



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

| | | | |
|-----------------------|---------------------|--------------|-----|
| Matt and Amanda Lukof | mattlukof@gmail.com | 215-896-3672 | |
| Name of Applicant | Email | Phone Number | |
| 35 Wardell Avenue | | 140 | 43 |
| Property Address | | Block | Lot |

N/A

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

N/A

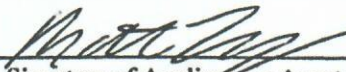
Applicant's Attorney and contact information (if any)

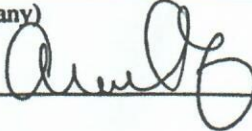
Shissias Design and Development, Al Shissias, 865-448-0865, ashissias@gmail.com

Applicant's Architect and contact information (if any)

N/A

Applicant's Engineer and contact information (if any)


Signature of Applicant or Agent



2/14/25
Date

Proposed plan

Demolish existing 1.5 story residence in order to construct a new 2.5 story single family residence, covered front porch and covered rear porch on an existing foundation and basement.

Variiances requested

1. Maximum Floor Area: 3,500 square feet permitted, 4,639 square feet proposed.
2. Maximum Floor Area Ratio: 0.20 permitted, 0.27 proposed.
3. Maximum Lot Coverage: 5,366 square feet permitted, 6,695 square feet existing and proposed.
4. Maximum Building Coverage: 2,547 square feet permitted, 2,700 square feet proposed.
5. Required Garage Spaces: 1 minimum required, 3 maximum permitted: 1 existing, 0 proposed (inaccessible)
6. Required Garages must have maneuverable and unobstructed access: proposed work obstructs maneuverable access to existing garage.



Borough of Rumson
 BOROUGH HALL
 80 East River Road
 Rumson, New Jersey 07760-1689
 rumsonnj.gov

Marie DeSoucey
 Land Use & Development Official

 office 732.842.3300
 fax 732.219.0714
 mdesoucey@rumsonnj.gov

Denial Memorandum

Date: January 17, 2025

Applicant: Matt and Amanda Lukof
Address: 35 Wardell Avenue, Rumson, New Jersey 07760
Block, Lot & Zone: Block 105, Lot 43, Zone R-4

I have reviewed the Land Use & Development Permit application to remove the existing 1.5-story dwelling and construct a new, 2.5-story, single-family dwelling, with covered front & rear porches attached to the dwelling, on the existing foundation with basement. The existing pool, patio and dock deck will remain as-is. The rear patio will be reduced by 170 SF to so as not to intensify the (exceeded) lot coverage.

The property is an oversized, conforming, interior lot with existing nonconformities of lot coverage, oversized driveway, and parking in the front yard setback. The proposed construction will require new variances for FAR, maximum floor area, building coverage, lot coverage, oversized driveway, parking in the front yard setback, and inaccessible (required) garage.

Supporting documents include:

- Boundary & Topographic Survey prepared by Morgan Engineering & Surveying, signed and sealed by David J.Von Steenburg, PLS, dated October 17, 2025.
- Architectural Plans prepared by Shissias D&D, signed & sealed by Alec P. Shissias, RA, RLA, dated December 23, 2024, Sheet 1 revised January 6, 2025, consisting of three (3) sheets.

The application has been **denied**. See the table below for a complete list of nonconformities.

**Borough of Rumson Ordinances/Development Regulations:
 Schedule 5-3 Maximum Floor Area / FAR, Schedule 5-4 Maximum Lot And
 Building Coverage, 22-5.7 Regulations Controlling the R-4 Residential Zone, 22-7.26
 Parking, Garages, Driveways & Stables, and 22-9.2 Improvement Standards**

| | | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Nonconformity</u> |
|---|---------------------------|-------------------|-----------------|---------------------|----------------------|
| 1 | Sched 5-3: Max Floor Area | 3,500 sf (capped) | n/a | 4,639 sf (33% over) | C-Variance New |
| 2 | Sched 5-3: FAR | 0.20 | n/a | 0.27 | D4-Variance New |


| | | | | | |
|---|---|------------|---------------------------------|-----------------------------------|------------------------|
| 3 | Sched 5-4: Lot Coverage | 5,366 sf | 6,695 sf (25% over) | 6,695 sf (25% over) | C-Variance New |
| 4 | Sched 5-4: Bldg Coverage | 2,547 sf | n/a | 2,700 sf (6% over) | C-Variance New |
| 5 | 22-5.7b (22-9.2b1) Required Garage | 1-3 spaces | n/a | 0 accessible | C-Variance New |
| 6 | 22-7.26h Driveway width / parking area | 12 ft | 19 ft | | C-Variance Existing |
| 7 | 22-7.26j Unobstructed, maneuverable access to garage | 25 ft | 30 ft Fence blocks access | 23.5 ft Fence blocks access | C-Variance New |
| 8 | 22-9.2b1 (f) 22-9.2b5 (c) Required parking spaces must be behind the FYSB | 3 spaces | 2 spaces | | C-Variance Existing |

- Existing nonconformities need variances to be recorded in Resolution

With regard to the submitted plans, I offer the following comments regarding revisions required prior to being scheduled to go before the Zoning Board of Adjustment:

- Add the building envelope on proposed site plan.
- Correct the existing and proposed Front Yard Setback in the Zoning Chart.
- Correct the existing stories to 1.5 in the Zoning Chart.

If you have any questions or require additional information, please do not hesitate to contact me.


