

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**July 21, 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 **Jeffrey Guarino**, 22 Center Street (Block 61, Lot 6, R-5 Zone) to raze existing house and construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,380 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 34.25 feet Existing and Interior Lot Shape 34 feet Required; 18 feet Existing. New construction will create non-conformity in Minimum Side Setback Required one side 8 feet and total sides of 18 feet / Proposed one side 5.5 feet and total sides of 13.5 feet. Based on the Board's review and discussion relative to this application at the June 16, 2015 meeting the applicant submitted revised Variance Plan by J. Maloney, P.E. (4 sheets) dated 6/4/15, last revised 7/7/15. Revised plan reflects existing trees, proposed tree removal, tree mitigation and revised building coverage.

**2.** The continued application of **Scott & Lauren Zoeller**, 2 A Lakeside Avenue (Block 39, Lot 14.01, R-6 Zone) to construct new open covered front entry, roof overhang over existing attached garage and rear deck at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 0 feet Existing. The residence is currently non-conforming in Front Setback 35 feet Required; 20 feet Existing and Rear Setback 35 feet Required; 8.5 feet Existing. In addition, the existing shed is non-conforming side setback 5 feet Required; 3.4 feet existing. Based on the Board's review and discussion relative to this application at the June 16, 2014 meeting the applicant submitted revised Architectural/Site plan by William J. Doran, A.I.A, 1 sheet, dated 2/19/15, last revised 6/23/15 The revised plan reflects revised front porch depth of 6 feet and new rear deck walkway connected to the new deck.

**3.** The of **Steven & Erin Kirchner**, 4 Lakeside Avenue (Block 39, Lot 16, R-6 Zone) to construct a rear deck at the existing single-family residence. The property is currently non-conforming in Minimum Lot Area 5,000 sf. Required; 4,390 sf. Existing, Interior Lot Shape 34 feet Required; 12 feet Existing, Maximum Building Coverage 1,145 sf. Permitted; 1,379 sf. Existing and Maximum Floor Area 1,879 sf. Permitted; 2,250 sf. Existing. The residence is currently non-conforming in Building Front Setback 30 feet Required; 12.5 feet Existing, Porch Front Setback 25 feet Required; 9 feet Existing, Rear Setback Required 35 feet; 23 feet Existing. In addition, the existing detached garage is non-conforming in Side Setback 5 feet Required; 2 feet Existing. New construction will increase non-conformity in Rear Setback 35 feet Required; 23 feet Existing; 18 feet Proposed.

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4. The application of **Thomas & Tara Harmon**, 87 South Ward Avenue (Block 139, Lot 31, R-5 Zone) to raise existing residence to meet the required Base Flood Elevation (B.F.E.). Construct a new two-story rear addition, raise existing grade level rear deck to the first floor elevation and remove existing detached garage moving garage under the raised residence at the existing premises. New construction will create in non-conformities Maximum Floor Area 2,645 sf. Permitted; 2,640 sf. Existing: 2,695 sf. Proposed and rear deck setback 43 feet Required; 39 feet Proposed.

5. The application of **Rumson Country Day**, 35 Bellevue Avenue (Block 90, Lot 1.01, R-1 Zone) the applicant previously received Final Major Site Plan Approval and Conditional Use Approval, with associated variance relief and design waivers, by Resolution of the Board dated January 15, 2008; and received an Amended Preliminary and Final Major Site Plan Approval and Conditional Use Approval, with associated variance relief, by Resolution of the Board dated June 19, 2012 and July 16, 2013. The applicant is requesting to change a condition of the previous approval granted by the Board June 19, 2012 to permit a revised circulation and stripping plan and afternoon pick-up procedure. 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 July 13, 2015 Completeness Review or the items are provided.

**ADMINISTRATIVE:**

**Approval of June 16, 2015 Minutes**

**Approval of July 21, 2015 Resolution**

**Ryan & Courtney Zanetich**, 28 Navesink Avenue (Block 72, Lot 24, R-2 Zone)

**Jeffrey Guarino**, 22 Center Street (Block 61, Lot 6, R-5 Zone)

**Scott & Lauren Zoeller**, 2 A Lakeside Avenue (Block 39, Lot 14.01, R-6 Zone)

**Clockworks Development Group, LLC**, 4 Pond Road (Block 74, Lot 4, R-2 Zone)

**Michael & Shanley Walker**, 52 Navesink Avenue (Block 70, Lot 55, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service