



# BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760  
(732)842-3300 • FAX (732)219-0714

Frederick J. André  
Zoning Officer  
Tel: 732-842-3022  
Email: fandre@rumsonnj.gov

February 23, 2022

RUMSON ZONING BOARD OF ADJUSTMENT  
& BERNARD REILLY, ESQ.

APPLICANT: Christopher & Estelle Gillis

ADDRESS:	151 Bingham Avenue	BLOCK	LOT	ZONE
	Rumson, N.J.	67	5	R-1

APPLICANTS REQUEST TO:

Construct a new two-story one-car attached garage at the existing premises.

WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

**Borough of Rumson Ordinances / Development Regulations Schedule 5-1 /  
Schedule 5-4 Permitted Lot & Building Coverage.**

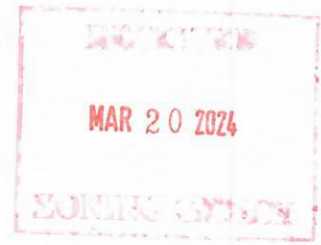
- Maximum Lot Coverage 14,597 sf. Permitted; 14,065 sf. Existing;  
15,642 sf. Proposed.

Sincerely,

Frederick J. André  
Zoning Officer



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



## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Christopher and Estelle Gillis                      chriscgillis@gmail.com; estelle.chang@gmail.com                      732-275-2185

Name of Applicant    Email    Phone Number

151 Bingham Avenue    96    5

Property Address    Block    Lot

Same as Applicant

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.*

Rick Brodsky, Esq., Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 732-922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)

Anthony M. Condouris, Architect, 20 Bingham Avenue, Rumson, NJ 07760 732-842-3800 tony@amcarchitect.com

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)  
 ANSELL GRIMM & AARON, PC, Attorneys for Applicant/Owner

By:  Signature of Applicant or Agent RICK BRODSKY, ESQ.

3/19/2024  
 Date

**Proposed plan** Application to amend a condition of the Zoning Board of Adjustment's Resolution of Findings and Conclusion

dated May 17, 2022 (copy attached), which Resolution granted Applicants variance approval to construct a new two-story one car attached garage with a lift at the subject premises. The main reason for the delay in commencing construction of the approved garage is that the interior renovations to the home (having nothing to do with the subject approval) took much longer than expected (were supposed to take 3-6 months, and ended up taking over a year and a half). As a result of the delays with this interior renovation, the Applicants were forced to change contractors. In addition, Applicant had undertaken a required renovation of her medical office, which took up more time and resources than expected. Accordingly, Applicants were not able to start the construction of the approved garage within the one-year required period. Applicants request an extension of time of three (3) months to now proceed with pulling permits so that the project can be completed.

**Variations requested**

N/A



**RESOLUTION OF FINDINGS AND CONCLUSION  
BOARD OF ADJUSTMENT  
BOROUGH OF RUMSON  
BLOCK 96, LOT 5**

**WHEREAS**, Christopher and Estelle Gillis have applied to the Board of Adjustment of the Borough of Rumson for permission to construct a new two-story one car attached garage at the existing premises located at 151 Bingham Avenue and known as Block 96, Lot 5 on the Tax Map of the Borough of Rumson, and which premises are in the R-1 Zone; and

**WHEREAS**, on April 19, 2022, at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

**WHEREAS**, the Board, after carefully considering the evidence presented by the applicant and the public, including site/architectural plans by A. Condouris, A.A., sheets V1, V2, V3, V4, V5, all dated November 23, 2021 and Administrative Officer data sheet, has made the following factual findings:

1. The property is an existing large two story single family house with an existing attached 2 car garage, located on a 1.5 acre slightly irregular lot having 200 feet frontage on Bingham Avenue and depth of about 329 feet. The house has a circular driveway to the front door of the house, with the driveway also extending on the north side of the house to access the existing two car garage location; there is also an existing pool/patio in the rear of the house. The Applicant proposes to add a new one-car (20' by 20') garage addition to the rear of the existing premises, with the new garage to be two-stories in height with a car-lift inside so as to house two vehicles. The new garage would be accessible and connected to the existing house, as shown on the Plans. The proposal is otherwise within Zoning Limitations, except that it exceeds maximum lot coverage (14,065 square feet existing, 14,597 square feet permitted, 15,642 square feet proposed).
2. As noted, the lot at 1.5 acres is of substantial size and the testimony and photographs show there is substantial boundary landscape screening to the adjoining lot 6 which the Applicant represents will be preserved and supplemented. The need for lot coverage relief arises as the existing driveways are of substantial length and the driveway must be further extended to access the new garage. However, the new garage/driveway area is not visible from the street and is screened by landscape plantings from the adjoining lots. No public or objectors appeared. The evidence indicated the new garage will enhance the utility of the property and will cause no detrimental impact to the nearby properties or the Zone Plan. The garage, although two stories, does not have a second floor, but will have a lift so as to house a second vehicle above the ground floor.