 Marie DeSoucey
 Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
 David M. Marks, P.E., C.M.E., Borough Engineer
 Sabine O'Connor, Technical Assistant



DENIED

Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3022
mdesoucey@rumsonnj.gov

RECEIVED

JAN 01 2025

ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: 12/26/24

Fee: \$ 50

Check # 417

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- ** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.
- *** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.
- Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:
Street Address: 35 WARDELL AVE., RUMSON, NJ Block: 105 Lot 43 Zone: R-4.
2. Applicant's Name: MATT LUKOF Address: 35 WARDELL AVE., RUMSON, NJ
Email Mattlukof@gmail.com Tel. (215) 896-3672
3. Property Owner's Name: MATT + AMANDA LUKOF Address: //
Email // Tel. //
4. Description of Work: REMOVAL OF EXISTING 1 STORY SINGLE FAMILY
RESIDENCE TO ALLOW FOR CONSTRUCTION OF A 2^{1/2} STORY
SINGLE FAMILY RESIDENCE, COVERED FRONT PORCH, COVERED
REAR PORCH AND DECK/TERRACE ABOVE AN EXISTING
BASEMENT.

NONE KNOWN (Correct)

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?
Yes ___ No If yes, state date: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

[Signature]
Signature of Applicant

12/13/2024
Date

Matt Lukof
Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved _____ Denied

DENIED

COMMENTS:

Variances required for exceeding maximum permitted Floor Area, Building Coverage Lot Coverage, and Floor area Ratio.

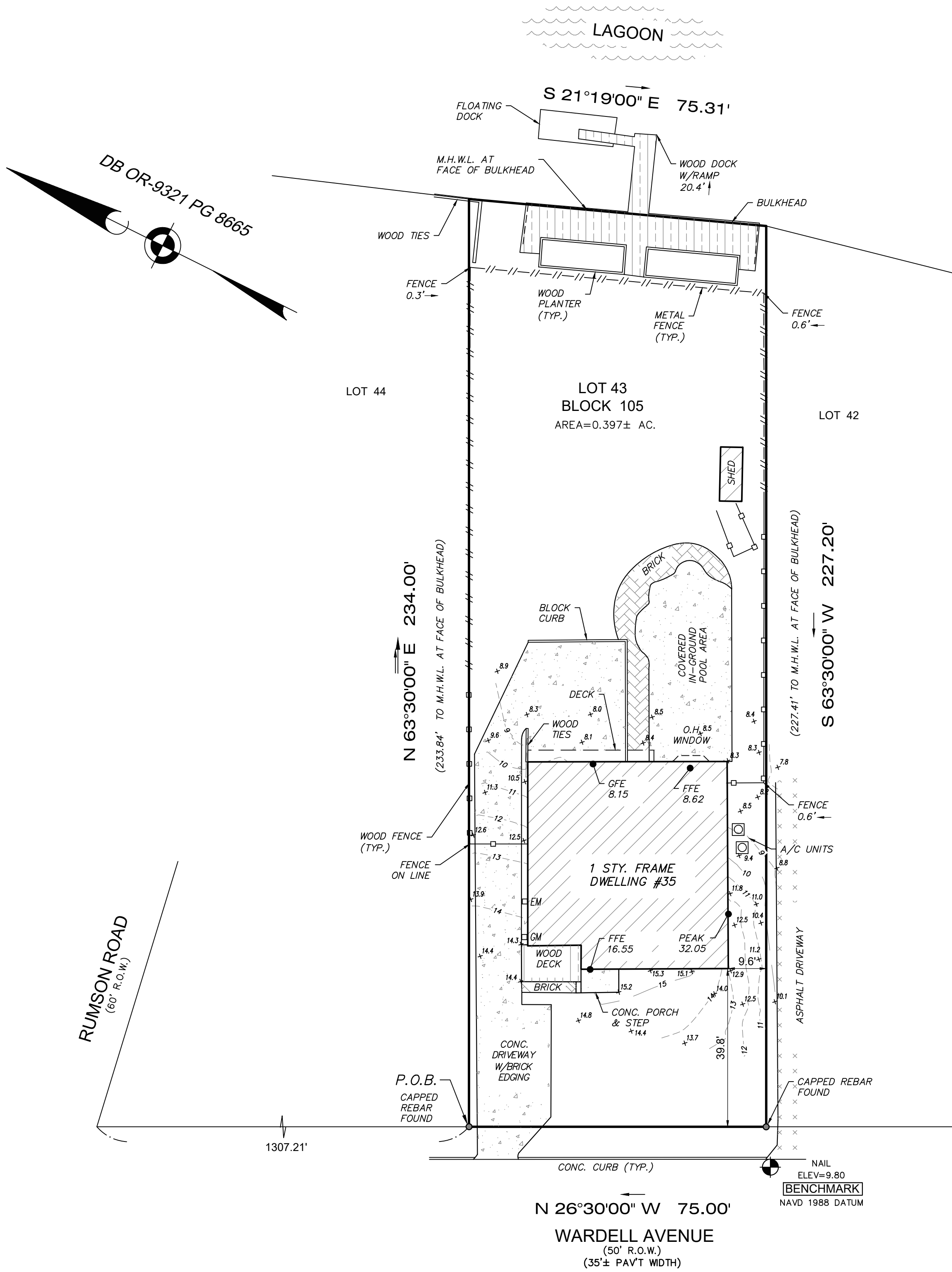
Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

[Signature]
Marie DeSoucey
Land Use & Development Official

1/2/25
Date

Plans by ^{S&S} Alec Shissias RA, RLA, dated 12/23/24, no revisions, Three Sheets

Survey S&S by David J Von Steenburg, dated 10/17/24.

