



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: December 4, 2024, *updated April 14, 2025*

Applicant: Stephen & Nadia Harhen / Robert W. Adler & Assoc.

Address: 9 Circle Drive, Rumson, NJ 07760
Block 13, Lot 15, Zone: R-3

Applicant's Request to:

Construct a new two-story addition and new open front porch to the front of the existing dwelling on a conforming, interior lot.

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

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-4 Maximum Permitted Lot and Building Coverage and 22-7.8 Accessory Structures

1. (Sched 5-4) Building Coverage of 3,882 SF, whereas 3,578 SF is existing and 3,529 SF is permitted. **(New Variance)**
2. (Sched 5-1, note 16) When the FA exceeds 85% of the maximum permitted, the minimum SYSB for the principal dwelling is increased from 20' to 22'. The house is currently at 21.42' on the left (south) side of the dwelling and will not change. This conformed previously when the setback was 20' but does not comply now that the SYSB is 22'. **(New Variance)**
3. (22-7.7f) Raised Deck: There is currently an open, raised deck attached to the rear of the principal dwelling at 19.83' from the property line, whereas 20' was required. There are no changes to this proposed structure. The new setback is 22' and the raised deck will require a variance. **(Existing nonconformity – Intensified by increased setback)**
4. (Sched 5-1) Shed: Minimum SYSB & RYSB of 3.75' and 10.41', respectively, whereas 15' is required for both. **(Existing nonconformity – Unchanged)**

The Land Use Permit review is based on:

- Architectural drawings prepared, signed & sealed by Robert W. Adler, Architect, dated November 8, 2024, revised April 1, 2025, consisting of eight (8) sheets.

- Copy of Topographical Survey Map of Lot 15 in Block 13, prepared by Yorkanis & White, Inc., signed by John T. Luts, PLS, dated October 9, 2023, no revisions, one sheet.

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

Stephen & Nadia Harhen	c/o maikins@aikinslaw.com	c/o 732-280-2606	
Name of Applicant	Email	Phone Number	
9 Circle Drive		13	15
Property Address		Block	Lot

Same as above

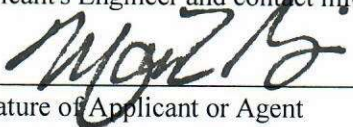
Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606
 Applicant's Attorney and contact information (if any)

Robert W. Adler & Associates, 1049 Broadway, West Long Branch, New Jersey 07764; Telephone: 732-571-1010
 Applicant's Architect and contact information (if any)

Not Applicable

Applicant's Engineer and contact information (if any)

	January 16, 2025
Signature of Applicant or Agent	Date
Mark R. Aikins, Attorney for Applicant/Owner	

Proposed plan Renovations and additions to an existing two-story single family residence

Variations requested PLEAS SEE ADDENDUM TTACHED HERETO & MADE A PART HEREOF

ADDENDUM TO APPLICATION
BLOCK 13, LOT 15 (9 CIRCLE DRIVE)
STEPHEN & NADIA HARHEN
BOROUGH OF RUMSON

1. **Maximum Building Coverage:** 3,529 sq. ft. required, whereas 3,578 sq. ft. exists and 4,192 sq. ft. is proposed.

2. When floor area exceeds 85% of the maximum permitted, the minimum side yard setback for the principal dwelling is increased from 20 ft. to 22 ft. The house is currently at 21.452 ft. which conformed previously to 20 ft. but does not comply now that the side yard setback is 22 ft.

3. **Minimum Side Yard Setback:** 20,00 ft. required, whereas 19.83 ft. exists (masonry porch) and 19.83 ft. proposed (masonry porch) non-conforming existing condition.

4. **Minimum side yard setback**
 - (Accessory Building): 15.00 ft. required, whereas 3.75 ft. exists and 5.75 ft. is proposed (non-conforming existing condition).
 - (Shed): 15.00 ft. required, whereas 10.41 ft. exists and 10.41 ft. is proposed (non-conforming existing condition).



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mdesoucey@rumsonnj.gov

Denial Memorandum

Date: December 4, 2024
Applicant: Stephen & Nadia Harhen / Robert W. Adler & Assoc.

