

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**October 15, 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 **Siobhan & Peter Hogan**, 27 Forrest Avenue (Block 39, Lot 19, R-5 Zone) for installation of a 14' x 28' in-ground pool at the existing single-family residence. This application originally heard at the July 16, 2013 has been rescheduled several times and no revised plans or any request to the Borough Council for approval to use Borough property to access the proposed pool site has been received to date.

**2.** The application of **Dennis & Sarah Devine**, 7 Evergreen Drive (Corner Holly Tree Lane) Evergreen Drive (Primary Front) and Holly Tree Lane (Secondary Front) / Block 71, Lot 1, R-2 Zone) to reconfigure driveway approved by Resolution dated October 16, 2012 as part of the application to remove the existing house and pool and construct a new single-family residence at the existing premises. Variances that were granted for the new construction were Secondary Lot Width and Frontage (Holly Tree Lane) 200 feet Required; 194.59 feet Existing, Corner Lot Shape 100 feet Required; 90 feet Existing and fronting residence toward Evergreen Drive.

**3.** The application of **Robert & Lynda Melloy**, 35 Oakes Road ( Block 105, Lot 3.01, R-2 Zone) to raze the existing residence and cabana retaining the existing pool and detached garage, and construct a new single-family residence and cabana at existing premises. New residence will be elevated to comply with Base Flood Elevation (BFE). The existing detached garage is non-conforming in accessory building Side Setback 15 feet Required; 3.5 feet Existing. The new construction will create non-conformities in that ground floor area of all accessory buildings may not exceed 30% of the principal ground floor area; 1,630 sf. Permitted; 1,893sf. Proposed, garage space for storage of automobiles; five (5) spaces permitted; six (6) spaces proposed and having an accessory structure and building (pool & detached garage) on the property without principal building.

**4.** The application **6 Pond, LLC**, 6 Pond Road (Block 78, Lot 5, R-2 Zone) to convert existing attached garage to living space and add a second floor above, construct a new two-car attached garage, connected to the residence by a breezeway, and construct a new one-story rear addition and screened porch at the existing single-family residence. Existing residence will be elevated to comply with Base Flood Elevation (BFE).The residence is currently non-conforming in Side Setback Required 31.5 feet one side and 69.5 feet total sides; Existing 14 feet one side and 104 feet total sides and the garage doors are oriented so they visible from street frontage. In addition, the permitted driveway width is 15 feet, within the front setback / existing driveway width 35 feet, at widest point. New construction will create non-conformity in Front Setback 75 feet Required; 67.5 Proposed and orientation of the garage doors towards the street.

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

**ADMINISTRATIVE:**

**Approval of September 17, 2013 Minutes**

**Approval of October 15, 2013 Resolutions:**

**Michael & Alice Lin Fabiano**, 15 Osprey Lane (Block 127, Lot 1.1, R-1 Zone)

**Brian & Sarah Chin**, 46 Bellevue Avenue (Block 88, Lot 11, R-1 Zone)

**Michael & Hallie Thompson**, 6 Nicol Terrace (Block 95, Lot 8, R-2 Zone)

**Michael Cantor**, 31A-33 Ward Avenue (Block 80, Lot 6.03, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service