**WHEREAS**, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.



**NOW THEREFORE BE IT RESOLVED** by the Board of Adjustment of the Borough of Rumson on this 17<sup>th</sup> day of May, 2022 that the application of Christopher and Estelle Gillis for a variance to construct a new two-story one car attached garage with a lift on the existing premises in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.
3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any responsibility or liability for the structural design of the project or for any damage which may be caused by the project.
4. Prior to issuance of any Certificate of Occupancy the applicant must repair or replace any curb, sidewalk, or street pavement damaged, in the judgment of the Borough Administrative Officer, as part of or by reason of the construction of the project.
5. The following must be accomplished prior to the issuance of a development, zoning and/or building permit:
  - a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a,4 of the Development Regulations have, where applicable, been obtained.
  - b. Taxes must be current.
  - c. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.
  - d. Any outstanding review fees or escrow deficiency must be paid.
  - e. Notice must be published as required by subsection 22-3.3e,5 of the Development Regulations.

Above Resolution moved by Mr. Shissias, seconded by Mr. Hofferber, and on roll call the following vote was recorded:

In the Affirmative: Mr. Brodsky, Mr. Hofferber, Mr. Shissias, Mrs. McGill

In the Negative: None

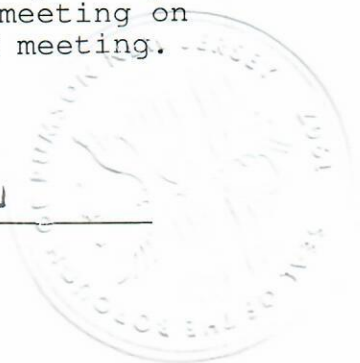
Abstain: Mrs. Carras, Mr. Izzo, Mr. Carey, Mr. Calder

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on May 17, 2022, as copied from the Minutes of the said meeting.

