

**AGENDA
Zoning Board
Borough of Rumson
November 17, 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 **Joseph & Miriam Tort**, 14 Heathcliff Road (Block 117, Lot 9, R-1 Zone) to construct a new rear pergola and covered (roofed) outdoor cooking area over existing patio area at the existing premises. The property is currently non-conforming in Maximum Building Coverage 5,529 sf. Permitted; 5,742 sf. Existing. Based on the Board's review and discussion relative to this application at the October 20, 2015 meeting the applicant submitted revised Architectural/Site plan by, R. Velsor , A.I.A, 1 sheets Z1, A1, A2, A3, dated 9/10/15, revised 11/08/15. The revised plan reflects the removal of the roof over the outside cooking area and reduction in building coverage. Maximum Building Coverage 5,529 sf. Permitted; 5,688 sf.; Existing; 6,342 sf. Originally Proposed; 6,082 sf. Proposed.

2. The application of **James & Catherine McHugh**, 45 Waterman Avenue (Block 144, Lot 26, R-5 Zone) The applicant previously received approval by the Board at the September 15, 2015 meeting to expand existing two-car attached garage, partial second floor addition, new barrier partial free front entry ramp and elevator, new rear deck and balcony and renovation of existing first floor at the existing premises. In addition, the adjoining neighbor consented in writing to the proposed new location from the south side to the north side. The applicant is requesting to amend the previous approval to permit the elevation of the residence to meet required Base Flood Elevation (B.F.E.)

3. The application of **Shawn & Christine Reynolds**, 15 Blackpoint Horseshoe (Block 79, Lot 6, R-2 Zone) for partial demolition of existing two-story west side portion of residence and reconstruct a new two-story addition in same footprint, including the enclosure of the existing rear pergola area and reconfiguration of driveway at the existing premises. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 66.42 feet Existing and Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing. The residence is currently non-conforming in Minimum Side Setback Required one side 26.5 feet and total of 54.5 feet / Existing one side 20.2 feet and total of 40.56 feet. New construction will increase non-conformity in Maximum Lot Coverage 11,051 sf. Permitted; 12,250.66 sf. Existing; 13,043.74 Proposed.

4. The application of **63 Washington Street, LLC**, 63 Washington Street (Block 35, Lot 4, R-5 Zone) to construct a one-story side and second story rear additions at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 4,373.64 sf. Existing, Interior Lot Shape 34 feet Required; 17 feet Existing, Maximum Lot Coverage 2,077sf. Permitted; 2,083 sf. Existing and Maximum Building Coverage 1,019 sf. Permitted; 1,026 sf. Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 21.1 feet Existing, Porch Front Setback 30 feet Required; 18.1 feet Existing and Rear Deck Setback 35 feet Required; 21 feet Existing. In addition, the existing detached garage is non-conforming in Minimum Garage Area 260 sf. Required; 236 sf. Existing and Accessory Building Side and Rear Setback 5 feet Required; 3.2 feet Side Setback and 3.8 feet Rear Setback Existing. New construction will create no new non-conformities.

**AGENDA
Zoning Board
Borough of Rumson
November 17, 2015
7:30 P.M.**

5. The application of **1 Maple River Ventures, LLC**, 1 Allen Street (Block 28, Lot 18, R-5 Zone) to raze existing residence 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; 2,749.79 sf. Existing and Interior Lot Shape 34 feet Required; 0 feet Existing. New construction will create non-conformities in Building Front Setback 35 feet Required; 14.4 Proposed, Porch Front Setback 30 feet Required; 13.2 feet Proposed, Rear Setback 35 feet Required; 11.9 feet Proposed, Maximum Building Coverage 640 sf. Permitted; 895 sf. Proposed and Maximum Floor Area 1,099 sf. Permitted; 1,433 sf. Proposed.

6. The application of **Christine Cofone, 46 Bingham Avenue** (Block 30, Lot 8, R-5 Zone) to raze existing residence 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; 4,127 sf. Existing, Minimum Lot Frontage & Width 50 feet Required; 49.5 Existing and Interior Lot Shape 34 feet Required; 13.4 feet Existing. New construction will create non-conformities in Building Front Setback 35 feet Required; 17.0 Proposed, Rear Setback 35 feet Required; 10.9 feet Proposed, Maximum Lot Coverage 1,960 sf. Permitted; 2,003.2 sf. Proposed, Maximum Building Coverage 961 sf. Permitted; 1,602.1 sf. Proposed and Maximum Floor Area 1,650 sf. Permitted; 2,715.08 sf. Proposed.

ADMINISTRATIVE:

Approval of October 20, 2015 Minutes

Approval of November 17, 2015 Resolutions

Thomas & Nancy Mertens, 62 Blackpoint Road (Block 47, Lot 6.01, R-6 Zone)

James & Catherine McHugh, 45 Waterman Avenue (Block 144, Lot 26, R-5 Zone)

Joseph & Miriam Tort, 14 Heathcliff Road (Block 117, Lot 9, R-1 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service