



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

## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Michael GUARINO (Mogul Group LLC) vestakindmrekbuldeis@gmail.com  
Name of Applicant Email Phone Number 732-742-0955

34 FORREST AVE Rumson NJ 07760 42 1  
Property Address Block Lot

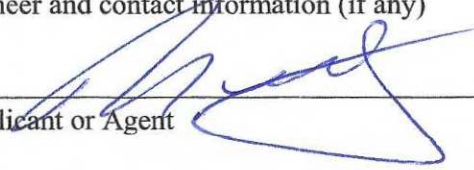
  
Name of Owner (IF NOT APPLICANT)

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

George Cretella Esq 732-290-7600  
Applicant's Attorney and contact information (if any)

Keith Mazurek AIA 732-741-0023  
Applicant's Architect and contact information (if any)

Charles Surmonbe 732-660-0606  
Applicant's Engineer and contact information (if any)

  
Signature of Applicant or Agent Date 3-30-26

Proposed plan Single Family Residential

Hardship Encountered Non Complying Corner Lot

Variances Requested Front yard dwelling + porch setbacks not met, Parking as proposed does not comply &



**Borough of Rumson**  
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**Marie DeSoucey**  
Land Use & Development Official  
  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: April 8, 2026

Applicant: Mogul Group, LLC  
Address: 34 Forrest Avenue, Rumson, New Jersey 07760  
Block 42, Lot 1, Zone: R-5

I have reviewed the Zoning Board application for the construction of a new five-bedroom, single family dwelling and detached garage at the property listed above. The existing lot is a slightly undersized, narrow, corner lot which does not conform to primary lot frontage/lot width (Forrest Ave) or corner lot shape circle. For clarification, corner lots have one front yard, one rear yard (opposite the front), one regular side yard, and one side yard with a secondary front yard setback (Lakeside Ave). The new nonconformities are related to the secondary front yard setback.

### Detailed list of nonconformities:

- Schedule 5-1 bulk variances
  - (Principal Bldg.) Secondary front yard setback of 12', whereas 35' is required (**New**).
  - (Principal Bldg. Porch) Secondary front yard setback of 7', whereas 35' is required (**New**).
  - (Accessory Bldg.: detached garage) Secondary front yard setback of 23.5', whereas 35' is required (**New**).
  - Minimum Lot Area of 7,836-sf, whereas 8,000-sf is required (**Existing, unchanged**)
  - Minimum Lot Frontage/Width of 50', whereas 75' is required (**Existing, unchanged**)
  - Minimum Corner Lot Shape Requirement of 7', whereas 33' is required (**Existing, unchanged**)
- (22-9.2b) Parking in the front yard setback (**New**).

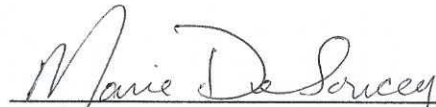
The following topics remain to be resolved and can be discussed at the hearing.

- All new single-family houses applications are required to submit a landscape plan.
- There are a number of existing trees on this property. Please be prepared to discuss the protection and/or mitigation plan if applicable.
- Please provide a conforming location for a future generator installation.

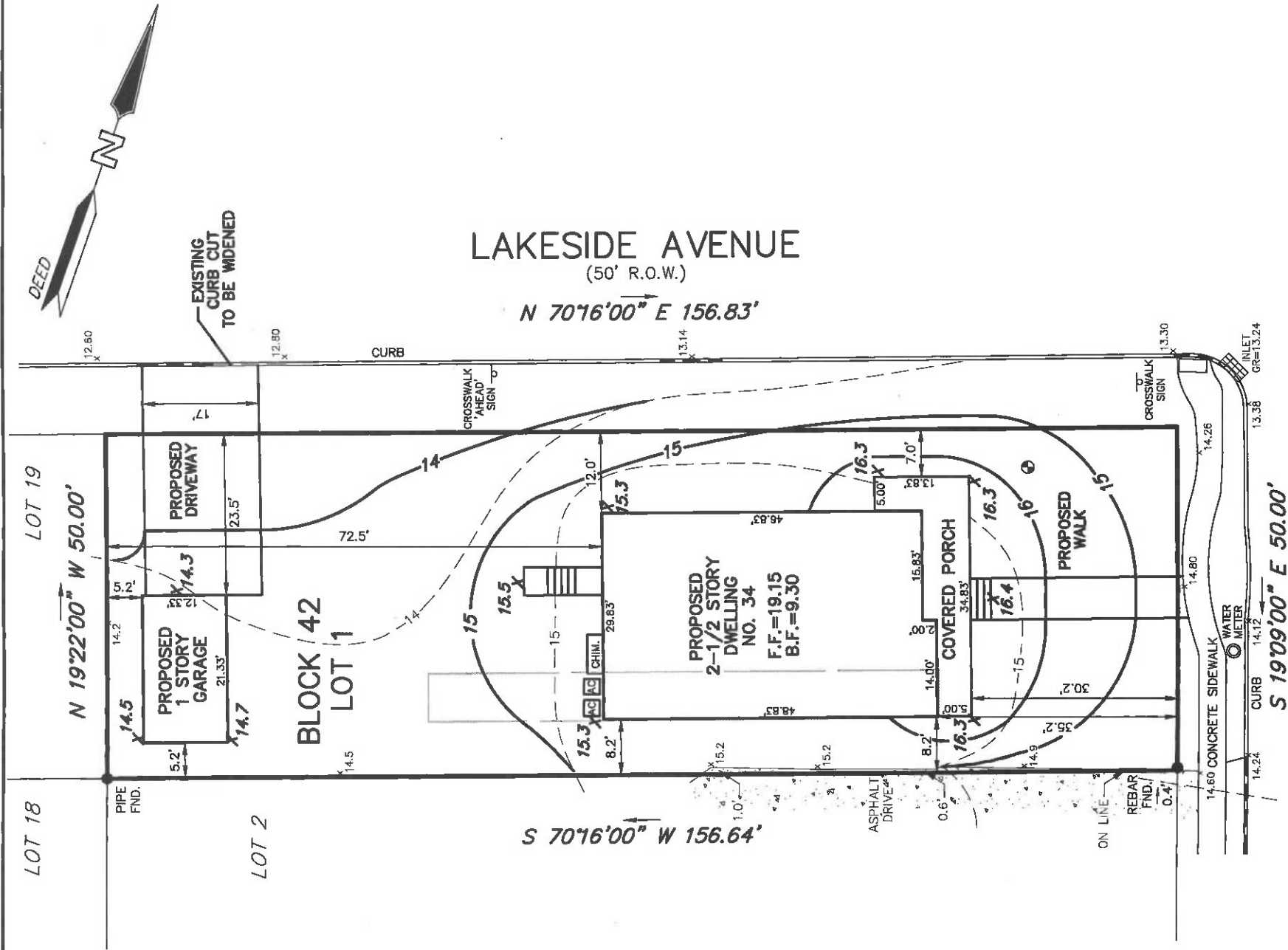
Supporting documents to the application include:

- Plot Plan signed & sealed by Charles Surmonte, PE, PLS, dated September 10, 2025, rev (1) November 7, 2025, consisting of one (1) sheet.
- Architectural drawings prepared, signed & sealed by KSM, AIA, dated October 21, 2025, rev (1) October 21, 2025, consisting of one (1) sheet.

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

  
Marie DeSoucey  
Land Use and Development Official

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



REQUIREMENTS OF R-5 ZONE:

|                                    | REQ'D/PERM. | PROPOSED      |
|------------------------------------|-------------|---------------|
| MIN. LOT AREA                      | 8000 S.F.   | 7836.5 S.F. * |
| MIN. LOT FRONTAGE                  | 75 FT.      | 50.0 FT. *    |
| MIN. LOT WIDTH                     | 75 FT.      | 50.0 FT. *    |
| MIN. LOT CIRCLE                    | 33 FT.      | 7.0 FT. *     |
| PRINCIPLE BUILDING                 |             |               |
| MIN. FRONT YARD SETBACK (Dwelling) | 35 FT.      | 35.2 FT. **   |
| FORREST AVENUE                     |             | 12.0 FT. **   |
| LAKESIDE AVENUE                    |             |               |
| MIN. FRONT YARD SETBACK (Porch)    | 30 FT.      | 30.2 FT. **   |
| FORREST AVENUE                     |             | 7.0 FT. **    |
| LAKESIDE AVENUE                    |             |               |
| MIN. SIDE YARD SETBACK             | 8 FT.       | 8.2 FT.       |
| MIN. REAR YARD SETBACK             | 47.0 FT.    | 72.5 FT.      |
| MAX. BUILDING HEIGHT - EAVE        | 26 FT.      | 22.95 FT.     |
| MAX. BUILDING HEIGHT - RIDGE       | 35 FT.      | 34.95 FT.     |
| MAX. No. of STORIES                | 2-1/2 FT.   | 2-1/2 FT.     |
| GARAGE                             |             |               |
| MIN. SIDE YARD SETBACK             | 5 FT.       | 5.2 FT.       |
| MIN. REAR YARD SETBACK             | 5 FT.       | 5.2 FT.       |
| MAX. BUILDING HEIGHT               | 16 FT.      | 14.7 FT.      |
| MAX. BUILDING COVERAGE             | 1693 S.F.   | 1682 S.F.     |
| MAX. LOT COVERAGE                  | 3280 S.F.   | 2172 S.F.     |
| MAX. FLOOR AREA                    | 2850 S.F.   | 2682 S.F.     |
| MIN. No. of PARKING SPACES         | 2.5 SPACES  | 3 SPACES      |

\* INDICATES EXISTING NON-CONFORMING CONDITION  
\*\* INDICATES PROPOSED NON-CONFORMING CONDITION

BUILDING COVERAGE BREAKDOWN  
DWELLING - 1426 S.F.  
COVERED FRONT PORCH - 250 S.F.  
DETACHED GARAGE - 263 S.F.  
GROSS BUILDING COVERAGE - 1938 S.F.  
REAR PORCH/STEPS/LANDING - 45 S.F.  
FRONT PORCH CREDIT - 134 S.F.  
AC UNITS - 15 S.F.  
GROSS LOT COVERAGE - 2332 S.F.  
DETACHED GARAGE CREDIT - 120 S.F.  
NET BUILDING COVERAGE - 1682 S.F.  
NET LOT COVERAGE - 2172 S.F.

LOT COVERAGE BREAKDOWN  
NET BUILDING COVERAGE - 1682 S.F.  
DRIVEWAY - 405 S.F.  
FRONT STEPS/WALK - 185 S.F.  
REAR PORCH/STEPS/LANDING - 45 S.F.  
AC UNITS - 15 S.F.  
GROSS LOT COVERAGE - 2332 S.F.  
FRONT WALK CREDIT - 160 S.F.  
NET LOT COVERAGE - 2172 S.F.

BUILDING HEIGHT CALCULATION - DWELLING  
AVERAGE EXISTING GRADE - 15.20  
PROPOSED FINISHED FLOOR ELEVATION - 19.15  
FINISHED FLOOR TO RIDGE DIMENSION - 31.00 FEET  
PROPOSED ROOF RIDGE ELEVATION - 50.15  
PROPOSED BUILDING HEIGHT - 34.95 FEET

BUILDING HEIGHT CALCULATION - GARAGE  
AVERAGE EXISTING GRADE - 14.20  
PROPOSED FINISHED FLOOR ELEVATION - 14.40  
FINISHED FLOOR TO RIDGE DIMENSION - 14.50 FEET  
PROPOSED ROOF RIDGE ELEVATION - 28.90  
PROPOSED BUILDING HEIGHT - 14.70 FEET

PER SOIL BORING PERFORMED BY R.C. BURDICK, P.E. ON 08/07/25, EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 88 INCHES (ELEV. 7.3)

⊕ INDICATES LOCATION OF SOIL BORING - GROUND ELEV. = 14.6

1 11-07-25 PER ZONING OFFICER'S REVIEW OF 20 OCTOBER 2025

PLOT/GRADING PLAN

34 FORREST AVENUE  
LOT 1 BLOCK 42

BOROUGH OF RUMSON

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.

New Jersey Professional Engineer and Land Surveyor  
License No. 35885

301 Main Street, 2nd Floor  
Allenhurst, New Jersey, 07711  
Phone 732-660-0806  
Fax 732-660-0404

PROJECT No.

25-427

DATE:

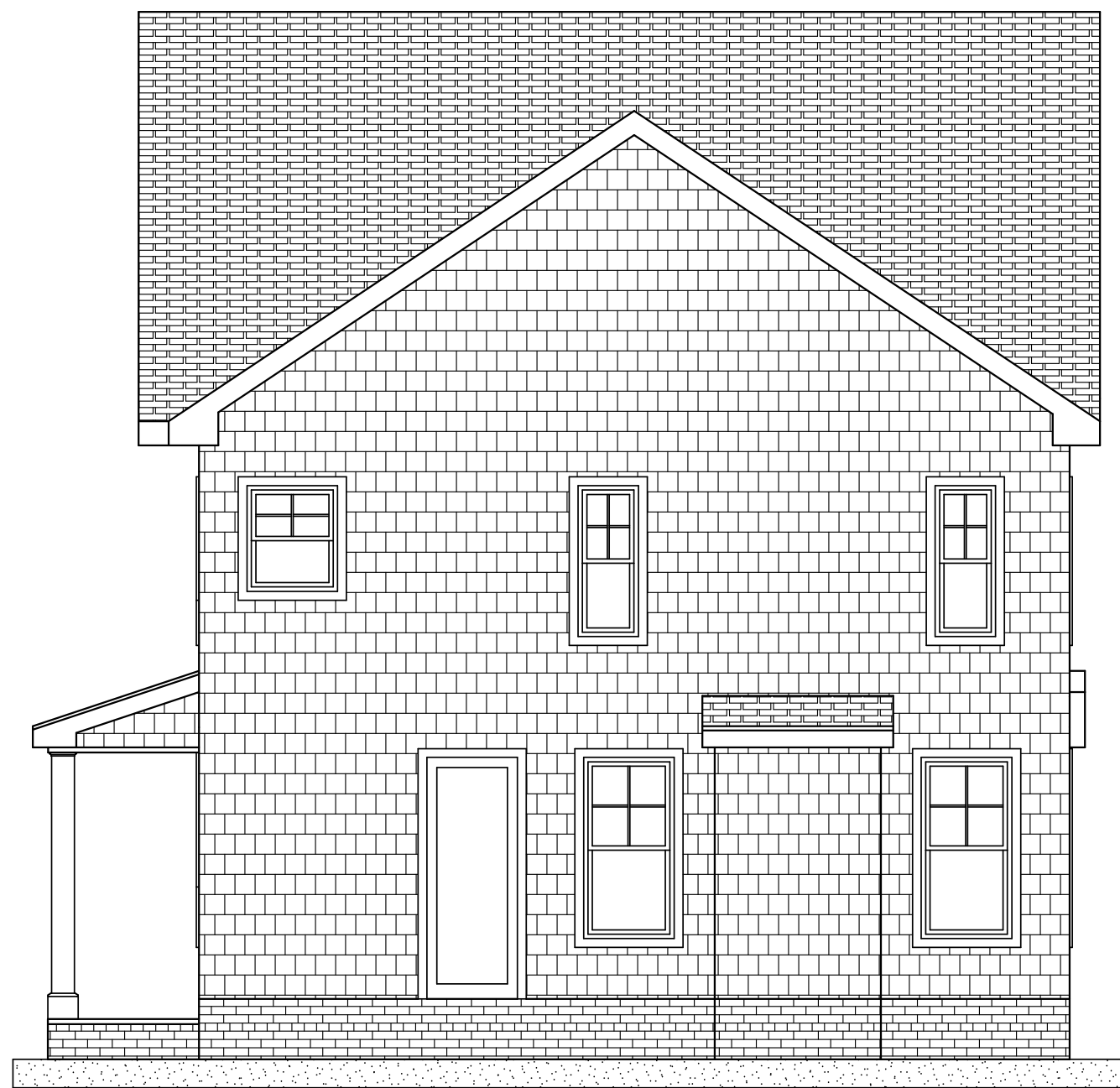
09-10-25

SCALE:

