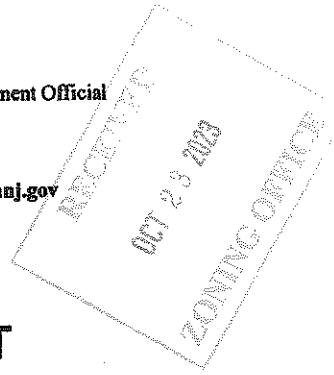




Borough of Rumson
 BOROUGH HALL
 80 East River Road
 Rumson, New Jersey 07760-1689
 rumsonnj.gov

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



LAND USE & DEVELOPMENT PERMIT

Date: 10/20/23

Fee: \$ 50

Check # 342

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: 116 Ridge Rd (aka 18 Auldwood) Block: 16 Lot 15 Zone: R1
2. Applicant's Name: Melissa Monteiro Address: 18 Auldwood Lane, Rumson, NJ 07760
 Email mmonteiro@atriumstaff.com Tel. (732) 881-2891
3. Property Owner's Name: Melissa Monteiro Address: 18 Auldwood Lane, Rumson NJ 07760
 Email " " Tel. " "
4. Description of Work: DEMOLITION OF EXISTING RETAINING WALL AND PORTION OF EXISTING DECK. PROPOSED POOL, PATIO, FENCE, GATES, RETAINING WALLS, EXTERIOR STAIRS, EXPANSION OF EXISTING DECK, EXCAVATION OF EXISTING GRADE TO ALLOW FOR A WALK OUT BASEMENT, FINISH A PORTION OF EXISTING BASEMENT.

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.

Melissa Montalvo
Signature of Applicant

10/12/23
Date

MELISSA MONTALVO
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

COMMENTS:

Residential accessory pools are not permitted in any front yard or between the principal building and the street.

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.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

11/3/23
Date

RIDGE ROAD
(60' R.O.W.)

170.00'

N 63° 12' 00" E

N 22° 00' 00" W

L=48.47
R=32.54

BLOCK 16
LOT 15
73628.57 SF
1.69 AC

REMOVE EXISTING
RETAINING WALL

PROPOSED
POOL
EQUIPMENT

PROPOSED
4 FT ALUMINUM
PICKET FENCE
(ALL FENCING &
GATE TO MEET POOL
CODE SAFETY
REQUIREMENTS)

PROPOSED
POOL

PROPOSED
PATIO

PROPOSED
EXCAVATION TO
EXPOSE EXISTING
BASEMENT WALL FOR
WALK-OUT

FRAME
DWELLING
No. 425

REMOVE EXISTING
STEPS & PORTION OF
EXISTING DECK

PROPOSED EXPANSION
AND INFILL OF
EXISTING DECK

GARAGE
EL=79.61

DECK
EL=81.57

FF EL=82.32

FF EL=81.85

PAVER
WALK

PAVER
WALK

CONC.
APRON

ASPHALT
DRIVEWAY

MULCH
BED

AULDWOOD LANE
(50' R.O.W.)

MAX FLOOR AREA
9332

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	1.5 AC / 64,340 SF	73,628 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE (CORNER)	250 FT	206 FT / 200 FT	NO CHANGE
MIN. FRONT YARD SETBACK	100 FT	172.1 FT	NO CHANGE
MIN. FRONT YARD SETBACK (SECONDARY)	65 FT	51.1 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	40 FT / 80 FT	47.8 FT / N/A	NO CHANGE
MIN. REAR YARD SETBACK	50 FT	83.8 FT	NO CHANGE
INT. LOT SHAPE - MIN. DIA.	115 FT	131 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	40 FT / 32 FT	±28 FT / ±16 FT	±30 FT / ±18 FT
MAX. BLDG. STORIES	2.5 ST	1 ST	NO CHANGE
MIN. HABITABLE GROUND FLOOR (1 ST.)	2,400 SF	5,555 SF	NO CHANGE
MAX. LOT COVERAGE ✓	16,076 SF	11,761 SF	14,160 SF
MAX. BUILDING COVERAGE ✓	5,985 SF	5,833 SF	NO CHANGE
POOL ACCESSORY			
POOL SIDE YARD SETBACK	25 FT	N/A	80.3 FT
POOL REAR YARD SETBACK	25 FT	N/A	N/A
POOL PATIO / EQPM SIDE YARD SETBACK	15 FT	N/A	61.1 FT
POOL PATIO / EQPM REAR YARD SETBACK	15 FT	N/A	N/A

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	60,000 SF	x0.1915	11,490 SF
70,000 - 150,000 SF	3,628 SF	x0.1700	616 SF
			16,076 SF

	EXISTING	EXISTING	
RESIDENCE	5,714 SF	5,714 SF	
FRONT PORCH	119 SF	119 SF	
DRIVEWAY	5,481 SF	5,481 SF	
FRONT WALKWAY	253 SF	253 SF	
DECK	703 SF	731 SF	
RETAINING WALL & STEPS	158 SF	125 SF	30% CREDIT
A/C EQPM	36 SF	36 SF	
POOL	-	800 SF	
POOL PATIO	-	1,602 SF	
POOL EQPM	-	30 SF	
REAR WALKWAYS	-	70 SF	WALKWAY EXCLUSION
TOTAL	11,761 SF	14,160 SF	

BUILDING COVERAGE

ALLOWABLE

0 - 5,000 SF	5,000 SF	x0.233	1,165 SF	1,165 SF
5,000 - 10,000 SF	5,000 SF	x0.186	930 SF	930 SF
10,000 - 70,000 SF	60,000 SF	x0.062	3,720 SF	3,720 SF
70,000 - 150,000 SF	3,628 SF	x0.047	170 SF	170 SF
			5,985 SF	5,985 SF

	EXISTING	PROPOSED
RESIDENCE	5,714 SF	5,714 SF
FRONT PORCH	119 SF	119 SF
TOTAL	5,833 SF	5,833 SF

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	1.5 AC / 64,340 SF	73,628 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE (CORNER)	250 FT	206 FT / 200 FT	NO CHANGE
MIN. FRONT YARD SETBACK	100 FT	172.1 FT	NO CHANGE
MIN. FRONT YARD SETBACK (SECONDARY)	65 FT	51.1 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	40 FT / 80 FT	47.8 FT / N/A	NO CHANGE
MIN. REAR YARD SETBACK	50 FT	83.8 FT	NO CHANGE
INT. LOT SHAPE - MIN. DIA.	115 FT	131 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	40 FT / 32 FT	±28 FT / ±16 FT	±30 FT / ±18 FT
MAX. BLDG. STORIES	2.5 ST	1 ST	NO CHANGE
MIN. HABITABLE GROUND FLOOR (1 ST.)	2,400 SF	5,555 SF	NO CHANGE
MAX. LOT COVERAGE ✓	16,076 SF	11,761 SF	14,160 SF
MAX. BUILDING COVERAGE ✓	5,985 SF	5,833 SF	NO CHANGE
POOL ACCESSORY			
POOL SIDE YARD SETBACK	25 FT	N/A	80.3 FT
POOL REAR YARD SETBACK	25 FT	N/A	N/A
POOL PATIO / EQPM SIDE YARD SETBACK	15 FT	N/A	61.1 FT
POOL PATIO / EQPM REAR YARD SETBACK	15 FT	N/A	N/A

