



# BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760  
(732)842-3300 • FAX (732)219-0714

Frederick J. André  
Zoning Officer  
Tel: 732-842-3022  
Email: fandre@rumsonnj.gov

July 1, 2020

RUMSON ZONING BOARD OF ADJUSTMENT  
& BERNARD REILLY, ESQ.

APPLICANT: Keri Branin

ADDRESS:	54 Bingham Avenue Rumson, N.J.	BLOCK 30	LOT 10	ZONE R-5
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APPLICANTS REQUEST TO:

Remove existing shed and construct a new one-car detached garage at the existing premises.

WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

**Borough of Rumson Ordinances / Development Regulations Schedule 5-1 / 22-7.8 Accessory Buildings & Structures Maximum Building & Lot Coverage Schedule 5-4.**

- Interior Lot Shape 34 feet Required; 20 feet Existing.
- Principal Building Rear Setback 35 feet Required; 15 feet Existing.
- Accessory Building Side and Rear Setback 6 feet Required; 2 feet Proposed.
- Maximum Building Coverage 1,708 sf. Permitted; 1,758 sf. Existing; 1,904 sf. Proposed.

Sincerely,

Frederick J. André  
Zoning Officer

**BOROUGH OF RUMSON  
ZONING BOARD**

**PUBLIC NOTICE**

PLEASE TAKE NOTICE THAT on the 21<sup>st</sup> day of July, 2020, at 7:30pm at the Rumson Municipal Building, 80 East River Road, Rumson, New Jersey, the Zoning Board of the Borough of Rumson will hold a virtual hearing on the application of Keri Branin, at which time all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the R-5 Zone as shown on the Borough Tax Map, Block 30, Lot 10 and commonly known as 54 Bingham Avenue, Rumson, New Jersey.

The Applicant is seeking approval to remove existing shed and construct a new one-car detached garage at the existing premises.

The Applicant is applying for waivers and/or variances: Interior Lot Shape 34 feet Required; 20 feet Existing. Principal Building Rear Setback 35 feet Required; 15 feet Existing. Accessory Building Side and Rear Setback 6 feet Required; 2 feet Proposed. Maximum Building Coverage 1,708 sf. Permitted; 1,758 sf. Existing; 1,904 sf. Proposed.

All persons interested in this application will be given ample opportunity to be heard at the above. A copy of the application and supporting documents are on file at the Rumson Municipal Building, 80 East River Road, Rumson, New Jersey and can be examined on the Borough website ([www.rumsonnj.gov](http://www.rumsonnj.gov)).

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:***

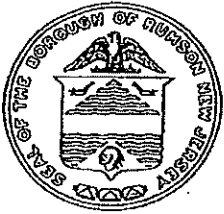
You will need to dial \*9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to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

By: \_\_\_\_\_

  
KERI BRANIN

Dated: July 6, 2020



Date of Application 7-6 2020



**APPLICATION TO ZONING BOARD OF ADJUSTMENTS**

54 Bingham Avenue, Rumson NJ 30 10  
Property Address Block Lot

KERI BRANIN 917-623-8067  
Name of Applicant Phone number

54 BINGHAM AVENUE RUMSON NJ 07760  
Mailing Address City State Zip code

Nature of Application Approval please to Remove existing shed and construct a new one-car garage (detached) at the existing premises.

Variations requested Interior Lot shape 34 Required; 20 feet Existing  
Principal Building Rear setback 35 feet Required; 15 feet Existing  
Accessory Building side and Rear setback 6 feet Required; 2 feet Proposed  
Maximum Building Coverage 1,708 sf. Permitted; 1,758 sf. Existing; 1,904 sf. Proposed

Names of adjoining/contiguous property owners  
Susan Faring Block-Lot: 30-9.02  
Steve & Mallan, Maggie Trant Block-Lot: 30-13  
Chris and Nicole Ridgiss Block-Lot: 30-12  
Colleen Hennen Block-Lot: 30-11