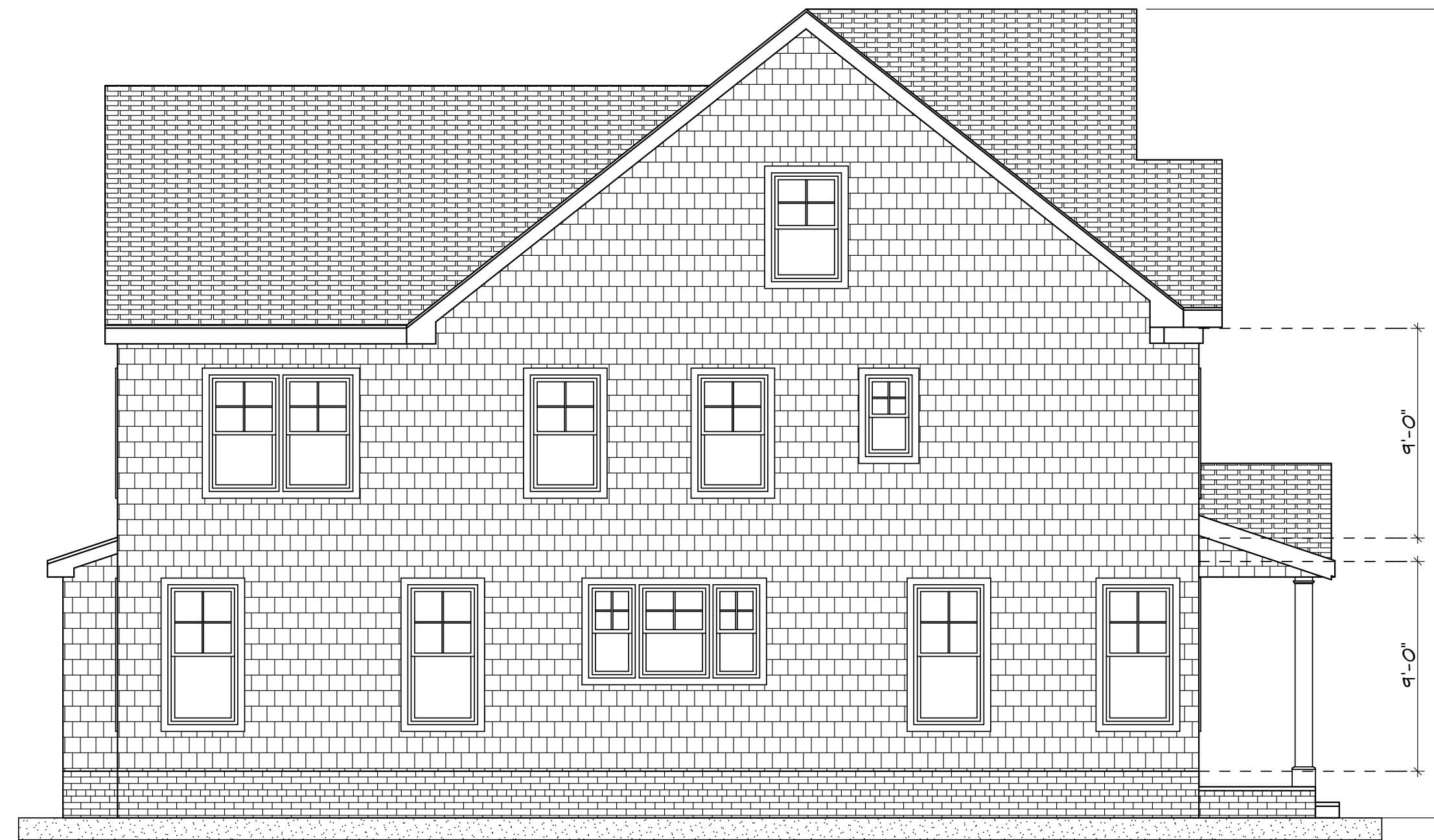
1"=20'

SHEET:

1 OF 1



**Rear Elevation**  
3/16" = 1'-0"



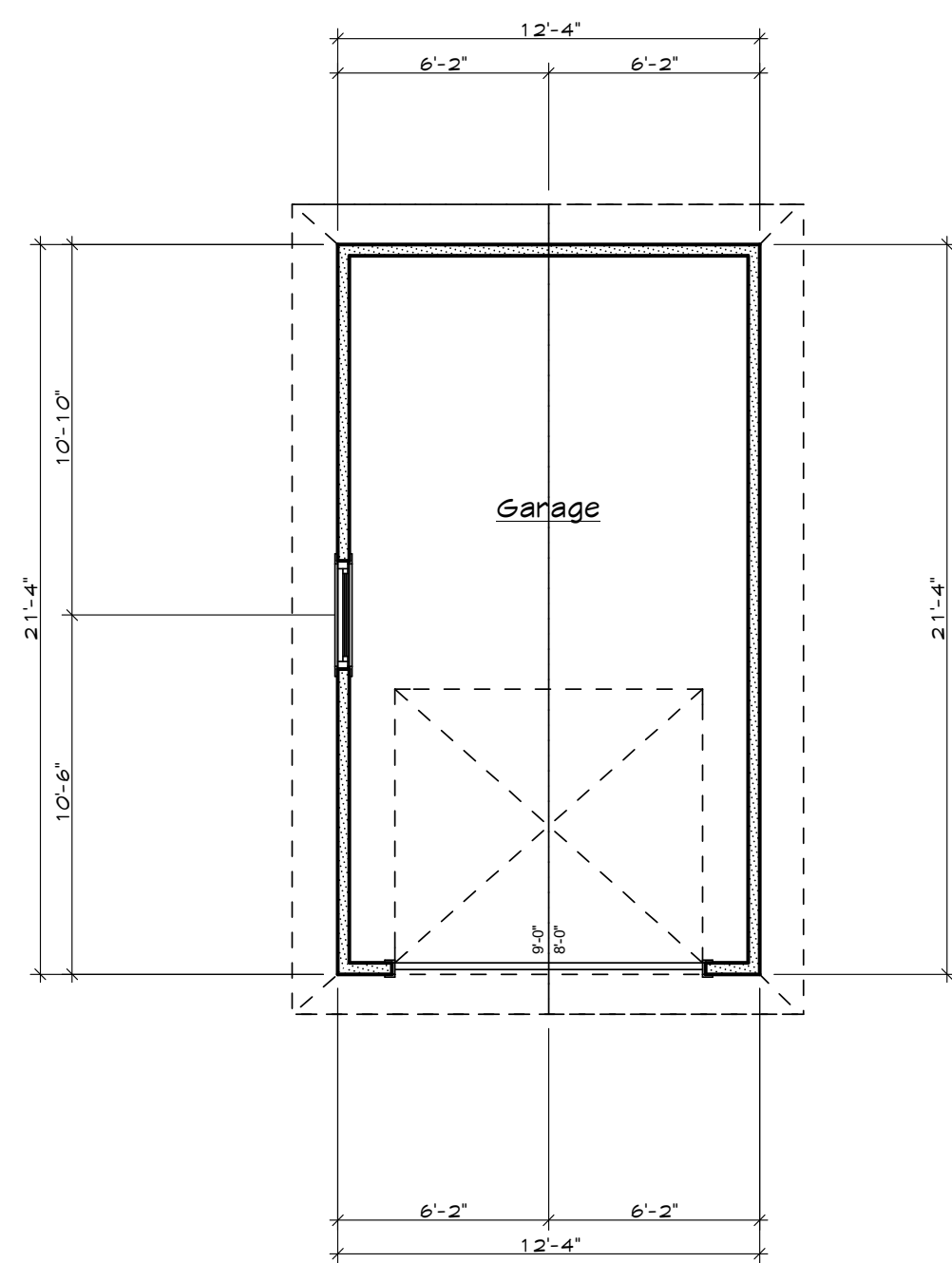
**Left Side Elevation**  
3/16" = 1'-0"