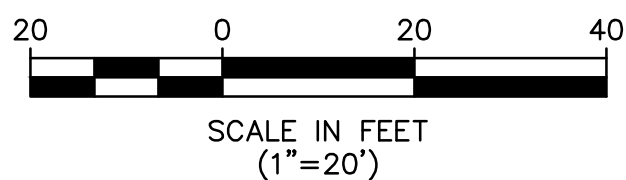


VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK
 PREPARED FOR: *MATT LUKOF AND AMANDA ROSE LUKOF*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/17/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-9321 PG 8665



CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
 engineering & surveying
 www.morganengineeringllc.com

P.O. BOX 5232
 TOMS RIVER, N.J. 08754
 TEL: 732-270-9690
 FAX: 732-270-9691

D.J.V.
DAVID J. VONSTEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY

LOT 43 BLOCK 105
 BOROUGH OF RUMSON
 COUNTY OF MONMOUTH NEW JERSEY

| | | | | | |
|--------|-----------|----------|-----------|-------------|----------|
| Scale: | Drawn By: | Date: | JOB #: | CAD File #: | Sheet #: |
| 1"=20' | SC | 10/17/24 | 18-08274b | 18-08274b | 1 of 1 |

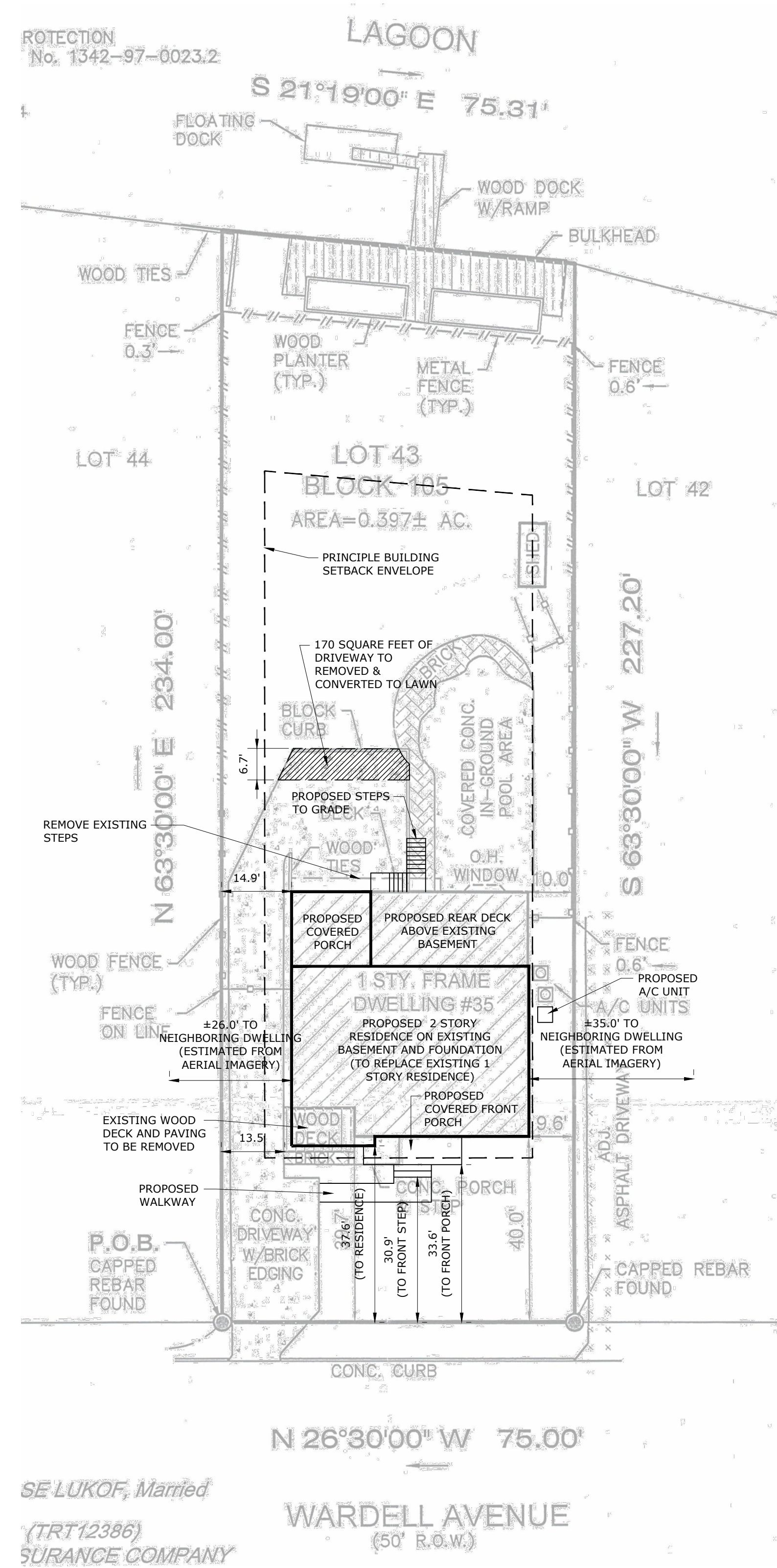
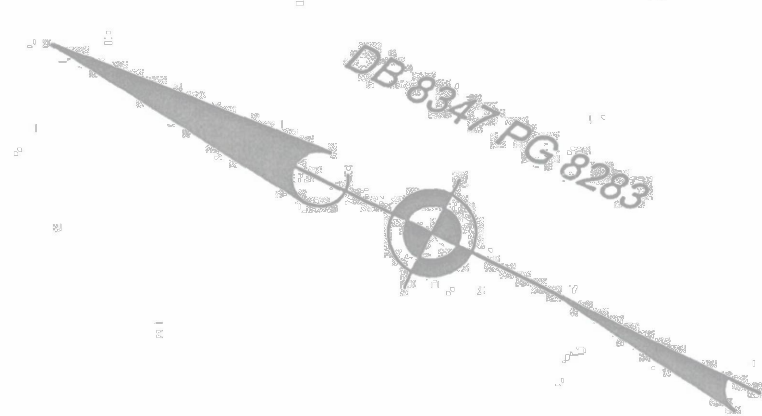
ZONING REGULATIONS

