

AGENDA
Zoning Board
Borough of Rumson
February 23, 2016
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 **John & Maria LaGratta**, 5 Heathcliff Road (Block 118, Lot 8, R-1 Zone) to construct a new dormer to increase the height over the existing second floor area above the attached garage and a new two-story rear addition at the existing premises. The property is currently non-conforming in Interior Lot Shape 115 feet Required; 33 feet Existing, accessory building side setback 15 feet Required; 12.5 feet Existing and maximum permitted driveway width is 15 feet, within the required 100 foot front setback; Existing driveway width 45 feet, at the widest point. The residence is currently non-conforming in Front Setback 100 feet Required; 55.1 feet Existing and Side Setback required one side 56 feet and total sides of 128 feet; Existing one side 47.3 feet and total sides of 274.2 feet. New construction will create non-conformity in Rear Setback 50 feet Required; 43.8 feet Proposed.

2. The application of **Michael & Tara Heal**, 45 Washington Avenue (Corner Oyster Bay) Washington Avenue (Primary Front) and Oyster Bay (Secondary Front) / Block 136, Lot 1, R-5 Zone) to elevate residence to meet required Base Flood Elevation (B.F.E.). Construct a new front entry, remove existing rear covered porch and shed, expand existing second floor, within existing first floor footprint, add dormer converting existing attic space to living space and expand existing decks at the existing premises. The property is currently non-conforming in Corner Lot Shape 33 feet Required; 0 feet Existing. The Residence is currently non-conforming in Primary Front Building Setback 35 feet Required; 25.8 feet Existing and Porch Setback 30 feet Required; 21.8 feet Existing, Secondary Front Setback 50 feet Required; 24.2 feet Existing, Rear Setback 35 feet Required; 1.1 feet Existing and Maximum Building Coverage 1,727 sf. Permitted; 2,304 sf. Existing. New construction will create non-conformities in Maximum Lot Coverage 3,339 sf. Permitted; 3,286 sf. Existing; 3,542 Proposed and decrease non-conformity in Maximum Building Coverage 1,727 sf. Permitted; 2,304 sf. Existing; 2,100 sf. Proposed.

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3. SURFBBQ Real Estate, Minor Site Plan application for the property located at 132 East River Road. The applicant is requesting approval for a fenced enclosed outdoor café seating area. The existing restaurant is a conditionally permitted use, which does not conform to the conditional use standards. The property is located in the GB General Business Zone shown on the Borough of Rumson Tax Map as Block 54, Lot 6. T &M Associates Completeness Review, Engineering and Fee Determination letter details the variance relief required.

4. The application of **Thomas & Faith Brownlee**, 3 Wood Lane (Block 71, Lot 7, R-4 Zone) to remove existing shed and a portion of the north side of the residence. Construct a new front two-car attached garage, with living space above, two-story side addition and deck, and one-story rear addition at the existing premises. **The applicant has requested that the application be carried to the March 15, 2016 meeting.**

ADMINISTRATIVE:

Approval of January 19, 2016 Minutes

Approval of February 23, 2016 Resolutions:

Robert & Joann Panza, 32 Allen Street (Block 32, Lot 8, R-5 Zone)

Christine Cofone, 46 Bingham Avenue (Block 30, Lot 8, R-5 Zone)

Rose Lane, 6 Tyson Lane (Block 75, Lot 3, R-2 Zone)

State Shorthand Reporting Service