Attach a copy of the 200 foot list and furnish proof of service, prior to hearing

**AFTER RECEIVING YOUR VARIANCE YOU MUST APPLY FOR BUILDING PERMITS**

[Signature]  
Signature of Applicant

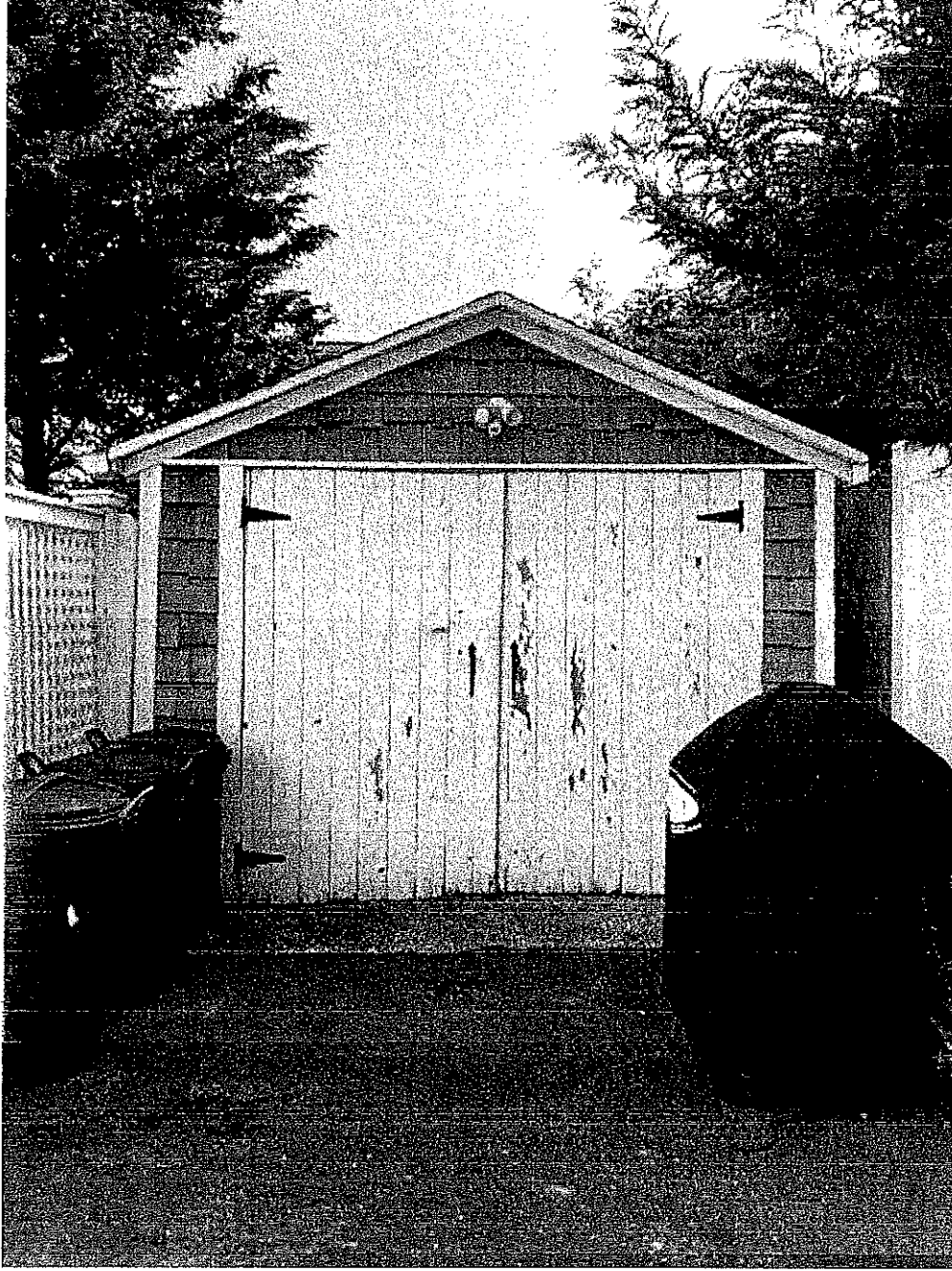
Date Application Received \_\_\_\_\_, 20\_\_