Address: 9 Circle Drive Block Lot Zone
Rumson, NJ 07760 13 15 R-3

Applicant's Request to:

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3. (22-7.7f) Raised Deck: There is currently an open, raised deck attached to the principal dwelling at 19.83' from the property line, whereas 20' was required. The new setback is 22' and the raised deck will require a variance. **(Existing nonconformity – Intensified)**
4. (Sched 5-1) Shed: Minimum SYSB & RYSB of 3.75' and 10.41', respectively, whereas 15' is required for both. **(Existing nonconformity – Unchanged)**
5. Additional information needed:
 - A proposed Site Plan was not included with the application.
6. Zoning Chart Information requiring correction:
 - Required side yard setbacks of 22' / 42'
 - Label of Proposed Calculations, sheet1 of 8

The Land Use Permit review is based on:

- Architectural drawings prepared, signed & sealed by Robert W. Adler, Architect, dated November 8, 2024, no revisions, consisting of eight (8) sheets.
- Copy of Topographical Survey Map of Lot 15 in Block 13, prepared by Yorkanis & White, Inc., signed by John T. Luts, PLS, dated October 9, 2023, no revisions, one sheet.

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


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David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



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

RECEIVED DENIED
NOV 27 2024
Marie DeSoucey
Land Use & Development Official
Office 732.842.3022
mdesoucey@rumsonnj.gov

LAND USE & DEVELOPMENT PERMIT

Date: 11/27/24

Fee: \$ _____

Check # 14633

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: 9 Circle Drive Block: 13 Lot 15 Zone: R-3
2. Applicant's Name: Robert W. Adler & Associates Address: 1049 Broadway West Long Branch, NJ 07764
Email radler@rwadlerassociates.com Tel. 732-571-1010
3. Property Owner's Name: Stephen & Nadia Harhen Address: 9 Circle Drive Rumson, NJ 07760
Email nadiasookdeo@gmail.com Tel. (201) 926-1348
4. Description of Work: THE PROJECT SCOPE CONSISTS OF THE RENOVATION AND ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AS INDICATED ON THESE DRAWINGS. THERE IS A ONE-STORY, WOOD-FRAMED FIRST FLOOR FOYER ADDITION WITH A MASONRY FRONT COVERED PORCH. THERE IS A TWO-STORY ADDITION WHICH EXPANDS THE EXISTING TWO-CAR GARAGE TO A THREE-CAR GARAGE AND WORKSHOP. THE SECOND FLOOR ABOVE THE GARAGE EXPANDS THE EXISTING BEDROOM #4 AND A PROPOSED STUDY. THE EXISTING ONE-STORY, WOOD-FRAMED DEN IN THE REAR SHALL BE ALTERED FOR A NEW LOWER FLOOR ELEVATION. THE MAJORITY OF THE EXISTING FOUNDATION, FIRST FLOOR FRAMING, SECOND FLOOR FRAMING, AND EXTERIOR WALLS ARE TO REMAIN AND BE ADJUSTED AS REQUIRED TO ACCOMMODATE THE PROPOSED NEW WORK.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ___ No X 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 of Applicant

11/27/24
Date

Robert W. Adler Jr.
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 ✓

SEE Denial Memo

DENIED

COMMENTS:

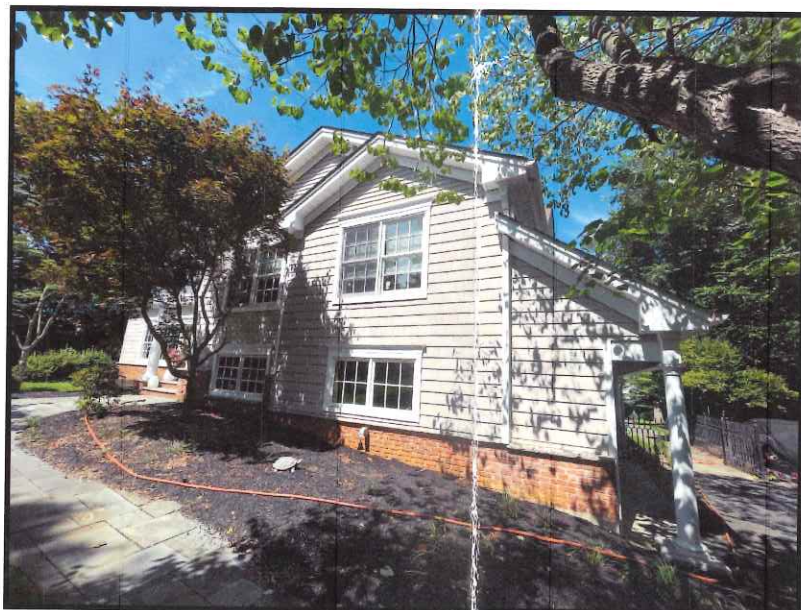
Max Bldg Coverage Exceeded, Principal and accessory sideyard setbacks

