

**AGENDA  
Zoning Board  
Borough of Rumson  
September 15, 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 application of **James & Catherine McHugh**, 45 Waterman Avenue (Block 144, Lot 26, R-5 Zone) 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. The property/residence is currently non-conforming in Minimum Side Setback one side 6 feet and total of 16 feet Required; one side 6.6 feet and total of 15.7 feet Existing, and Rear Setback 50 feet Required; 40.5 feet Existing; 27.17 feet Proposed, Maximum Lot Coverage 4,307 sf. Permitted; 5,018 sf. Existing and Maximum Building Coverage 2,204 sf. Permitted; 2,654 sf. Existing. New construction will increase non-conformity in Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 6.6 feet and total of 15.7 feet (floor area exceeds 85 % of the permitted floor area which results in a 2 foot increase in side setbacks), increase non-conformity in Maximum Lot Coverage 4,307 sf. Permitted; 5,018 sf. Existing; 5,766 sf. Proposed and Maximum Building Coverage 2,204 sf. Permitted; 2,654 sf. Existing; 2,784 sf. Proposed.

2. The application of **John & Beverly Gomez**, 10 Third Street (Block 24.01, Lot 5, R-5 Zone) to construct a new two-story front/side addition and relocate patio at existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,401 sf. Existing The residence is currently non-conforming in Front Setback 35 feet Required; 25.31 feet Existing and Minimum Side Setback one side 6 feet and total of 16 feet Required; one side 5.13 feet and total of 11.1 feet Existing In addition, the existing detached garage is located in a front yard between the principal residence and Third Street. New construction will increase non-conformity in Side Setback one side 8 feet and total sides of 18 feet Required, one side 5.13 feet and total of 11.1 feet (floor area exceeds 85 % of the permitted floor area which results in a 2 foot increase in side setbacks) will increase non-conformity in Maximum Building Coverage 1,239 sf. Permitted; 1,380 sf. Existing; 1,659 sf. Proposed.

**ADMINISTRATIVE:**

**Approval of August 18, 2015 Minutes**

**Approval of September 15 Resolutions**

**Edward & Kaye Wise**, 54 East River Road (Block 11, Lot 15, R-2 Zone)

**Yellow Brook Property Company, LLC**, 5 Nicol Terrace (Block 95, Lot 4, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service