Fee Received \$ \_\_\_\_\_

APPROVED

Hearing date \_\_\_\_\_, 20\_\_

DENIED



Front Existing Garage  
54 Bingham

# Borough of Rumson Interior Lot

Zone: R-5 Date: 6/30/20  
 Applicant: BRANIN  
 Address: 54 BINGHAM AVENUE Block: 30  
 Lot: 10

REQUIREMENTS		EXISTING		PROPOSED		COMMENTS
Minimum Lot Area	6,000 Ac. SF.	7,920 Ac. SF.	N/C	Ac. SF.		
Minimum Lot Width/Lot Frontage	50 ft.	88 ft.	N/C	ft.		
Interior Lot Shape Circle	34 ft.	20 ft.	N/C	ft.		PRE-EXISTING
<b>Principal Structure</b>	<b>Bldg/Porch</b>	<b>Bldg/Porch</b>	<b>Bldg/Porch</b>			
Front Yard Setback	35 30 ft.	44.7 40.5 ft.	N/C	ft.		
Minimum Side Yard Setback						
One Side	9.5 ft.	12.4 ft.	N/C	ft.		
Total Both Sides	26.5 ft.	26.4 ft.	N/C	ft.		
Minimum Rear Yard Setback	35 ft.	15.0 ft.	N/C	ft.		PRE-EXISTING
Building Height						
Ridge	35 ft.	ft.	N/C	ft.		
Eaves	26 ft.	ft.	N/C	ft.		
<b>Accessory Building</b>		<i>SHED</i>	<i>GARAGE</i>	<i>40% PRIN. GR. FLOOR 153 SF = 6,12 SF.</i>		
Minimum Side Yard Setback	5 6 ft.	TO BE REMOVED ft.	* VARIANCE	ft.		PERMITTED 612 SF.
Rear Yard Setback	5 6 ft.	1.0 ft.	* 2.0	ft.		PROPOSED 476 SF
Height	15 16 ft.	12.0 ft.	16.0	ft.		
<b>Accessory Structure</b>						
Minimum Side Yard Setback	5 ft.	N/A	N/C	ft.		
Minimum Rear Yard Setback	5 ft.	N/A	N/C	ft.		
<b>Permitted Lot Coverage Building Coverage Floor Area</b>						
Max Lot Coverage	3,306 S.F.	3,024 S.F.	3,170	S.F.		
Max Build Coverage	1,708 S.F.	1,758 S.F.	1,904	S.F.		VARIANCE
Maximum Floor Area	2,876 S.F.	1,836 S.F.	1,982	S.F.		
Floor Area Ratio	0.363	0.231	0.250			

Increased Side Yard Setback for additional floor area or lot width exceeds minimum required  
 85 % of Permitted Floor Area - Side Setback Increase 2 ft. Each Side (Schedule 5-1, Note 16)

Exceeds Minimum Lot Width (Schedule 5-1, Note 7)  
 Lot Width - Minimum Lot Width =  $\frac{88}{50} - 1 = 0.76$   
 $0.76 \times 15 = 11.4$  ft.  $11.4 + 7 = 18.4$  ft.  $18.4 \times 1.5 = 27.6$  ft.

