

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**April 29, 2014**  
**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 **Dennis and Marshall Lynch**, 8 Navesink Avenue ( Block 72, Lot 31, R-2 Zone) to raze the existing residence and associated buildings and structures, retaining the existing carriage house. Construct a new single-family residence and cabana, reduce the size and height of the existing carriage house and install a new in-ground pool at the existing premises. The property is currently non-conforming in Minimum Lot Width (Navesink Avenue), Interior Lot Shape and having multiple residences principal building and secondary residential accessory building (Carriage House), which is not a permitted use. In addition, the existing carriage house height exceeds the permitted accessory building height and accessory buildings may not have useable floor area greater than one-half ( $\frac{1}{2}$ ) of the ground floor area. Based on the Board's review and discussion relative to this application at the March 18, 2013 meeting the applicant submitted revised architectural plan by Unger-Mahns, 5 sheets Z-1-Z-5, dated 02/03/14, last revised 04/11/14 and grading plan by Steven R. Krog, 1 sheet, L-1, dated 03/01/14, last revised 04/11/14. Revised plan reduces the size of the driveway, residence and cabana and decreases the lot coverage 17,777 sf. permitted; 22,085.38 sf. originally proposed; 20,652.69 sf. proposed and building coverage 6,455 sf. permitted; 8,509.02 sf. originally proposed; 7,984.46 sf. proposed. New construction will also reduce the size and height of the carriage house eliminating the height non-conformity and continues non-conformity in accessory buildings may not have useable floor area greater than one-half ( $\frac{1}{2}$ )of the ground floor area and create non-conformity in having an accessory building on the property without principal building.

**2.** The application of **James & Janice Dooley**, 35 Third Street (Block 25, Lot 17, R-5 Zone) to raze the existing residence and construct a new single-family residence at existing premises. The property is currently non-conforming in Lot Area Required 6,000 sf.; Existing 5,840 sf., Lot Frontage and Width 50 feet Required; 40 Existing and Interior Lot Shape 34 feet Required; 24 feet Existing. New construction will create non-conformity in side setback Required one side 8 feet and total sides of 18 feet / Proposed one side 8 feet and total sides of 16 feet.

**3.** The application of **Clockworks Development Group, LLC**, 54 Shrewsbury Drive (Corner Osprey Lane) Osprey Lane (Primary Front) and Shrewsbury Drive (Secondary Front) / Block 126, Lot 11, R-1 Zone) to construct a new single-family residence at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). Note: previous approval by Resolution dated August 20, 2013 to orient primary front of residence towards Shrewsbury Drive. The property is currently non-conforming in Primary Lot Width and Frontage (Osprey Lane) 250 feet Required; 200 feet Existing and Corner Lot Shape Required 115 feet; 72 feet. New construction will create no new non-conformities.

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4. The application of **Mark Filipkowski & Cathy Carilli**, 101 Waterman Avenue (Corner Oyster Bay) Waterman Avenue (Primary Front) and Oyster Bay ( Water Secondary Front) / Block 144, Lot 1, R-5 Zone) to elevate residence to comply with the Base Flood Elevation (B.F.E.), construct a new front, side and rear entries, new front landscape walls, expand existing waterside first floor deck and connect to existing rear deck, add second floor covered deck over expanded first floor deck, and add new first and second floor rear decks at the existing premises. The property is currently non-conforming in Corner Lot Shape 33 feet Required; 25 feet Existing, one (1) driveway curb cut permitted / two (2) driveway curb cuts existing and Maximum Lot Coverage 5,011 sf. Permitted; 5,288 sf. Note: previous approval by Resolution dated April 20, 2004 granted lot coverage non-conformity of 5,658 sf. The residence is currently non-conforming in Waterman Avenue Building Front Setback 35 feet Required; 33.64 feet Existing and Porch Front Setback 30 feet Required; 29.33 feet Existing, Water (Oyster Bay) Front Setback 50 feet Required; 19.33 feet Existing, Rear Setback 35 feet Required; 12.25 feet Existing. New construction will create non-conformities in Waterman Avenue Front Entry Setback 25 feet Required; 11.83 feet Proposed and increase non-conformity in Maximum Lot Coverage 5,011 sf. Permitted; 5,288 sf. Existing; 5,526 sf. Proposed.

5. The application of **Roger & Joann Molnar**, 81 Waterman Avenue (Block 144, Lot 9.01, R-5 Zone) to construct a new two-story front addition and remove portion of existing covered porch, new second floor rear deck above existing first floor deck and replace existing storm damaged above ground pool at the existing single-family residence. Residence will be elevated to comply with the Base Flood Elevation (B.F.E.). The residence is currently non-conforming in Side Setback Required one side 8 feet and total of 18 feet / Existing one side 4.9 feet and total of 13.9 feet and Rear Setback 74 feet Required; 27 feet Existing. In addition, the existing air conditioning units are non-conforming in side setback 5 feet Required; 2 feet Existing. New construction will create no new non-conformities.

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

**ADMINISTRATIVE:**

Approval of March 18, 2014 Minutes

Approval of April 29, 2014 Resolutions:

**Roger & Nicole McLaughlin**, 42 Blackpoint Horseshoe (Block 78, Lot 8, R-2 Zone)  
**Vasili & Manioucha Krishnamurti**, 41 Bellevue Avenue (Block 91, Lot 1, R-1 Zone)  
**Edward & Kaye Wise**, 54 East River Road (Block 11, Lot 15, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service