MAX FLOOD AREA
9732

ZONING CALCULATIONS

LOT COVERAGE

ALLOWABLE

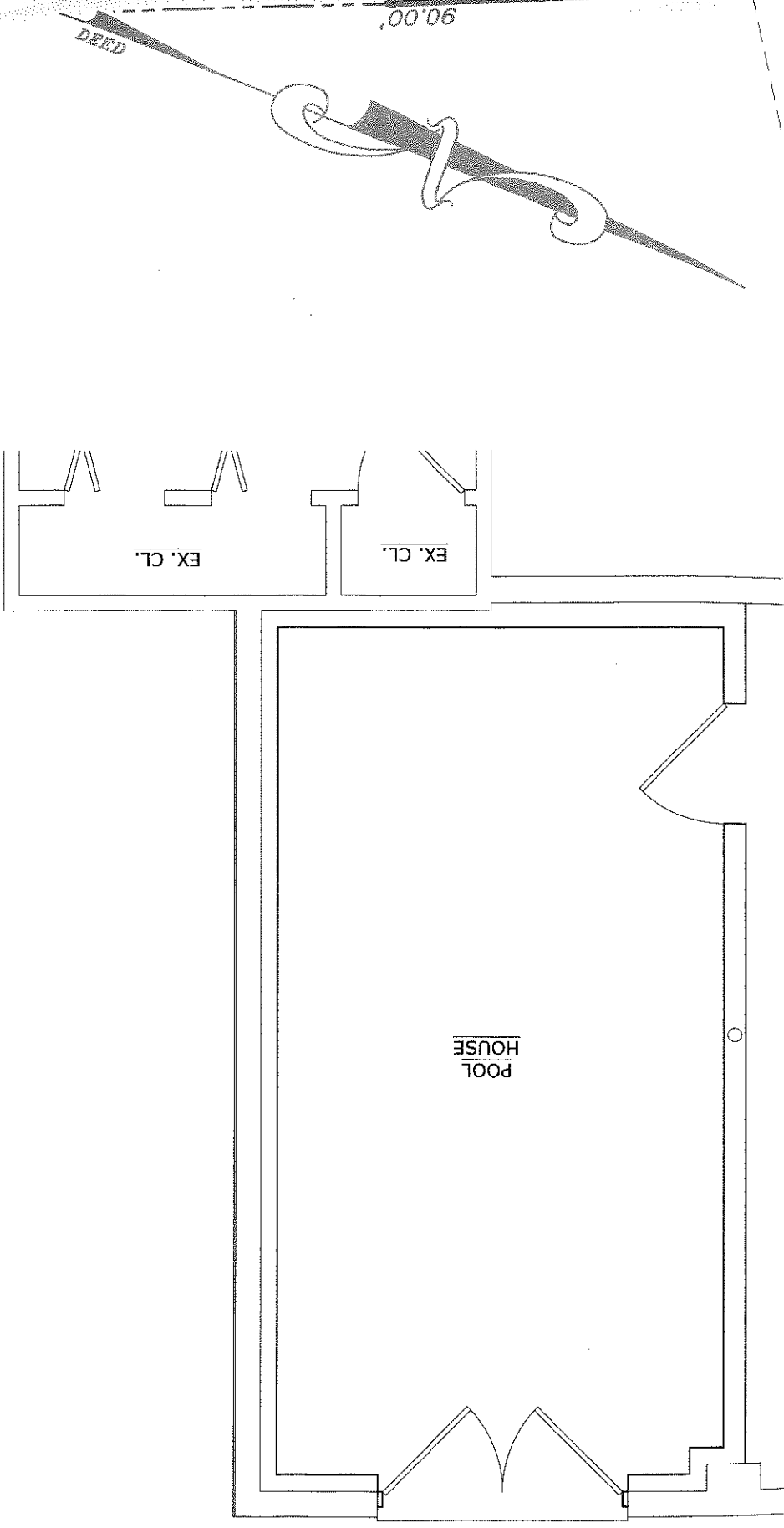
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF
5,000 - 10,000 SF	5,000 SF	x0.319	1,595 SF
10,000 - 70,000 SF	60,000 SF	x0.1915	11,490 SF
70,000 - 150,000 SF	3,628 SF	x0.1700	616 SF
			16,076 SF

	EXISTING	EXISTING	
RESIDENCE	5,714 SF	5,714 SF	
FRONT PORCH	119 SF	119 SF	
DRIVEWAY	5,481 SF	5,481 SF	
FRONT WALKWAY	253 SF	253 SF	
DECK	703 SF	731 SF	30% CREDIT
RETAINING WALL & STEPS	158 SF	125 SF	
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POOL	-	800 SF	
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POOL EQPM	-	30 SF	
REAR WALKWAYS	-	70 SF	WALKWAY EXCLUSION
TOTAL	11,761 SF	14,160 SF	

BUILDING COVERAGE

ALLOWABLE

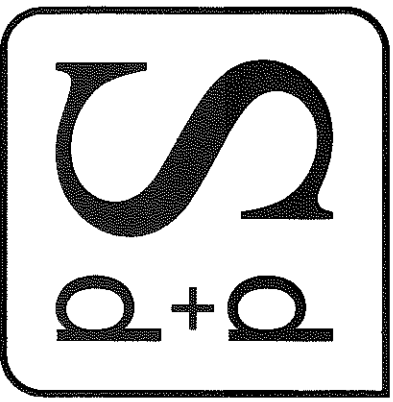
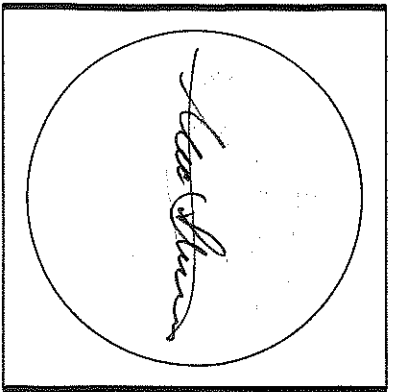
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF	1,165 SF
5,000 - 10,000 SF	5,000 SF	x0.186	930 SF	930 SF
10,000 - 70,000 SF	60,000 SF	x0.062	3,720 SF	3,720 SF
70,000 - 150,000 SF	3,628 SF	x0.047	170 SF	170 SF
			5,985 SF	5,985 SF