| R-4 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT) | | | |
|--|---------------|------------------|------------------|
| REQUIREMENT | REQUIREMENT | EXISTING | PROPOSED |
| MIN. LOT AREA | 10,000 SF | 17,293 SF | NO CHANGE |
| MIN. LOT WIDTH / FRONTAGE | 75 FT | 75 FT | NO CHANGE |
| MIN. FRONT YARD SETBACK | 35 FT | 39.7 FT | 37.6 FT |
| MIN. FRONT YARD SETBACK (PORCH) | 30 FT | N/A | 33.6 FT |
| MIN. SIDE YARD SETBACK / COMBINED | 9 FT / 20 FT | 9.6 FT / 23.1 FT | 9.6 FT / 24.5 FT |
| MIN. REAR YARD SETBACK | 50 FT | 133 FT | 124 FT |
| INT. LOT SHAPE - MIN. DIA. | 50 FT | 57 FT | NO CHANGE |
| MAX. BLDG. HT. - GABLE (RIDGE / EAVES) | 35 FT / 26 FT | ±24 FT / ±16 FT | 35 FT / 26 FT |
| MAX. BLDG. STORIES | 2.5 ST | 1.5 ST | 2.5 ST |
| MIN. HABITABLE GROUND FLOOR (2 ST.) | 600 SF | 2,073 SF | 1,730 SF |
| MAX. LOT COVERAGE | 5,366 SF | 6,695 SF | NO CHANGE |
| MAX. BUILDING COVERAGE | 2,547 SF | 2,606 SF | 2,700 SF |
| MAX. HABITABLE FLOOR AREA | 3,500 SF | 3,216 SF | 4,639 SF |
| ACCESSORY BLDG. SIDE YARD SETBACK | 5 FT | 6 FT | NO CHANGE |
| ACCESSORY BLDG. REAR YARD SETBACK | 5 FT | 55 FT | NO CHANGE |
| ACCESSORY BLDG. STORIES / HEIGHT | 1 ST / 16 FT | 1 ST / ±10 FT | NO CHANGE |

BASEMENTS HAVE GREATER THAN 1/2 THEIR HEIGHT ABOVE THE AVERAGE GRADE LEVEL.
50% OF BASEMENTS w/ CEILING HEIGHTS GREATER THAN 7 FEET SHALL BE COUNTED TOWARDS FLOOR AREA

