



Borough of Rumson

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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Erica & Cyril Goddeeris egoddeeris@gmail.com; cyril.j.goddeeris@gmail.com 908-334-7072 (erica)

Name of Applicant	Email	Phone Number
15 Heathcliff Road, Rumson NJ 07760		119 6
Property Address		Block Lot

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.

Applicant's Attorney and contact information (if any)

Elite Landscapes & Pools; Steve LeMoine, LLA; Steve@elitescapesnj.com; 908-910-1277 (cell); 732-993-6436 x 1 (office)

Applicant's Architect and contact information (if any)

Shore Point Engineering; Kevin E. Shelly, P.E.; KShelly@shorepointengineering.com; C: 908-415-4335; O: 732-924-8100 x 1001

Applicant's Engineer and contact information (if any)

Erica Goddeeris

4/24/2025

Signature of Applicant or Agent

Date

Proposed plan

Proposed backyard improvements including attached pavilion and patio

Hardship Encountered

Existing building coverage conditions only left 258 SF left for improvements

Variances Requested

A variance requested from Schedule 5-4 (22 Attachment 8) for building coverage.



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: December 10, 2024
Updated November 5, 2025 and July 2, 2026

Applicant: Erica Goddeeris / Elite Landscapes

Property Address: 15 Heathcliff Road, Rumson, NJ 07760
Block, Lot, Zone: Block 119, Lot 6, Zone: R-1

I have reviewed the Zoning Board application for improvements at 15 Heathcliff Road in Rumson. This review is based on the latest Variance Plan revision dated June 9, 2026. The subject property is a nonconforming corner lot due to the width on Thornton Way. The usable lot area is reduced by approximately 4.5 percent due to wetlands located in the eastern portion of the property. The small pond is not included in that calculation. The property was granted variances in 2007, 2008, and 2009 for lot frontage/width, lot shape circle, dwelling orientation, front yard setback, and the nonconforming connecting link as they related to the construction of a new single-family home. As a condition of approval, the applicant was required to install and maintain a drainage system to address additional stormwater overflow. Over time, the lot coverage has been expanded without zoning permits.

The applicant proposes to construct a new 655-square-foot covered rear patio with a second-story deck over a portion of the existing patio, replace the existing pool patio, construct retaining walls, install an outdoor kitchen, gas fireplace, and lighting. The existing in-ground pool will remain. Further, the applicant proposes to reduce 1,483 square feet of the driveway coverage that had not been previously approved and requests variance relief for the remaining lot coverage that exceeds the maximum permitted.

Based on the submitted plans and previous resolutions, the application was **denied** for the following:

- Expansion of a nonconforming building on a nonconforming lot. Per previous ZB application, the applicant is required to come to the Zoning Board for any changes on this property **(22-7.3 New)**
- (Sched 5-4) Building coverage (5,535-sf permitted, 5,671-sf existing, 6,064-sf proposed (9.6% over),) **(Sched 5-4 New)**
- (Sched 5-4) Lot coverage (14,031-sf permitted, 17,585-sf currently exists, and 15,381-sf proposed (9.6% over),) **(Sched 5-4 New)**
- Nonconforming generator location, not within 25-feet of the principal building.

Summary of Prior Zoning Board Approvals:

- New SFH and detached garage on non-conforming corner lot in R-1 zone.
- Lot frontage (250' required / 190.2' exist)
- Lot width (250' required / 190.2' exist)
- Corner lot shape circle (115' required / 85' exist)
- 22-7.7 designates primary front yard orientation on Thornton Way (building envelope 85'w x 192'd).
 - Variance granted for new dwelling to face Heathcliff Road, reduced required Lot circle to 40' (building envelope 228'w x 40'd).
 - FYSB (100' required / 65' variance granted), increases Lot circle to 85' (building envelope 228'w x 75'd).
- Variance granted for connecting link between house and garage.
- Portion of 22' drive in front yard setback (15' max permitted)

Documents Reviewed:

- Variance Plan prepared by Shore Point Engineering, signed and sealed by Kevin E Shelly, PE, dated March 27, 2025, rev. June 9, 2026, consisting of one (1) sheet.
- Architectural Plan, Covered Patio prepared, signed & sealed by Kevin C. Roy Architect, LLC, May 8, 2025, consisting of one (1) sheet.
- Resolution #5719 (2007) for NSFH with detached garage. Variances granted for the request to make Heathcliff Road the primary front (22-7.4 states a new principal structure on a corner lot shall face the smaller frontage); secondary lot frontage/width (250 ft required, 190 ft existing); lot shape (115 ft required, 20 ft existing); primary front setback (100 ft required, 65 ft proposed); maximum driveway width on front yard setback (15 ft permitted, 22 ft proposed).
- Amendment to Resolution #5719 (2008) modifying house plans to connect the detached garage with connecting link.
- Resolution #5823 (2009) for permission to construct an in-ground pool, hot tub, patio, cabana and outside cooking area. Due to water and drainage issues, the applicant removed from the plans: the cabana, outdoor kitchen, driveway pillars and reduced the size of the patio. An underground drainage system was required to be installed and maintained as a condition of approval.