ISSUE

REVISIONS

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
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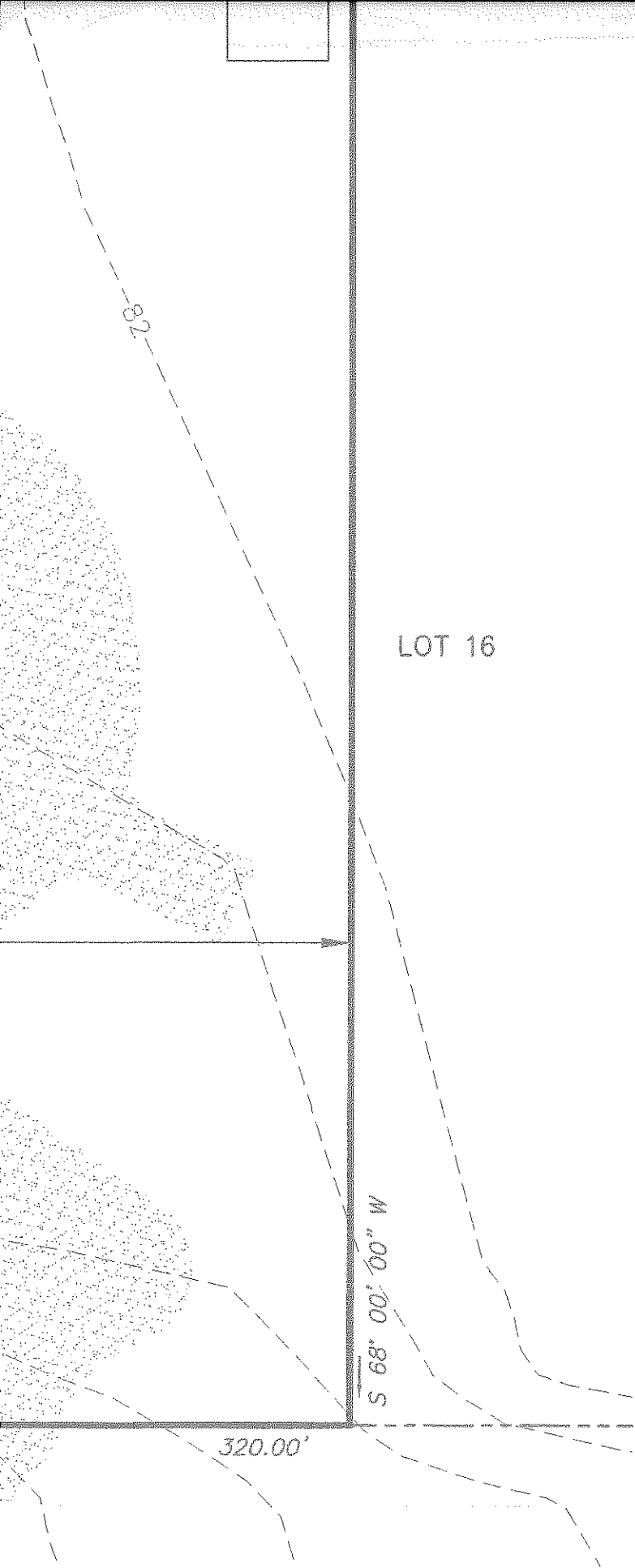


SHISSIAS

DESIGN + DEVELOPMENT

Alec P. Shissias, RA, RIA
 NJ Architect #21A01925500
 NJ Landscape Architect # 21AS00117900

856.448.0865
 www.shissias.com
 ashissias@gmail.com
 27 1st St. Rumson, NJ 07760



LOT 16

Schober-Monteiro Residence

Residential Additions, Renovations & Site Improvements

116 Ridge Road, Rumson, NJ 07760
Block 16 / Lot 15

Proj. No: 2023.21
Issued For: Zoning Permit
Date: 10/20/2023

DESIGN

A1



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

Memorandum

Date: December 14, 2023

Applicant: Melissa Monteiro

Address:	116 Ridge Road Rumson, NJ 07760	Block	16	Lot	15	Zone	R-1
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Description of Work:

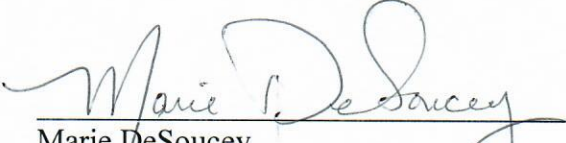
Demolition of existing retaining wall and a portion of existing front deck; proposed new pool, patio, pool compliant fence, retaining walls, exterior stairs; expansion of existing front deck; Excavation of existing grade to allow for a walk-out basement; finish a portion of existing basement.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations 22-7.8 Accessory buildings and Structures:

22-7.8g Residential accessory pools and any associated accessory building shall not be located in any front yard nor between any principal dwelling and a street.

Therefore, the subject application is hereby denied and shall require variance relief. 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



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



APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Melissa Monteiro mmonteiro@atriumstaff.com 732-881-2891
 Name of Applicant Email Phone Number

116 Ridge Road (aka 18 Auldwood Lane), Rumson, NJ 07760 16 15
 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.

(none)
 Applicant's Attorney and contact information (if any)

Al Shissias, RA, RLA 856-448-0865 ashissias@gmail.com
 Applicant's Architect and contact information (if any)

(none)
 Applicant's Engineer and contact information (if any)


 Signature of Applicant or Agent Date 11/18/23

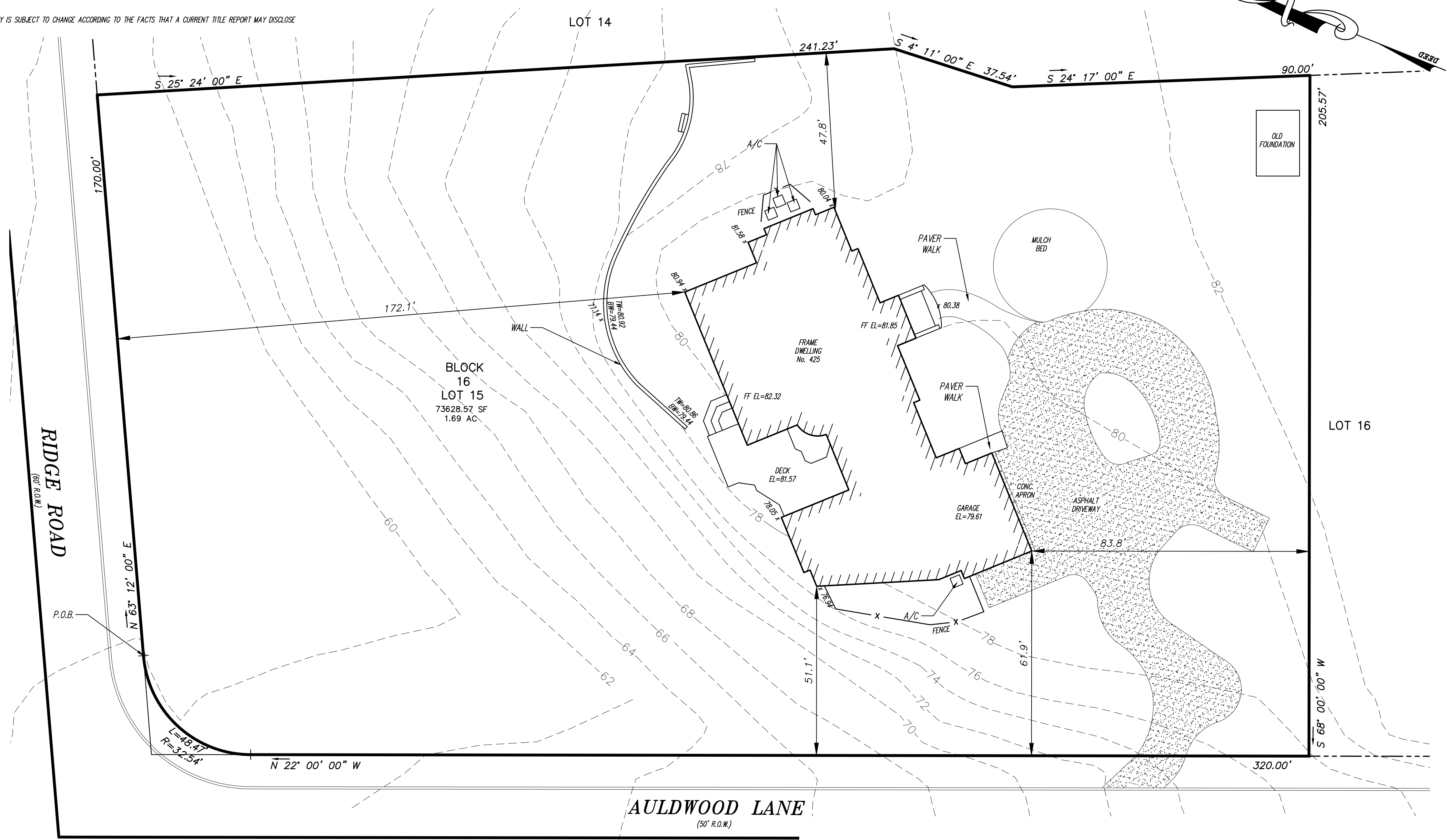
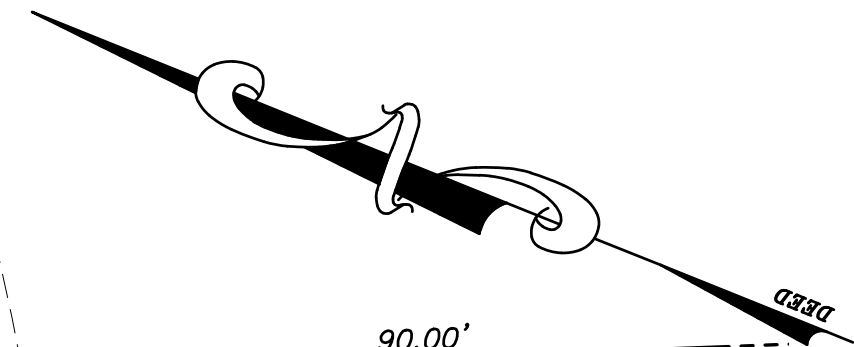
Proposed plan
 Demolition of existing retaining wall and portion of existing deck. Proposed pool, patio, fence, gates, retaining walls, exterior stairs, expansion of existing deck, excavation of existing grade to allow for a walk out basement, finish a portion of existing basement.

