

**AGENDA
Zoning Board
Borough of Rumson
May 21, 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 **Robert McLynn**, 83 Waterman Avenue (Block 144, Lot 9, R-5 Zone) to elevate residence to comply with the new required flood elevation, construct first and second floor open front porches, new two-story addition and second floor addition over existing one-story front portion of the dwelling, new habitable attic area, and rear dormers at the existing single-family residence. The residence is currently non-conforming in Side Setback Required one side 6 feet and total sides of 16 feet / Existing one side 3.17 feet and total of 12.87 feet and Rear Setback Required 50 feet / Existing 37.50 feet. Based on the Board's review and discussion relative to this application at the April 16, 2013 meeting the applicant submitted a new Architectural plan by Steven Lane, 8 sheets, A1.0, A2.0, A3.0, A4.0 A5.0 A6.0, A7.0 & A8.0 dated 05/08/13. The new plan moves the proposed second floor addition on the north side inward 4 feet reducing the floor area 3,500 sf. Permitted; 3,500 sf. Originally Proposed; 3,357.77sf. Proposed. In addition, the proposed second floor porch has no access and proposed widow's walk is ornamental only. New construction will increase floor area exceeding 85 % of the permitted floor area which results in a 2 foot increase in side setbacks Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 3.17 feet and total sides of 12.87 feet and will be within required rear setback.

2. The continued application of **William & Katherine Thompson**, 12 Tyson Lane (Corner Shrewsbury River - Pond) Tyson Lane (Primary Front) and Shrewsbury River - Pond (Secondary Front) (Block 75, Lot 6, R-2 Zone) to raze the existing house to construct a new single-family residence, in-ground pool and patio at the existing premises. New residence will be elevated to conform to the new required flood elevation. The property is currently non-conforming in Corner Lot Shape Required 100 feet / Existing 85.9 feet. Based on the Board's review and discussion relative to this application at the April 16, 2013 meeting the applicant submitted a revised Architectural plan by Anderson Campanella, Architects, 2 sheets A001, A101, A102, A201 & A 202, dated 04/04/13, revised 05/02/13; Site Plan Steven Krog, Landscape Architect, 1 sheet L-1, dated 04/05/13, revised 05/02/13. Revised plans decrease Primary Front Setback (Tyson Lane) non-conformity 75 feet Required; Originally Proposed 55 feet; 65 feet Proposed and Maximum Building Coverage 4,293 sf. Permitted; 4,958 sf. Originally Proposed; 4,674 sf. Proposed. In addition, the Secondary Front Setback (Shrewsbury River) non-conformity was increased 55 feet Required; 52.9 feet Originally Proposed; 47.2 feet Proposed.

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2. The continued application of **David & Susan Petrick**, 10 Packer Avenue (Block 149, Lot 2, R-5 Zone) to construct one-story front addition and add a roof over the existing rear deck at the existing single-family residence. The property is currently non-conforming in Interior Lot Shape Required 34 feet / Existing 27 feet. The residence is currently non-conforming in minimum Front Setback Required 35 feet / Existing 20.74 feet, Rear Setback Required 50 feet (river setback) / Existing building 30.15 feet / deck 13.58 feet and Maximum Building Coverage Permitted 2,231 sf. / Existing 2,280 sf. Based on the Board's review and discussion relative to this application at the April 16, 2013 meeting the applicant submitted a revised Architectural plan by Anthony Condouris, 2 sheets dated 03/05/13, revised 05/10/13. The revised plan moves the proposed front addition to the south side of the residence and decrease Maximum Building Coverage non-conformity 2,231 sf. Permitted; 2,747 sf. Originally Proposed; 2,687 sf. Proposed. New construction will be within the required Front Setback.

4. The application of **Michael & Paulette Walsh**, 3 Tennis Court Lane (Block 104, Lot 3.01, R-2 Zone) to Construct new side second floor addition and open porch, side stairwell, new rear enclosed porch and dormer additions at the existing single-family residence. The property is currently non-conforming in that Tennis Court Lane is a private road and frontage on an improved street is required, Minimum Lot Area Required 1 ac. / Existing 0.843 ac. and Interior Lot Shape Required 100 feet / Existing 75 feet The residence is currently non-conforming in Front Setback Required 75 feet / Existing 66.2 feet, Side Setback Required one side 28 feet and total sides of 59 feet / Existing one side 20.2 feet and total of 70.2 feet (Proposed 66.2 feet). In addition, the detached garage and play ground equipment are non-conforming in the required 15 feet setback. Garage is located 0.2 feet and the play ground equipment is located 13 feet from side line (play ground equipment to be moved to a conforming location). New construction will create no new non-conformities.

5. The application of **James & Jaime Dorment**, 4 Wood Lane (Block 71, Lot 9, R-4 Zone) to raze the existing dwelling and construct a new single-family residence at the existing premises. The property is currently non-conforming in that Wood Lane is a private road and frontage on an improved street is required. New construction will create non-conformity in Maximum Floor Area 3,500 sf. Permitted / 4,441 sf. Proposed.

6. The application of **Rumson Estates, LLC**, 7 Warren Street (Block 139, Lot 5, R-5 Zone) to raze existing house and construct a new single-family residence at the existing premises. New residence will be elevated to comply with the new flood elevation. The property is currently non-conforming Interior Lot Shape 34 feet Required / 29 feet Existing. New construction will create non-conformity in Rear Setback 35 feet Required / 30.7 feet Proposed.

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7. The application of **David & Patricia Docherty, 20 Avenue of Two Rivers** (Corner Maplewood Avenue) Avenue of Two Rivers (Primary Front) and Maplewood Avenue (Secondary Front) (Block 50, Lot 4, R-6 Zone) to raze the existing house, retaining the existing detached garage and patio, and construct a new single-family residence at the existing premises. New residence will be elevated to comply with the new flood elevation. New construction will create non-conformities in Primary Front Setback (Avenue of Two Rivers) 35 feet Required / 9.4 feet Proposed, Secondary Front Setback 35 feet Required (Maplewood Avenue) / 17.1 feet Proposed, Maximum Lot Coverage 3,460 sf. Permitted; 3,622 sf. Proposed, Maximum Building Coverage 1,852 sf. Permitted; 2,163 sf. Proposed, Maximum Floor Area 3,029 sf. Permitted / 3,164 sf. Proposed and having an accessory building and structure on the property without principal building.

8. The application of **Richard & Josephine Donovan**, 9 Oak Tree Lane (Block 11, Lot 5, R-4 Zone) to raze existing house, retaining the existing pool and patio, and construct a new single-family residence at the existing premises. New residence will be elevated to comply to the new flood elevation. New construction will create non-conformities in Maximum Floor Area 3,500 sf. Permitted / 4,359 sf. Proposed and having an accessory structure (pool and patio) on the property without principal building.

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

ADMINISTRATIVE:

Approval of April 16, 2013 Minutes

Approval of May 21, 2013 Resolutions:

Terence & Marnie Doherty, 88 ½ Rumson Road (Block 97, Lot 39, R-1 Zone)

Jason & Lisa Halikias, 40 Washington Avenue (Block 135, Lot 17, R-5 Zone)

Robert and Michele Lewis, 6 West Cherry Lane (Block 22, Lot 5, R-4 Zone)

Jack and Ann Ross, 16 Broadmoor Drive (Block 119, Lot 10, R-1 Zone)

Bruce and Deborah Hohorst, 25 South Shrewsbury Drive (Block 135, Lot 6.01, R-2 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service