ZONING CALCULATIONS

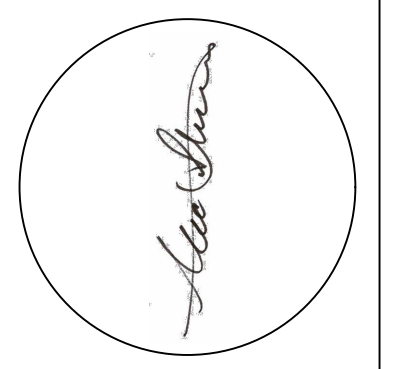
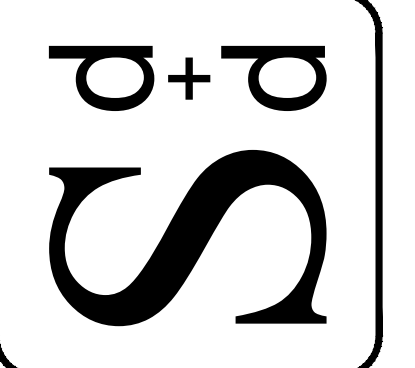
| LOT COVERAGE | | | |
|--|----------|---------|------------------------------|
| ALLOWABLE | | | |
| 0 - 5,000 SF | 5,000 SF | x0.475 | 2,375 SF |
| 5,000 - 10,000 SF | 5,000 SF | x0.319 | 1,595 SF |
| 10,000 - 70,000 SF | 7,293 SF | x0.1915 | 1,396 SF |
| | | | 5,366 SF |
| EXISTING | | | 2,529 SF |
| RESIDENCE | | | |
| FRONT PORCH | | | 77 SF |
| SHED | | | 2,221 SF |
| DRIVEWAY | | | 234 SF |
| FRONT DECK / PAVING | | | 55 SF |
| REAR STEPS | | | 1,410 SF |
| POOL & PATIO | | | 18 SF |
| A/C UNITS | | | 151 SF |
| REAR DOCK DECK | | | 566 SF - 415 SF (20% CREDIT) |
| TOTAL | | | 6,695 SF |
| PROPOSED | | | 2,616 SF |
| RESIDENCE | | | |
| FRONT PORCH | | | 7 SF |
| SHED | | | 2,054 SF |
| DRIVEWAY | | | 234 SF |
| FRONT DECK / PAVING | | | 76 SF |
| REAR STEPS | | | 1,384 SF |
| POOL & PATIO | | | 27 SF |
| A/C UNITS | | | 220 SF |
| REAR DOCK DECK | | | 566 SF - 346 SF (20% CREDIT) |
| TOTAL | | | 6,695 SF |
| 121 SF - 114 SF (10% FRONT PORCH CREDIT) | | | |
| 566 SF - 346 SF (20% CREDIT) | | | |
| 6,695 SF | | | |
| BUILDING COVERAGE | | | |
| ALLOWABLE | | | |
| 0 - 5,000 SF | 5,000 SF | x0.233 | 1,165 SF |
| 5,000 - 10,000 SF | 5,000 SF | x0.186 | 930 SF |
| 10,000 - 70,000 SF | 7,293 SF | x0.062 | 452 SF |
| | | | 2,547 SF |
| EXISTING | | | 2,529 SF |
| RESIDENCE | | | |
| FRONT PORCH | | | 7 SF |
| SHED | | | 2,221 SF |
| DRIVEWAY | | | 234 SF |
| FRONT DECK / PAVING | | | 55 SF |
| REAR STEPS | | | 1,410 SF |
| POOL & PATIO | | | 18 SF |
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| POOL & PATIO | | | 27 SF |
| A/C UNITS | | | 220 SF |
| REAR DOCK DECK | | | 566 SF - 346 SF (20% CREDIT) |
| TOTAL | | | 6,695 SF |
| 121 SF - 114 SF (10% FRONT PORCH CREDIT) | | | |
| 566 SF - 346 SF (20% CREDIT) | | | |
| 6,695 SF | | | |
| HABITABLE FLOOR AREA | | | |
| ALLOWABLE | | | |
| 0 - 5,000 SF | 5,000 SF | x0.4 | 2,000 SF |
| 5,000 - 10,000 SF | 5,000 SF | x0.3 | 1,500 SF |
| 10,000 - 70,000 SF | 7,293 SF | x0.1 | 729 SF |
| | | | 4,229 SF |
| EXISTING | | | 3,216 SF |
| RESIDENCE | | | |
| 1st FLOOR | | | 1,143 SF |
| 2nd FLOOR | | | 1,730 SF |
| TOTAL | | | 3,216 SF |
| PROPOSED | | | 4,639 SF |
| RESIDENCE | | | |
| 1st FLOOR | | | 1,143 SF |
| 2nd FLOOR | | | 1,730 SF |
| TOTAL | | | 3,216 SF |
| 50% OF 2,285 SF (BASEMENT) | | | |
| 4,639 SF | | | |



EXISTING / DEMOLITION
1st FLOOR PLAN
1/8" = 1'-0"

1 SITE PLAN / ZONING DIAGRAM
A1 1" = 20'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
DAVID J. VON STEENBURG, P.L.S.
NJLS LIC NO. 34500
DATED: 09 / 20 / 2018

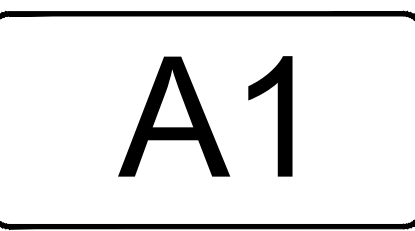


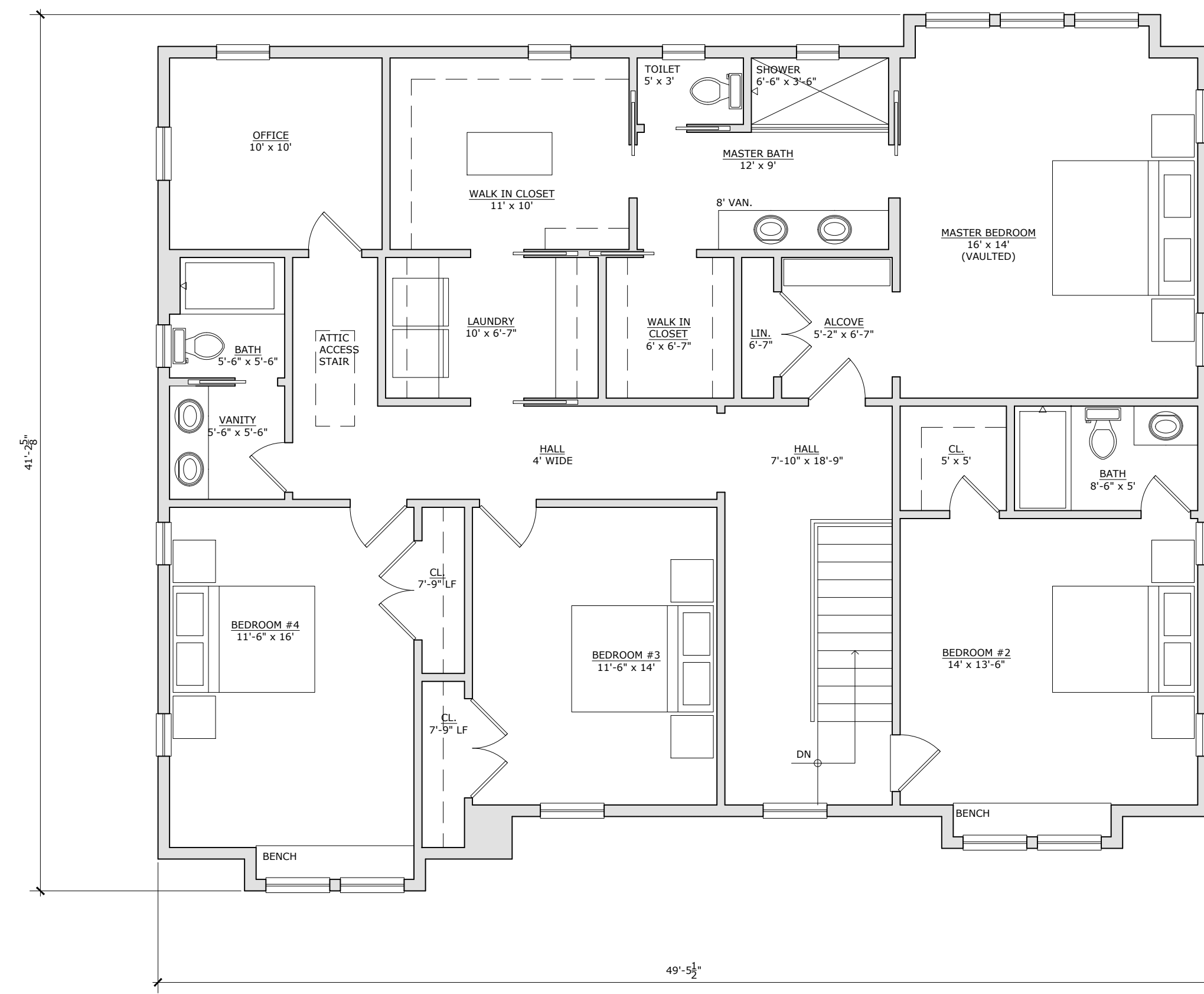
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| ISSUE | REVISIONS |
|----------|---------------|
| 01/06/25 | LOT COVERAGE |
| 02/13/25 | VARIANCE APP. |

