

AGENDA
Zoning Board
Borough of Rumson
June 21, 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 continued application of **B5 Investments, LLC**, 59 Wardell Avenue (Block 105, Lot 34, R-2 Zone) to raze existing house and retain the existing in-ground pool. Construct a new single-family residence at the existing premises. Based on the Board's review and discussion relative to this application at the May 17, 2016 meeting the applicant submitted a new Architectural Plan by Brendan T. McHugh, Architect, 4 sheets A-1 through A-4, dated 6/10/16 and a Variance Plot and Grading Plan by Ray Carpenter, P.E., 1 sheet dated 6/9/16, revised 6/14/16. New construction will create a non-conformity in having an accessory structure (in-ground pool) on the property without principal building.
- 2.** The application of **Kevin Grant & Brigid Crowley**, 7 East River Road (Corner Park Avenue), East River Road (Primary Front) and Park Avenue (Secondary Front) (Block 36, Lot 4, R-4 Zone) to install driveway security gates at the existing premises. The property is currently non-conforming in Primary Lot Frontage Required 100 feet / Existing 84.02 feet, Primary Lot Width Required 100 feet / Existing 84 feet and Corner Lot Shape Required 50 feet / Existing 40 feet. The residence is currently non-conforming in Secondary Front Setback 35 feet Required; 32.3 feet Existing. New construction will create new non-conformity in driveway security gates must be setback to provide a queuing area of at least 30 feet to the curb line; 10 feet Proposed.
- 3.** The application of **Katherine Thompson**, 3 Tyson Lane (Block 77, Lot 8, R-2 Zone) to raze existing house and detached garage to construct a new single-family residence, detached garage and in-ground pool at the existing premises. The property is currently non-conforming in Minimum Lot Area 1 ac. Required; .48 ac. Existing, Minimum Lot Frontage & Width 150 feet Required; 100.2 feet of frontage and 95.5 feet of width Existing, and Interior Lot Shape 100 feet Required; 40.8 feet Existing. New construction will create non-conformity in Minimum Side Setback one side 27 feet and total of sides 54 feet Required; one side 25 feet and total sides of 50 feet Proposed (floor area exceeds 85 % of the permitted floor area which results in a 4 foot increase in the side setbacks).

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4. The application of **David & Meredith Farhi**, 7 Warren Street, (Block 138, Lot 5, R-5 Zone) to construct a new rear deck at the existing premises. The Residence is currently non-conforming in Building Rear Setback 35 feet Required; 30.5 feet Existing (Variance 7/16/13). New construction will increase non-conformity in the Rear Setback 35 feet Required; 30.5 feet Building Existing; 18 feet Deck Proposed.

5. The application of **Richard & Elise Kosinski**, 3 Laurel Lane (Block 87, Lot 28, R-1 Zone) to raze existing house and retain the existing in-ground pool and shed. Construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape 115 feet Required; 86 feet Existing and accessory building (Shed) Rear Setback 15 Required; 9.2 Existing (will be moved to conform). New construction will create a non-conformity in having an accessory structure (in-ground pool) and building (shed) on the property without principal building.

ADMINISTRATIVE:

Approval of May 17, 2016 Minutes

Approval of May 17, 2016 Resolutions:

Joseph & Amber Guardino, 25 Waterman Avenue (Block 145, Lot 6, R-5 Zone)

David & Karen Devlin, 149 Blackpoint Road (Block 71, Lot 11, R-4 Zone)

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

Thomas & Faith Brownlee, 3 Wood Lane (Block 71, Lot 7, R-4 Zone)

State Shorthand Reporting Service