

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**April 16, 2013**  
**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 from the March 19, 2013 meeting of **Judith Trepanier**, 27 Waterman Avenue ( Block 145, Lot 5, R-5 Zone) to raise secondary residence (cottage) to meet the new required flood elevation and construct a new two-story side addition, new rear deck and stairs and a new rear deck to the principal residence at the existing premises. **This application has been withdraw and a new application will be submitted for the June 18, 2013 meeting.**
- 2.** The continued application from the March 19, 2013 meeting of **Richard & Bonnie Rizzetta**, 25 Avenue of Two Rivers (Block 49, Lot 26, R-5 Zone) to install A/C unit in side yard at existing single-family residence. The residence is currently non-conforming in Front Setback Required Building 35 feet /Existing 29.57 and Porch 30 feet / Existing 25 feet, Side Setback Required one side 6 feet and total sides of 16 feet / Existing one side 5.02 feet and total sides of 16.02 feet. Installation of A/C unit will create non-conformity in accessory Side Setback Required 5 feet / Proposed 2 feet.
- 3.** The application of **Terence & Marnie Doherty**, 88 ½ Rumson Road ( Block 97, Lot 39, R-1 Zone) to construct new in-ground pool and patio at the existing single-family residence. The property is currently non-conforming having no street frontage; access is provided by a driveway easement to Rumson Road and having an accessory building located in the front yard located 4.2 feet from the side property line where 15 feet are required.
- 4.** The application of **Jason & Lisa Halikias**, 40 Washington Avenue (Block 135, Lot 17, R-5 Zone) to elevate residence to comply with the new required flood elevation, construct new front open porch, front second floor addition and new one-story side two-car attached garage and mud room at the existing single-family residence. The residence is currently non-conforming in Building Front Setback 35 feet Required / 30.9 feet Existing. New construction will create non-conformities in Porch Front Setback Required 30feet / Proposed 23.6 feet and Maximum Building Coverage Permitted 2,119 sf. / Proposed 2, 676 sf.
- 5.** The application of **William & Katherine Thompson**, 12 Tyson Lane (Corner Shrewsbury River - Pond) Tyson Lane (Primary Front) and Shrewsbury River - Pond (Secondary Front) (Block 75, Lot 6, R-2 Zone) to raze the existing house to construct a new single-family residence, in-ground pool and patio at the existing premises. New residence will be elevated to comply with the new required flood elevation. The property is currently non-conforming Corner Lot Shape Required 100 feet / Existing 85.9 feet. New construction will create non-conformities in Primary Front Setback (Tyson) Lane Required 75 feet / Proposed 55 feet and Maximum Building Coverage 4,293 sf. Permitted; 4,958 sf. Proposed.

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**April 16, 2013**

6. The application of **David & Susan Petrick**, 10 Packer Avenue (Block 149, Lot 2, R-5 Zone) to construct one-story front addition and add a roof over the existing rear deck at the existing single-family residence. The property is currently non-conforming in Interior Lot Shape Required 34 feet / Existing 27 feet. The residence is currently non-conforming in minimum Front Setback Required 35 feet / Existing 20.74 feet, Rear Setback Required 50 feet (river setback) / Existing building 30.15 feet / deck 13.58 feet and Maximum Building Coverage Permitted 2,231 sf. / Existing 2,280 sf. Previous Resolution of approval dated January 19, 2010 to expand rear deck and landscape wall, install rear yard walkway and grill area, and expand sitting area. New construction will increase non-conformities in Front Setback Required 35 feet / Proposed 16 feet and Building Coverage Permitted 2,231 sf. / Proposed 2,346 sf.

7. The application of **Robert and Michele Lewis**, 6 West Cherry Lane (Corner South Cherry Lane) Primary Front West Cherry Lane and Secondary Front South Cherry Lane / Block 22, Lot 5, R-4 Zone) to convert existing attached garage to living space and construct a new one-car attached garage, enclose existing open front entry and construct new covered front entry (West Cherry Lane), construct new open covered front porch (South Cherry Lane), construct new patio rear walkouts, and expand driveway width at the existing single-family residence. The property is currently non-conforming in Secondary Lot Width and Frontage (South Cherry Lane) required 100 feet / existing 80 feet and Corner Lot Shape Required 50 feet / existing 25 feet. The residence is currently non-conforming in Primary Building Front Setback Required 35 feet (West Cherry Lane) / existing 34.70 feet and Rear Setback Required 40 feet / existing 20.5 feet. New construction will increase the Primary (West Cherry Lane) Building Front Setback non-conformity required 35 feet / proposed 30 feet and create non-conformity in the Porch Front Setback required 30 feet / proposed 26 feet and Maximum Permitted Driveway Width is 17 feet, within the required front setback / driveway width proposed 33 feet, at widest point.

8. The application of **Jack and Ann Ross**, 16 Broadmoor Drive (Block 119, Lot 10, R-1 Zone) to raze the existing residence retaining the existing cabana, pool and detached garage and construct a new single-family residence at existing premises. New residence will comply with the new required flood elevation. The property is currently non-conforming in Minimum Lot Width & Frontage Required 200 feet / Existing 26.6 feet, Interior Lot Shape Required 115 feet / Existing 0 feet, and having a detached garage located in the front yard between the principal building and Broadmoor Drive. The new construction will create non-conformities in Rear Setback 50 feet Required; 43.8 feet Proposed, Maximum Permitted Lot Coverage 16,985 sf. Permitted; 21,930 sf. Proposed and having an accessory structure and buildings (pool, cabana & detached garage) on the property without principal building.

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**April 16, 2013**

**9.** The application of **Robert McLynn**, 83 Waterman Avenue (Block 144, Lot 9, R-5 Zone) to elevate residence to comply with the new required flood elevation, construct first and second floor open front porches, new two-story addition and second floor addition over existing one-story front portion of the dwelling, new habitable attic area, and rear dormers at the existing single-family residence. The residence is currently non-conforming in Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 3.17 feet and total of 12.87 feet and Rear Setback Required 50 feet / Existing 37.50 feet. New construction will be within required side and rear setbacks.

**10.** The application of **Bruce and Deborah Hohorst**, 25 South Shrewsbury Drive ( Block 135, Lot 6.01, R-2 Zone) to raze the existing house and in-ground pool and construct a new single-family residence, in- ground pool and patio at existing premises. New residence will comply with the new required flood elevation. The new construction will create non-conformity in Front Setback 75 feet Required; 50.2 feet Proposed.

**11. Executive Session** (If Necessary).

**ADMINISTRATIVE:**

**Approval of March 19, 2013 Minutes**

**Approval of April 16, 2013 Resolutions:**

**Randolph Rosen**, 2 Broadmoor Drive (Block 118, Lot 2, R-1 Zone)

**Frank & Patricia D’Orazio**, 53 Bellevue Avenue (Block 93, Lot 10, R-1 Zone)

**William Meyer and Monica Pahuliz**, 3 Parmly Street (Block 52, Lot 8, R-5 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service