DATE: May 17, 2022



Secretary  
Board of Adjustment



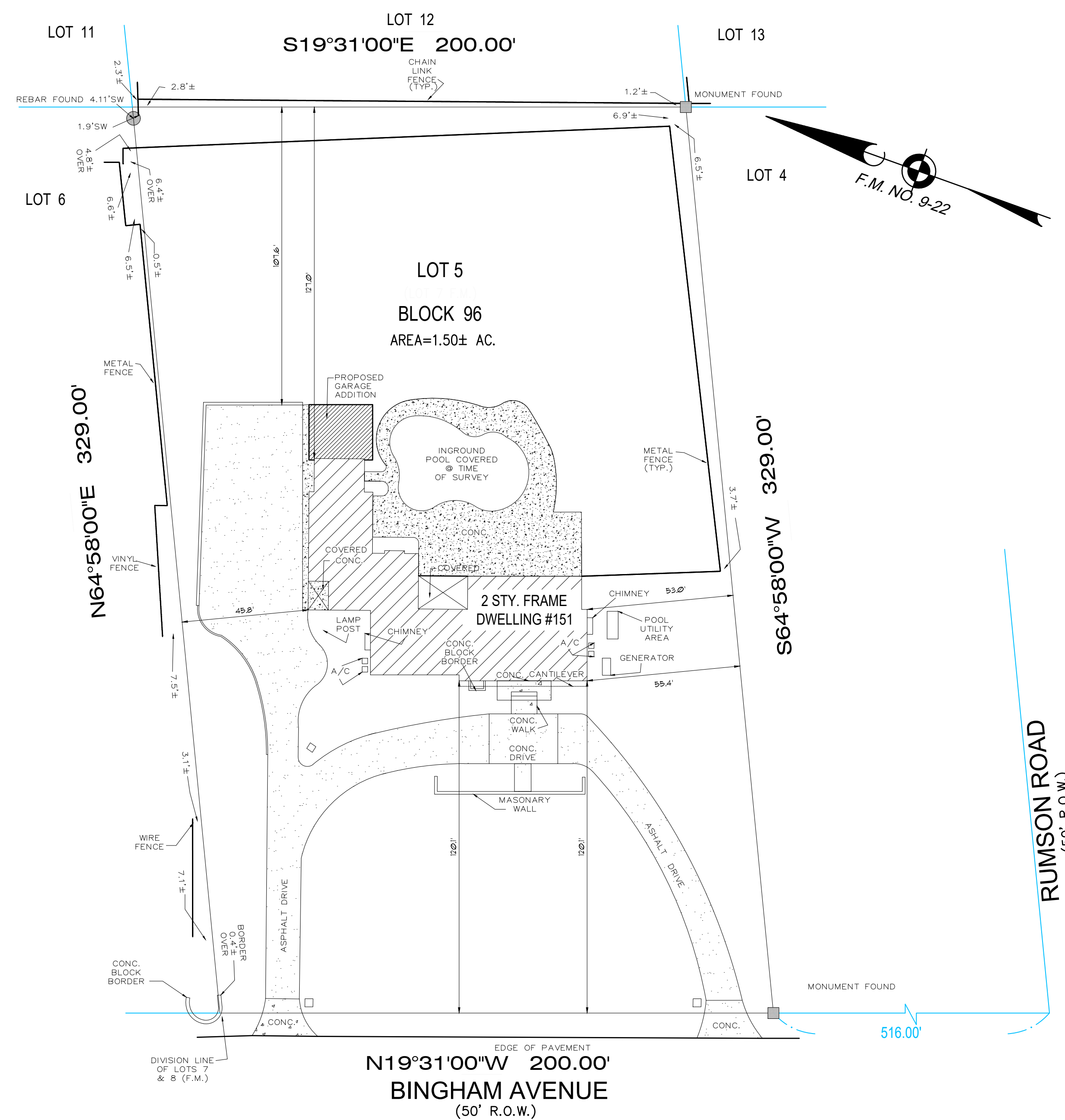


# proposed garage addition and interior renovations for CHANG-GILLIS RESIDENCE

151 BINGHAM AVENUE  
RUMSON, NEW JERSEY  
BLOCK 96 ~ LOT 5

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	3,886 SQ. FT.	467 SQ. FT.	4,353 SQ. FT.
SECOND FLOOR	2,693 SQ. FT.	1,071 SQ. FT.	3,764 SQ. FT.
TOTAL	6,579 SQ. FT.	1,494 SQ. FT.	8,073 SQ. FT.
VOLUME	71,203 CU. FT.	12,670 CU. FT.	83,873 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

\* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS



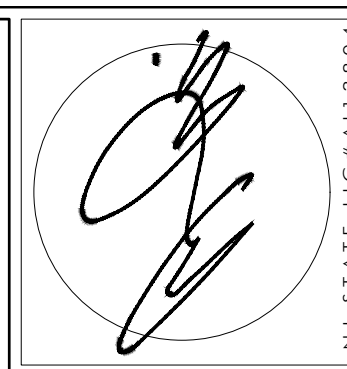
SITE PLAN  
SCALE: 1" = 30'-0"

## Borough of Rumson Interior Lot

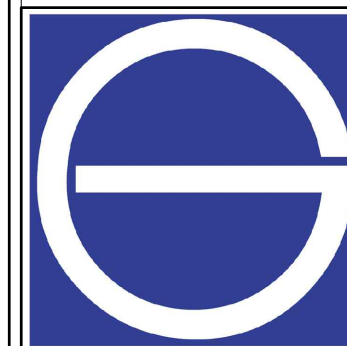
Zone: R-1 Date: 12/6/21  
Applicant: Block: 96  
Address: 151 Bingham Avenue Lot: 5

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	15 Ac	15 Ac	N/C
Minimum Lot Width/Lot Frontage	200 ft.	200 ft.	N/C
Interior Lot Shape Circle	115 ft.	COMPLIES	N/C
<b>Principal Structure</b>	<b>Bldg/Porch</b>	<b>Bldg/Porch</b>	<b>Bldg/Porch</b>
Front Yard setback	100 ft.	120.1 ft.	N/C
Minimum Side Yard setback			
One Side	42 ft.	45.8 ft.	N/C
Total Both Sides	82 ft.	98.8 ft.	N/C
Minimum Rear Yard setback	50 ft.	121 ft.	107.6 ft.
Building Height			
Ridge	35 ft.	25.5 ft.	N/C
Eaves	26 ft.	18 ft.	N/C
<b>Accessory Building</b>			
Minimum Side Yard setback	15 ft.	N/A	N/A
Rear Yard setback	15 ft.	N/A	N/A
Height	24 ft.	N/A	N/A
<b>Accessory Structure</b>			
Minimum Side Yard setback	15 ft.	N/A	N/A
Minimum Rear Yard setback	15 ft.	N/A	N/A
<b>Permitted Lot Coverage, Building Coverage Floor Area</b>			
Max. Lot Coverage	14,591 sf.	14,065.42	15,642.59 VARIANCE REQUIRED
Max. Build Coverage	5,535 sf.	4,189.78 sf.	4,864.39 sf.
Maximum Floor Area	9,049 sf.	6,219 sf.	7,642 sf.
Floor Area Ratio	0.138	0.094	0.116

