

## CONTINUED APPLICATION

**Joel & Meryl Smith**  
19 Ward Lane  
(Block 51, Lot 6, R-6 Zone)

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.



# 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

January 21, 2020

RUMSON ZONING BOARD OF ADJUSTMENT  
& BERNARD REILLY, ESQ.

APPLICANT: Joel & Meryl Smith

ADDRESS: 19 Ward Lane  
Rumson, N.J.

BLOCK	LOT	ZONE
51	6	R-6

APPLICANTS REQUEST TO:

Expand the existing driveway creating a new circular driveway and second curb cut at the existing premises.

WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

**Borough of Rumson Ordinances / Development Regulations Schedule 5-1 / Lot & Building Coverage Schedule 5.4 / Parking, Garages, Driveways and Stables 22-7.26.**

- One (1) driveway curb cut permitted; two (2) Driveway curb cuts Proposed.

Sincerely,

Frederick J. André  
Zoning Officer

### Half-Circle driveway

The driveway at 19 Ward Lane was previously on the far right side (facing) of the property. It is now on the far left leading up to the garage. This requires backing up from 19 Ward Lane almost at the intersection of Center and Ward. Ward Lane is a narrow road and typically has cars parked by customers of Murphy's tavern which is located immediately to the left of 19 Ward lane.

These cars block the visibility to traffic coming from River Road down Ward Lane heading towards Avenue of Two Rivers, making backing up very dangerous. In addition, my wife is visually challenged adding to the difficulty of backing up without a clear field of vision for oncoming traffic.

We are requesting to create a narrow half-circle driveway so we can exit the property facing Ward Lane.

This adds approximately 488 square feet to the existing coverage of 2440 for a total of 2928 that is 637 below the allowable coverage limit of 3565.

### Calculation Method

Area = ((Outer ellipse - inner ellipse)/2) - (existing driveway triangle = (bxh)/2

Area = ((30x20x3.14)-(20x10x3.14) - (14x20)/2

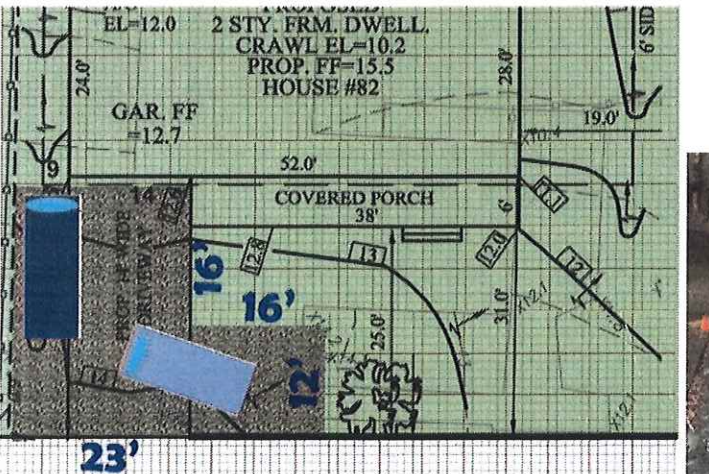
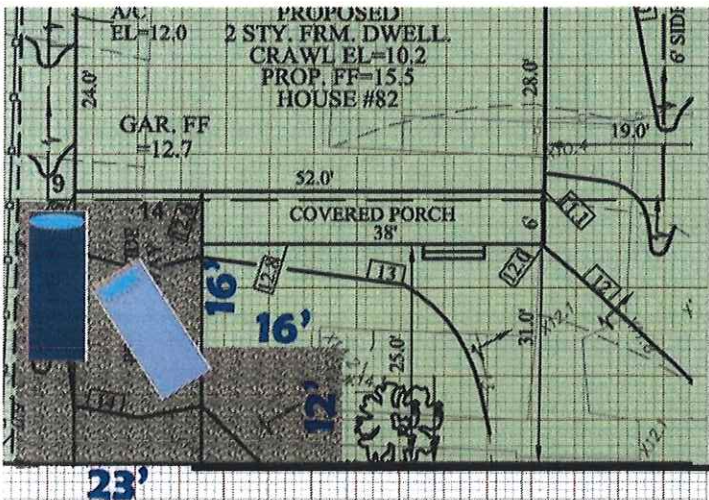
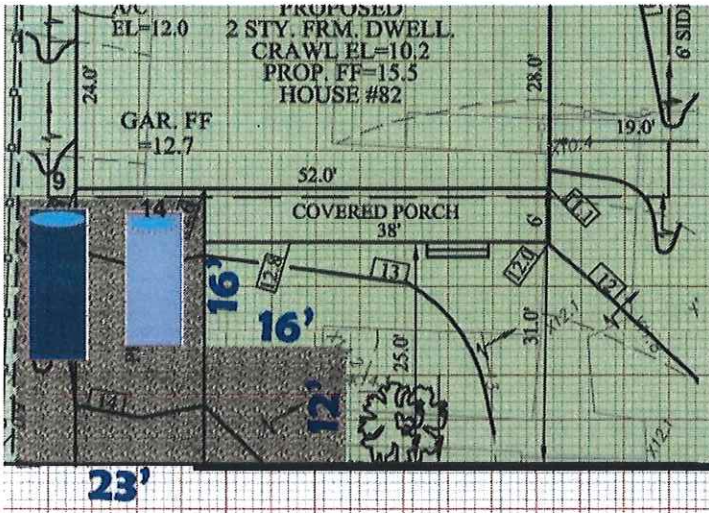
Area = ((1884 - 628)/2) - 140