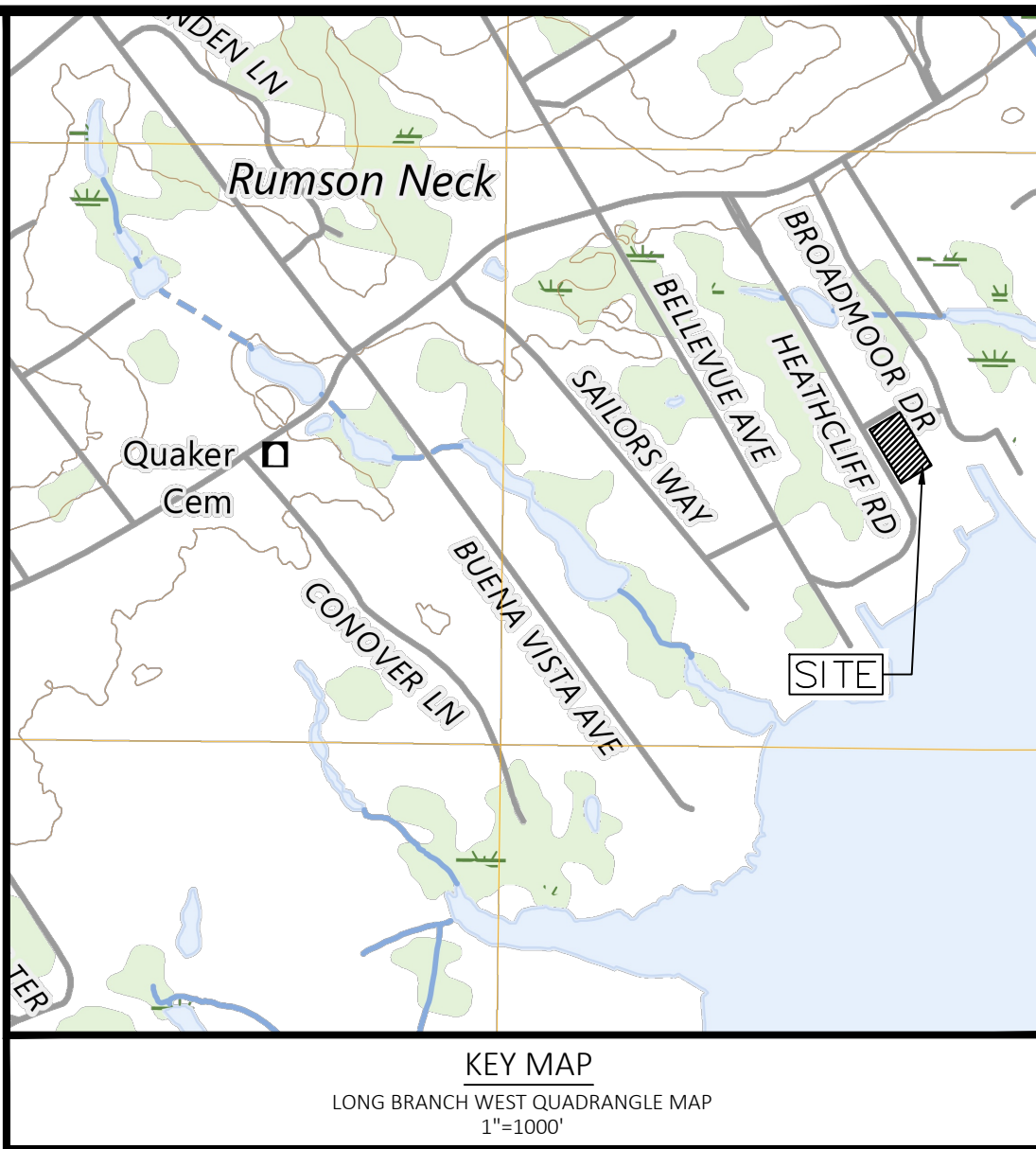
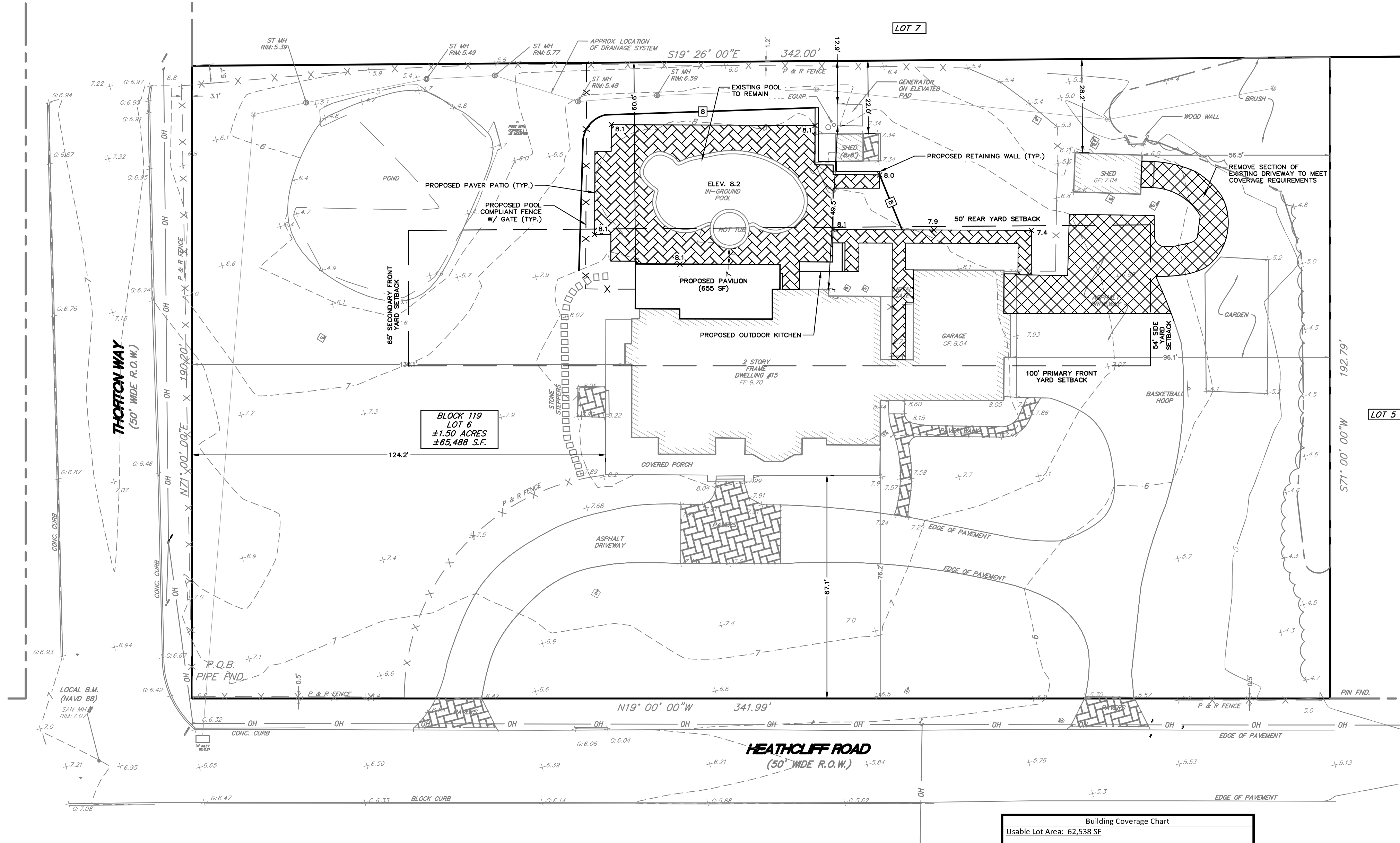
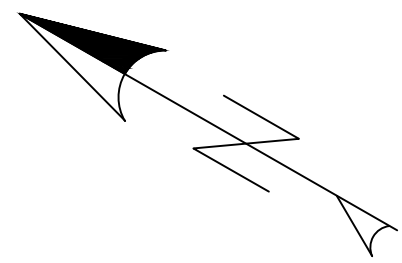
If you have any questions or require additional information, please do not hesitate to contact me.