Variations requested
 Residential accessory pools are not permitted in any front yard or between the principal building and the street.
 (Borough of Rumson ordinances, section 22-7.8.g)

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



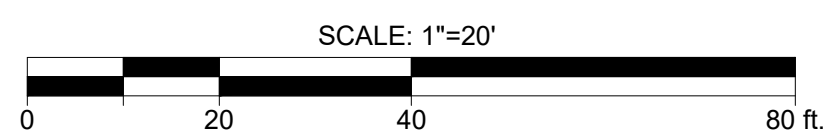
RIDGE ROAD
(60' R.O.W.)

AULDWOOD LANE
(50' R.O.W.)

BLOCK 16
LOT 15
73628.57 SF
1.69 AC

OLD FOUNDATION

ALSO KNOWN AND DESIGNATED AS: LOT 7 AS SHOWN ON A CERTAIN MAP ENTITLED "AMENDED MAP OF AULDWOOD, PROPERTY OF PHILIP ROCHSTEIN, RUMSON, MONMOUTH COUNTY, N.J." SAID MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE IN CASE #28, MAP #8 ON SEPTEMBER 19, 1949



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

LEGEND
 EXIST. CONTOUR --- 80 ---
 EXISTING SPOT ELEV. x 80
 NOTE:
 TOPOGRAPHIC INFORMATION BASED ON NAVD 88.

Thomas P. Santry, Jr.
 RESPONSIBLE PROFESSIONAL'S SIGNATURE DATE:
THOMAS P. SANTRY, JR., P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. LIC. No. 24GS3540000

REV. 7/24/23 ADD EXISTING TOPOGRAPHY

**SURVEY OF
 LOT 15 ~ BLOCK 16**
 116 Ridge Road
 Borough of Rumson
 Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
 ENGINEERS AND SURVEYORS
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
 RUMSON, NEW JERSEY 07760
 PHONE (732) 741-4800 FAX (732) 741-0084

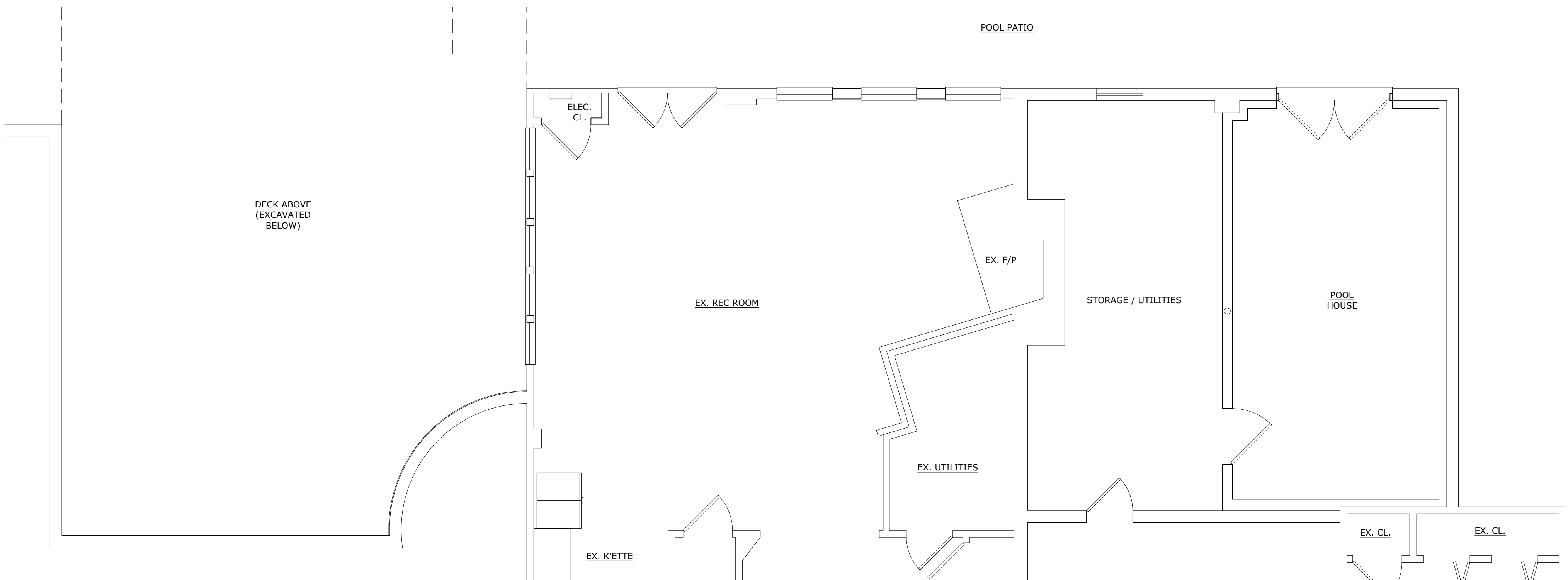
PROJ. No.	23-089
SCALE	1" = 20'
DATE	8/8/23
DRAWN BY	GJH
TAX MAP SHEET #	5
SHEET	1 OF 1
DRAWING No.	R2366

