

**ZONING BOARD
BOROUGH OF RUMSON**

**July 21, 2020
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with **meeting number 848 5849 6665 or use the link below.**
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/84858496665>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 848 5849 6665**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

AGENDA
Zoning Board
Borough of Rumson
VIRTUAL July 21, 2020
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Joel & Meryl Smith**, 19 Ward Lane (Block 51, Lot 6, R-6 Zone) to expand the existing driveway creating a new circular driveway and second curb cut at the existing premises. Based on the Board's review and discussion relative to this application at the February 18, 2020 meeting the applicant submitted a revised plan replacing the circular driveway with a K-turn.

2. The application of **Stephen & Lisa Atallah**, 17 Highland Avenue (Block 49 Lot 35, R-5 Zone) to raze existing residence and construct a new single-family residence and in-ground pool at the existing premises. New residence will not be located in the Flood Zone. New construction will create non-conformities in Rear Setback 50 feet Required; 40.10 feet Proposed and Maximum Floor Area 3,062 sf. Permitted; 3,172 sf. Proposed.

3. The application of **Keri Branin**, 54 Bingham Avenue (Block 30, Lot 10, R-5 Zone) to remove existing shed and construct a new one-car detached garage at the existing premises. The property is currently non-conforming Interior Lot Shape 34 feet Required; 20 feet Existing and Principal Building Rear Setback 35 feet Required; 15 feet Existing. New construction will create non-conformities in Accessory Building Side and Rear Setback Required 6 feet; 2 feet Proposed and increase non-conformity in Maximum Building Coverage 1,708 sf. Permitted; 1,758 sf. Existing; 1,904 sf. Proposed.

4. The application of **Marc & Julia Drechsler**, 1 William Street (Corner Second Street) William Street (Primary Front) and Second Street (Secondary Front); Block 3, Lot 4, R-5 Zone) to construct a new single-family residence and detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area 8,000 sf. Required; 7,506 sf. Existing, Minimum Primary Lot Width and Frontage 75 feet Required; 73.05 feet Existing and Corner Lot Shape 33 feet Required; 32.05 feet Existing. New construction will create non-conformities in the residence's Primary Building Front Setback 35 feet Required; 22.5 feet Proposed, Primary Porch Front Setback 30 feet Required; 15.5 feet Proposed, Secondary Building Front Setback 35 feet Required; 22.9 feet Proposed, Rear Setback 35 feet Required; 33.4 feet Proposed, Maximum Building Coverage 1,631 sf. Permitted; 1,949 sf. and having an accessory building located in a front yard.

ADMINISTRATIVE:

Approval of February 18, 2020 Minutes

State Shorthand Reporting Service