

**AGENDA  
Zoning Board  
Borough of Rumson  
December 17, 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 of **Brett & Nadine McGonegal**, 15 Grant Avenue (Block 139, Lot 2, R-5 Zone) to enclose side portion of existing open front porch and construct new rear deck at the existing single-family residence. Existing residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Lot Area and Interior Lot Shape. The residence is currently non-conforming in building and porch front setback, side setback, and Maximum Building Coverage. Based on the Board's review and discussion relative to this application at the November 19, 2013 meeting the applicant submitted revised Site/Architectural plan by Anthony Condouris, A.I.A, 2 sheets, dated 10/29/13, revised 12/05/13. Revised plan reconfigures the rear deck moving the stairs from the east side to the west side, rear setback increased to 8 feet and lowered the deck height 16 inches.

**2.** The continued application of **Paul & Lana Frieze**, 17 Warren Street (Corner South Ward Avenue) Warren Street (Primary Front) and South Ward Avenue (Secondary Front) / Block 138, Lot 1, R-5 Zone) to construct new one-story front additions, raze existing one-car detached garage and construct new two-car detached garage, and reconfigure driveway at the existing single-family residence. Existing residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Corner Lot Shape, accessory building located in the front yard and having three (3) driveway curb cuts. The residence is currently non-conforming in Primary Front Setback (Warren Street) and Secondary Front Setback (South Ward Avenue). Based on the Board's review and discussion relative to this application at the November 19, 2013 meeting the applicant submitted revised Site/Architectural plan by Wayne Lerman, A.I.A, 3 sheets, dated 11/07/13, Sheet P-1A & P-1B revised 11/18/13. **Option 1, Sheet P-1A:** Improves the Garage setback to 4.84 feet from the South Ward Avenue property line, continues non-conformities in having an detached garage located in the front yard, three (3) driveway curb cuts where one (1) driveway curb cut is permitted and creates non-conformity in Maximum Building Coverage 2,436 sf. Permitted ; 2,672 sf. Proposed. **Option 2, Sheet P-1B:** Improves the garage setback to 8 feet from the South Ward Avenue property line attaching the garage to the residence, eliminates non-conformity in having an accessory building in a front yard, will increase non-conformity in the South Ward Avenue Setback 35 feet Required; 27.5 feet Existing; 8 feet Proposed, continues non-conformities in having three (3) driveway curb cuts where one (1) driveway curb cut is permitted and creates non-conformity in Lot Coverage 4,622 sf. Permitted; 4,687.1 sf. Proposed and Building Coverage 2,306 sf. Permitted; 2,672 sf. Proposed (detached garage credit does not apply).

**3.** The application **Donald & Kerry Devine**, 10 Tuxedo Road (Block 125, Lot 12, R-1 Zone) to construct a new two-story side addition and one-story screen porch, new two-story rear addition and three-car attached garage (existing attached garage, flood damaged from Super Storm Sandy, to be converted to storage area) and reconfigure driveway at the existing single-family residence. The property is currently non-conforming in Interior Lot Shape 115 feet Required; 85 feet Existing and the residence is currently non-conforming in Front Setback 100 feet Required; 72 feet Existing. New construction will create non-conformity in Minimum Side Setback Required 47.5 feet one side and 102.5 feet total sides; Proposed 26 feet one side and 186 feet total sides and will be in the required front setback.

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4. The application of **Kevin & Melissa Lane**, 13 North Street (Block 46, Lot 18, R-6 Zone) to construct a new open front porch and front second floor addition at the existing single-family residence. The residence is currently non-conforming in Building Front Setback 30 feet Required / 23.8 feet Existing, Porch Front Setback 25 feet Required / 17.8 feet Existing and Accessory Structure (Patio) Side Setback 5 feet Required / 0 feet Existing. New construction will be within the required front setbacks.

5. The application of **LeeAnne Rizzotto**, 62 Waterman Avenue (Block 139, Lot 14, R-5 Zone) to raze the existing residence, retaining existing detached garage, and construct a new single-family residence at existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Lot Area 6,000 sf. Required; 4,999.5 sf. Existing, Lot Frontage and Width 50 feet Required; 33.33 Existing and Interior Lot Shape 34 feet Required; 17 feet Existing. The existing detached garage proposed to be converted to a storage shed is currently non-conforming in accessory building side and rear setback 5 feet Required; 2.7 feet Side and 1.5 feet Rear Existing. New construction will create non-conformities in side setback Required one side 8 feet and total sides of 18 feet / Proposed one side 4 feet and total sides of 13 feet, accessory building on the property without principal building and Maximum Building Coverage 1,164 sf. Permitted / 1,363 sf. Proposed.

6. The application of **JNM Enterprises, Inc.**, 2 Shrewsbury Drive (Block 134, Lot 13, R-5 Zone) applicant is requesting preliminary and final major site plan approval with use variances, bulk variances and design waivers to continue the use and reconstruct and elevate to comply with the Base Flood Elevation (BFE) a pre-existing non-conforming four (4) unit family dwelling that was destroyed by Hurricane Sandy and also continue the use of a fifth dwelling unit on the premises, which is not being replaced. With the exception of entries no site changes are proposed and the applicant has requested a waiver of site plan details. The application is **incomplete** and cannot be heard until the Board grants the completeness waivers for the items detailed in the Board Engineer's letter dated December 11, 2013 or the items are provided. Variances required or requested are also listed in the Engineering Review.

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

**ADMINISTRATIVE:**

**Approval of November 19, 2013 Minutes**

**Approval of December 17, 2013 Resolutions:**

**Brett & Nadine McGonegal**, 15 Grant Avenue (Block 139, Lot 2, R-5 Zone)

**Dekker & Maricarmen Buckley**, 4 Robin Road (Block 98, Lot 2, R-4 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service