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

GENERAL NOTES:

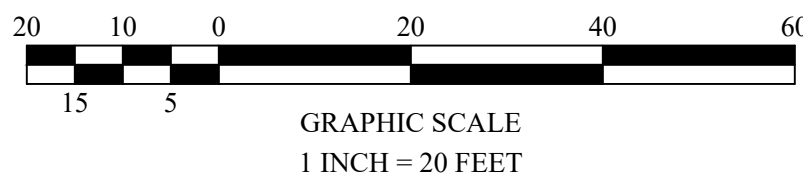
- BOUNDARY, TOPOGRAPHIC, & EXISTING CONDITIONS INFORMATION BASED ON PLANS OF PROPERTY ENTITLED "EXISTING CONDITIONS SURVEY; BLOCK 119 LOT 6; 15 HEATHCLIFF ROAD; TOWNSHIP OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY PATTERSON SURVEYING & ENGINEERING LLC., DATED 05/07/24 AND PROVIDED BY THE PROPERTY OWNER. PROPERTY OWNER SHALL HOLD ELITE LANDSCAPES AND PAVERS, INC. AND ITS PROFESSIONALS HARMLESS FROM ANY INACCURACIES CONTAINED WITHIN THE PROVIDED SURVEY.
- A VARIANCE IS REQUESTED FROM SCHEDULE 5-4 (22 ATTACHMENT 8) FOR BUILDING COVERAGE.
- A VARIANCE IS REQUESTED FROM ORDINANCE SECTION 22-7.7.K FOR THE EXISTING GENERATOR PAD.



KEY MAP
LONG BRANCH WEST QUADRANGLE MAP
1"=1000'

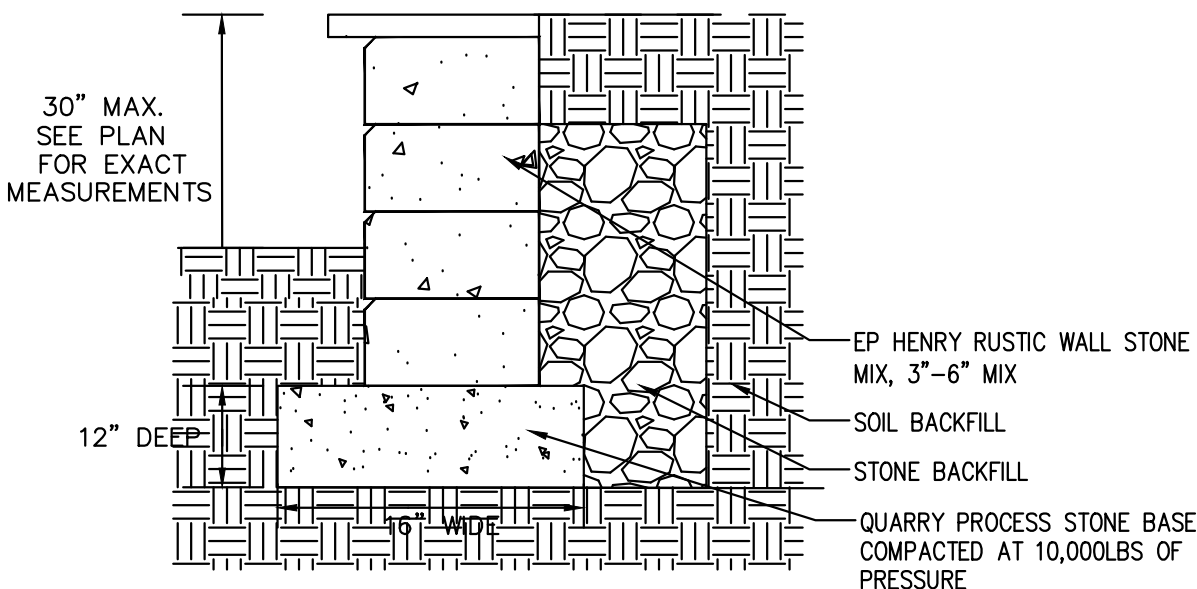
LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