Area = 488

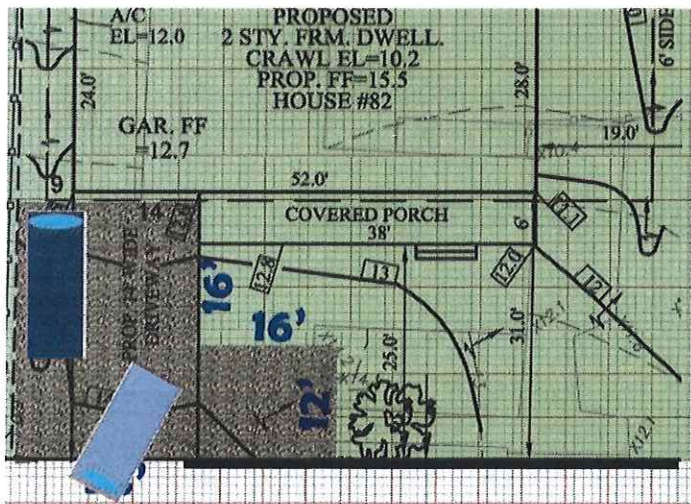
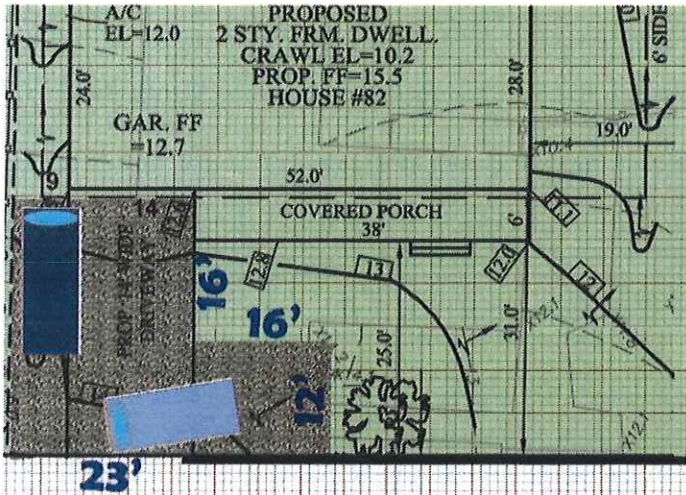
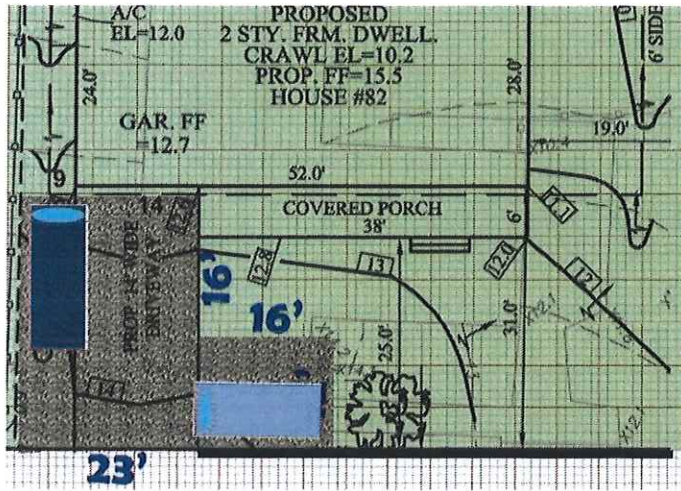
### Proposal for Turnaround at 19 Ward Lane.