**Right Side Elevation**  
3/16" = 1'-0"

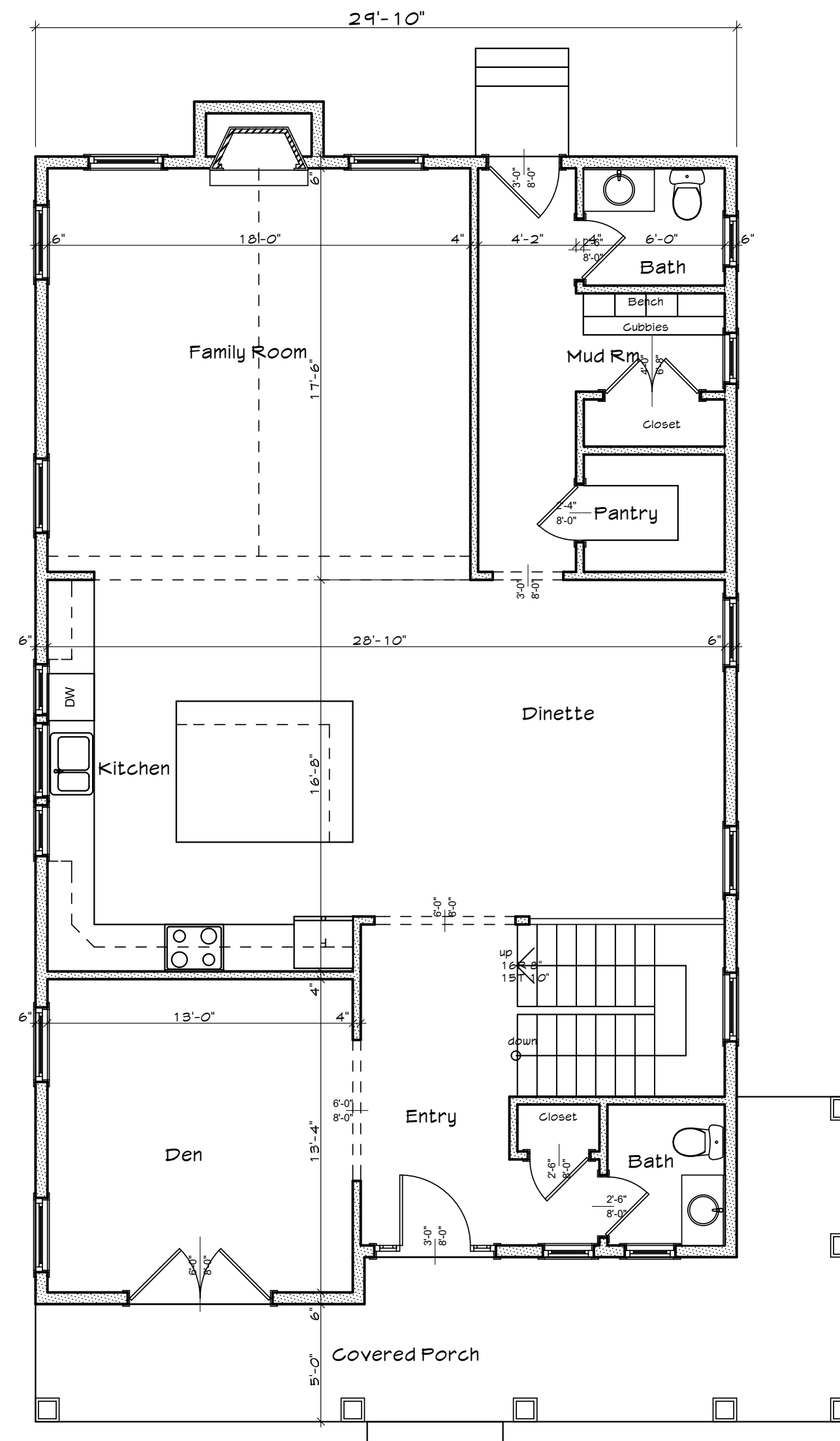


**Front Elevation**  
3/16" = 1'-0"

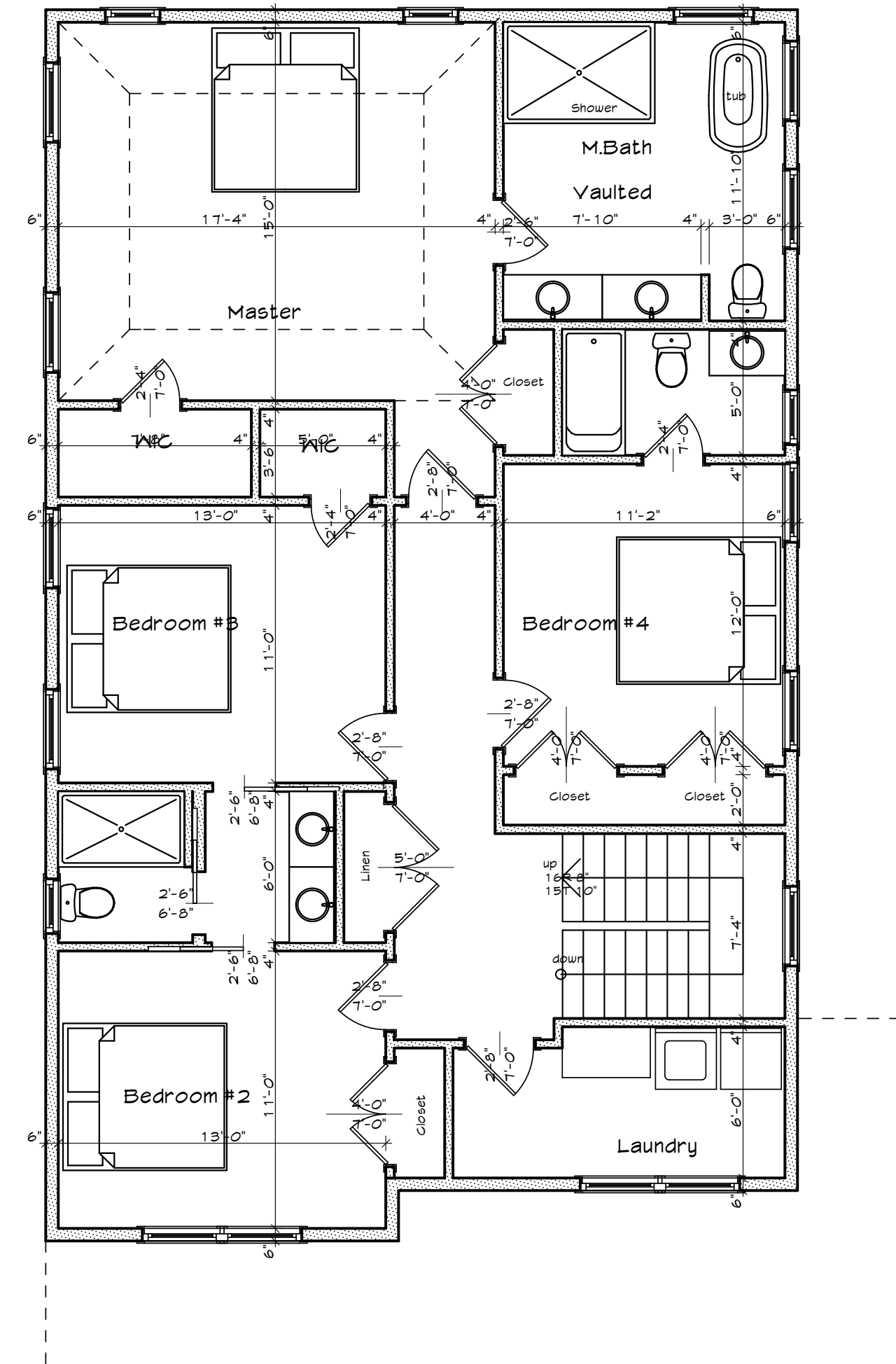


**Garage Plan**  
3/16" = 1'-0"

Building Coverage 263.11 sq ft FAR  
240.18 sq ft FAR



**First Floor Plan**  
3/16" = 1'-0"  
1,676 SF Building Coverage  
1,348 SF FA

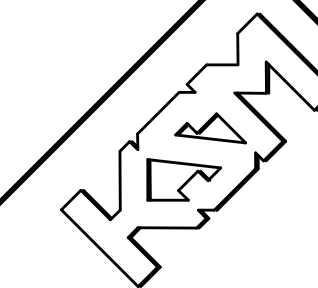


**Second Floor**  
3/16" = 1'-0"  
1,348 SF FA



**Front Elevation**  
3/16" = 1'-0"

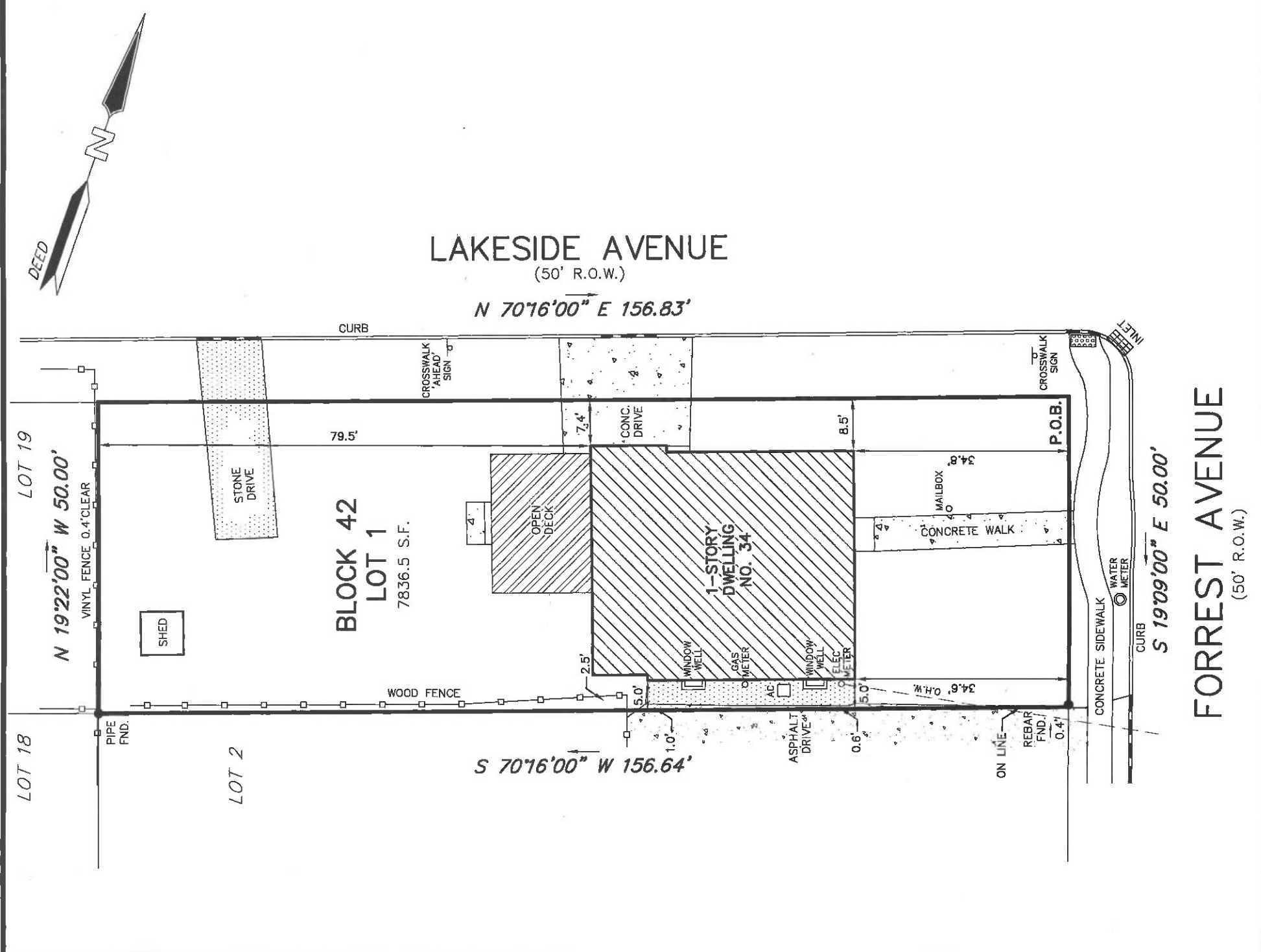
**New Single Family Residential  
Construction For:**  
**34 Forrest Ave**  
**Rumson, NJ**



**KEITH MAZUREK A.I.A.**  
**ARCHITECT**  
43 West Front Street - Suite 19  
Red Bank, NJ 07101  
732-741-0029 / Fax 732-741-0167

Keith's Mazurek  
NJ Lic. AI 13982  
FL Lic. AR 93651

34 Forrest Ave  
Rumson, NJ  
Variance Application  
**COMM.: 25-20**  
**DATE: 01.10.25**  
**SHEET NO.**



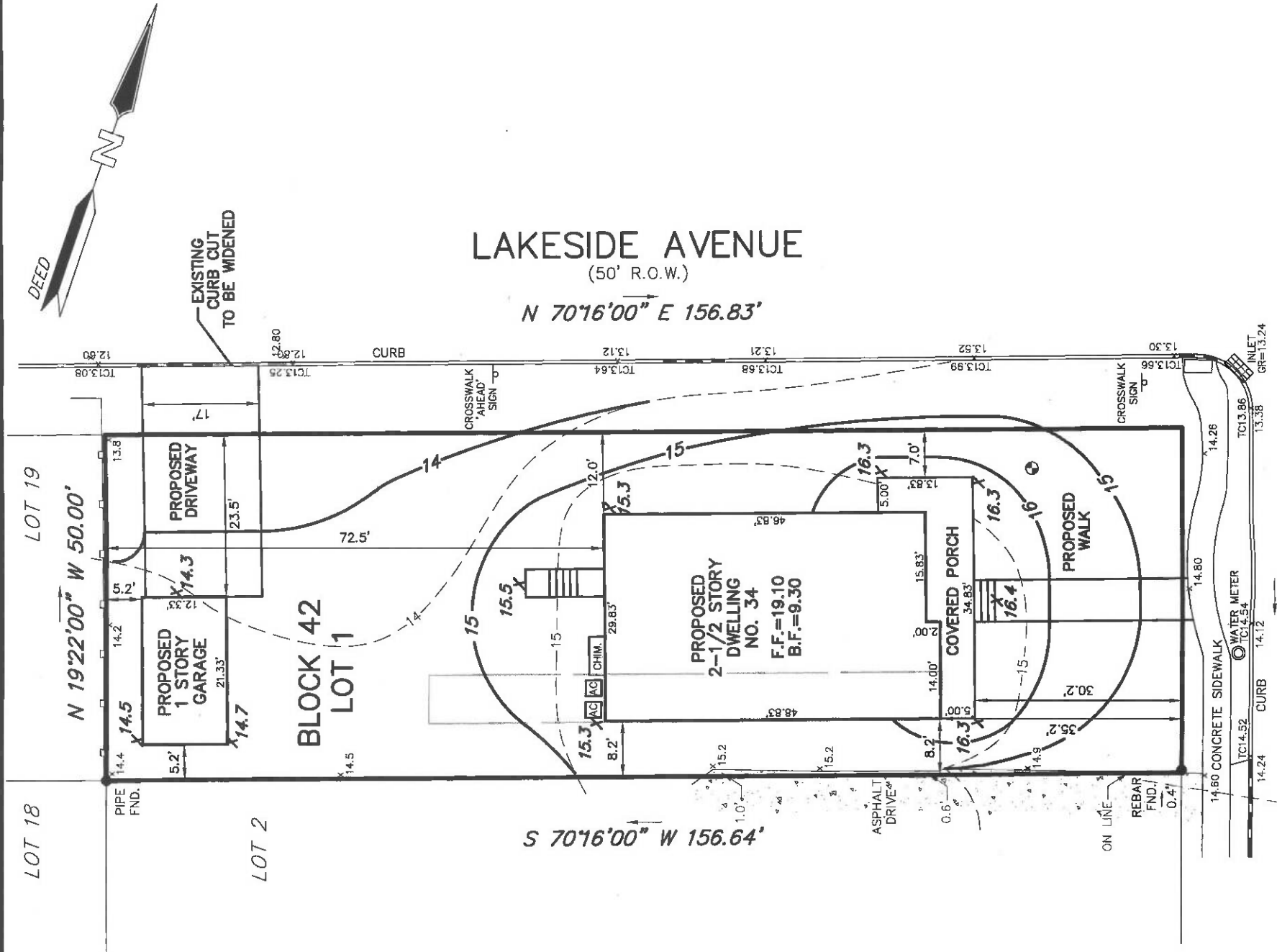
|                                                                                                           |                 |                                                                                                       |               |
|-----------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------|---------------|
| SURVEY OF PROPERTY                                                                                        |                 |                                                                                                       |               |
| 34 FORREST AVENUE<br>LOT 1 BLOCK 42                                                                       |                 |                                                                                                       |               |
| BOROUGH OF RUMSON                                                                                         | MONMOUTH COUNTY | NEW JERSEY                                                                                            |               |
| Charles Surmonte P.E. & P.L.S.<br>New Jersey Professional Engineer and Land Surveyor<br>License No. 33885 |                 | 301 Main Street, 2nd Floor<br>Allenhurst, New Jersey, 07711<br>Phone 732-660-0606<br>Fax 732-660-0404 |               |
| PROJECT No. 25-427                                                                                        | DATE: 06-02-25  | SCALE: 1"=20'                                                                                         | SHEET: 1 OF 1 |

# **Zoning Board Revisions**

**For**

**July 23, 2026 Meeting**

**Application: 34 Forrest Avenue**



REQUIREMENTS OF R-5 ZONE:

|                                    | REQ'D/PERM. | PROPOSED      |
|------------------------------------|-------------|---------------|
| MIN. LOT AREA                      | 8000 S.F.   | 7836.5 S.F. * |
| MIN. LOT FRONTAGE                  | 75 FT.      | 50.0 FT. *    |
| MIN. LOT WIDTH                     | 75 FT.      | 50.0 FT. *    |
| MIN. LOT CIRCLE                    | 33 FT.      | 7.0 FT. *     |
| PRINCIPLE BUILDING                 |             |               |
| MIN. FRONT YARD SETBACK (Dwelling) | 35 FT.      | 35.2 FT.      |
| FORREST AVENUE LAKESIDE AVENUE     |             | 12.0 FT. **   |
| MIN. FRONT YARD SETBACK (Porch)    | 30 FT.      | 30.2 FT.      |
| FORREST AVENUE LAKESIDE AVENUE     |             | 7.0 FT. **    |
| MIN. SIDE YARD SETBACK             | 8 FT.       | 8.2 FT.       |
| MIN. REAR YARD SETBACK             | 47.0 FT.    | 72.5 FT.      |
| MAX. BUILDING HEIGHT - EAVE        | 26 FT.      | 22.95 FT.     |
| MAX. BUILDING HEIGHT - RIDGE       | 35 FT.      | 34.97 FT.     |
| MAX. No. of STORIES                | 2-1/2 FT.   | 2-1/2 FT.     |

|                            |            |           |
|----------------------------|------------|-----------|
| GARAGE                     |            |           |
| MIN. SIDE YARD SETBACK     | 5 FT.      | 5.2 FT.   |
| MIN. REAR YARD SETBACK     | 5 FT.      | 5.2 FT.   |
| MAX. BUILDING HEIGHT       | 16 FT.     | 15.1 FT.  |
| MAX. BUILDING COVERAGE     | 1693 S.F.  | 1682 S.F. |
| MAX. LOT COVERAGE          | 3280 S.F.  | 2172 S.F. |
| MAX. FLOOR AREA            | 2850 S.F.  | 2682 S.F. |
| MIN. No. OF PARKING SPACES | 2.5 SPACES | 3 SPACES  |

\* INDICATES EXISTING NON-CONFORMING CONDITION  
\*\* INDICATES PROPOSED NON-CONFORMING CONDITION

|                         | LOT COVERAGE BREAKDOWN | LOT COVERAGE BREAKDOWN             |
|-------------------------|------------------------|------------------------------------|
| DWELLING                | 1426 S.F.              | NET BUILDING COVERAGE - 1682 S.F.  |
| COVERED FRONT PORCH     | 250 S.F.               | DRIVEWAY - 405 S.F.                |
| DETACHED GARAGE         | 263 S.F.               | FRONT STEPS/WALK - 185 S.F.        |
| GROSS BUILDING COVERAGE | 1938 S.F.              | REAR PORCH/STEPS/LANDING - 45 S.F. |
| FRONT PORCH CREDIT      | 134 S.F.               | AC UNITS - 15 S.F.                 |
| DETACHED GARAGE CREDIT  | 120 S.F.               | GROSS LOT COVERAGE - 2332 S.F.     |
| NET BUILDING COVERAGE   | 1682 S.F.              | FRONT WALK CREDIT - 160 S.F.       |
|                         |                        | NET LOT COVERAGE - 2172 S.F.       |

|                                   | BUILDING HEIGHT CALCULATION - DWELLING | BUILDING HEIGHT CALCULATION - GARAGE           |
|-----------------------------------|----------------------------------------|------------------------------------------------|
| LOWEST LOT GRADE                  | 13.80                                  | LOWEST LOT GRADE - 13.80                       |
| PROPOSED FINISHED FLOOR ELEVATION | 19.10                                  | PROPOSED FINISHED FLOOR ELEVATION - 14.40      |
| FINISHED FLOOR TO RIDGE DIMENSION | 29.67 FEET                             | FINISHED FLOOR TO RIDGE DIMENSION - 14.50 FEET |
| PROPOSED ROOF RIDGE ELEVATION     | 48.77                                  | PROPOSED ROOF RIDGE ELEVATION - 28.90          |
| PROPOSED BUILDING HEIGHT          | 34.97 FEET                             | PROPOSED BUILDING HEIGHT - 15.10 FEET          |

PER SOIL BORING PERFORMED BY R.C. BURDICK, P.E. ON 08/07/25, EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 88 INCHES (ELEV. 7.3)

INDICATES LOCATION OF SOIL BORING - GROUND ELEV. = 14.6

|   |          |                                                                      |
|---|----------|----------------------------------------------------------------------|
| 2 | 06-29-26 | PROVIDED ADDITIONAL SPOT GRADES, REVISED BUILDING HEIGHT CALCULATION |
| 1 | 11-07-25 | PER ZONING OFFICER'S REVIEW OF 20 OCTOBER 2025                       |

PLOT/GRADING PLAN

34 FORREST AVENUE  
LOT 1 BLOCK 42

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.  
New Jersey Professional Engineer and Land Surveyor  
License No. 35886

301 Main Street, 2nd Floor  
Allenhurst, New Jersey, 07711  
Phone 732-660-0606  
Fax 732-660-0404

FORREST AVENUE  
(50' R.O.W.)