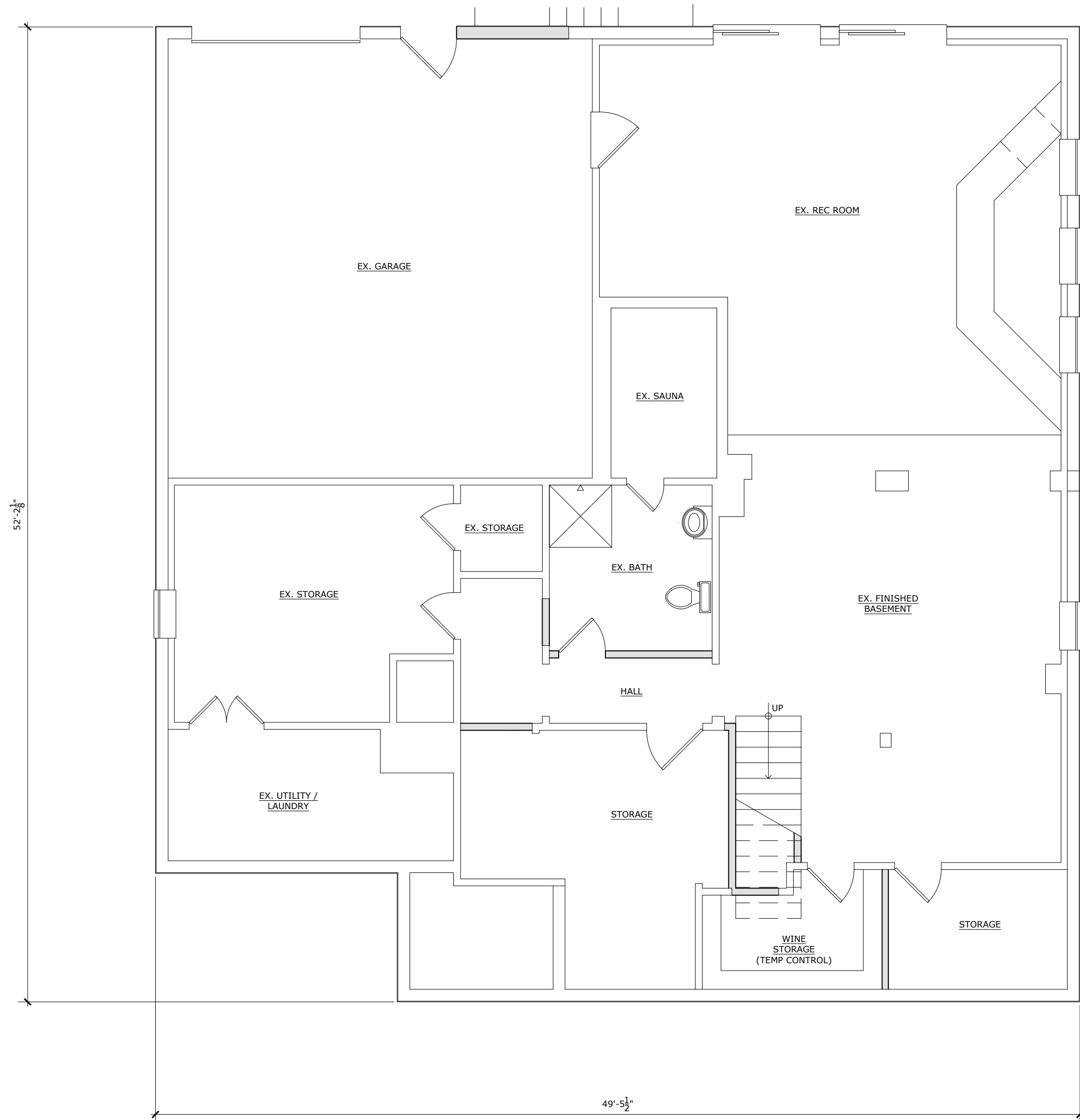
Proj. No: 2023.47
Issued For: Zoning Permit
Date: 12 / 23 / 2024