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

12/4/24
Date

2/27/25
 EXHIBIT
 A-6



HARHEN RESIDENCE
 EXISTING CONDITIONS

PROPOSED RENOVATION AND ADDITION FOR
HARHEN RESIDENCE

DATE: FEBRUARY 25, 2025

REVISIONS:

ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS
 1000 Pennsylvania Street, Suite 1000, Philadelphia, PA 19104
 TEL: 761-577-1900 WWW.RWAADLERARCHITECTS.COM

RWA
 1000 Pennsylvania Street, Suite 1000, Philadelphia, PA 19104

1 1

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HARHEN RESIDENCE
RENDERED IMAGES

PROPOSED RENOVATION AND ADDITION FOR
HARHEN
 1500 15TH STREET
 07048 NJ

Drawings:
 PRELIMINARY
 DATE:
 11/19/2024
 REVISIONS:

ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS
 1549 Broadway West Long Branch, NJ 07740
 TEL 732.971.1910
 WWW.RWAARCHITECTS.COM

RWA
 1549 Broadway West Long Branch, NJ 07740

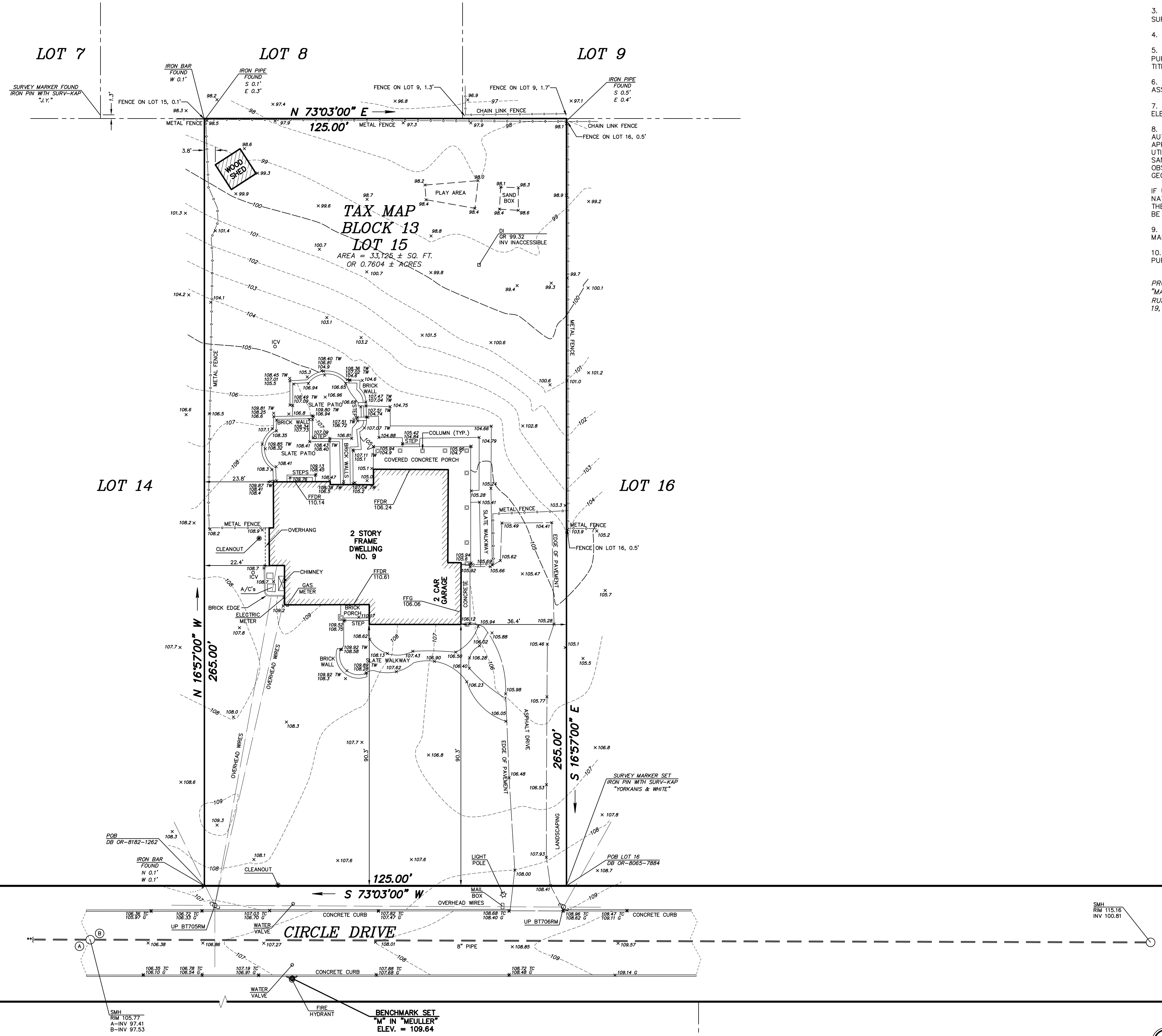
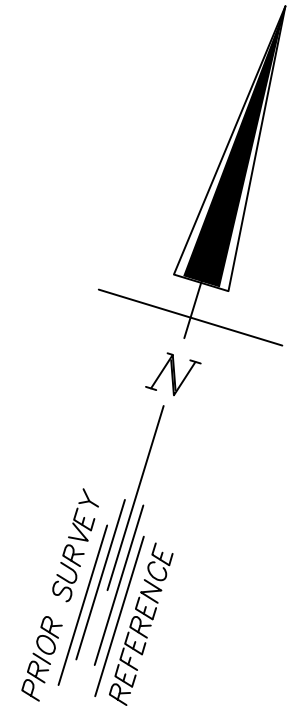
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2/27/25