Side Yard Setbacks One Side =  $\frac{6}{16} + \frac{1}{3} \times 3.5 = 1.19$   
 Total Both Sides =  $1.19 \times 2 = 2.38$

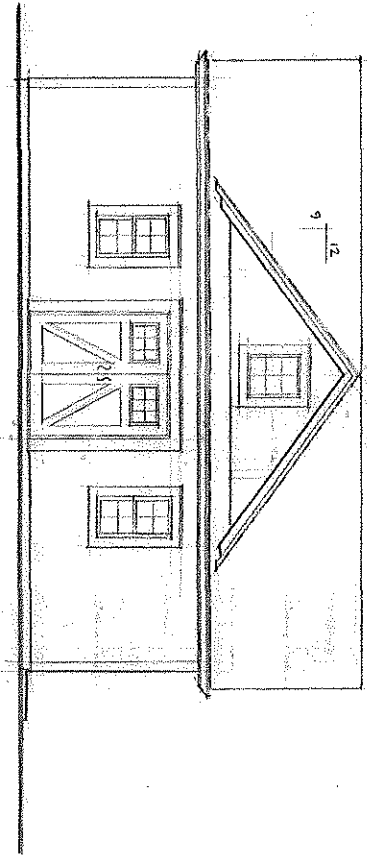
Increased Rear Yard Setback for additional depth  
 Rear Yard Setback = \_\_\_\_\_ ft. or \_\_\_\_\_ % X \_\_\_\_\_ lot depth = \_\_\_\_\_

Lot Coverage (Schedule 5-4) (Eaves- Schedule 5-1, Note 19)  
 $\frac{7,920}{931} - \frac{5,000}{2,315} = \frac{2,920}{3,306} \times 0.3190 = 0.31$   
 S.F. max permitted lot coverage

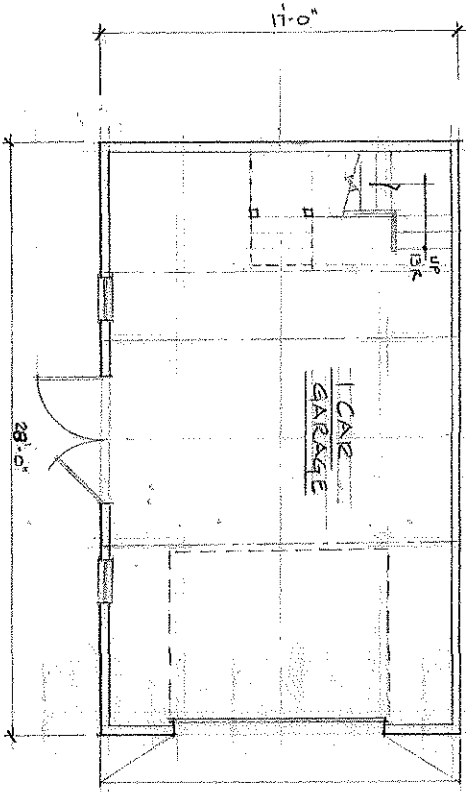
Building Coverage (Schedule 5-4) (Eaves- Schedule 5-1, Note 19)  
 $\frac{7,920}{543} - \frac{5,000}{1,165} = \frac{2,920}{1,780} \times 0.1860 = 0.24$   
 S.F. max permitted building coverage

Floor Area (Schedule 5-3)  
 $\frac{7,920}{876} - \frac{5,000}{2,000} = \frac{2,920}{2,876} \times 0.3001 = 0.30$   
 S.F. max permitted floor area

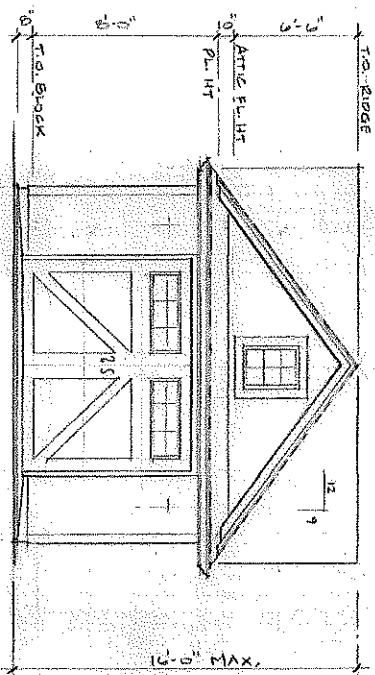
	PERMITTED			PROPOSED	
	Eaves	Ridge		Eaves	Ridge
(Schedule 5-2)					
Existing Grade			F.F. Elevation		
Ordinance Maximum			Bldg Height ft.		
Maximum Elevation			Proposed Elevation		