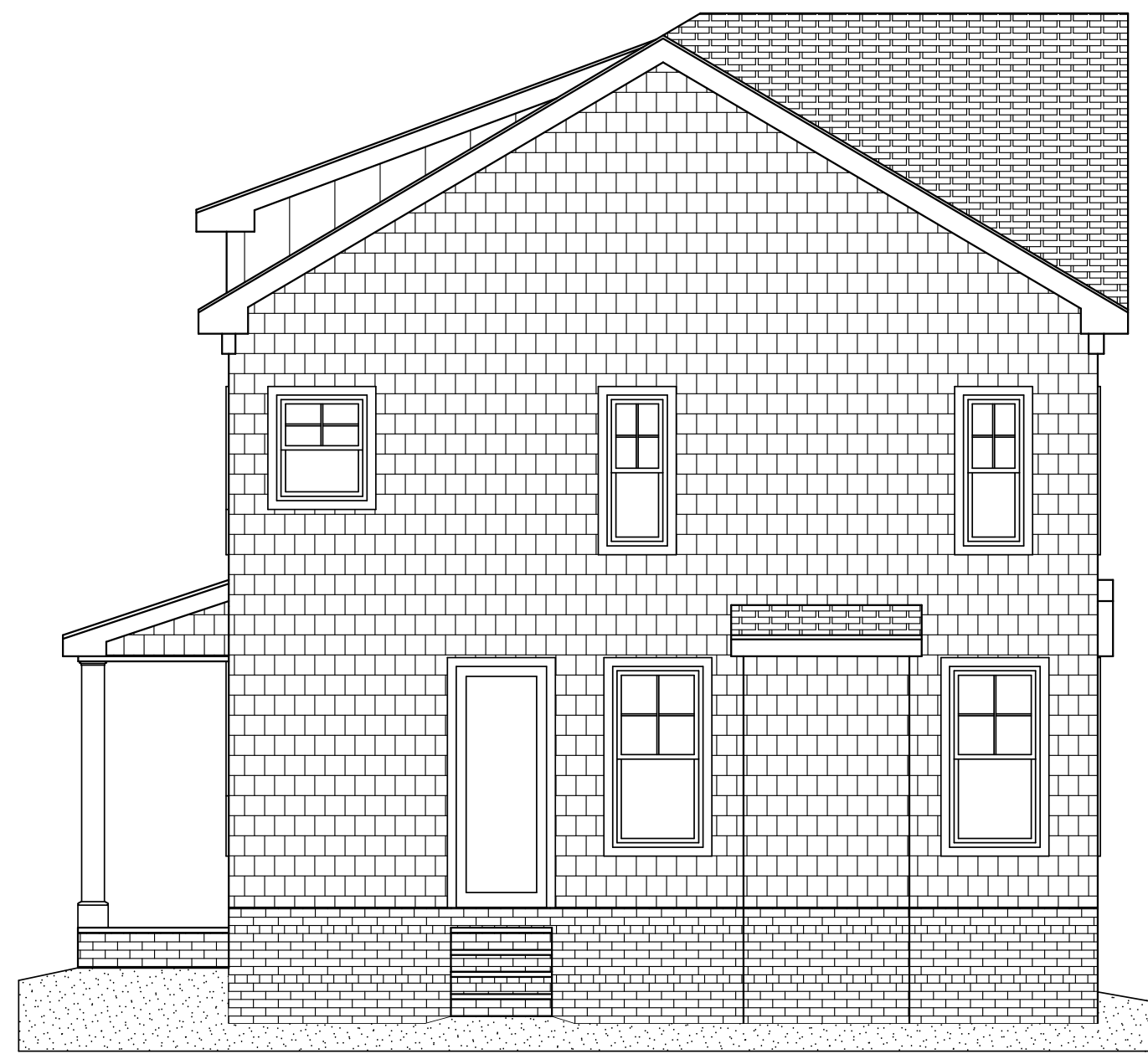
S 19°09'00" E 50.00'

PROJECT No. 25-427

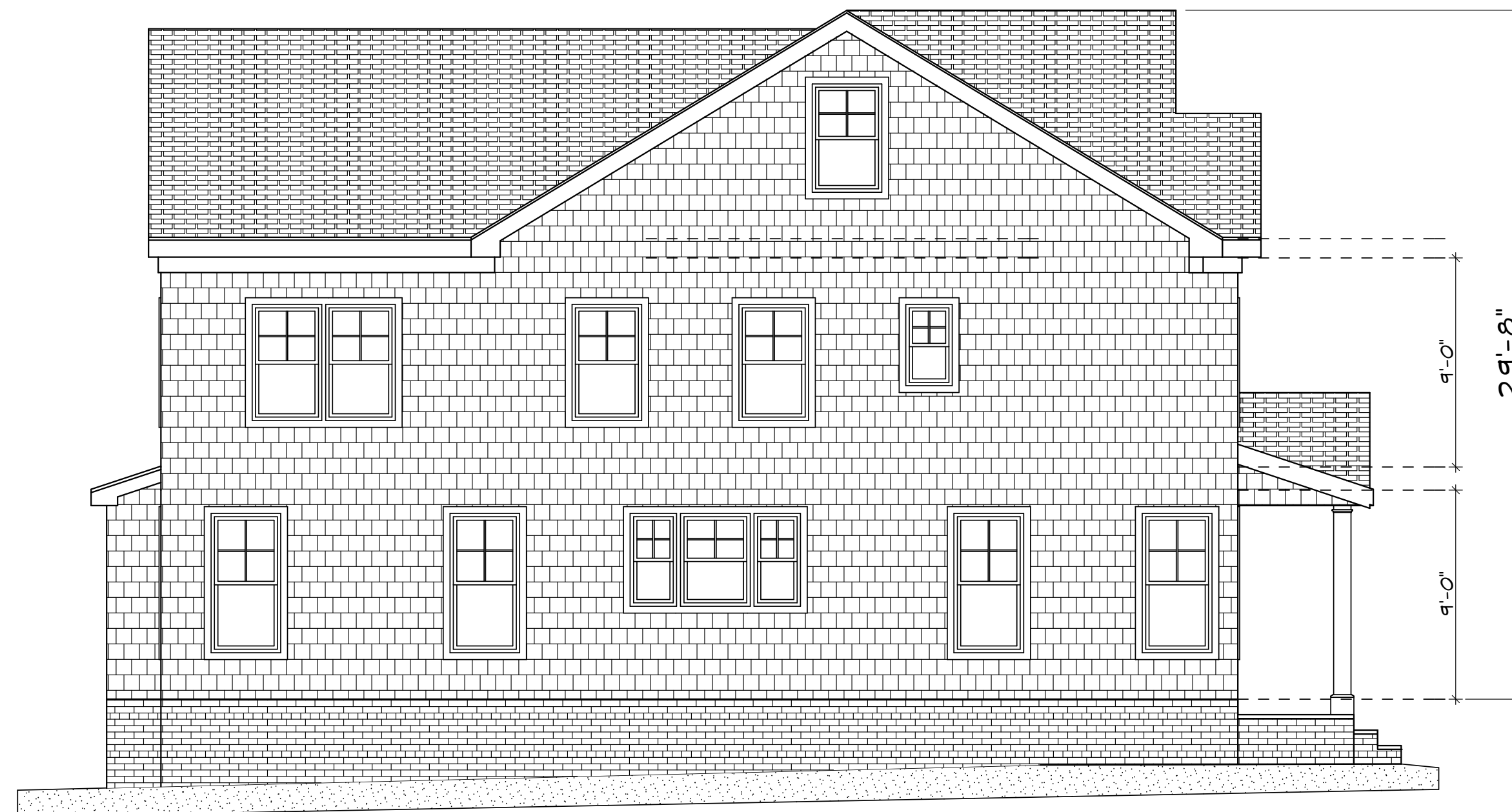
DATE: 09-10-25

SCALE: 1"=20'

SHEET: 1 OF 1



Rear Elevation  
3/16" = 1'-0"



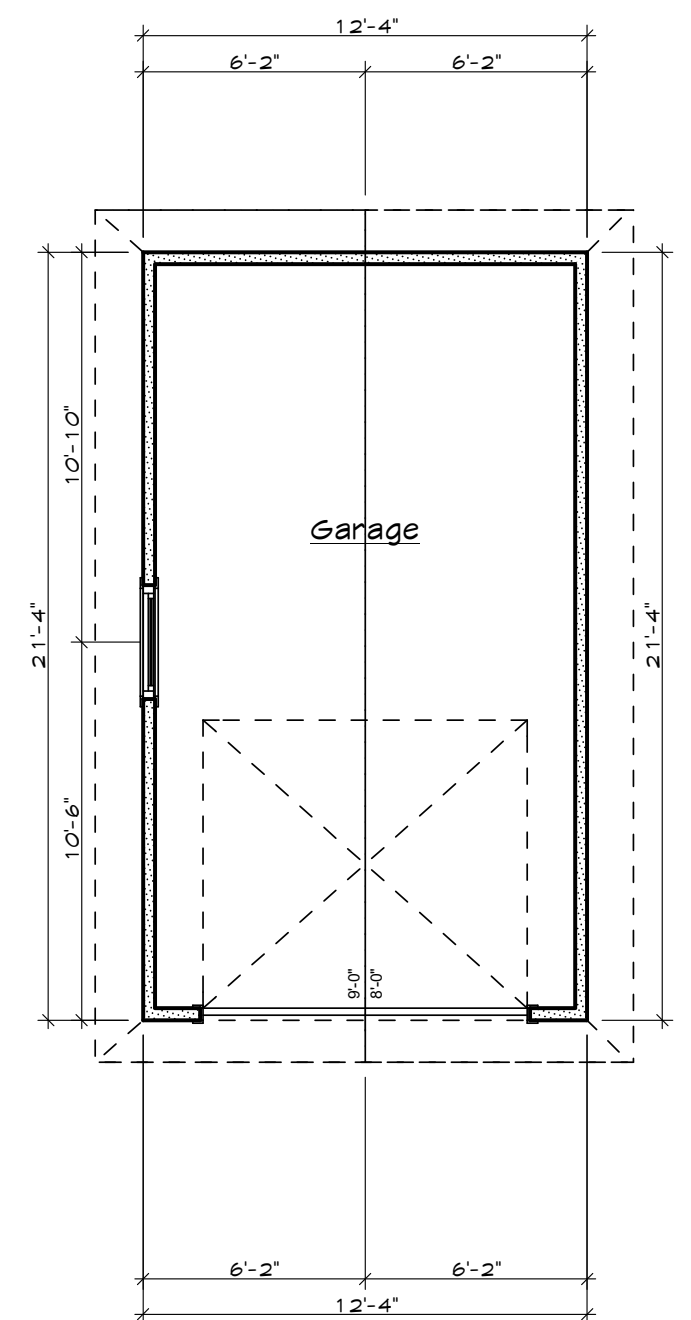
Left Side Elevation  
3/16" = 1'-0"



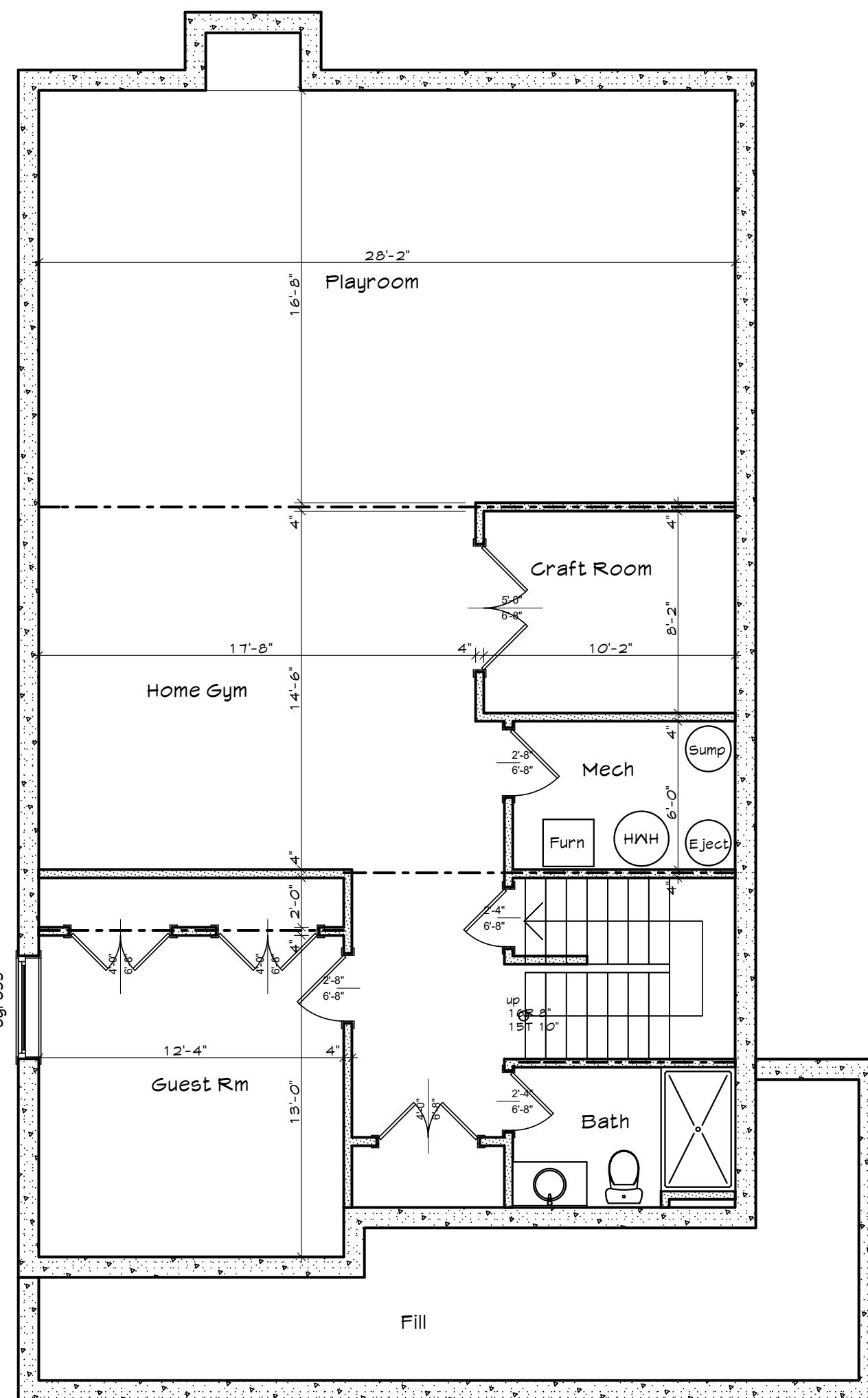
Right Side Elevation  
3/16" = 1'-0"



Front Elevation  
3/16" = 1'-0"