ZONING /
SITE PLAN

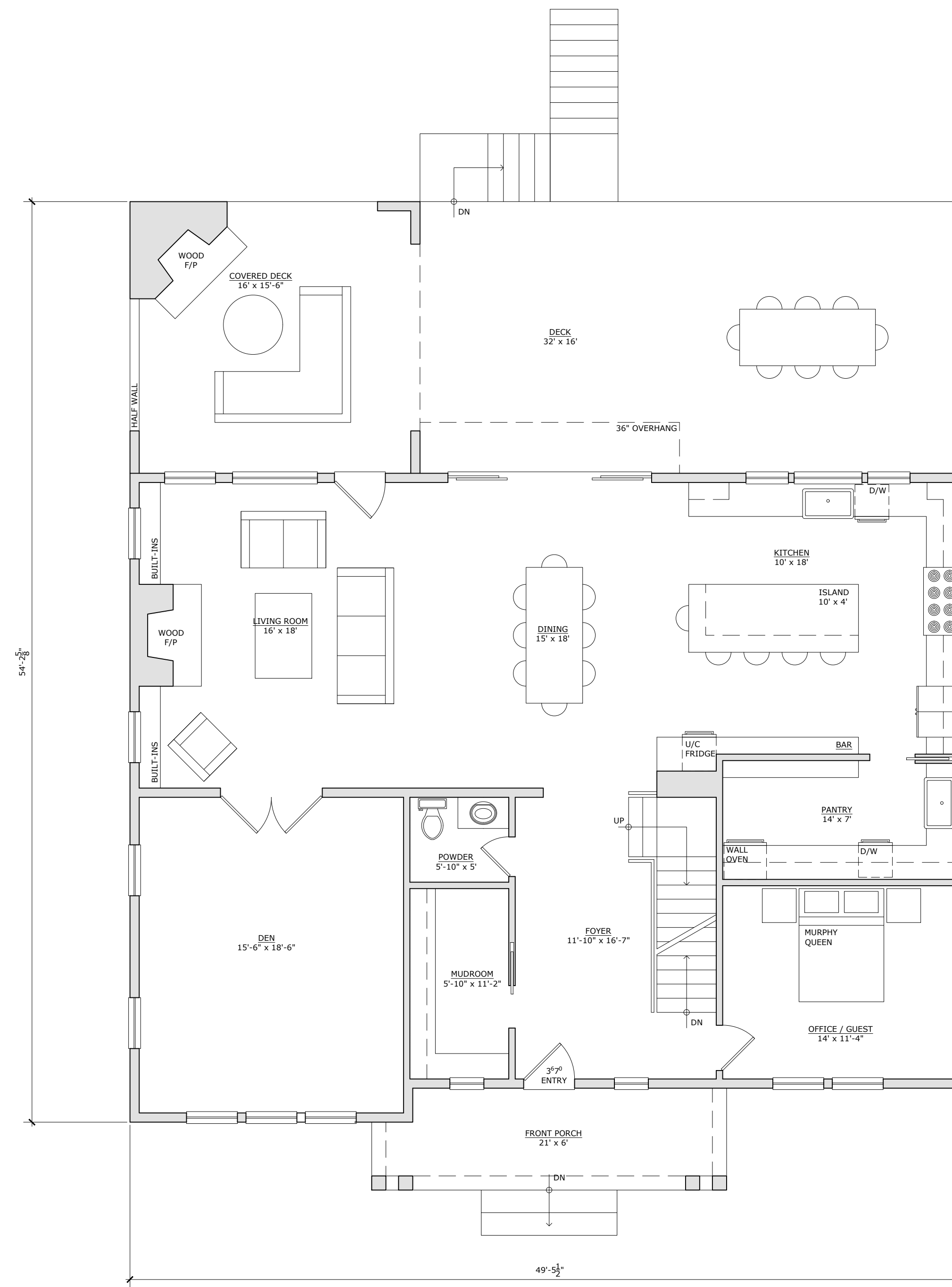




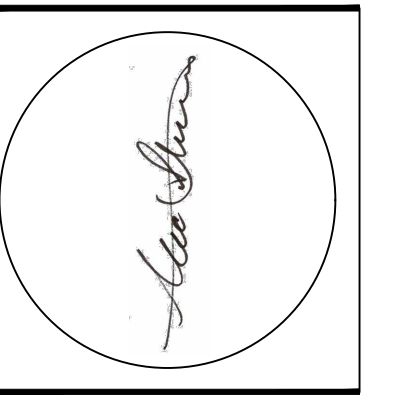
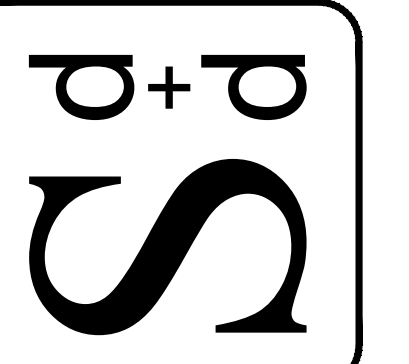
2
A2 2nd FLOOR PLAN
3/16" = 1'-0"



0
A3 BASEMENT PLAN
3/16" = 1'-0"



1
A2 1st FLOOR PLAN
3/16" = 1'-0"



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| ISSUE | REVISIONS |
|----------|---------------|
| 01/06/25 | LOT COVERAGE |
| 02/13/25 | VARIANCE APP. |