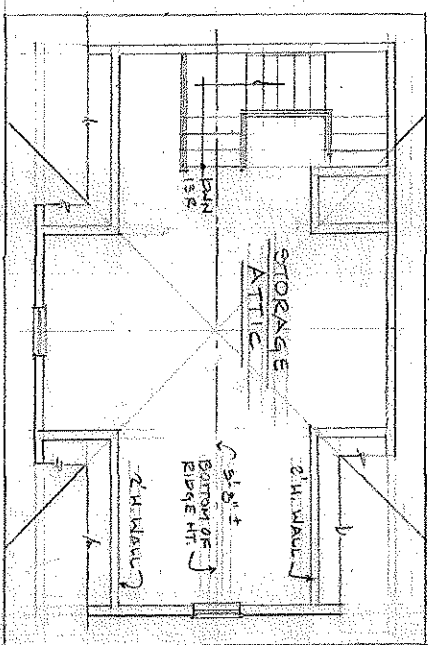
LEFT SIDE ELEVATION



GROUND FLOOR PLAN



FRONT ELEVATION

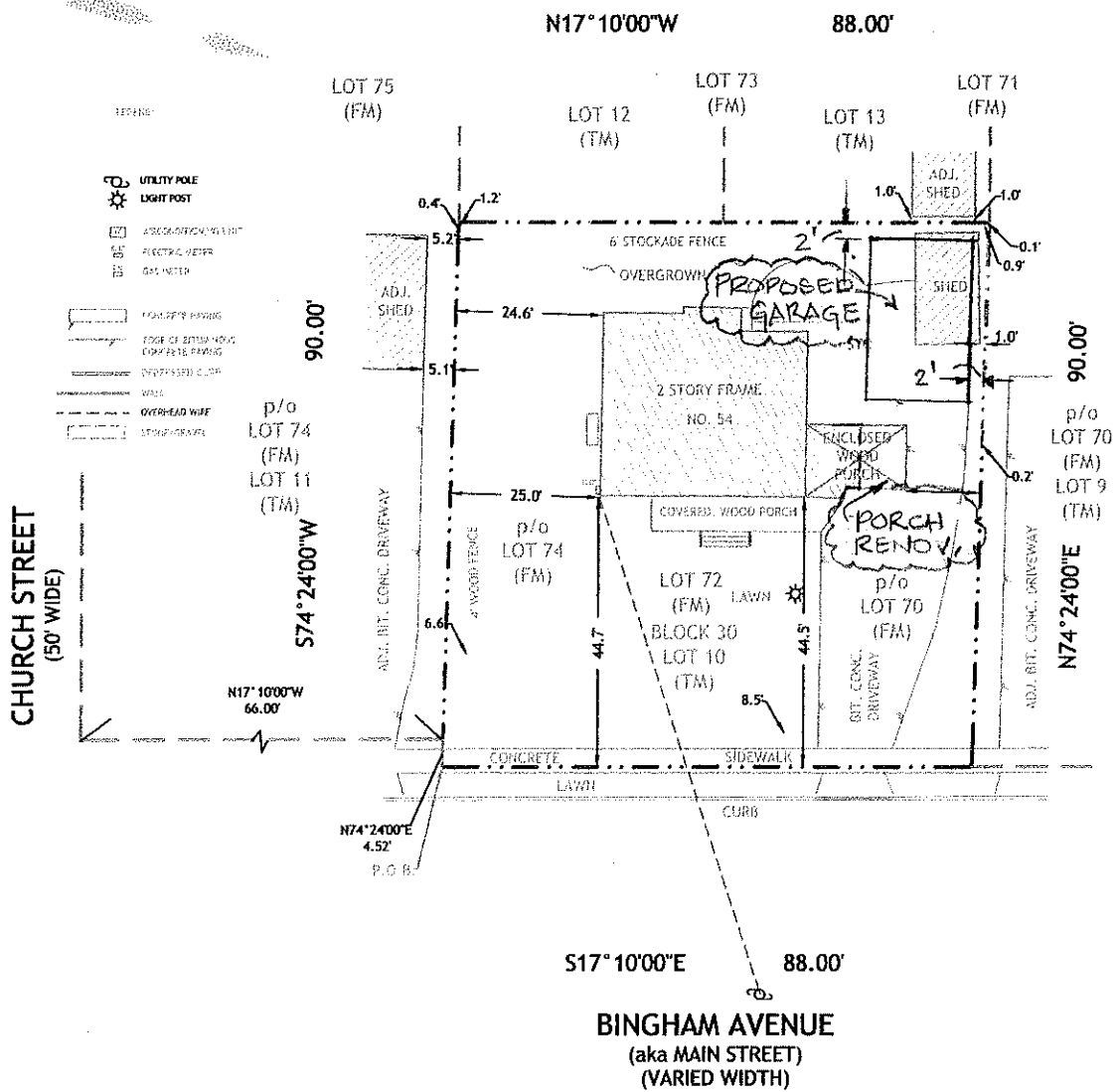


ATTIC FLOOR PLAN

REPLACEMENT GARAGE FOR,  
 KERI BEANIN  
 34 BINGHAM AVE. RUMSON NJ

SCALE 1/8" = 1'-0"

"A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14 (C45:8-36.3) AND NJAC 13:40-5.1 (D) "



**NOTES:**

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J., AS TIDELANDS;
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.e. BUILDINGS, SHEDS, FENCES, ETC.

**DESCRIPTION:**

BEING KNOWN AS LOT 72, THE SOUTHERLY HALF OF LOT 70 & NORTHERLY HALF OF LOT 74, AS SHOWN ON A MAP ENTITLED "MAP OF VALUABLE PROPERTY AT PORT WASHINGTON, SHREWSBURY, MONMOUTH COUNTY N.J." AS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 27, 1853 AS CASE NO. 28-2.

ALSO KNOWN AS LOT 10 IN BLOCK 30 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY.