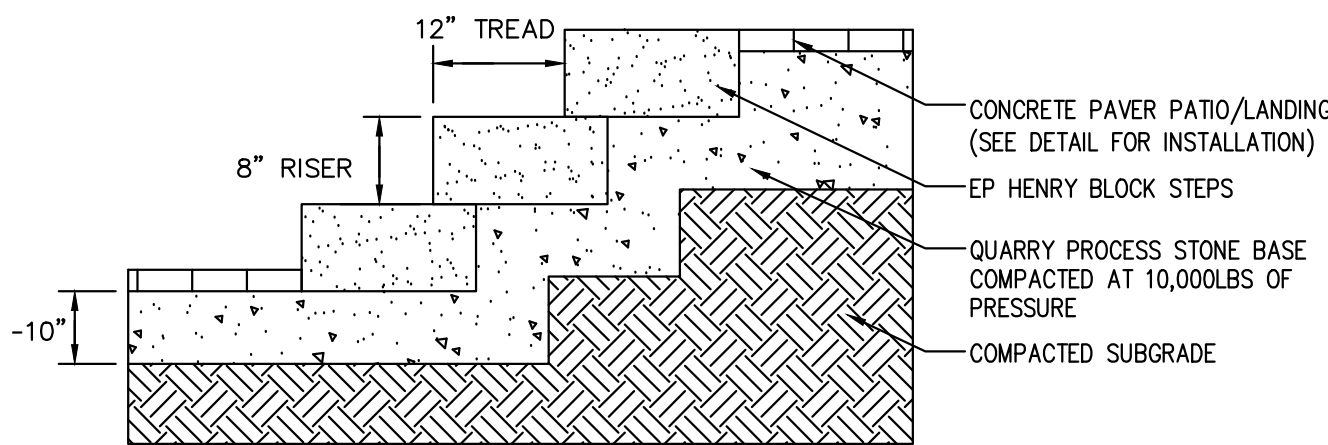


ELITE LANDSCAPES & PAVERS
732-993-6436
www.elitescapesn.j.com
sales@elitescapesn.j.com

DECORATIVE ALUMINUM FENCE DETAIL N.T.S.



TYPICAL CONCRETE BLOCK WALL DETAIL N.T.S.



TYPICAL STEP DETAIL N.T.S.

Permitted Coverage Chart*	
Lot Area: 65,488 SF	
Wetlands Area: 2,950 SF	
Usable Lot Area: 62,538 SF	
Max. Permitted Building Coverage:	
• 2,095 + 0.620(52,538 SF) = 5,352 SF	
Max. Permitted Lot Coverage:	
• 3,970 + 0.1915(52,538 SF) = 14,031 SF	
Max. Permitted Floor Area:	
• 0.4(5,000 SF) + 0.3(5,000 SF) + 0.1(52,538 SF) = 8,754 SF	

* Per Schedules S.3A & S.4

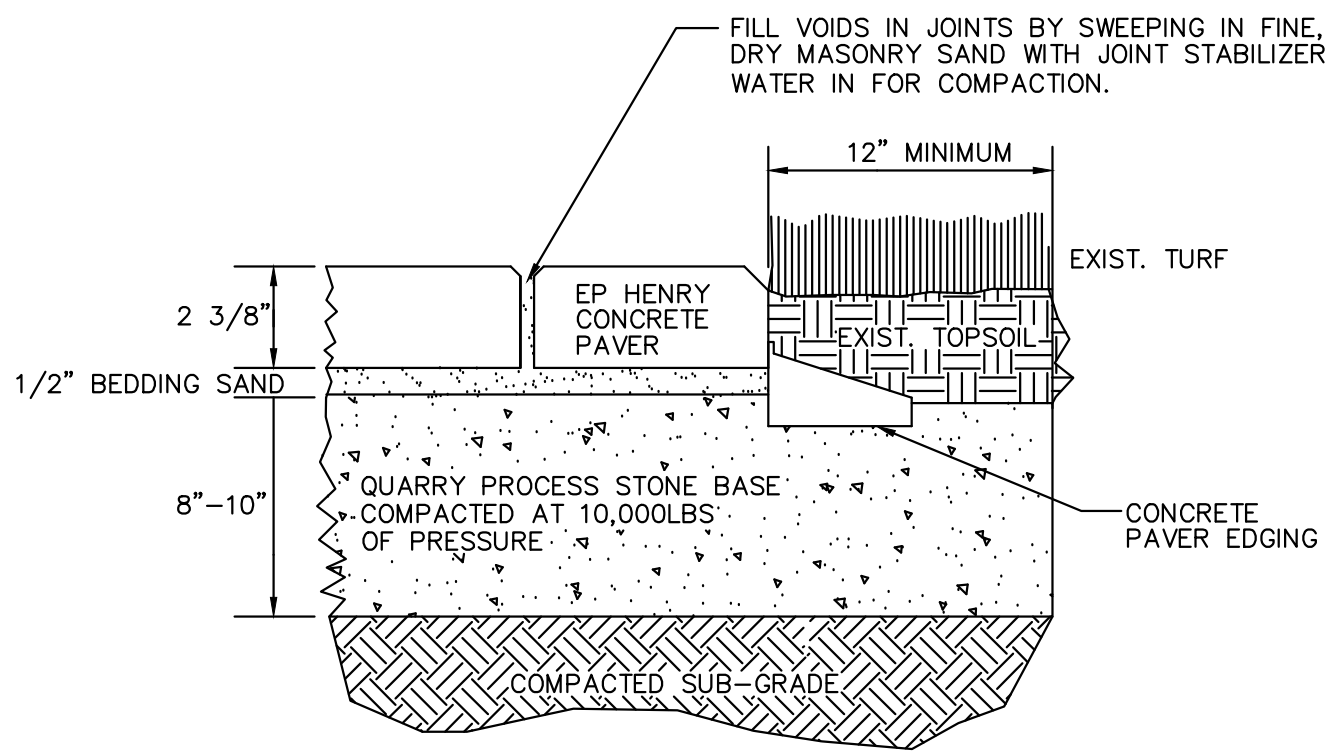
Floor Area Calculation Chart	
Existing/Proposed Floor Area:	
• Existing First Floor Area: 3,890 SF	
• Existing Second Floor Area: 3,890 SF	
• Existing Sheds: 304 SF	
Total Floor Area: 8,084 SF	
Max. Permitted Floor Area Ratio: 8,754 SF / 62,538 SF = 0.14	
Floor Area Ratio: 8,084 SF / 62,538 SF = 0.13	