Lukof Residence
Residential Addition & Renovation
35 Wardell Ave., Rumson, NJ 07760
Block 105 / Lot 43

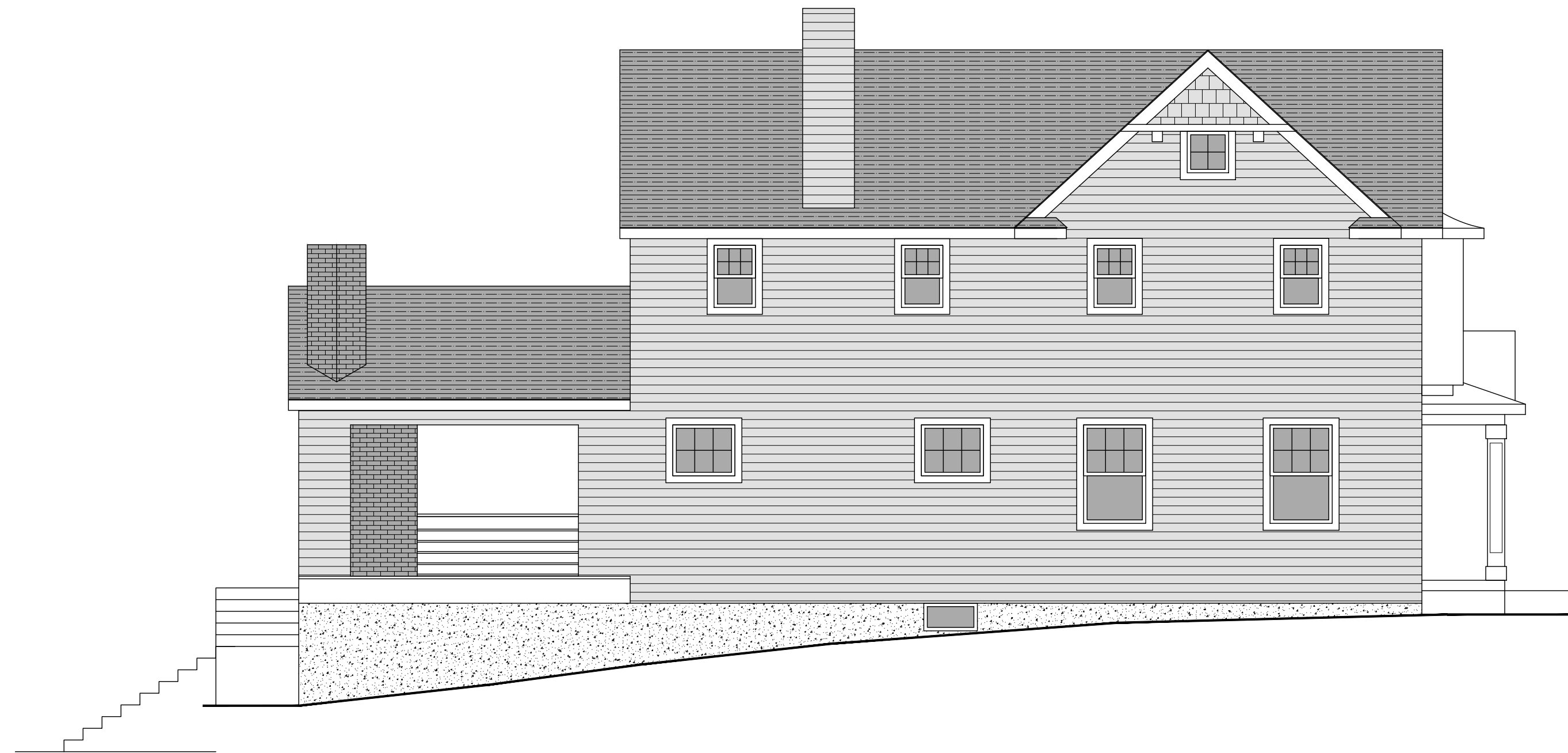
Proj. No: 2023.47
Issued For: Zoning Permit
Date: 12 / 23 / 2024

PLANS





4
A3 REAR ELEVATION
3/16" = 1'-0"



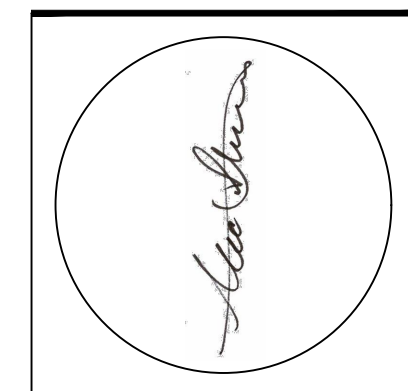
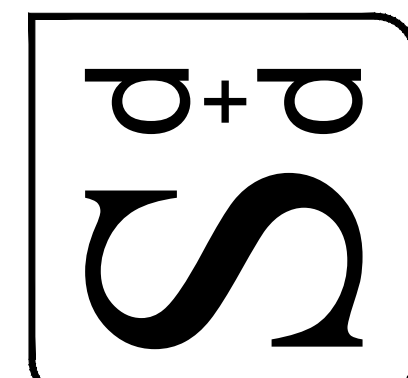
3
A3 LEFT SIDE ELEVATION
3/16" = 1'-0"



1
A3 FRONT ELEVATION
3/16" = 1'-0"



2
A3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



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| ISSUE | REVISIONS |
|--------------|---------------|
| 01 / 06 / 25 | LOT COVERAGE |
| 02 / 13 / 25 | VARIANCE APP. |