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	1.5 AC / 64,340 SF	73,628 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE (CORNER)	250 FT	206 FT / 200 FT	NO CHANGE
MIN. FRONT YARD SETBACK	100 FT	172.1 FT	NO CHANGE
MIN. FRONT YARD SETBACK (SECONDARY)	65 FT	51.1 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	40 FT / 80 FT	47.8 FT / N/A	NO CHANGE
MIN. REAR YARD SETBACK	50 FT	83.8 FT	NO CHANGE
INT. LOT SHAPE - MIN. DIA.	115 FT	131 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	40 FT / 32 FT	±28 FT / ±16 FT	±30 FT / ±18 FT
MAX. BLDG. STORIES	2.5 ST	1 ST	NO CHANGE
MIN. HABITABLE GROUND FLOOR (1 ST.)	2,400 SF	5,555 SF	NO CHANGE
MAX. LOT COVERAGE	16,076 SF	11,761 SF	14,160 SF
MAX. BUILDING COVERAGE	5,985 SF	5,833 SF	NO CHANGE
POOL ACCESSORY			
POOL SIDE YARD SETBACK	25 FT	N/A	80.3 FT
POOL REAR YARD SETBACK	25 FT	N/A	N/A
POOL PATIO / EQPM SIDE YARD SETBACK	15 FT	N/A	61.1 FT
POOL PATIO / EQPM REAR YARD SETBACK	15 FT	N/A	N/A

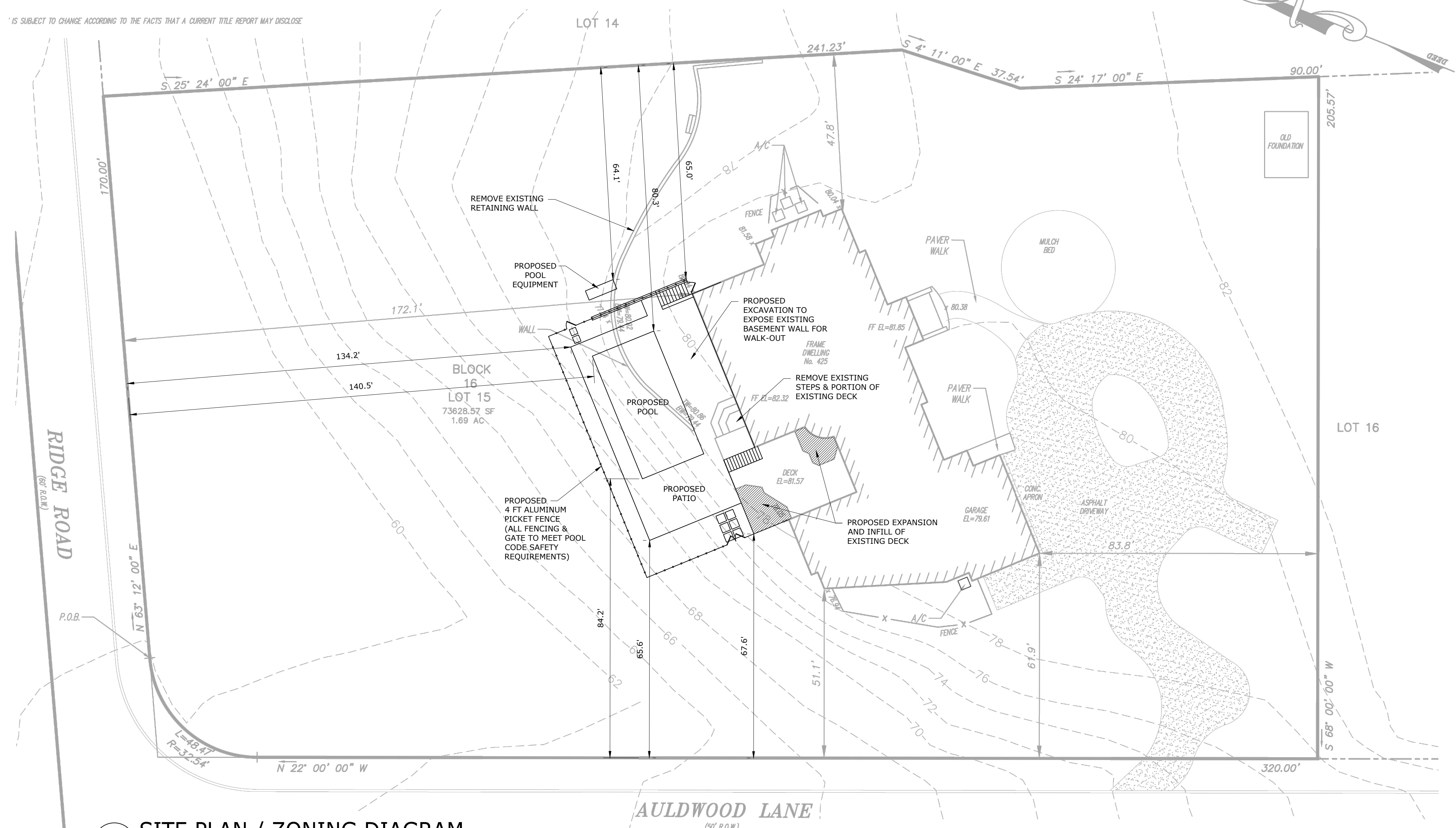
ZONING CALCULATIONS

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	60,000 SF	x0.1915	11,490 SF
70,000 - 150,000 SF	3,628 SF	x0.1700	616 SF
			16,076 SF
EXISTING			
RESIDENCE	5,714 SF		5,714 SF
FRONT PORCH	119 SF		119 SF
DRIVEWAY	5,481 SF		5,481 SF
FRONT WALKWAY	253 SF		253 SF
DECK	793 SF		793 SF
RETAINING WALL & STEPS	158 SF		125 SF
A/C EQPM	36 SF		36 SF
POOL	-		800 SF
POOL PATIO	-		1,602 SF
POOL EQPM	-		30 SF
REAR WALKWAYS	-		70 SF
			WALKWAY EXCLUSION
TOTAL	11,761 SF		14,160 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	60,000 SF	x0.062	3,720 SF
70,000 - 150,000 SF	3,628 SF	x0.047	170 SF
			5,985 SF
EXISTING			
RESIDENCE	5,714 SF		5,714 SF
FRONT PORCH	119 SF		119 SF
TOTAL	5,833 SF		5,833 SF



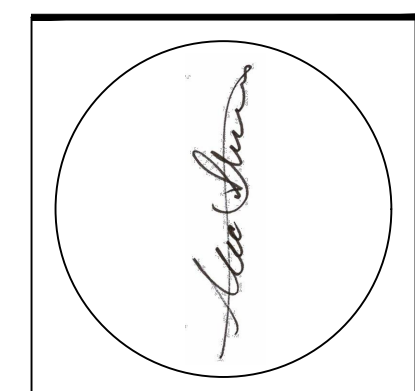
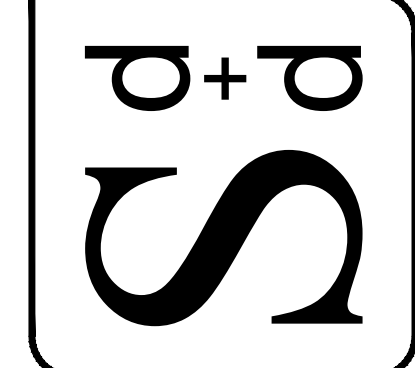
2 PARTIAL BASEMENT PLAN
1/4" = 1'-0"

WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(g).
 1) NOT SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT
 2) IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



1 SITE PLAN / ZONING DIAGRAM
1" = 20'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
 THOMAS P. SANTRY, JR., P.L.S.
 NJ LIC NO. 24653540000
 DATED: 08 / 08 / 23



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
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ISSUE	REVISIONS

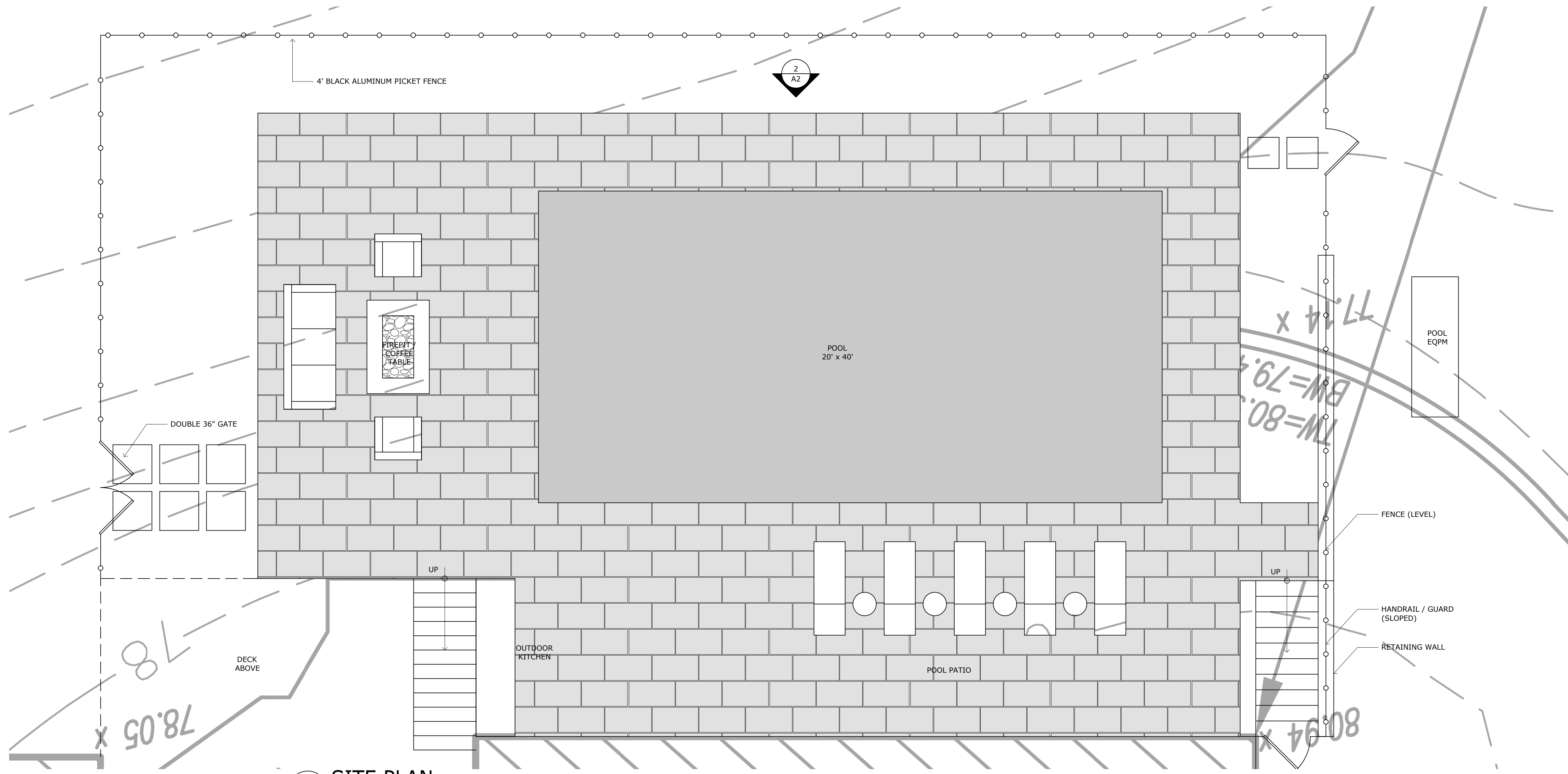
Proj. No: 2023.21
 Issued For: Zoning Permit
 Date: 10 / 20 / 2023

DESIGN



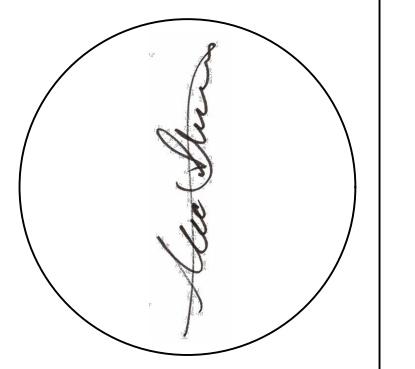
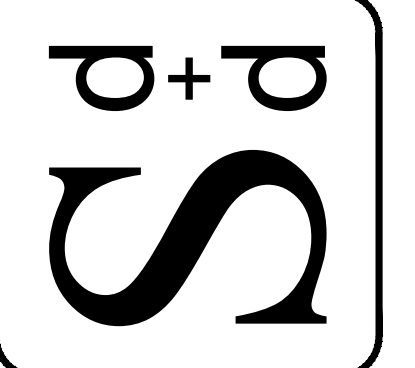


FRONT EXTERIOR ELEVATION
 2
 A2 1/4" = 1'-0"



SITE PLAN
 1
 A2 1/4" = 1'-0"

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
 THOMAS P. SANTRY, JR., P.L.S.
 NJ LIC NO. 24GS3540000
 DATED: 08 / 08 / 23