Residential Zone (R-1) Zoning Schedule					
15 Heathcliff Road - Block 119, Lot 6					
	Required	Existing	Proposed	Complies	
Min. Lot Area	1.5 Acres	1.5 Acres	No Change	Yes	Yes
Min. Lot Width	250 FT	342 FT	No Change	Yes	Yes
Min. Principal Front Yard Setback					
Heathcliff Road (Primary)	100 FT	67.1 FT	No Change	No**	Yes
Thorton Way (Secondary)	65 FT	124.2 FT	No Change	Yes	Yes
Min. Side Yard Setback					
One Side	54 FT	96.3 FT	No Change	Yes	Yes
Accessory	15 FT	56.5 FT	No Change	Yes	Yes
Min. Rear Yard Setback					
Principal	50 FT	57.8 FT	60.6 FT	Yes	Yes
Accessory	15 FT	22.0 FT	No Change	Yes	Yes
Max. Generator Setback from House	25 FT	49.5 FT	No Change	No ¹	
Max. Floor Area	8,754 SF	7,226 SF	No Change	Yes	Yes
Max. Floor Area Ratio	0.14	0.12	No Change	Yes	Yes
Max. Building Coverage*	5,352 SF	5,671 SF	6,064 SF	No ¹	
Max. Lot Coverage*	14,031 SF	17,585 SF	15,381 SF	No ¹	
Max. Principal Building Height	2 1/2 Stories	2 1/2 Stories	No Change	Yes	Yes

¹ Variance Requested

* See Coverage Chart Below

** Variance Previously Granted



TYPICAL PAVER PATIO DETAIL N.T.S.

Building Coverage Chart	
Usable Lot Area: 62,538 SF	
Existing Building Coverage:	
• Existing Residential Dwelling: 4,415 SF	
• Existing Covered Front Porch (993 SF): 690 SF*	
• Existing Pergola: 262 SF	
• Existing Sheds: 304 SF	
Existing Building Coverage before reductions: 5,974 SF	
Existing Building Coverage after reductions: 5,671 SF	
Proposed Building Coverage:	
• Existing Residential Dwelling: 4,415 SF	
• Existing Covered Front Porch (993 SF): 690 SF*	
• Existing Sheds: 304 SF	
• Proposed Pavillion: 655 SF	
Proposed Building Coverage before reductions: 6,367 SF	
Proposed Building Coverage after reductions: 6,064 SF	
TOTAL BUILDING COVERAGE: 6,064 SF	

* Open sided Front Porch Excluded up to 10% First Floor Area (3,032 SF), exemption of 903 SF

** Unroofed Porches, Decks, & Patios Exclude Up to 30% First Floor Area (3,032 SF), exemption of 903 SF

*** Walkways 4' wide Constructed on Grade are to be Excluded

Impervious Coverage Chart	
Usable Lot Area: 62,538 SF	
Existing Impervious Coverage:	
• Existing Residential Dwelling: 4,415 SF	
• Existing Covered Front Porch (993 SF): 690 SF*	
• Existing Sheds: 304 SF	
• Existing Front Walkway (261 SF): 0 SF***	
• Existing Rear Stone Stepper (84 SF): 0 SF***	
• Existing Rear Walkways (213 SF): 0 SF***	
• Existing In-ground Pool & Spa: 942 SF	
• Existing Driveway: 7,888 SF	
• Existing Rear Patio: 3,084 SF	
• Existing Pergola: 262 SF	
• Existing Side Concrete Landing (73 SF): 0 SF**	
Total Existing Impervious before reductions: 18,519 SF	
Total Existing Impervious after reductions: 17,585 SF	

