

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**December 16, 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 application of **Katie Gummer**, 38 Highland Avenue (Corner Island Road) Highland Avenue (Primary Front) and Island Road (Secondary Front) / Block 65, Lot 8, R-5 Zone) to remove center portion of and change roof line constructing a new dormer over this portion of the existing single-family-residence. The residence is currently non-conforming in Secondary Front Setback 35 feet Required; 6.3 feet Existing. A portion of the new elevated roof construction will be in the 35 foot required secondary front setback.

**2.** The application of **Michael Cantor**, 31A -33 Ward Avenue (Block 80, Lot 6.03, R-2 Zone) to amend Resolution of approval dated October 15, 2013 for the construction of two (2) new detached garages in the front yard with five (5) spaces for storage of automobiles to include the removal of the existing rear in-ground pool, patios, decks, and terraces for the construction of new partial covered terraces and installation of new in-ground pool and patios. Variance relief previously granted for the following non-conformities: detached accessory buildings located in front yard; minimum side setback ( 33 feet one side 74 feet required total required, 30.5 feet one side 62.5 feet total existing); maximum driveway width (15 feet permitted, 21 feet existing); garage space for automobiles (5 spaces permitted, 7spaces proposed). New construction will create non-conformity in Maximum Building Coverage 9,021 sf. Permitted; 9,681 sf. Proposed.

**3.** The application of **Joseph & Shannon Novak**, 17 Lennox Avenue (Block 38, Lot 30, R-5 Zone) to construct new open covered front/side porch and second floor rear addition, remove existing rear porch and deck, and construct new detached garage at the existing single-family residence. The residence is currently non-conforming in Side Setback Required one side 6 feet and total of 16 feet / Existing one side 4.9 feet and total of 18.9 feet. New construction will increase non-conformity in Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 4.9 feet and total of 16 feet (floor area exceeds 85 % of the permitted floor area which results in a 2 foot increase in required side setbacks) and will create non-conformity in Maximum Lot Coverage 3,589 sf. Permitted; 3,808 sf. Proposed and Maximum Building Coverage 1,927 sf. Permitted; 2,072 sf. Proposed.

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4. The application of **23 Kathrine Street, LLC**, 69 Ridge Road (Corner Nicol Terrace - Private Road) Ridge Road (Primary Front) and Nicol Terrace (Secondary Front) / Block 95, Lot 5, R-2 Zone) to raze existing house and construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Primary Lot Width and Frontage 200 feet Required; 140 feet Frontage and 154.8 feet Lot Width Existing and Corner Lot Shape 100 feet Required; 83.6 feet Existing. New construction will create no new non-conformities.

5. **Executive Session** (If necessary).

**ADMINISTRATIVE:**

Approval of September 16, 2014 & November 18, 2014 Minutes

Approval of December 16, 2014 Resolutions:

**Petcon Builders, LLC**, 129 Rumson Road (Block 116, Lot 3, R-1 Zone)  
**Elizabeth & Amy Ayers**, 21 Highland Avenue (Block 65, Lot 1, R-5 Zone)  
**Michael & Shanley Walker**, 52 Navesink Avenue (Block 70, Lot 55, R-2 Zone)  
**James & Kerri Keane**, 21 Church Street (Block 31, Lot 8, R-5 Zone)  
**Ray Guzman**, 51 Lafayette Street (Block 34, Lot 45, R-5 Zone)  
**Meadows Builders, LLC**, 87 Blackpoint Road (Block 62, Lot 2, R-5 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service