

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**September 20, 2016**  
**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 **Martelli Development Group, LLC**, 2 Markwood Lane (Block 72, Lot 13, R-2 Zone) to raze existing residence and construct a new single-family residence with an in-ground pool at existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Minimum Lot Frontage 50 feet Required; 100 feet Existing and Interior Lot Shape 100 feet Required; 60 feet Existing. New construction will create non-conformity in Building Rear Setback 50 feet Required; 25 feet Proposed, In-ground pool Rear Setback 25 feet Required; 11 feet Proposed and Rear pool patio Setback 15 feet Required; 6 feet Proposed.

**2.** The application of **Matthew & Melissa Schreiber**, 14 Bellevue Avenue (Corner Edgewood Road) Bellevue Avenue (Primary Front) and Edgewood Road (Secondary Front) (Block 15, Lot 2, R-1 Zone) to construct a new open front porch and dormers, side and rear open porches and a small second floor addition at the existing premises. The property is currently non-conforming in Primary Lot Width and Frontage 250 feet Required; 218 feet Existing (Primary Street Frontage Bellevue Avenue), Corner Lot Shape 115 feet Required; 113 feet Existing and Secondary Front Setback 65 feet Required; 48.9 feet Existing (Resolution 10/21/03). ).New construction will create non-conformity in Primary Front Setback 100 feet Required 101.4feet Existing; 93.2 feet Proposed.

**3.** The application of **Bernard & Maureen Hackett**, 135 Ridge Road (Block 87, Lot 35, R-1 Zone) to raze existing house and retain the existing in-ground pool and swing set and construct a new single-family residence at the existing premises. New construction will create a non-conformities in having accessory structures an in-ground pool and swing set on the property without principal building and having a driveway located within five (5) feet of a side property line; approximately 80 feet of the driveway is within 5 feet of the side property line.

**4.** The application of **Thomas & Heidi Bevilacqua**, 9 Cedar Avenue (Block 70, Lot 34, R-5 Zone) to construct second floor addition and a new rear two-story addition at the existing premises. The residence is currently non-conforming in Building Front Setback 35 feet Required; 30.8 feet Existing, Porch Front Setback 30 feet Required; 23.0 feet Existing ( Resolution 9/21/04) and Side Setback Required one side 6 feet and total of 16 feet / Existing one side 4.8 feet and total of 13.3 feet. In addition, the existing garage is non-conforming in Minimum Garage area 260 sf. Required; 220 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 4.8 feet and total of 13.3 feet (floor area exceeds 85 % of the permitted floor area which results in a 2 foot increase in side setbacks).

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**5.** The application of **Pamela Tirnauer**, 36 Waterman Avenue (Corner Grant Avenue) Waterman Avenue (Primary Front) and Grant Avenue (Secondary Front) / Block 139, Lot 3, R-5 Zone) construct a front addition to existing detached garage and change door location, install a therapy pool in the garage and construct a deck connecting the garage to the residence. The existing driveway on Grant Avenue is to be removed and new driveway installed on Waterman Avenue at the existing premises. The property is currently non-conforming in Lot Area, Lot Width and Frontage, Corner Lot Shape, Lot Coverage and Building Coverage The residence is currently non-conforming in Front Setback, Rear Setback and Floor Area and the existing detached garage is currently non-conforming in Side and Rear Setback. New construction will create non-conformity in having an Accessory Building used for residential purposes (other than accessory use such as storage or parking), decrease non-conformity in Maximum Lot Coverage 2,913 sf. Permitted; 3,453.1 sf. Existing; 3,129.3 sf. Proposed and increase non-conformity in Maximum Floor Area 2,506 sf. Permitted; 2,554.3 sf. Existing; 2,594.3 sf. Proposed and Maximum Building Coverage 1,478 sf. Permitted; 2,673.5 sf. Existing; 2,740.3 sf. Proposed. In addition, attaching the residence to the detached garage with an elevated deck increase the side and rear setback non-conformities for the residence and using a portion of the garage for a therapy pool creates a non-conformity in the Minimum Garage area 260 sf Required.; 373.7 sf. Existing; 215 sf. Proposed.

**6.** The application of **JNM Holdings, LLC**, 95 Avenue of Two Rivers, (Block 70, Lot 11.01 & 12, NB Zone) to amend the Preliminary and Final Major Site Plan approved by Resolution dated April 16, 2002 for the renovations and change in use of the existing garage that was previously used for a landscaping business into a business office and storage facility. The applicant recently acquired the adjacent Lot 11.01 and is now requesting approval to construct an approximately 5,050 square foot addition that provides space for 550 square feet of business office and 4,500 square feet of additional storage space.

**ADMINISTRATIVE:**

**Approval of July 19, 2016 Minutes**

State Shorthand Reporting Service