

**AGENDA
Zoning Board
Borough of Rumson
September 17, 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. **The application has been rescheduled to the October 15, 2013 meeting.**

2. The application of **Michael & Alice Lin Fabiano**, 15 Osprey Lane (Corner South Shrewsbury River) South Shrewsbury River (Primary Front) and Osprey Lane (Secondary Front) (Block 127, Lot 1.1, R-1 Zone) to construct a new one-story mud room and fill-in addition, partial second floor addition over existing first floor breakfast area and expand existing deck at the existing single-family residence. Residence has been elevated to comply with the new required flood elevation. The property is currently non-conforming in Corner Lot Shape Required 115 feet / Existing 110 feet. The residence is currently non-conforming Secondary Front Setback (Osprey Lane) 65 feet Required; 46.94 feet Existing, Rear Setback 50 feet Required; 45.04 feet Existing, Maximum Building Coverage 3,257 sf. Permitted; 3,376 sf. Existing and Maximum Floor Area 5,374 sf. Permitted; 5,998 sf. Existing. New construction will increase non-conformities in Maximum Building Coverage 3,257 sf. Permitted; 3,548 sf. Proposed and Maximum Floor Area Permitted 5,374 sf.; 6,378 sf. Proposed.

3. The application **Brian & Sarah Chin**, 46 Bellevue Avenue (Block 88, Lot 11, R-1 Zone) to raze the existing residence and remove all existing accessory structures and buildings. Construct a new single-family residence, in-ground pool with a cabana and pergola, and install a new sports court at the existing premises. The property is currently non-conforming in Minimum Lot Width and Frontage 200 feet Required; 192.12 feet Existing and Interior Lot Shape 115 feet Required; 112.1 feet Existing. New construction will create no new non-conformities.

4. The application of **Michael & Hallie Thompson**, 6 Nicol Terrace (Block 95, Lot 8, R-2 Zone) to install a new in-ground pool and patio at the existing single-family residence. (Resolution of approval dated July 17, 2012 to construct a new single-family residence). The property is currently non-conforming in that Nicol Terrace is a private Right-of-Way and frontage on an improved street is required. New construction will create no new non-conformities.

5. The application of **Michael Cantor**, 31A-33 Ward Avenue (Block 80, Lot 6.03, R-2 Zone) to construct two (2) new detached garages in front yard with five (5) spaces for the storage of automobiles at the existing single-family at the existing single-family residence. The residence is currently non-conforming in Side Setback Required 33 feet one side and 74 feet total sides; Existing 30.5 feet one side and 62.3 feet total sides. In addition, existing driveway width exceeds the permitted width of 15 feet; existing driveway width 21 feet. New construction will create non-conformities in having detached accessory buildings located in a front yard and in garage space for storage of automobiles; five (5) spaces permitted; seven (7) spaces proposed.

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6. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of July 16, 2013 and August 20, 2013 Minutes

Approval of September 17, 2013 Resolutions:

Ira & Lynette Zohn, 81 Navesink Avenue (Block 134, Lot 21, R-2 Zone)

Michael & Perry Parkes, 34 Blackpoint Horseshoe (Block 78, Lot 5, R-2 Zone)

Yellow Brook Property Co., LLC, 73 Rumson Road (Block 131, Lot 2, R-4 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service