

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**June 17, 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 continued application of **Prestige Equities, L.L.C.**, 59-62 Carton Street (Block 59, Lot 10, GB Zone) Resolution approved by the Board on July 18, 2000 to alter the facade, construct drainage and site improvements. The proposed site uses included a dance studio, video rental store, two retail stores on the ground floor (to be occupied by businesses permitted in the GB Zone) and a small office on the second floor. Amended Site Plan approval is requested for construction modifications noted in T & M letter dated May 15, 2014.
2. The application of **Yellow Brook Property Co., LLC**, 73 Rumson Road (Block 131, Lot 2, R-4 Zone) to revise driveway location from the west side of the property to the east side of the property approved by Resolution dated September 17, 2013 as part of the application to remove the existing house and construct a new single-family residence at the existing premises. Variance was granted for the new construction of 3,849 sf. residence exceeding the area cap of 3,500 sf.
3. The application of **Frances Mayo & Lisa Tice**, 57 East River Road (Corner Lakeside Avenue) East River Road (Primary Front) and Lakeside Avenue (Secondary Front) / Block 39, Lot 14.02, R-5 Zone) to construct new one-story rear addition, to be located in a portion of the existing rear deck area, at the existing single-family residence. The Residence is currently non-conforming in Rear Setback 35 feet Required; 22.7 feet to existing deck and accessory building (shed) is non-conforming in rear setback 5 feet required; existing 0.9 feet. New construction will be within required rear setback.
4. The application of **James & Marie Orsini**, 2 Waterway (Corner Lot) Waterway (Primary Front) and Shrewsbury River Lagoon (Secondary Front) / Block 108, Lot 12, R-2 Zone) to construct a new single-family residence and in-ground pool at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in Secondary Lot Width and Frontage (Shrewsbury River Lagoon) 200 feet Required; 190.64 feet Existing and Corner Lot Shape Required 100 feet; 72 feet Existing. New construction will create non-conformity in Primary Front Setback 75 feet Required; 60.5 feet Proposed Secondary Front Setback 55 feet Required; 48.0 feet Proposed.

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5. The application of **Joseph & Sandra Pignataro, 30** Warren Street (Block 137, Lot 6, R-5 Zone) to elevate house to meet required Base Flood Elevation (B.F.E.), construct new front entry, and rear and side access stairs at the existing single-family residence. The property is currently non-conforming in having an accessory building located in the front yard, between the principal residence and Warren Street. The Residence is currently non-conforming in Side Setback Required one side 8 feet and total sides of 18 feet; Existing one side 5.25 feet and total sides of 18.42 feet and Rear setback 58 feet Required; 45.12 feet Existing. New construction will create non-conformities in Flat Roof Ridge Elevation 39 feet Permitted; 42 feet Proposed and Eave Elevation 36 feet Permitted: 39 feet Proposed.

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

**ADMINISTRATIVE:**

Approval of April 29, 2014 and May 20, 2014 Minutes

Approval of June 17, 2014 Resolutions:

**Thomas & Jennifer Mullins**, 16 Wilson Circle ( Block 49, Lot 3, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service