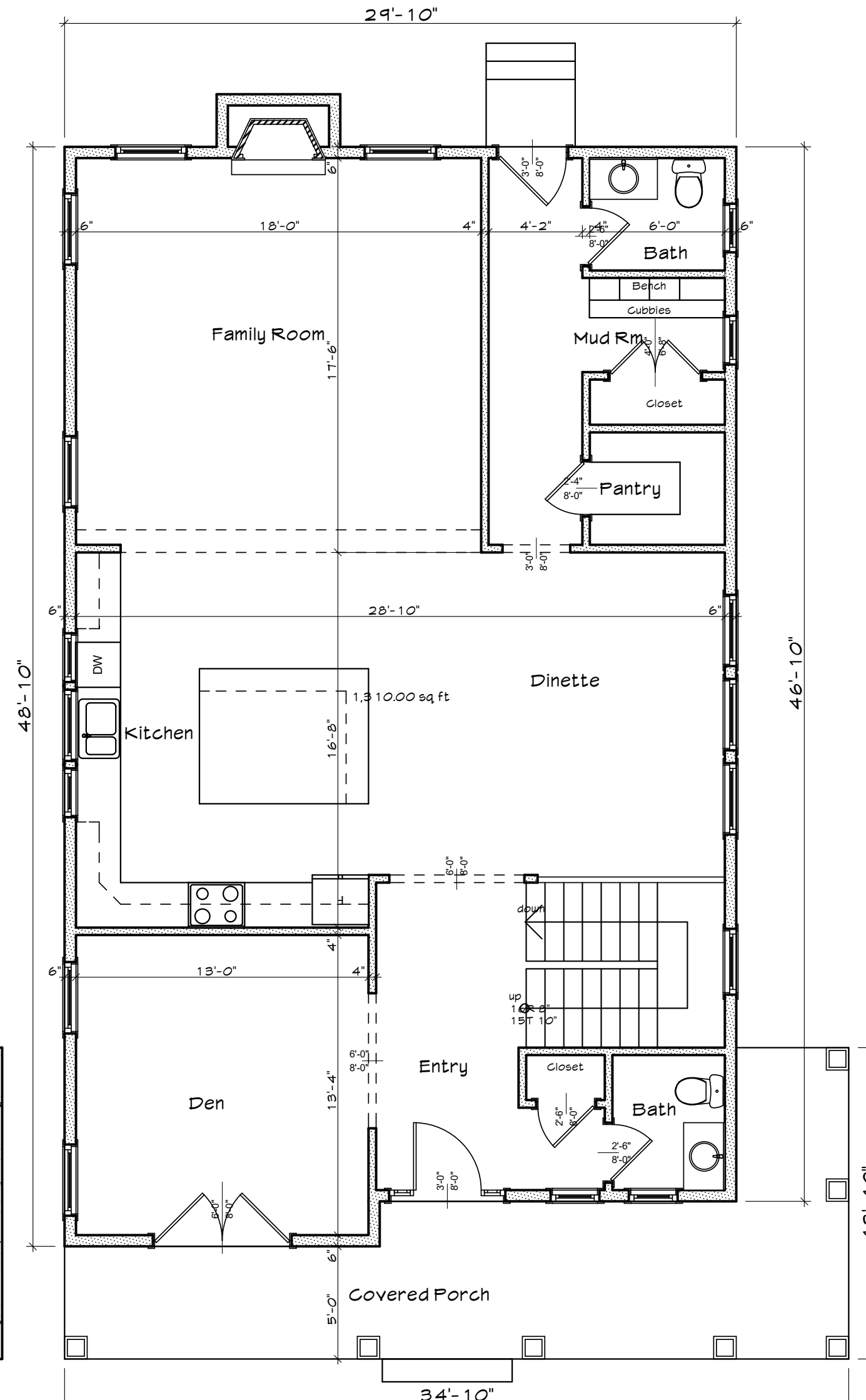


Garage Plan  
3/16" = 1'-0"  
240.18 sq ft FAR



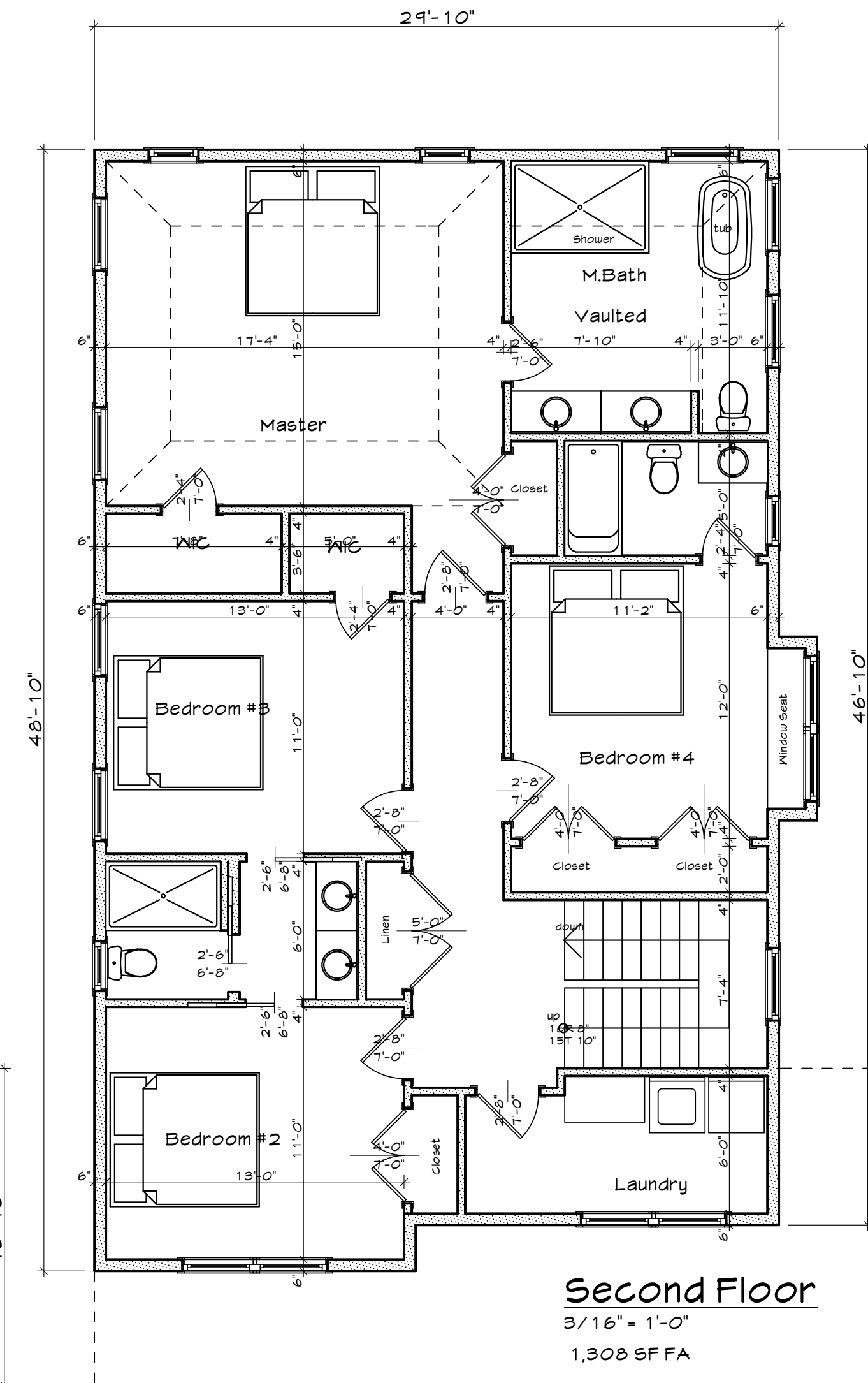
Finish Cellar Plan - 8'-0" clg

3/16" = 1'-0"  
1,240.20 sq ft



First Floor Plan

3/16" = 1'-0"  
1,308 SF FA

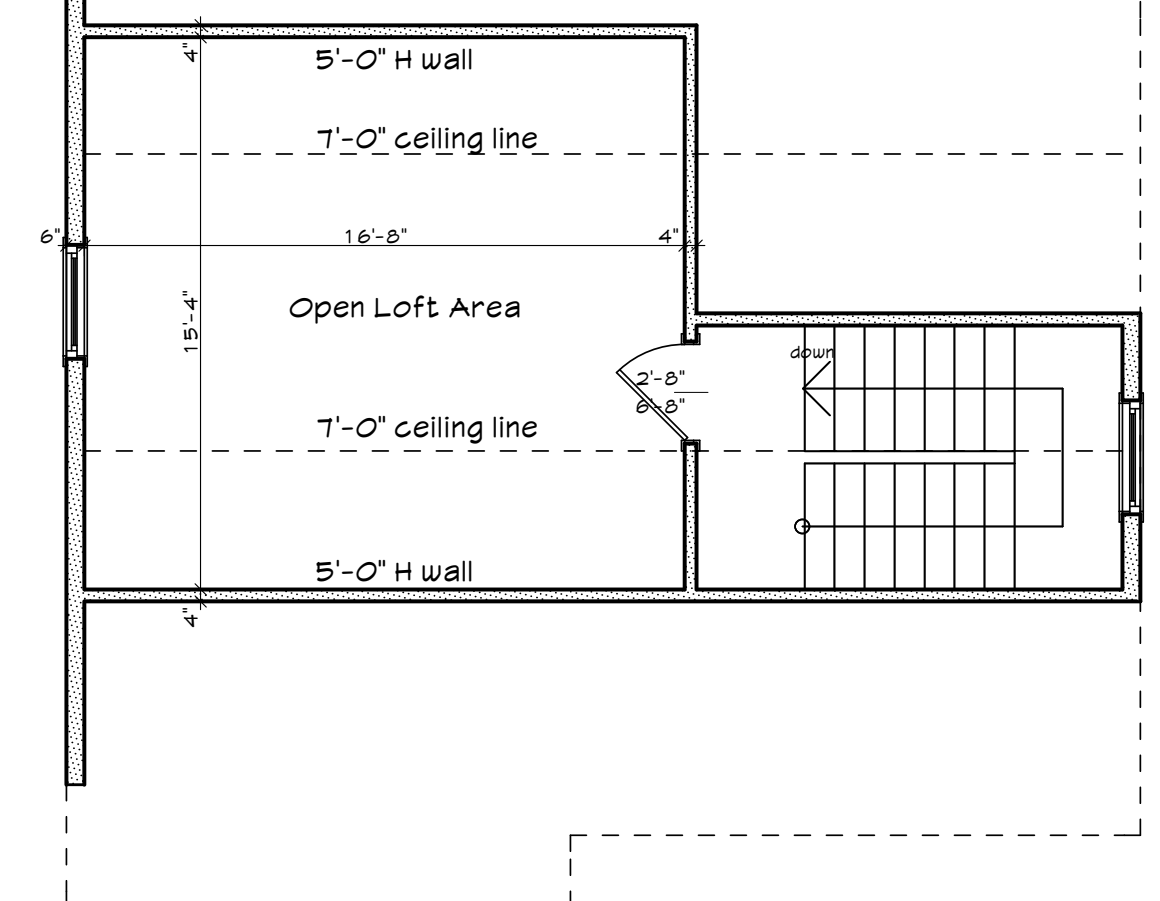


Second Floor

3/16" = 1'-0"  
1,308 SF FA



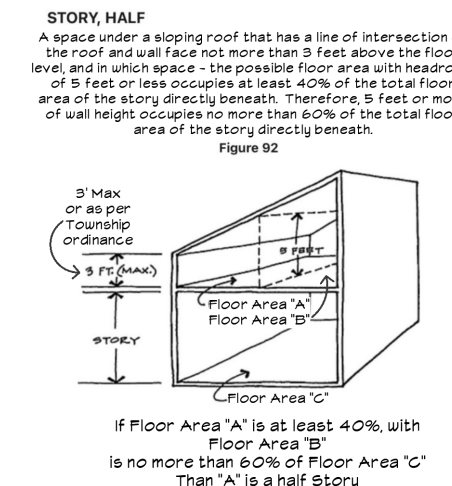
Front Elevation  
3/16" = 1'-0"



1/2 Story Floor

3/16" = 1'-0"

Detached garage =  
240 SF FA - (120 credit) = 120 SF FA  
120 FA Garage  
239 FA 1/2 Story  
1,308 FA 1st floor  
1,308 FA 2nd floor  
2,915 SF TOTAL FA  
Total FA (Porch credit) = 1308 x 10%  
= (130) sf  
2,915 - 130 = 2,845 SF FA  
Allowed FA = 2,847 SF



1/2 Story Calculations

2nd floor = 1,308 SF x 60% = 785 SF Allowed  
-Area @ 5'-0" AFF = 442 SF  
-Floor area = 1,308 SF x .33 = 432 SF Allowed  
Area @ 1'-0" AFF = 239 SF FA

Revision 3: 06/24/26 - As per Zoning Bd mtg  
Revision 2: 06/01/26 - As per Zoning Bd mtg  
Revision 1: 10/21/25 - As per Zoning Review

KEITH MAZUREK A.I.A.  
43 West Front Street - Suite 19  
Red Bank, NJ 07701  
732-741-0023 / Fax 732-741-0161  
34 Forrest Ave  
Rumson, NJ

Keith's Mazurek  
NJ Lic. A139982  
FL Lic. AR95651  
Variance Application  
COMM.: 25-20  
DATE: 10/21/25  
SHEET NO.

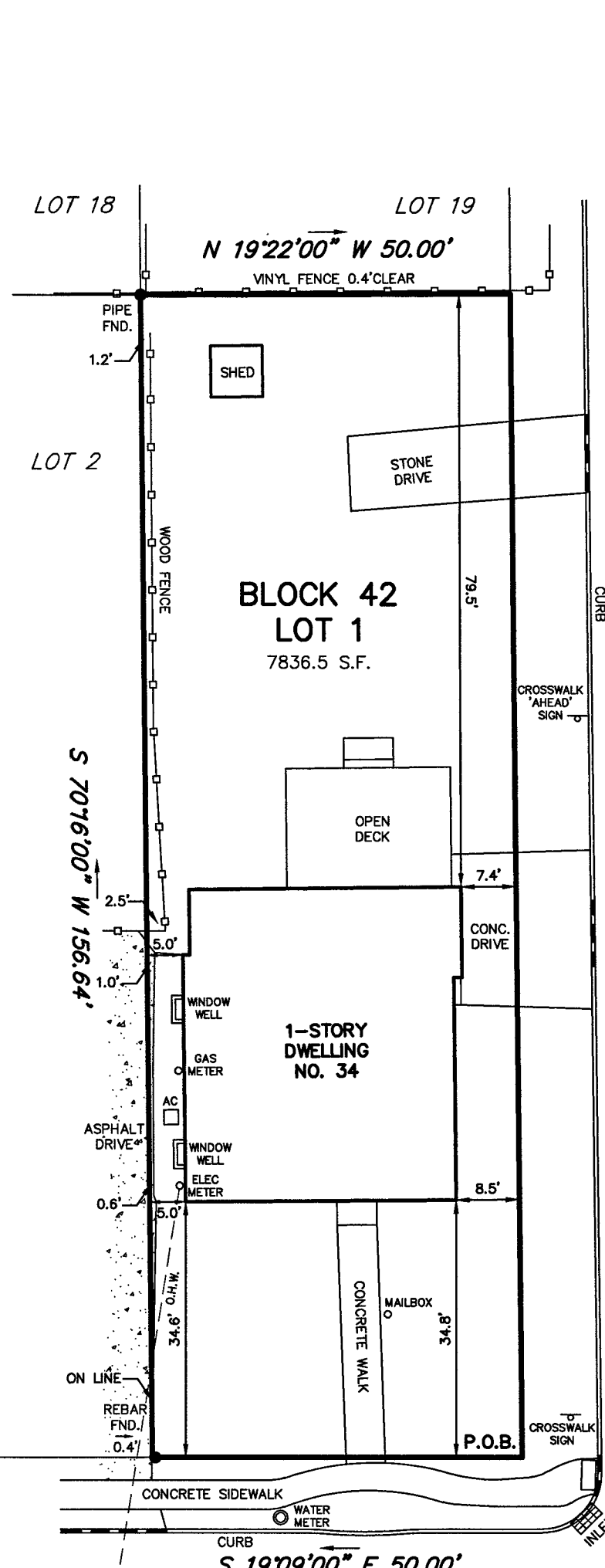
New Single Family Residential  
Construction For:  
34 Forrest Ave  
Rumson, NJ