- ( ) Increased Side Yard Setback for additional floor area or lot width exceeds minimum required
- (X) 85% of permitted Floor area - Side Set Back Increase 2 ft. Each Side (Schedule 5-1 note 16)
- ( ) Exceeds Minimum Lot Width (Schedule 5-1 note 7)
- ( ) Lot Width - Minimum Lot Width - Side Setbacks One Side = Total Both Sides =
- ( ) Increased Rear Yard Setback for additional depth
- Rear Yard Setback =
- ( ) Lot Coverage (Schedule 5-4)  
65,495 - 10,000 = 55,495 • 0.0620 = 3,440.69  
10,627.29 + 3,910 = 14,537.29
- ( ) Building Coverage (Schedule 5-4)  
65,495 - 10,000 = 55,495 • 0.0620 = 3,440.69  
3,440.69 + 2,095 = 5,535.69
- ( ) Floor Area (Schedule 5-3)  
65,495 - 10,000 = 55,495 • 0.155495 = 8,614.95  
5,549.5 + 3,500 = 9,049.5



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**ARCHITECT**  
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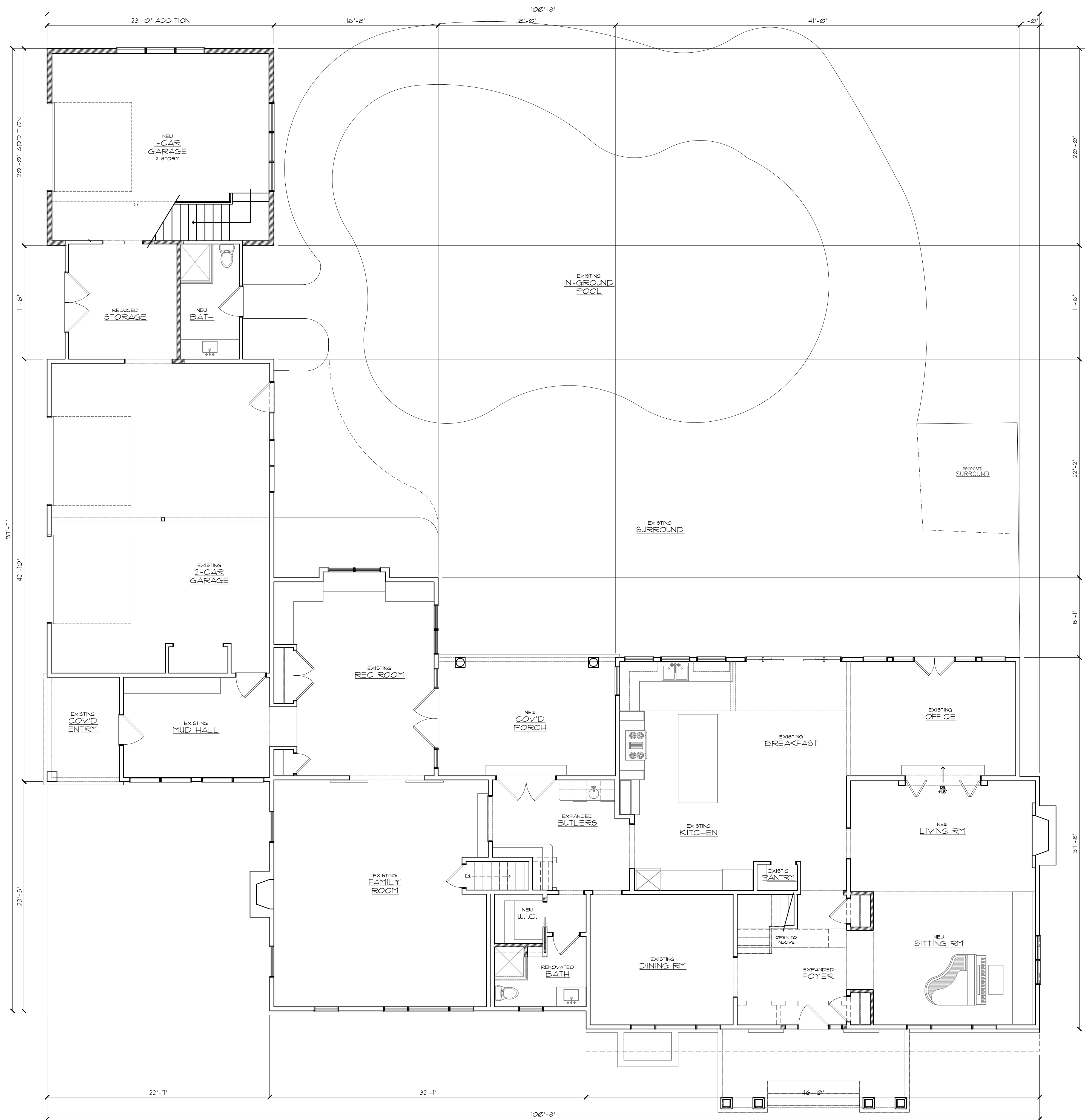
STEPHEN J. GASSERT  
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GASSETDESIGN@YAHOO.COM  
P.H. (732) 741-2551  
GASSETDESIGN.COM

