flag lot that consists of 188,289.03 square feet (4.32 acres) the frontage originally proposed of 50 feet on Bingham Avenue has been reduced to 49 feet as reflected on the revised Minor Subdivision plan by Thomas P. Santry, P.A. dated 2/27/14, revised 10/7/14. 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.

3. David Britz, Minor Subdivision application for the property located at 14 Robin Road. The application proposes to subdivide 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. Proposed Lot 6.01 is an irregularly shaped 13,177 square foot lot with 45.05 feet of frontage on Robin Road. Proposed 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.

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- 4. Consistency Review Proposed Ordinance Amendments to Chapter XXXII Development Regulations.**
- 5. Executive Session** (if necessary).
- 6. Adjournment.**

cc to:
Mrs. Patricia Murphy
State Shorthand Reporting Service