## **APPLICATION UPDATE PACKAGE**

**ZB Application #26-8110, 34 Forrest Avenue**

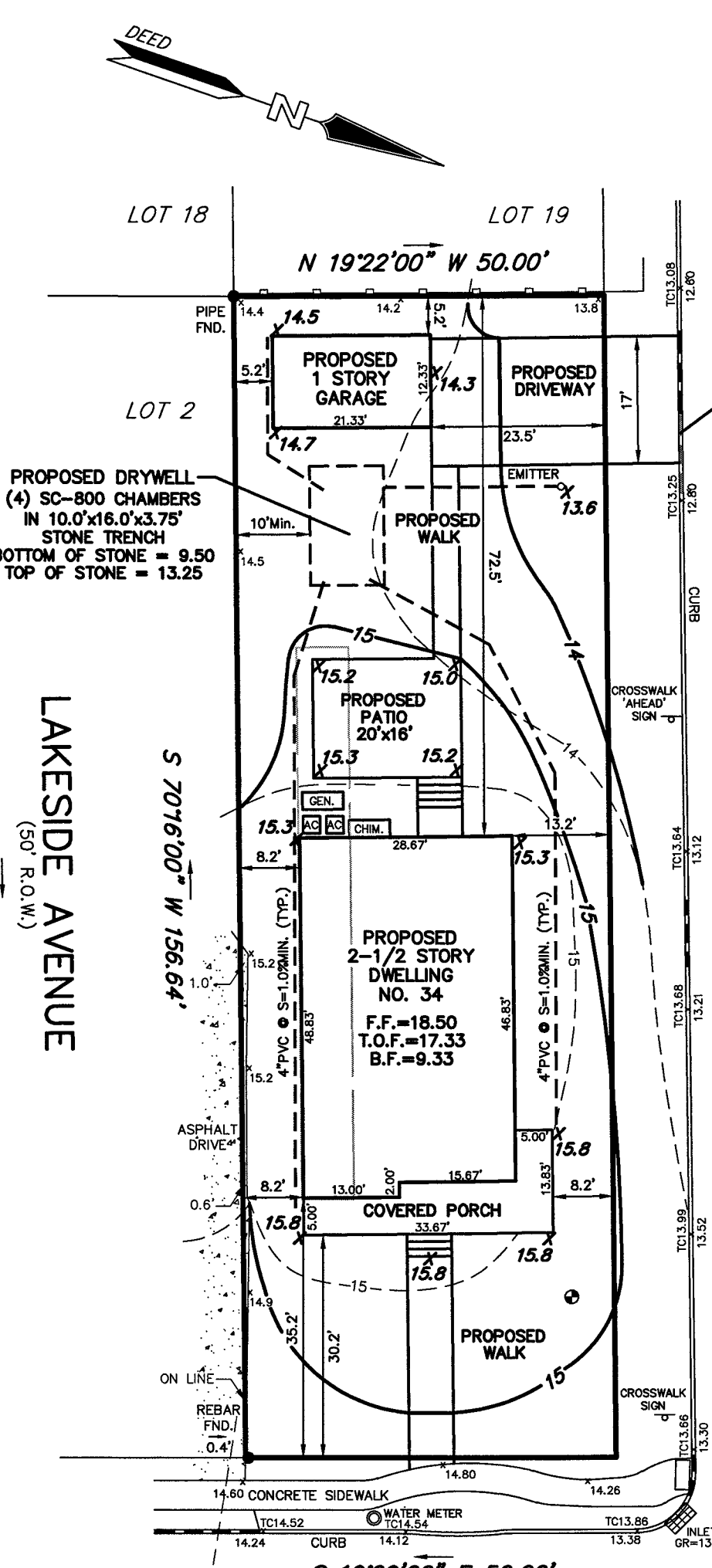
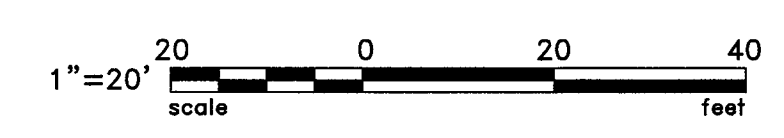
**September 24, 2026**

- Plot /Grading Plan signed & sealed by Charles Surmonte, PE, PLS, dated September 10, 2025, rev (3) September 10, 2025, consisting of one (1) sheet.
- Architectural drawings prepared, signed & sealed by KSM, AIA, dated October 21, 2025, rev (4) August 31, 2025, consisting of two (2) sheets.



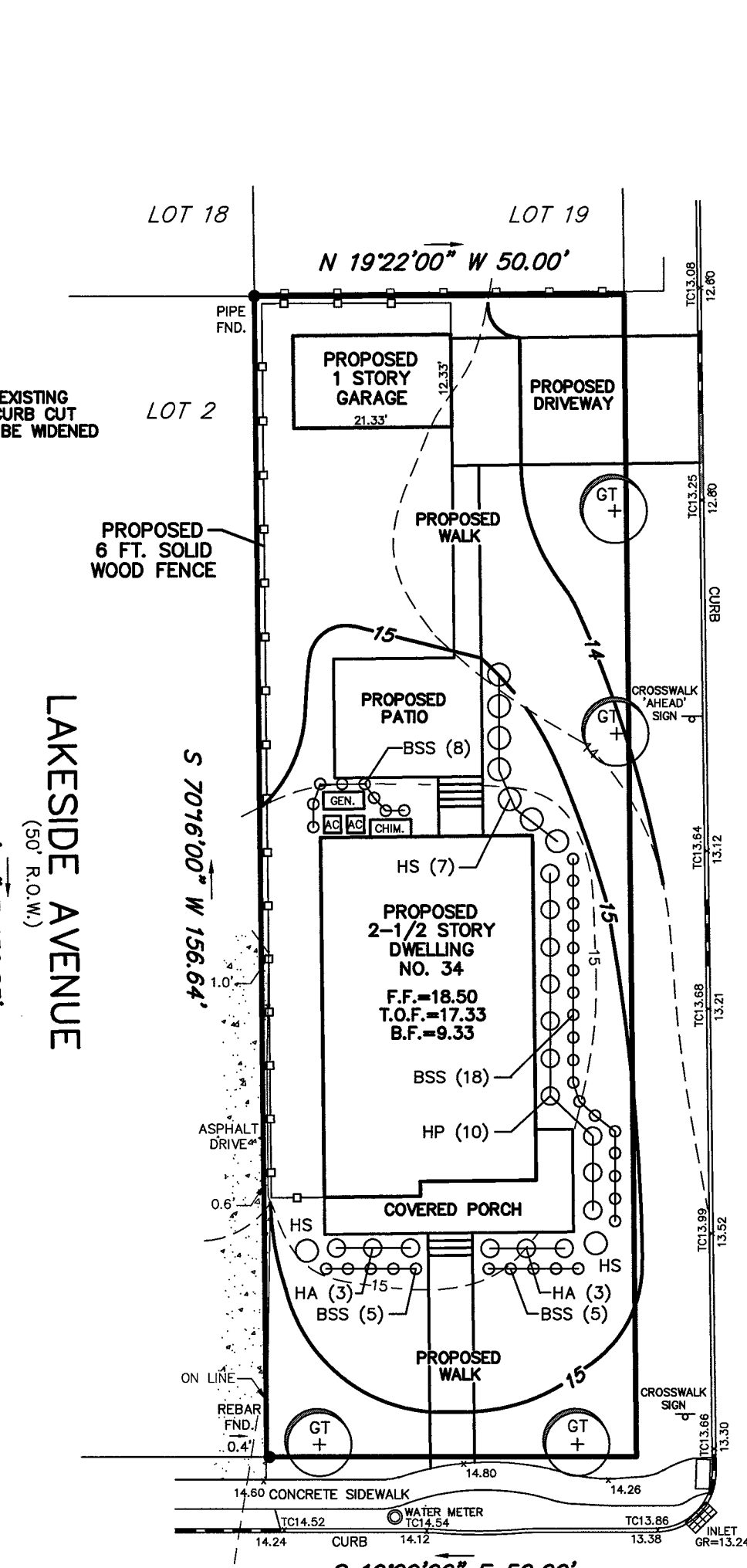
FORREST AVENUE  
(50' R.O.W.)

EXISTING CONDITIONS



FORREST AVENUE  
(50' R.O.W.)

PROPOSED CONDITIONS



FORREST AVENUE  
(50' R.O.W.)

LANDSCAPE/FENCING PLAN

REQUIREMENTS OF R-5 ZONE:

|                                    | REQ'D/PERM. | PROPOSED      |
|------------------------------------|-------------|---------------|
| MIN. LOT AREA                      | 8000 S.F.   | 7836.5 S.F. * |
| MIN. LOT FRONTAGE                  | 75 FT.      | 50.0 FT. *    |
| MIN. LOT WIDTH                     | 75 FT.      | 50.0 FT. *    |
| MIN. LOT CIRCLE                    | 33 FT.      | 7.0 FT. *     |
| PRINCIPLE BUILDING                 |             |               |
| MIN. FRONT YARD SETBACK (Dwelling) | 35 FT.      | 35.2 FT.      |
| FORREST AVENUE                     |             | 13.2 FT. **   |
| LAKESIDE AVENUE                    |             |               |
| MIN. FRONT YARD SETBACK (Porch)    | 30 FT.      | 30.2 FT.      |
| FORREST AVENUE                     |             | 8.2 FT. **    |
| LAKESIDE AVENUE                    |             |               |
| MIN. SIDE YARD SETBACK             | 8 FT.       | 8.2 FT.       |
| MIN. REAR YARD SETBACK             | 47.0 FT.    | 72.5 FT.      |
| MAX. BUILDING HEIGHT - EAVE        | 28 FT.      | 22.45 FT.     |
| MAX. BUILDING HEIGHT - RIDGE       | 35 FT.      | 34.47 FT.     |
| MAX. No. of STORIES                | 2-1/2 FT.   | 2-1/2 FT.     |
| GARAGE                             |             |               |
| MIN. SIDE YARD SETBACK             | 5 FT.       | 5.2 FT.       |
| MIN. REAR YARD SETBACK             | 5 FT.       | 5.2 FT.       |
| MAX. BUILDING HEIGHT               | 16 FT.      | 15.1 FT.      |
| MAX. BUILDING COVERAGE             | 1693 S.F.   | 1632 S.F.     |
| MAX. LOT COVERAGE                  | 3280 S.F.   | 2140 S.F.     |
| MAX. FLOOR AREA                    | 2850 S.F.   | 2808 S.F.     |
| MIN. No. OF PARKING SPACES         | 2.5 SPACES  | 3 SPACES      |

\* INDICATES EXISTING NON-CONFORMING CONDITION  
\*\* INDICATES PROPOSED NON-CONFORMING CONDITION

BUILDING COVERAGE BREAKDOWN  
DWELLING - 1369 S.F.  
COVERED FRONT PORCH - 244 S.F.  
DETACHED GARAGE - 263 S.F.  
GROSS BUILDING COVERAGE - 1876 S.F.  
FRONT PORCH CREDIT - 124 S.F.  
DETACHED GARAGE CREDIT - 120 S.F.  
NET BUILDING COVERAGE - 1632 S.F.

LOT COVERAGE BREAKDOWN  
NET BUILDING COVERAGE - 1632 S.F.  
FRONT STEPS/WALK - 185 S.F.  
REAR PORCH/STEPS - 48 S.F.  
REAR PATIO - 320 S.F.  
REAR WALK - 95 S.F.  
DRIVEWAY - 405 S.F.  
AC UNITS/GENERATOR - 30 S.F.  
GROSS LOT COVERAGE - 2715 S.F.  
FRONT WALK CREDIT - 160 S.F.  
REAR PATIO CREDIT - 320 S.F.  
REAR WALK CREDIT - 95 S.F.  
NET LOT COVERAGE - 2140 S.F.

BUILDING HEIGHT CALCULATION - DWELLING  
LOWEST LOT GRADE - 13.80  
PROPOSED FINISHED FLOOR ELEVATION - 18.50  
FINISHED FLOOR TO RIDGE DIMENSION - 29.67 FEET  
PROPOSED ROOF RIDGE ELEVATION - 48.17  
PROPOSED BUILDING HEIGHT - 34.47 FEET

BUILDING HEIGHT CALCULATION - GARAGE  
LOWEST LOT GRADE - 13.80  
PROPOSED FINISHED FLOOR ELEVATION - 14.40  
FINISHED FLOOR TO RIDGE DIMENSION - 14.50 FEET  
PROPOSED ROOF RIDGE ELEVATION - 28.90  
PROPOSED BUILDING HEIGHT - 15.10 FEET

PER SOIL BORING PERFORMED BY R.C. BURDICK, P.E. ON 08/07/25, EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 88 INCHES (ELEV. 7.3)  
● INDICATES LOCATION OF SOIL BORING - GROUND ELEV. = 14.6

0-7" YELLOWISH BROWN LOAMY SAND TOP SOIL, 10YR 5/4  
7-40" BROWNISH YELLOW SANDY LOAM, 10 YR 6/8  
40-46" YELLOWISH BROWN LOAMY SAND, 10YR 5/6  
46-70" YELLOWISH BROWN SANDY LOAM, 10YR 5/6  
70-95" YELLOWISH BROWN LOAMY SAND, 10YR 5/6  
95-99" YELLOWISH BROWN WET LOAMY SAND, 10YR 5/4  
99-102" YELLOWISH BROWN VERY WET LOAMY SAND, 10YR 5/4  
102"+ SOILS IRRETRIEVABLE

DRYWELL DESIGN  
4 SC-800 CHAMBERS - 202 C.F.  
10.0' x 16.0' x 3.75" STONE (35%) - 139 C.F.  
TOTAL STORAGE VOLUME - 342 C.F.  
ROOF AREA - 1876 S.F.  
EQUIVALENT RAINFALL EVENT - 0.18 FEET (2-1/2 INCHES)

PLANT LIST

| KEY | QTY. | BOTANICAL NAME                    | COMMON NAME         | SIZE        |
|-----|------|-----------------------------------|---------------------|-------------|
| GT  | 4    | GLEDTISIA TRIACANTHOS             | HONEY LOCUST        | 2-1/2" CAL. |
| HS  | 9    | HIBISCUS SYRIACUS                 | ROSE OF SHARON      | 18-24"      |
| HA  | 6    | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE HYDRANGEA | 18-24"      |
| HP  | 10   | HYDRANGEA PANTICULATA 'LIMELIGHT' | LIMELIGHT HYDRANGEA | 18-24"      |
| BSS | 36   | BUXUS SEMPERVENS                  | COMMON BOXWOOD      | 15-18"      |

|   |          |                                                                      |
|---|----------|----------------------------------------------------------------------|
| 3 | 09-10-26 | PER BOARD COMMENTS                                                   |
| 2 | 06-29-26 | PROVIDED ADDITIONAL SPOT GRADES, REVISED BUILDING HEIGHT CALCULATION |
| 1 | 11-07-25 | PER ZONING OFFICER'S REVIEW OF 20 OCTOBER 2025                       |