REVISIONS	DATE

CLIENT	CHANG-GILLIS RESIDENCE
ADDRESS	151 BINGHAM AVENUE RUMSON, NEW JERSEY
JOB NUMBER	21-183
BLOCK	96
LOT	5

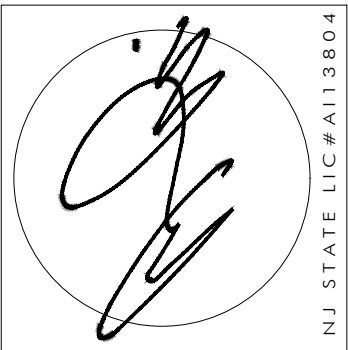
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DRAWN BY	MB
SHEET NO.	V-1

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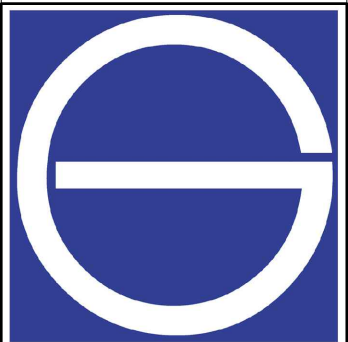


**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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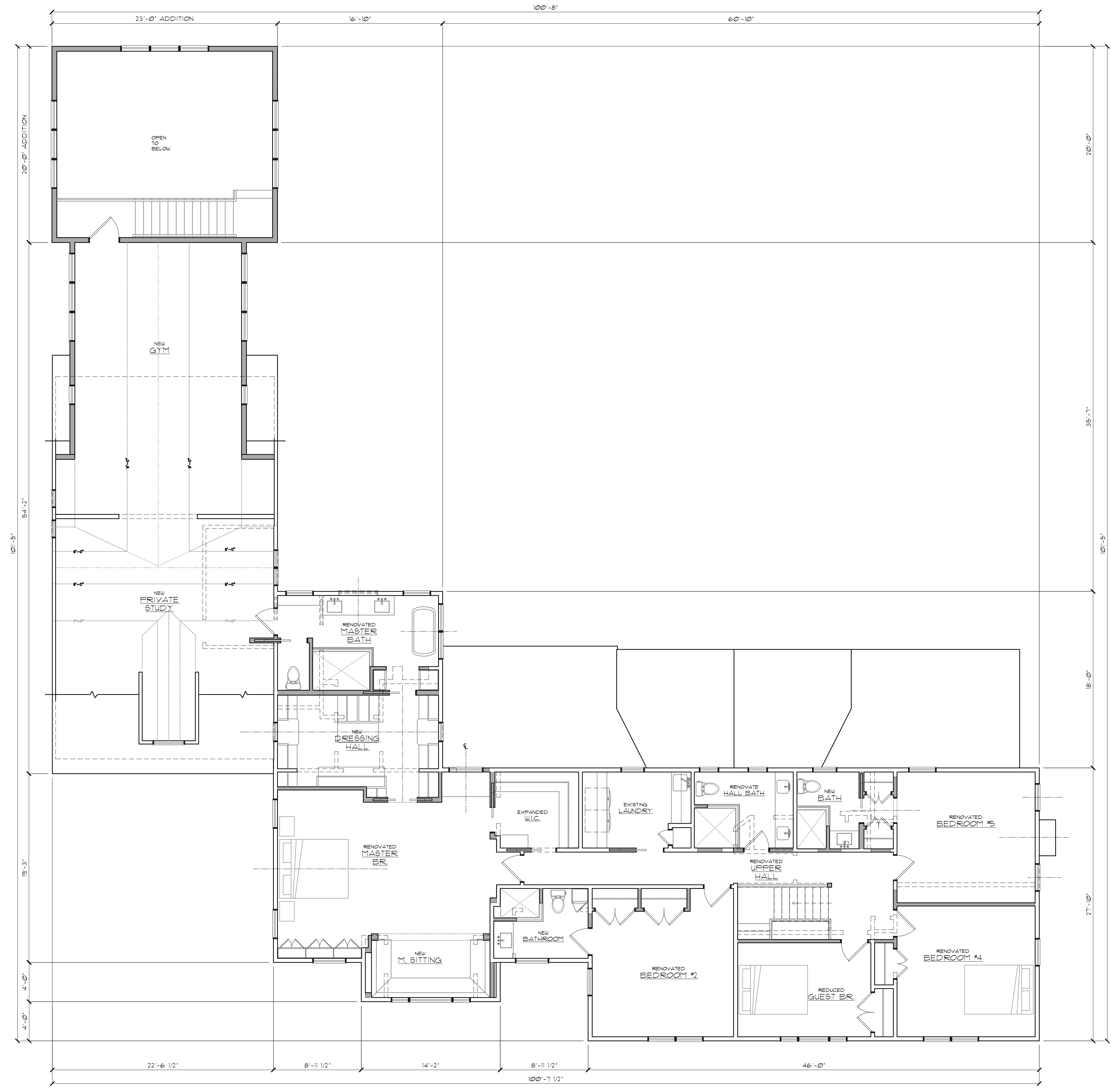
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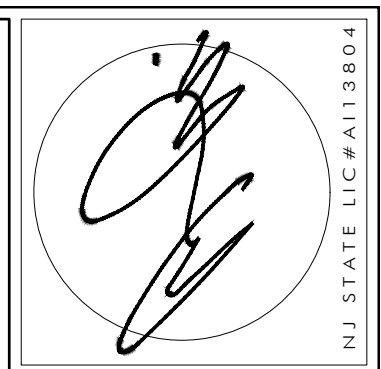
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SHEET NO.	<b>V-2</b>



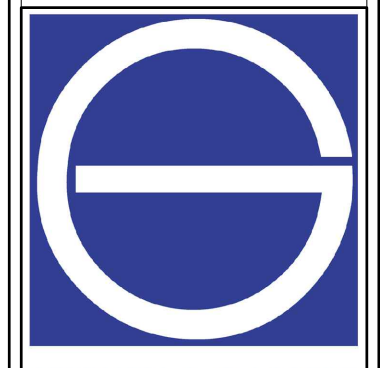