Proposed Impervious Coverage:	
• Existing Residential Dwelling: 4,415 SF	
• Existing Covered Front Porch (993 SF): 690 SF*	
• Existing Sheds: 304 SF	
• Existing Front Walkway (261 SF): 0 SF***	
• Existing Rear Stone Steppers (84 SF): 0 SF***	
• Existing Rear Walkways (213 SF): 0 SF***	
• Existing In-ground Pool & Spa: 942 SF	
• Existing Driveway: 7,888 SF	
• Existing Side Concrete Landing (73 SF): 0 SF**	
• Proposed Pavillion: 655 SF	
• Proposed Paver Patio: 1,878 SF	
• Proposed Rear Walkway (467 SF): 0 SF***	
• Proposed Retaining Wall: 39 SF	
• Proposed Outdoor Kitchen Area: 53 SF	
• Proposed Removal of Driveway: 1,483 SF	
Total Proposed Impervious before reductions: 16,782 SF	
Total Proposed Impervious after reductions: 15,381 SF	

* Open sided Front Porch Excluded up to 10% First Floor Area (3,032 SF), exemption of 903 SF

** Unroofed Porches, Decks, & Patios Exclude Up to 30% First Floor Area (3,032 SF), exemption of 903 SF

*** Walkways 4' wide Constructed on Grade are to be Excluded

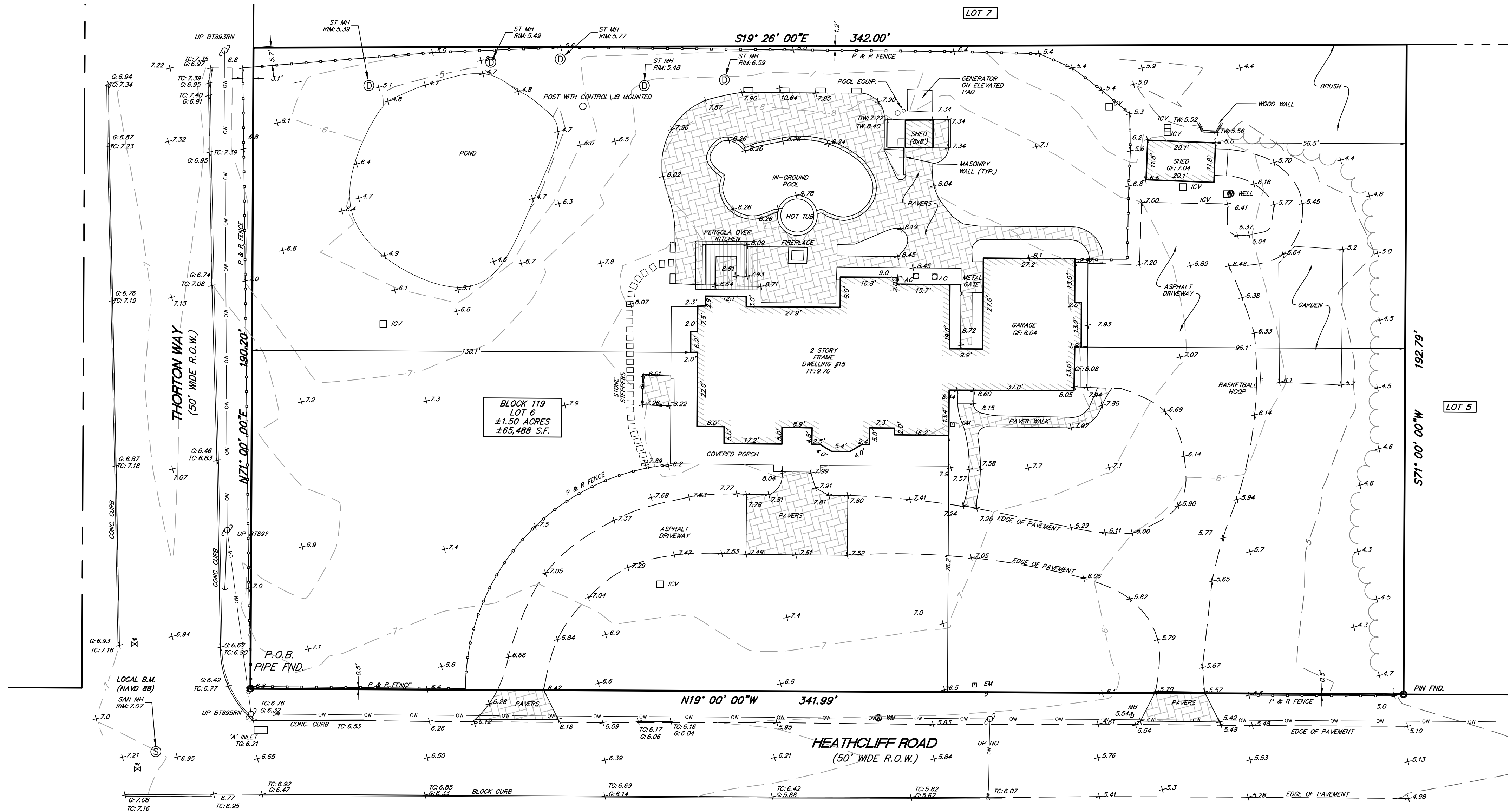
DATE	REVISIONS	BY
06/09/26	TOWNSHIP REVISIONS	RZH
03/25/26	TOWNSHIP REVISIONS	RZH
12/19/25	TOWNSHIP REVISIONS	RZH
09/09/25	LAYOUT REVISIONS	MIW