Driveway width from property line to edge of garage (9'+14'=23')

Additional turnaround area is 16'x12'









**GENERAL NOTES:**

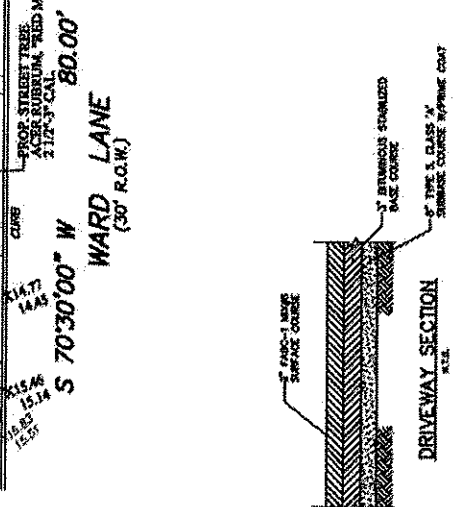
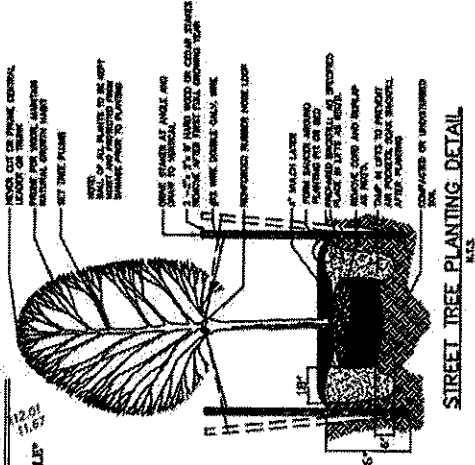
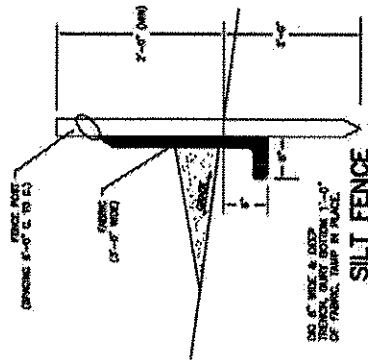
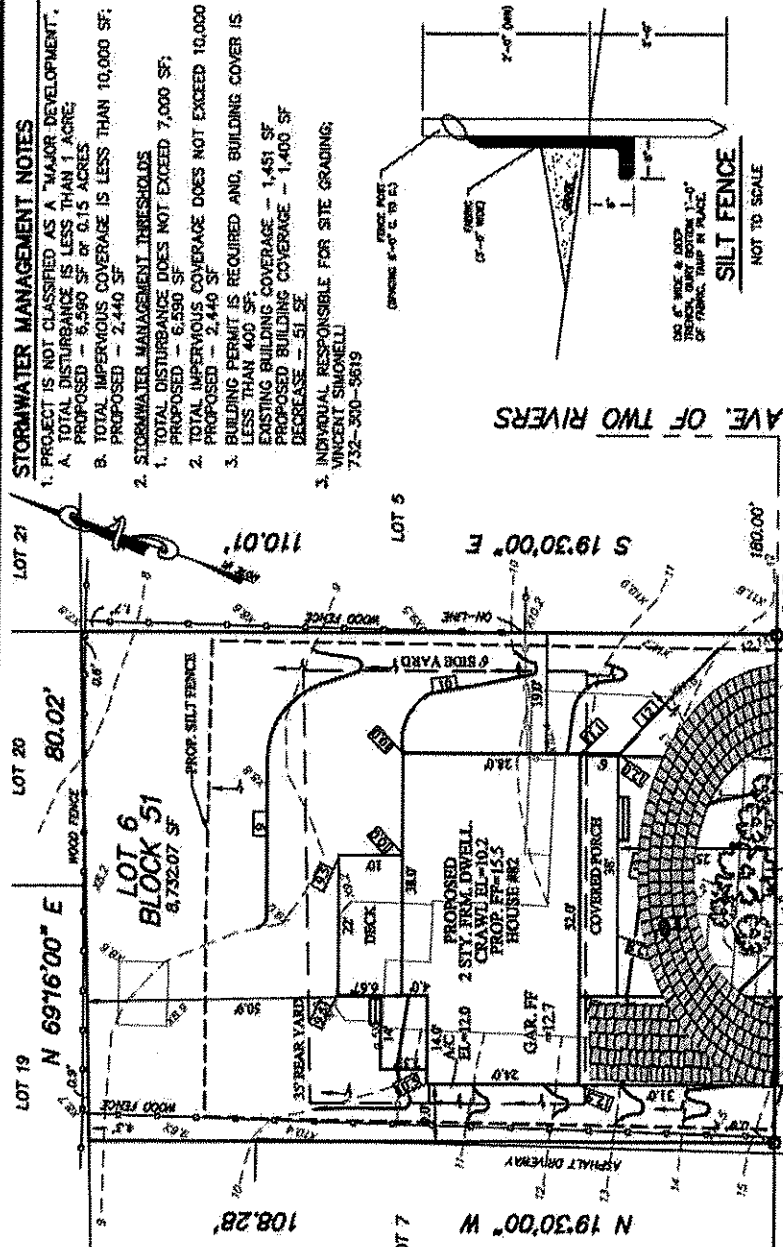
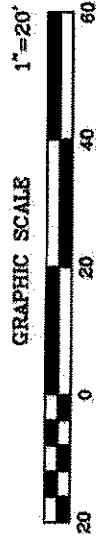
1. SURVEY AND TOPOGRAPHIC INFORMATION BASED ON A SURVEY PREPARED BY KIP CONSULTING, DATED 4-22-19.
2. EXISTING WATER & SEWER SERVICES TO BE RE-USED.
3. LOT IS LOCATED IN A FLOOD ZONE AE (9), AS SHOWN ON FEMA FLOOD PANEL 88C. LOT DOES NOT CONTAIN CONSERVATION EASEMENT.
4. ALTERNATE REVISED GRADING PLAN REQUIRED FOR TOWNSHIP APPROVAL IF GRADING REMATES FROM APPROVED PLAN.
5. ROOF DRAINAGE ARE TO BE DIRECTED TOWARD STREET AND NOT TOWARD ADJACENT PROPERTIES.
6. PLAN BASED ON PRELIMINARY ARCHITECTURAL PLANS AND/OR DIMENSIONS PROVIDED BY CLIENT/OWNER/APPLICANT AT TIME OF PLOT PLAN PREPARATION.
7. IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT/BUILDER/SURVEYOR TO OBTAIN MOST RECENT APPROVED PLANS FROM MUNICIPALITY.
8. PARKING: 2 SPACES IN DRIVEWAY, ONE SPACE IN GARAGE.
9. ALL EXISTING DECKS, BUILDINGS, WALKS TO BE DEMOLISHED AND REMOVED.
10. AREA OF DISTURBANCE = 6,590 SF