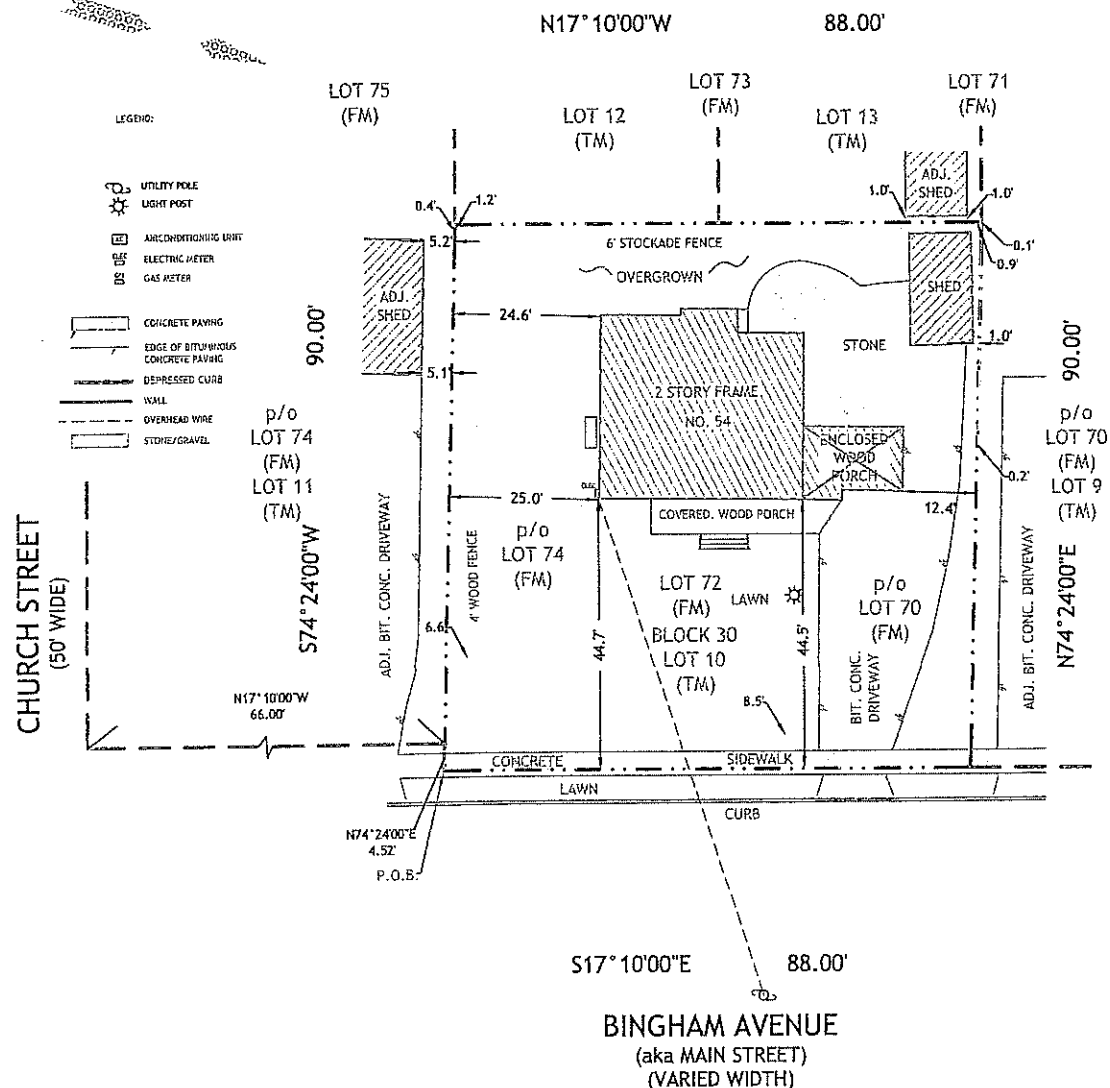
**CERTIFIED TO:**

KERI BRANIN;  
 PNC MORTGAGE, A DIVISION OF PNC BANK, N.A., its successors and/or assigns, as their interests may appear;  
 CHICAGO TITLE INSURANCE COMPANY;  
 RED BANK TITLE AGENCY, INC.;  
 STEPHANIE KUBIS BENEDETTO, ESQ.

<b>GERALD J. SCARLATO</b>  PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 35873	CLEARPOINT SERVICES  Phone: 732-429-1234 Fax: 732-429-1234 Email: gscarlato@clearpoint.com www.clearpoint.com	PLAN OF SURVEY PREPARED FOR <b>KERI BRANIN</b> SITUATED IN THE <b>BOROUGH OF RUMSON,                  MONMOUTH COUNTY, NJ</b> REV: 7/4/20
	CERTIFICATE NO. 246A2815000 JOB NO. 15-7190      SCALE 1"=20'      DATE: 08-05-15      TITLE NO. RM-67708	



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<p><b>GERALD J. SCARLATO</b></p>	<p><b>CLEARPOINT SERVICES LLC</b></p> <p>2105 W. County Line Rd.   Suite 81   Jackson, NJ 08527                  Phone: 732.995.5490   Toll Free: 858.253.7772                  Fax: 732.500.5404   Email: info@clearpointsservices.com                  www.clearpointsservices.com</p>		<p>PLAN OF SURVEY                  PREPARED FOR  <b>KERI BRANIN</b>                  SITUATED IN THE                  BOROUGH OF RUMSON,                  MONMOUTH COUNTY, NJ</p>		
	<p>PROFESSIONAL LAND SURVEYOR                  N.J. LICENSE NO. 35873</p>	<p>CERTIFICATE NO. 246A28115000</p>	<p>JOB NO. 15-7190</p>	<p>SCALE 1"=20'</p>	<p>DATE: 08-05-15</p>