**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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REVISIONS	DATE

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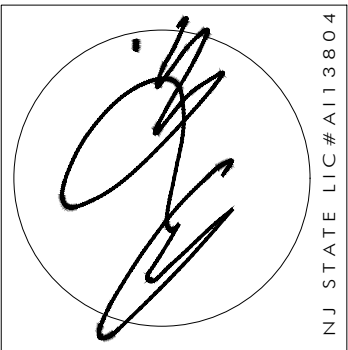
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SHEET NO.	<b>V-3</b>



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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DATE	11/23/21
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NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

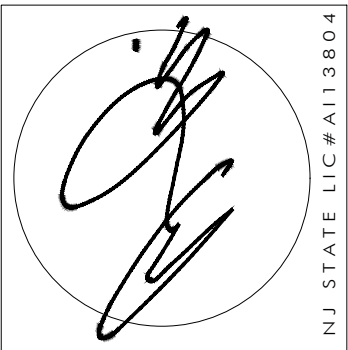




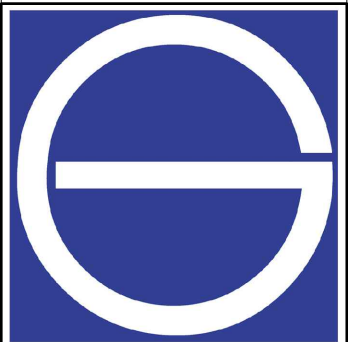
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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