**PLOT/GRADING PLAN**

**34 FORREST AVENUE**  
**LOT 1 BLOCK 42**

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

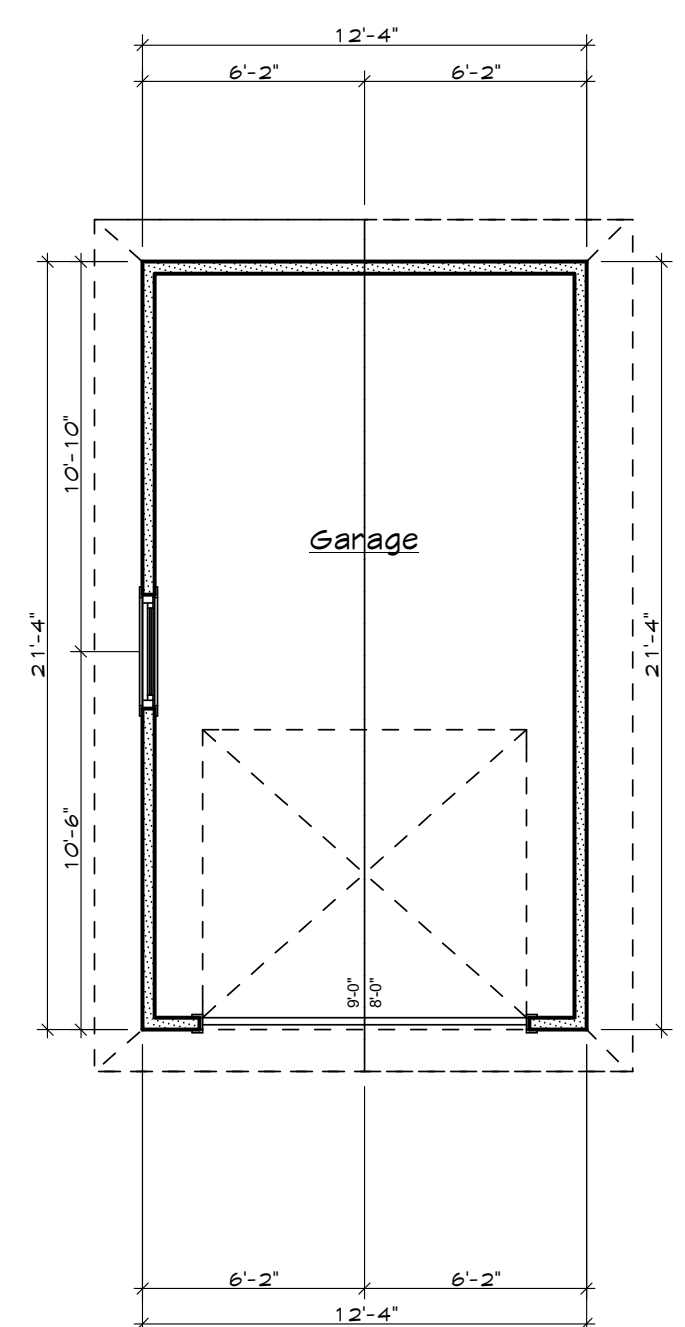
**Charles Surmonte P.E. & P.L.S.**  
New Jersey Professional Engineer and Licensed Professional Land Surveyor  
License No. 35885

301 Main Street, 2nd Floor  
Allenhurst, New Jersey, 07711  
Phone 732-660-0606  
Fax 732-660-0404

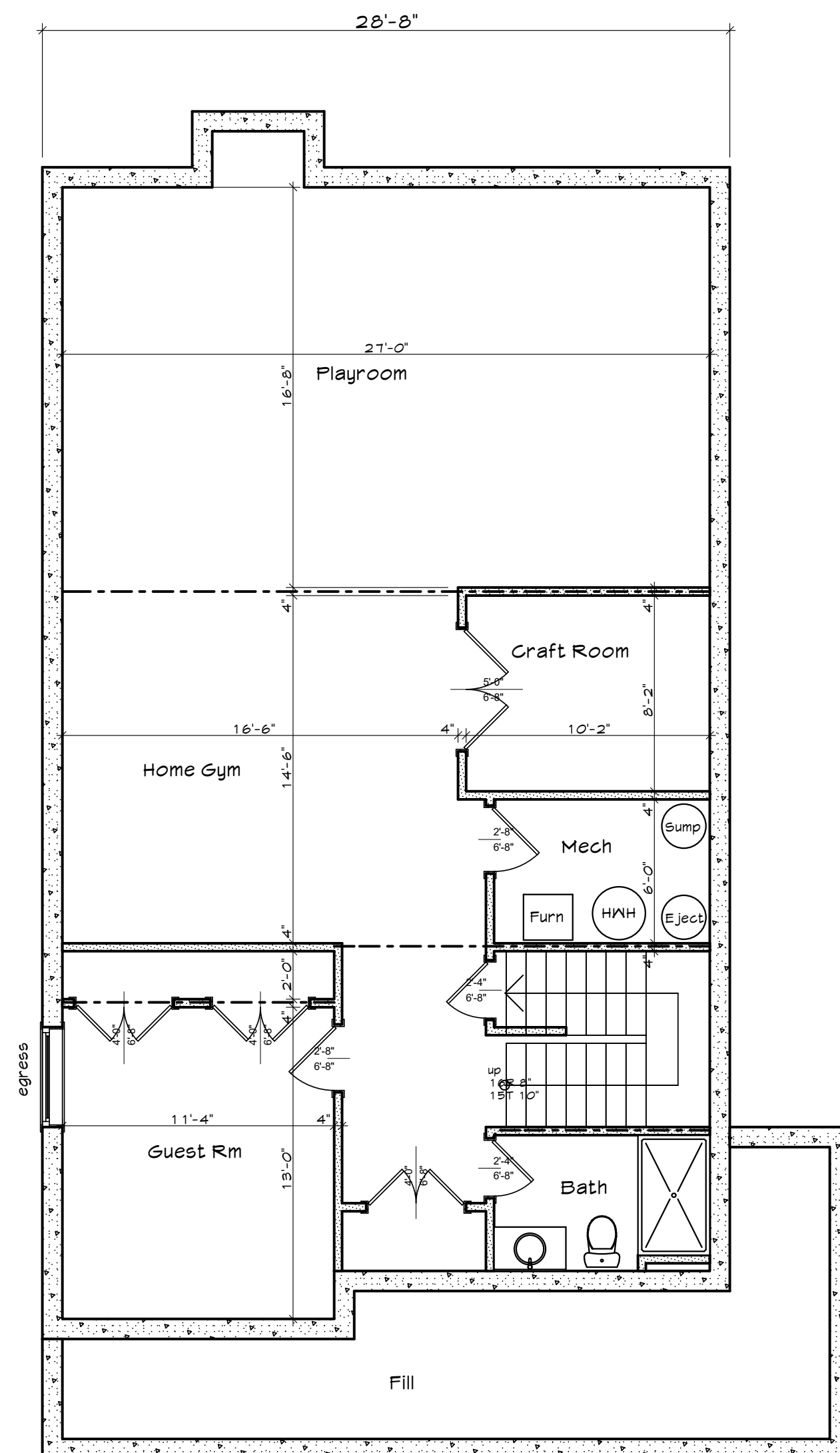
PROJECT No. 25-427 SCALE: 1"=20' SHEET: 1 OF 1



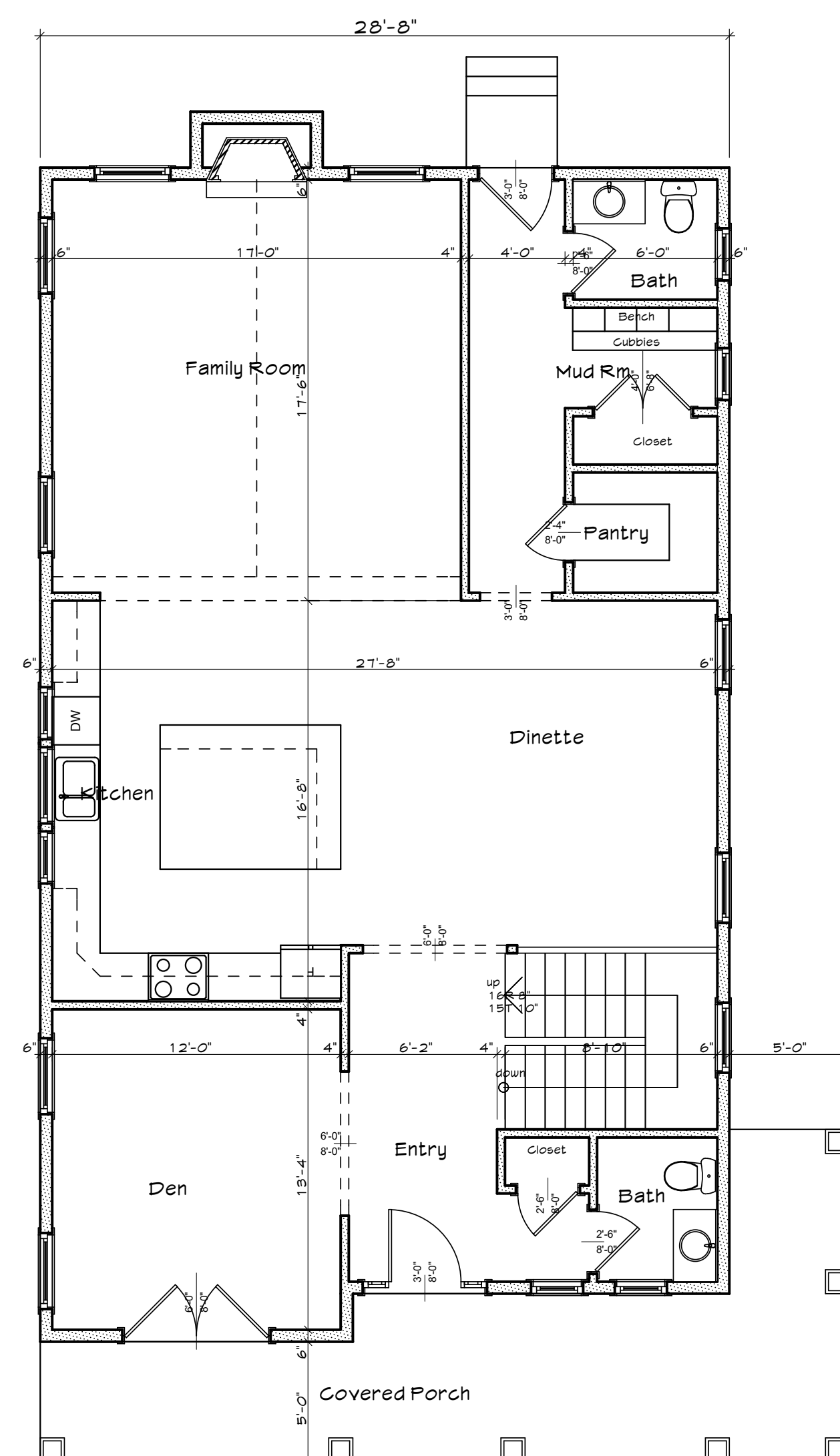
Front Elevation  
3/16" = 1'-0"



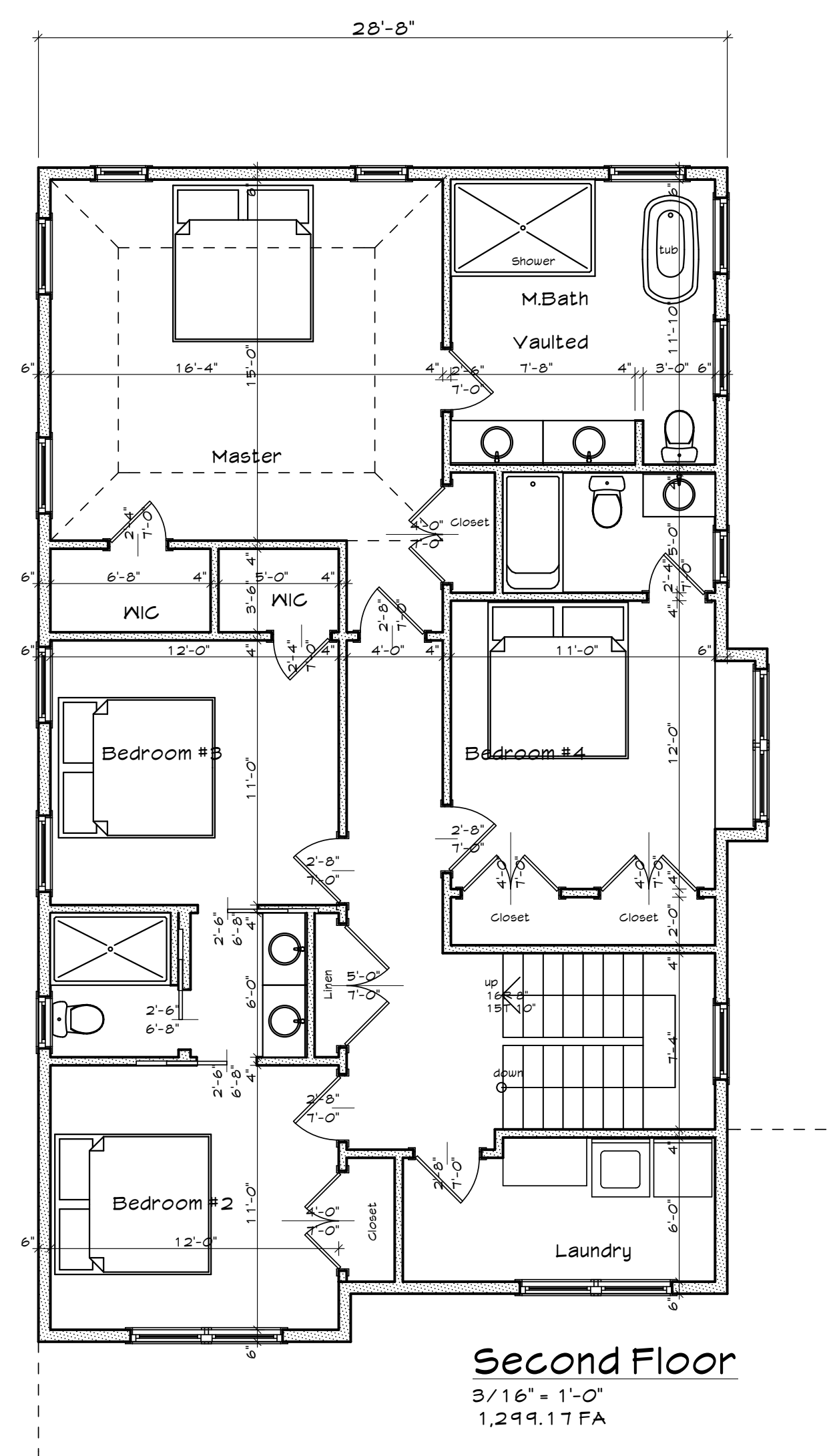
Garage Plan  
3/16" = 1'-0"  
240.18 sq ft FAR