**STORMWATER MANAGEMENT NOTES**

1. PROJECT IS NOT CLASSIFIED AS A "MAJOR DEVELOPMENT".
  - A. TOTAL DISTURBANCE IS LESS THAN 1 ACRE.
  - B. TOTAL IMPERVIOUS COVERAGE IS LESS THAN 10,000 SF.
2. STORMWATER MANAGEMENT THRESHOLDS
  1. TOTAL DISTURBANCE DOES NOT EXCEED 10,000 SF.
  2. TOTAL IMPERVIOUS COVERAGE DOES NOT EXCEED 7,000 SF.
  3. BUILDING PERMIT IS REQUIRED AND, BUILDING COVER IS LESS THAN 400 SF.
  4. EXISTING BUILDING COVERAGE - 1,451 SF
  5. PROPOSED BUILDING COVERAGE - 1,400 SF
  6. DECREASE - 51 SF
3. INDIVIDUAL RESPONSIBLE FOR SITE GRADING; VINCENT SIMONELLI 732-500-5619

**R-6 RESIDENTIAL ZONE**

DESCRIPTION	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF.	8,732.07 SF
MINIMUM LOT WIDTH/FRONTAGE	50'	80.00'
PRINCIPLE STRUCTURE	30'	31.0' HOUSE/25.0' PORCH
MIN. FRONT SETBACK	6'/16"	9.0' / 28.0'
MIN. REAR SETBACK	55'	50.2'
MAX. BUILDING HEIGHT	35'	34.5'
ROOF PITCH	26'	22.5'
EAVE		1.400 SF
MAX. BUILDING COVERAGE	1,165 + (3,732.07X 0.186) 684 = 1,873 SF	2,440 SF
MAX. LOT COVERAGE	2,375 + (3,732.07X 0.391) 1,190 = 3,565 SF	0.4
MAX. FLOOR AREA RATIO		0.30 (2,584 SF)



**KTP Consulting, LLC**  
 LAND SURVEYING  
 Certificate of Authorization No. 24GACB121000  
 109 Times Brook Drive  
 Brick, NJ 08723  
 Phone: (609)276-4445

**PLOT PLAN**  
 FOR  
**LOT 6 - BLOCK 51**  
 BOROUGH OF EDISON  
 MONMOUTH COUNTY NEW JERSEY

Date	4-25-19	KTP	DL	19.2322	192322PP
Drawn By	Checked By	Job File			
Scale	1"=20'				

8-25-19 REVISE HOUSE LOCATION PER HOMEOWNER  
 9-25-19 REVISE HOUSE LOCATION PER HOMEOWNER  
 7-23-19 REVISE PER TRP. ENGINEER LETTER OF 7-17-19.

**JOHN W. LORD, P.E., P.L.S.**  
 NJ PROFESSIONAL LICENSE NO. 3245