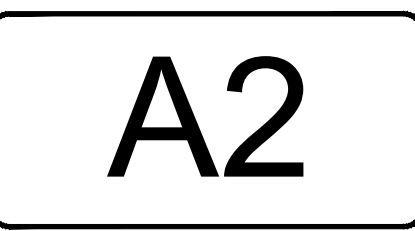


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ISSUE	REVISIONS

Proj. No: 2023.21
 Issued For: Zoning Permit
 Date: 10 / 20 / 2023

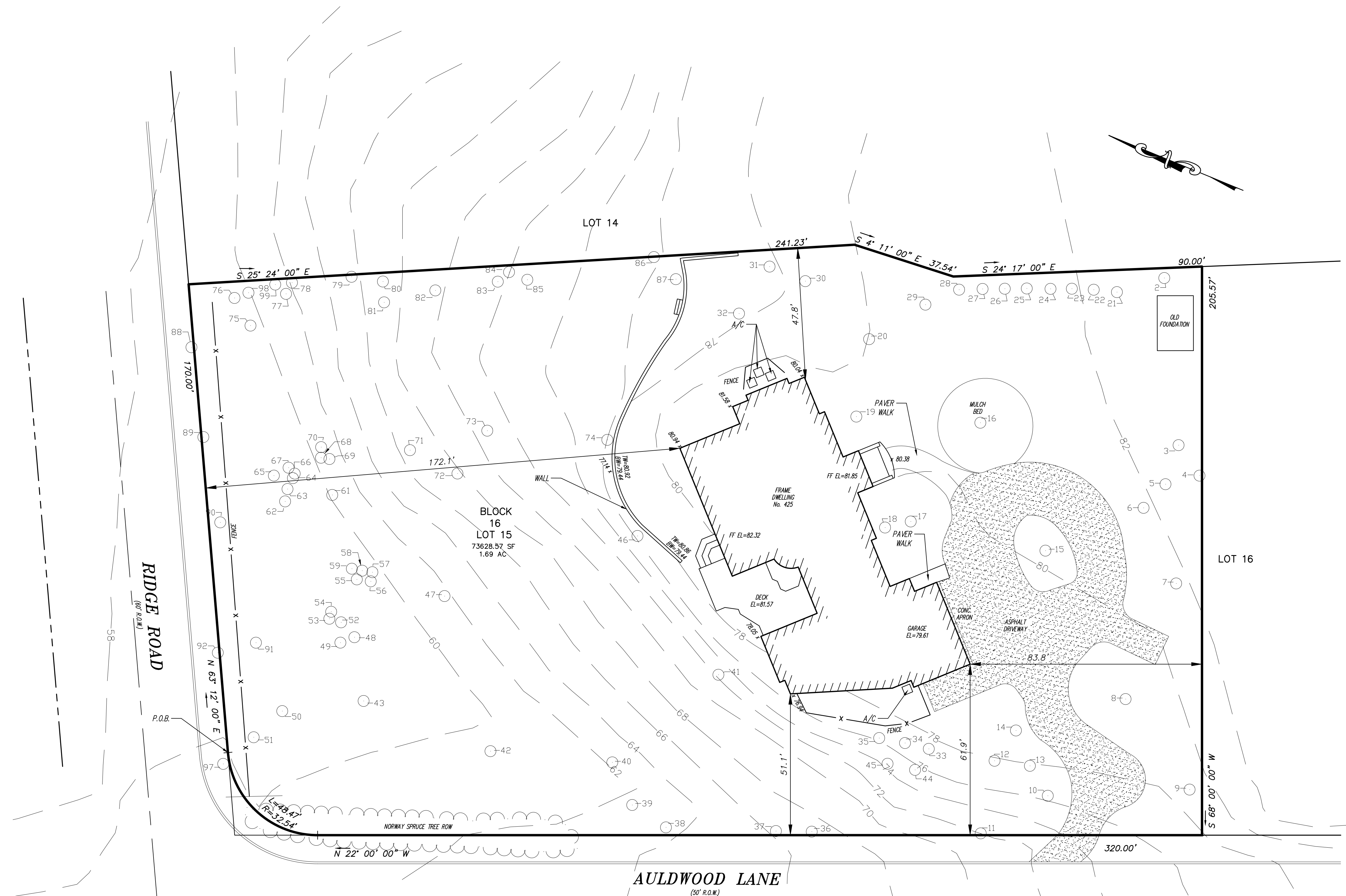
DESIGN



NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(c).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



TREE	DIA. (FT.)	TYPE	TREE	DIA. (FT.)	TYPE
2	0.9	DBL EVERGREEN	51	1.3	PINE
3	1.5	WHITE PINE	52	1.0	DECIDUOUS
4	2.1	PINE	53	0.9	DECIDUOUS
5	2.0	PINE	54	1.3	DECIDUOUS
6	2.0	PINE	55	1.3	DECIDUOUS
7	2.0	PINE	56	0.6	DECIDUOUS
8	4.0	SPRUCE	57	0.8	DECIDUOUS
9	2.8	DECIDUOUS	58	1.0	DECIDUOUS
10	0.3	HOLLY	59	1.0	DECIDUOUS
11	3.3	SPRUCE	60	0.7	DECIDUOUS
12	2.5	PINE	61	1.5	DECIDUOUS
13	0.8	PINE	62	0.6	DECIDUOUS
14	0.3	HOLLY	63	1.0	DECIDUOUS (DBL)
15	3.0	DECIDUOUS	64	1.2	DECIDUOUS
16	2.0	WILLOW	65	1.1	DECIDUOUS
17	0.4	BIRCH	66	0.5	DECIDUOUS
18	0.7	CEDAR	67	0.6	DECIDUOUS
19	1.0	HOLLY	68	0.9	DECIDUOUS
20	2.0	CHERRY	69	1.0	DECIDUOUS
21	0.1	ARBORVITAE	70	0.5	DECIDUOUS (DBL)
22	0.1	ARBORVITAE	71	1.0	PINE
23	0.1	ARBORVITAE	72	1.2	PINE
24	0.1	ARBORVITAE	73	0.8	PINE
25	0.1	ARBORVITAE	74	0.6	PINE
26	0.1	ARBORVITAE	75	0.6	DECIDUOUS (DBL)
27	0.1	ARBORVITAE	76	0.8	DECIDUOUS (DBL)
28	0.1	ARBORVITAE	77	1.0	DECIDUOUS
29	0.3	HOLLY (DBL)	78	1.0	DECIDUOUS
30	0.3	EVERGREEN	79	1.2	DECIDUOUS
31	1.2	CEDAR	80	1.2	DECIDUOUS
32	2.2	EVERGREEN	81	1.8	DECIDUOUS (DBL)
33	0.1	ARBORVITAE	82	1.4	DECIDUOUS
34	0.1	ARBORVITAE	83	1.8	DECIDUOUS
35	0.1	ARBORVITAE	84	0.5	DECIDUOUS
36	3.0	DECIDUOUS TREE CLUSTER	85	1.4	DECIDUOUS
37	0.8	ARBORVITAE	86	1.5	DECIDUOUS (DBL)
38	0.9	PINE (DBL)	87	1.7	CEDAR
39	1.6	SPRUCE	88	1.3	DECIDUOUS
40	2.0	PINE	89	1.9	DECIDUOUS
41	2.2	SPRUCE	90	2.4	DECIDUOUS
42	3.4	PINE	91	0.9	DECIDUOUS
43	2.0	DECIDUOUS	92	1.8	DECIDUOUS
44	0.1	SPRUCE	93	2.8	DECIDUOUS
45	0.1	SPRUCE	94	0.5	DECIDUOUS
46	1.5	DECIDUOUS	95	0.5	DECIDUOUS
47	0.5	PINE	96	0.5	DECIDUOUS
48	1.8	DECIDUOUS (DBL)	97	3.0	DECIDUOUS
49	1.0	DECIDUOUS	98	0.5	DECIDUOUS
50	0.8	DECIDUOUS	99	0.5	DECIDUOUS

LEGEND

EXIST. CONTOUR --- 80 ---
 EXISTING SPOT ELEV. x 80

NOTE:
 TOPOGRAPHIC INFORMATION BASED ON NAVD 88.

