

**AGENDA
Zoning Board
Borough of Rumson
December 15, 2015
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 **Christine Cofone**, 46 Bingham Avenue (Block 30, Lot 8, R-5 Zone) to raze existing residence and construct a new single-family residence at the existing premises. Carried to the January 19, 2016 meeting.

2. The application of **Shawn & Christine Reynolds**, 15 Blackpoint Horseshoe (Block 79, Lot 6, R-2 Zone) for partial demolition of existing two-story west side portion of residence and reconstruct a new two-story addition in same footprint, including the enclosure of the existing rear pergola area and reconfiguration of driveway at the existing premises. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 66.42 feet Existing and Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing. The residence is currently non-conforming in Minimum Side Setback Required one side 26.5 feet and total of 54.5 feet / Existing one side 20.2 feet and total of 40.56 feet. New construction will increase non-conformity in Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing; 13,075.02 Proposed. In addition, the existing pool equipment that is located 3.90 feet from the side property line was granted a Variance on 10/20/98 to be located approximately 3 feet from the side property line within the required 15 foot setback.

3. The application of **Paul & Pamela McSweeney**, 96 Ridge Road (Block 18, Lot 50.01, R-1 Zone) to construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Lot Width and Frontage 200 feet Required; 100 feet Existing and Lot Shape 115 feet Required; 26.28 feet Existing. (Note: Planning Board approved on May 2, 2011 these existing conditions as part of the Minor Subdivision based on testimony that both lots would fully conform to the requirements of the Zoning Ordinance). New construction will create non-conformity in Front Setback 100 feet Required; 50 feet proposed.

ADMINISTRATIVE:

Approval of November 17, 2015 Minutes

Approval of December 15, 2015 Resolutions

63 Washington Street, LLC, 63 Washington Street (Block 35, Lot 4, R-5 Zone)

1 Maple River Ventures, LLC, 1 Allen Street (Block 28, Lot 18, R-5 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service