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E., PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

15 HEATHCLIFF ROAD
BLOCK 119, LOT 6
SITUATED IN
BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

VARIANCE PLAN	
SCALE: 1"=20'	PROJECT No.: ELP-2407
RELEASED BY: KES	DATE: 03/27/25
CHECKED BY: RZH	Sheet Number 1 OF 1
DRAWN BY: MJW	



NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE, AND ANY OTHER PERTINENT FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION AND NJ ONE CALL LOCATION SERVICES AT 1-800-272-1000.
3. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON 5/1/2024.
4. NO FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDES, LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED, PROTECTED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS SURVEY.
5. a. REFERENCED FROM A PLAN ENTITLED "MAP OF HEATHCOTE FARMS, BELLEVUE AVE. & RUMSON RD. RUMSON, N.J. MARCH 13, 1953" FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK AS MAP 22-15
b. REFERENCED FROM A PLAN ENTITLED "PLOT PLAN FOR TAX MAP LOT 6 BLOCK 119 BOROUGH OF RUMSON" PREPARED BY KENDERIAN - ZILINSKI REVISED THROUGH 6/4/09.

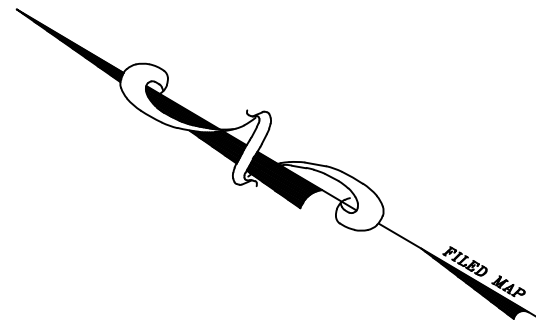
GENERAL NOTES:

- A. PROPERTY SURVEYED KNOWN AS LOT 6 IN BLOCK 119 TOWNSHIP OF RUMSON, MONMOUTH COUNTY, NEW JERSEY AS SHOWN ON MUNICIPAL TAX MAP SHEET #40.
- B. SUBJECT PROPERTY CONTAINS 1.50 ACRES OF LAND MORE OR LESS.
- C. VESTING DEEDS: DEED BOOK: OR-8751, PAGE 564.
- D. THE HORIZONTAL DATUM IS NAD83-NAD83 (DEED BEARINGS HAVE BEEN PRESERVED ON THE PLAN).
- E. THE VERTICAL DATUM IS NAVD88.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



REV.	DATE	DESCRIPTION	DWN BY	APP BY

EXISTING CONDITIONS SURVEY

BLOCK 119 LOT 6

**15 HEATHCLIFF ROAD
RUMSON TOWNSHIP
MONMOUTH COUNTY, N.J.**

PREPARED FOR: SHORE POINT

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

DANIEL J. PATTERSON, PELS
NEW JERSEY PROFESSIONAL ENGINEER AND
LAND SURVEYOR
LICENSE NO. 24GB04257200

DATE

**PATTERSON
SURVEYING &
ENGINEERING,
LLC**

CERTIFICATE OF AUTHORIZATION
#24GA28227000
133 JACKSON ROAD, SUITE C
MEDFORD, NJ 08055
732-501-7192
Dan@PattersonSE.com
www.PattersonSE.com

LOT(S):
6

SCALE:
1"=20'

BLOCK:
119

ACREAGE:
±1.50

DATE: 5/7/2024	DRAWING NO: BL 119 L 6 RUMSON
PATTERSON No. 2024-064	SHEET No. 1 OF 1