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

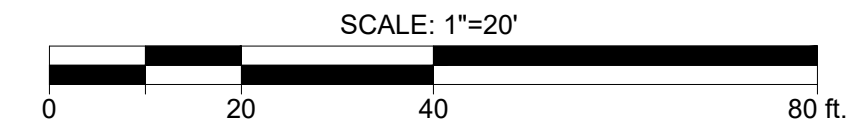
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THOMAS P. SANTRY, JR., P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. LIC. No. 2463540000

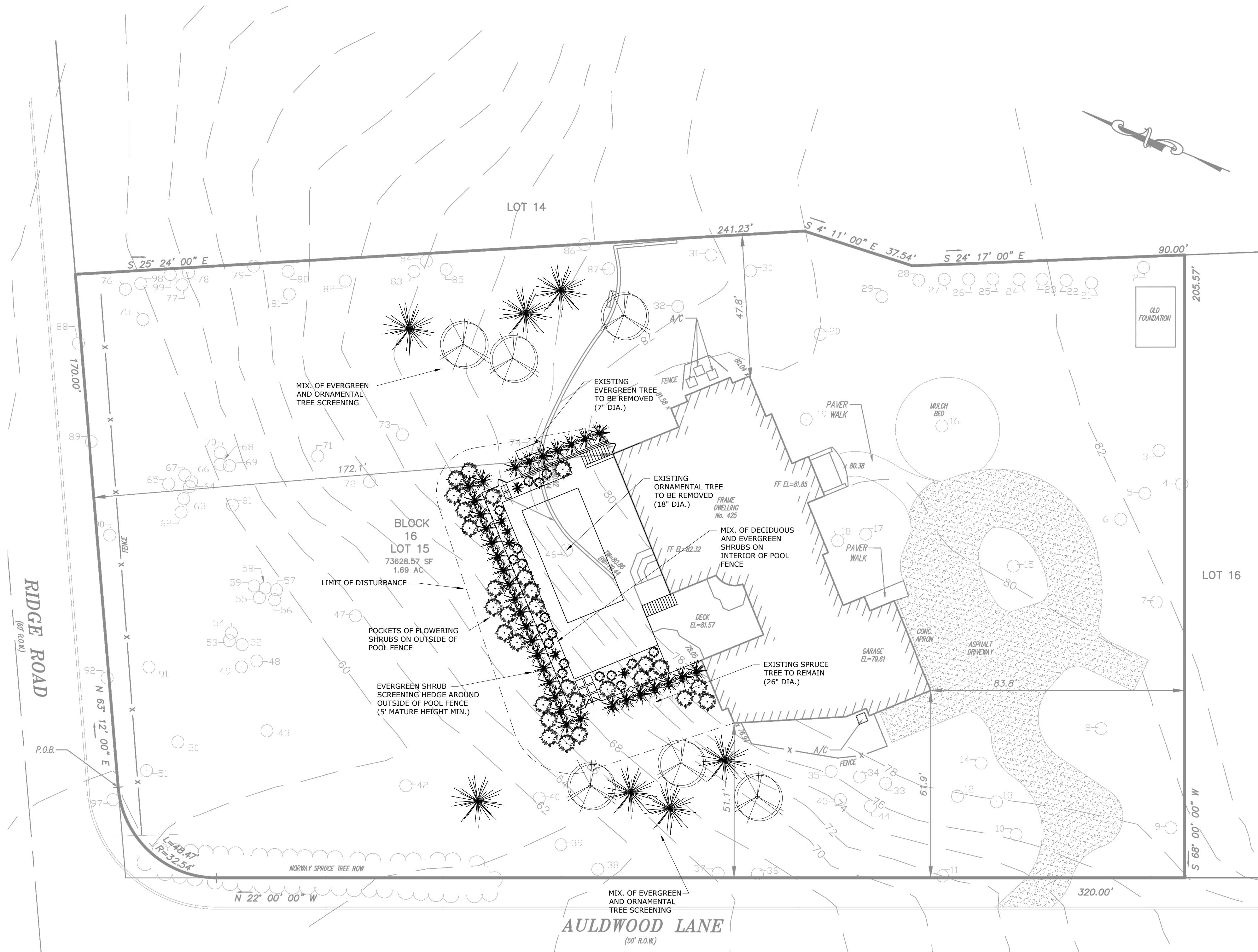
TREE LOCATION PLAN OF
LOT 15 ~ BLOCK 16
 116 Ridge Road
 Borough of Rumson
 Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
 LAND SURVEYORS
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
 RUMSON, NEW JERSEY 07760
 PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No. 23-089
 SCALE 1" = 20'
 DATE 2/14/24
 DRAWN BY MGB
 TAX MAP SHEET # 05
 SHEET 1 OF 1
 DRAWING No. R2366



KEY	QTY	PLANT TYPE	SIZE
	18	Deciduous Shrub - ±3' Mature Height	3 gal.
	29	Deciduous Shrub - ±5' Mature Height	5 gal.
	6	Evergreen Shrub - ±3' Mature Height	3 gal.
	34	Evergreen Shrub - ±5' Mature Height	5 gal.
	7	Evergreen Tree	8'-9' B&B
	4	Ornamental Tree	5'-6' B&B

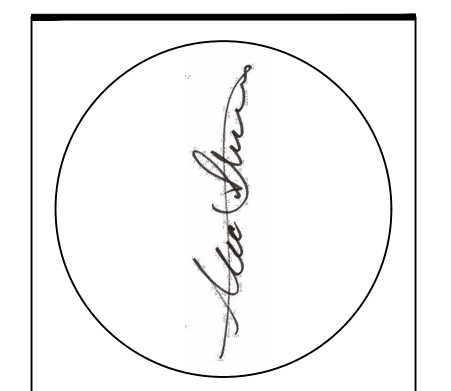
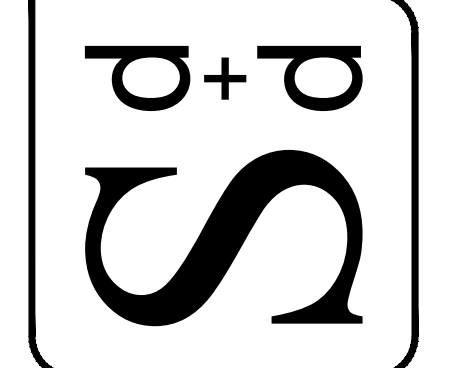


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50	0.8	DECIDUOUS	99	0.5	DECIDUOUS

1 LANDSCAPE PLAN
A5 1" = 20'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
THOMAS P. SANTRY, JR., P.L.S.
NJ LIC NO. 24GS3540000
DATED: 02 / 14 / 24

SHISSIAS
DESIGN + DEVELOPMENT
956-448-0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07760
Alec P. Shissias, RA, RLA
NJ Landscape Architect # 21A50117900



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ISSUE	REVISIONS
02 / 16 / 24	LANDSCAPE PLAN

Schober-Monteiro Residence
Residential Additions, Renovations & Site Improvements
116 Ridge Road, Rumson, NJ 07760
Block 16 / Lot 15
Proj. No: 2023.21
Issued For: Zoning Permit
Date: 10 / 20 / 2023

LANDSCAPE SCHEMATIC

A5