Finish Cellar Plan - 8'-0" clg  
3/16" = 1'-0"  
1,185.48 sq ft

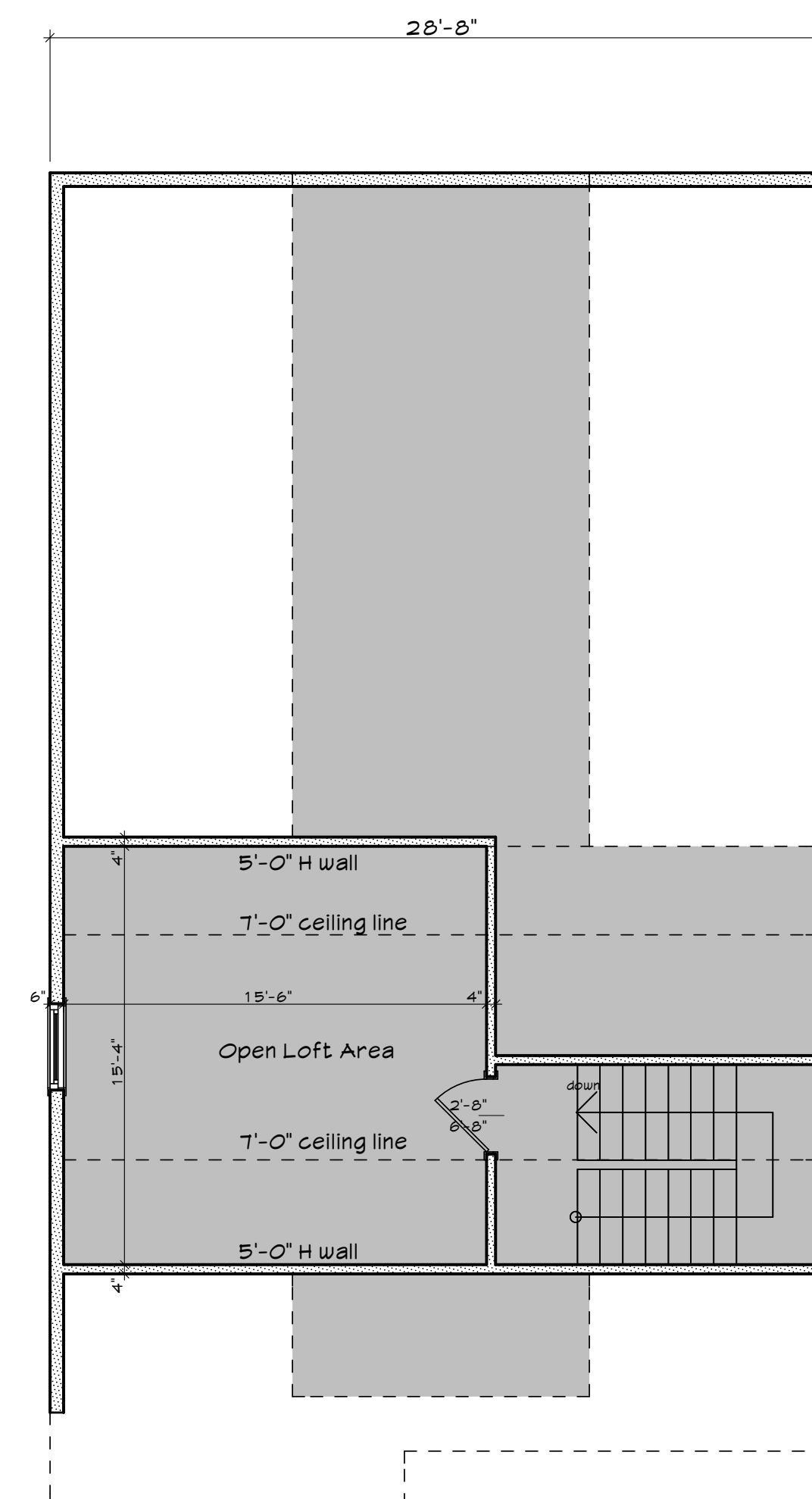


First Floor Plan  
3/16" = 1'-0"  
1,290.29 FA



Second Floor  
3/16" = 1'-0"  
1,299.17 FA

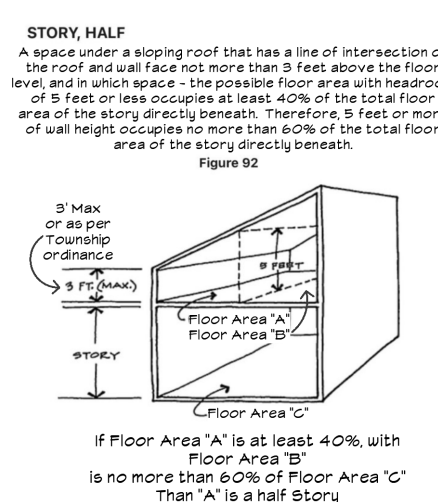
Detached garage =  
240 SF FA - (120 credit) = 120 SF FA  
120 FA Garage  
228 FA 1/2 Story  
1,290 FA 1st Floor  
1,299 FA 2nd floor  
2,937 SF TOTAL FA  
Total FA (Porch credit) = 1290 x 10%  
= (129) sf  
2937 - 129 = 2,808 SF FA  
Allowed FA = 2,847 SF



1/2 Story Floor  
3/16" = 1'-0"

1/2 Story Calculations

2nd floor = 1,299 SF x 60% = 779 SF Allowed  
-Area @ 5'-0" AFF = 740 SF  
  
-Floor area = 1,299 SF x .33 = 429 SF Allowed  
Area @ 7'-0" AFF = 228 SF FA



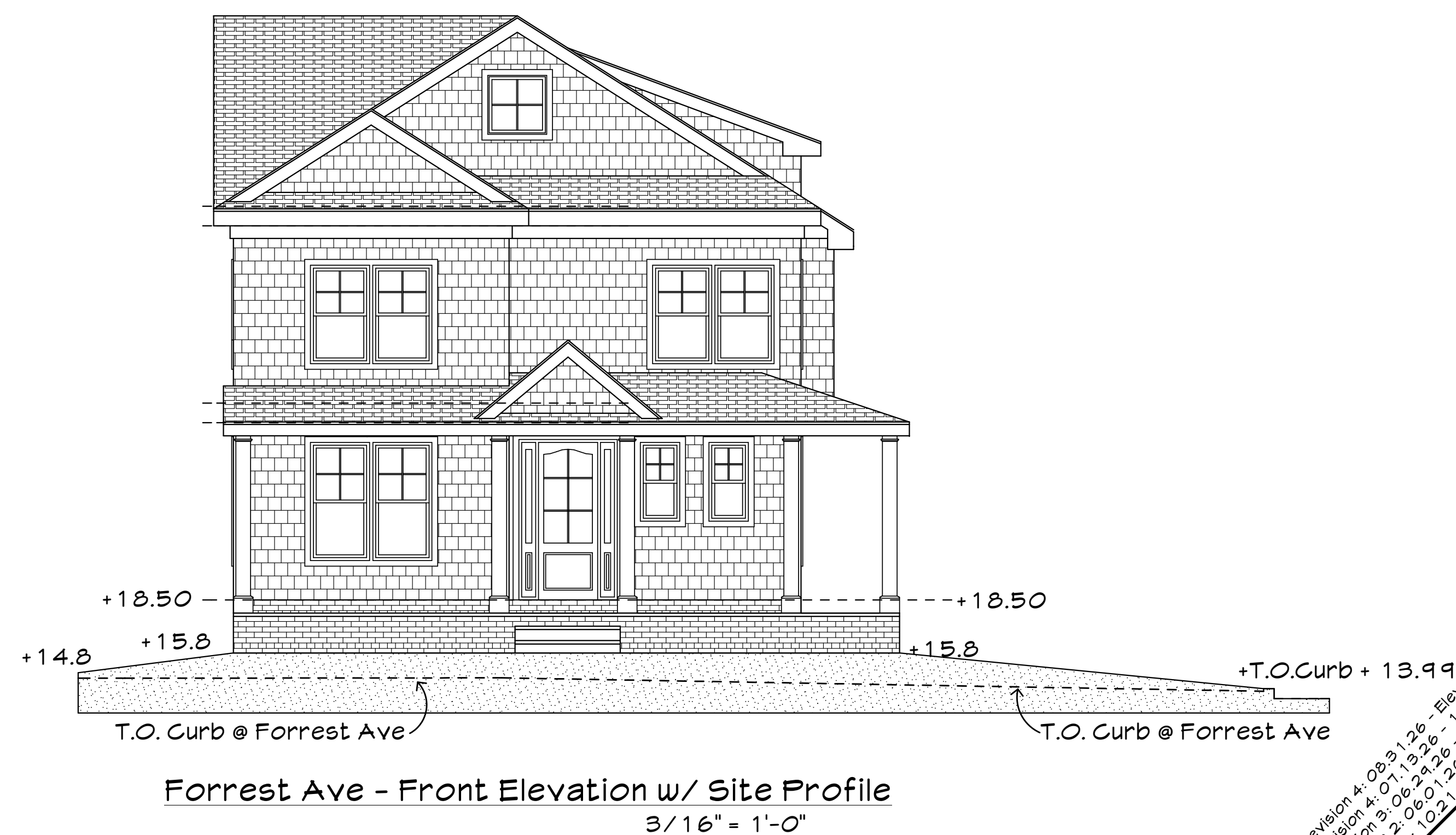
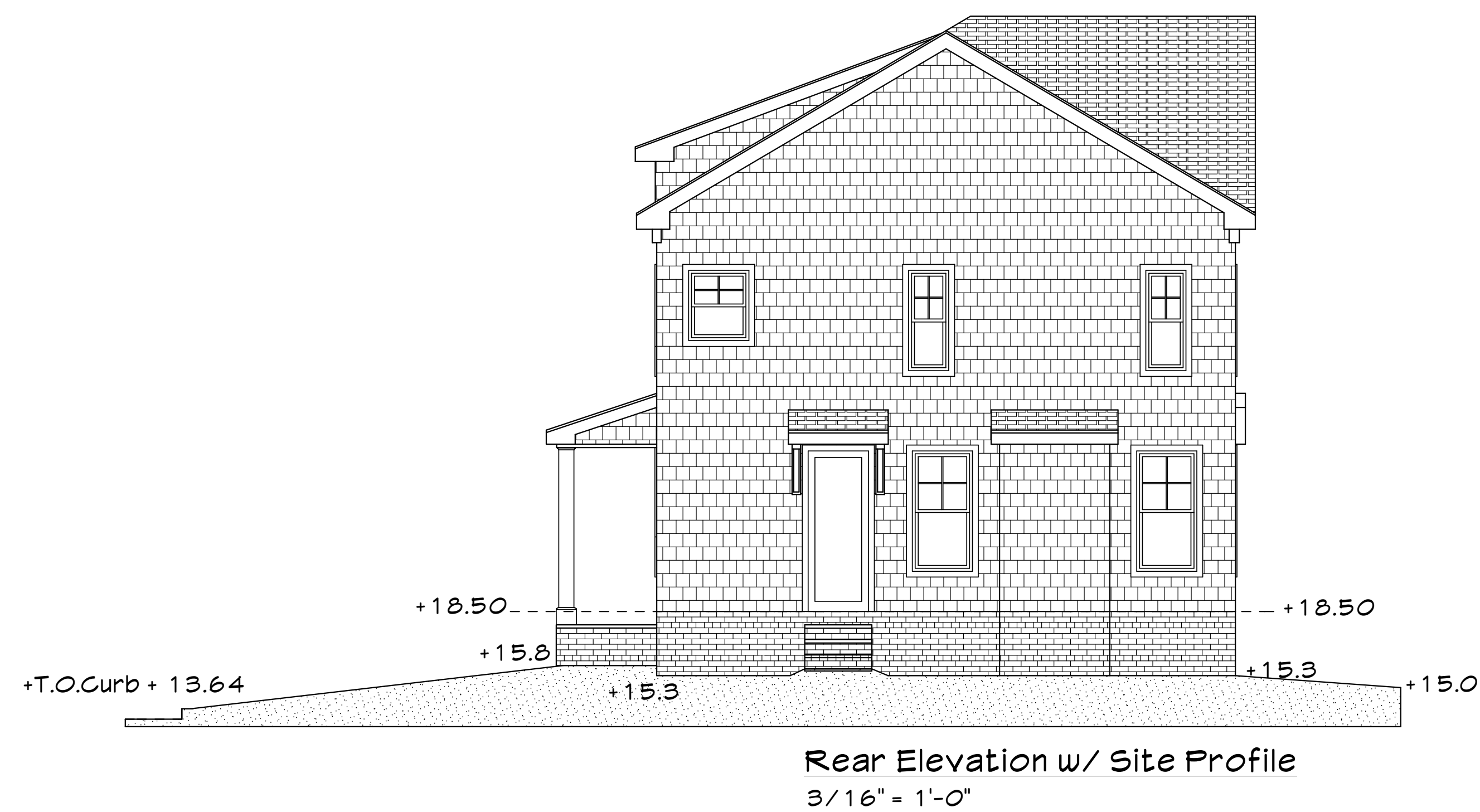
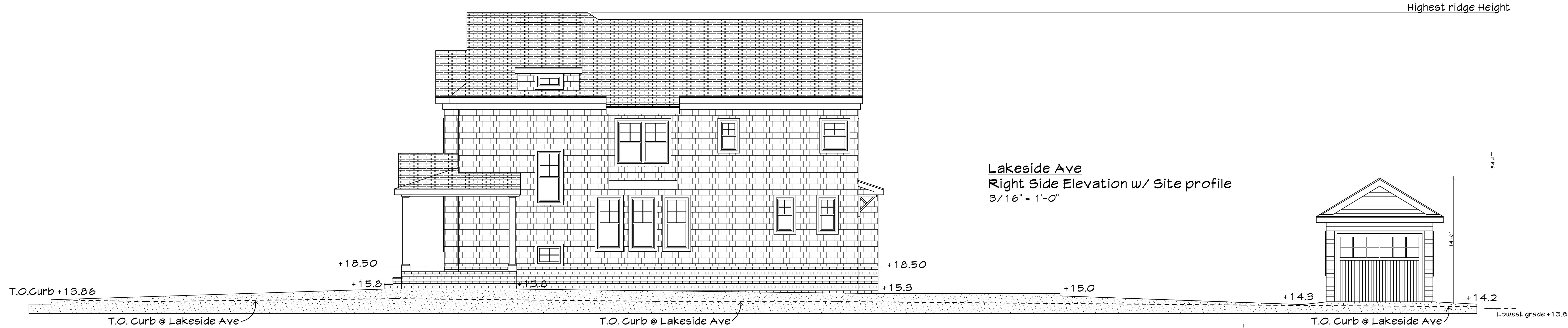
New Single Family Residential  
Construction For:  
34 Forrest Ave  
Rumson, NJ

Revision 4: 08/12/26 - Elevations w/ Site Profiles  
Revision 3: 08/24/26 - 1/2 story calculation  
Revision 2: 08/24/26 - As per zoning building  
Revision 1: 10/21/25 - As per zoning building

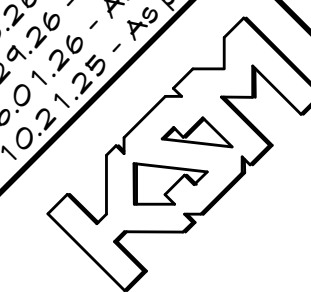
KEITH MAZUREK A.I.A.  
ARCHITECT  
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Red Bank, NJ 07701  
732-741-0023 / Fax 732-741-0167

Keith S. Mazurek  
N.J. Lic. AR 13982  
FL Lic. AR 93651

34 Forrest Ave  
Rumson, NJ  
Variance Application  
COMM: 25-20  
DATE: 10/21/25  
SHEET NO. 1



Revision 4: 08/31/26 - Elevations w/ Site Profiles  
Revision 3: 07/13/26 - 1/2 story calculation  
Revision 2: 06/24/26 - As per zoning Bd meeting  
Revision 1: 10/21/25 - As per zoning Bd meeting



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Rumson, NJ

Keith S. Mazurek  
N.J. Lic. AJ13182  
FL Lic. AR13651

Variance Application  
COMM: 25-20  
DATE: 10/21/25  
SHEET NO. 2