

AGENDA
Zoning Board
Borough of Rumson
March 19, 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 **Monica Pahuliz**, 3 Parnly Street (Block 52, Lot 8, R-5 Zone) to raze existing residence and detached one-car garage and construct a new single-family residence and one-car detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area Required 6,000 sf. / Existing 5,521.78 sf. and Interior Lot Shape Required 34 feet / Existing 30.3 feet. Based on the Board's review and discussions relative to this application at the January 15, 2013 meeting the applicant submitted a revised Architectural plan by Jeffrey W. Kusmick, 4 sheets dated 01/01/13, Z-01 & Z-02 revised 03/11/13, Z-03 & Z-04 revised 03/05/13 and a Plot Plan by Thomas P. Santry, 1 sheet dated 12/20/12, revised 03/07/13. The revised plans eliminated the accessory building rear setback non-conformity, reduced the depth of the proposed residence 1.33 feet decreasing the front setback non-conformities and reduced the building ridge height by 1.08 feet. New construction will create non-conformities in Minimum Building Front Setback 35 feet required; 22.8 feet originally proposed; 24.8 feet proposed, Minimum Porch Front Setback 30 feet required; originally proposed 18.8 feet; 20.2 feet proposed, and Accessory Building Side Setback 5 feet required; 3.2 feet proposed.

2. The application of **Randolph Rosen**, 2 Broadmoor Drive (Corner Rumson Road) Rumson Road (Primary Front) and Broadmoor Drive (Secondary Front) / Block 118, Lot 2, R-1 Zone) to construct a new single-family residence, cabana and in-ground pool at the existing premises (Original application heard in 2012 was withdraw). The proposed porte-cochere connecting residence to garage conforms to the Ordinance requirements to permit living space above the garage. In addition, as permitted by Ordinance the existing dwelling will continue to be occupied during construction and will be demolished after issuance of a certificate of occupancy for the new residence. The property is currently non-conforming in Primary Lot Width and Frontage (Rumson Road). Required 250 feet / Existing 208.2 feet. New construction will create no new non-conformities.

3. The application of **Judith Trepanier**, 27 Waterman Avenue (Block 145, Lot 5, R-5 Zone) to raise secondary residence (cottage) to meet required Base Flood Elevation (B.F.E.) and construct a new two-story side addition, new rear deck and stairs and a new rear deck to the principal residence at the existing premises. The property is currently non-conforming due to the pre-existing multiple residences (Principal residence & Secondary residence "cottage"), no more than (1) principal building and its accessory buildings shall be erected on any one (1) lot, principal residence Front Setback Required 35 feet / Existing 28.3 feet, and secondary residence (Cottage) Rear Setback Required 50 feet / Existing 25. New construction on the secondary dwelling will increase the non-conformity in Required Rear Setback 50 feet / Proposed 23.5 feet and will expand a pre-existing non-conforming use.

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4. The application of **Frank & Patricia D'Orazio**, 53 Bellevue Avenue (Corner Allencrest Road) Bellevue Avenue (Primary Front) and Allencrest Road (Secondary Front) / Block 93, Lot 10, R-1 Zone) to construct a new in-ground pool, hot tub and patio at the existing single-family residence. Previous Resolution of approval dated December 21, 2004 to construct a new residence and in-ground pool. The property is currently non-conforming in Primary Lot Width and Frontage (Bellevue Avenue) Required 250 feet / Existing Width 146.10 feet and Frontage 227.31 feet, Corner Lot Shape Required 115 feet / Existing 41.1 feet and Secondary Front Setback Required 65 feet (Allencrest Road) / Existing 51 feet. New construction will create no new non-conformities.

5. The application of **Richard & Bonnie Rizzetta**, 25 Avenue of Two Rivers (Block 49, Lot 26, R-5 Zone) to install A/C unit in side yard at existing single-family residence. The residence is currently non-conforming in Front Setback Required Building 35 feet / Existing 29.57 and Porch 30 feet / Existing 25 feet, Side Setback Required one side 6 feet and total sides of 16 feet / Existing one side 5.02 feet and total sides of 16.02 feet. Installation of A/C unit will create non-conformity in accessory Side Setback Required 5 feet / Proposed 2 feet.

6. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of February 19, 2013 Minutes

Approval of March 19, 2013 Resolutions:

Christopher & Michelle Frank, 7 Brookside Drive (Block 84, Lot 2, R-1 Zone)

Joseph and Eileen Pucci, 14 Edwards Point Road (Block 124, Lot 7, R-1 Zone)

Christopher and Stasia Pearson, 7 Heathcliff Road (Block 118, Lot 7, R-1 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service