EXHIBIT

A-7

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GENERAL NOTES:

1. NORTH MERIDIAN AND OUTBOUND INFORMATION SHOWN HEREON FOR LOT 15 IN BLOCK 13 WAS TAKEN FROM A CERTAIN MAP ENTITLED: "SURVEY MAP OF PROPERTY KNOWN AS LOT 15 IN BLOCK 13, BOROUGH OF RUMSON, MONMOUTH COUNTY - NEW JERSEY," PREPARED BY YORKANIS & WHITE, INC. AND DATED APRIL 25, 2005, LAST REVISED TO MAY 11, 2005.
2. ONLY COPIES FROM THE ORIGINAL OF THIS MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
4. PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
5. THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.
6. BY CONTRACTUAL ARRANGEMENT, THE VERTICAL DATUM OF THIS SURVEY IS ON AN ASSUMED BASE.
7. LOCAL SITE BENCHMARK IS THE "M" IN "MUELLER" ON A FIRE HYDRANT, HAVING AN ELEVATION OF 109.64.
8. UTILITIES SHOWN HEREON WERE DERIVED FROM MARKOUTS DONE BY THE PROPER UTILITY AUTHORITY AS OF THE DATE OF THIS FIELD SURVEY AND ARE SHOWN HEREON AS APPROXIMATE LOCATIONS TO BE UTILIZED FOR ESTIMATING PURPOSES ONLY. UNDERGROUND UTILITIES THAT HAD NOT BEEN MARKED WERE NOT LOCATED. UTILITIES SUCH AS STORM AND SANITARY SEWER INVERTS WERE DERIVED USING CONVENTIONAL SURVEYING METHODS TO OBSERVE THE INVERT. DUE TO THE CONFIGURATION OF THE DRAINAGE STRUCTURE AND THE GEOMETRY OF THE PIPE, THE OBSERVED INVERTS HAVE A TOLERANCE OF 0.1 FEET.
9. IF UTILITIES REFERENCED ARE TO BE USED FOR DESIGN PURPOSES AND ARE OF A CRITICAL NATURE, PRIOR TO CONSTRUCTION OR DESIGN, SAMPLE TEST PITS SHOULD BE MADE TO VERIFY THE EXACT LOCATION. PRIOR TO CONSTRUCTION, THE DESIGN PLAN OR THIS SURVEY SHALL BE FORWARDED TO THE APPROPRIATE UTILITY COMPANY FOR VERIFICATION OF UTILITIES.
10. BY CONTRACTUAL ARRANGEMENT, NO INVESTIGATION INTO THE FLOOD ELEVATION OR FLOOD MAPS HAS BEEN MADE.
11. THE SPREAD OF TREES, BUSHES, HEDGES, ETC. SHOWN ON THIS PLAN ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT THE TRUE SPREAD OR DRIP LINE.

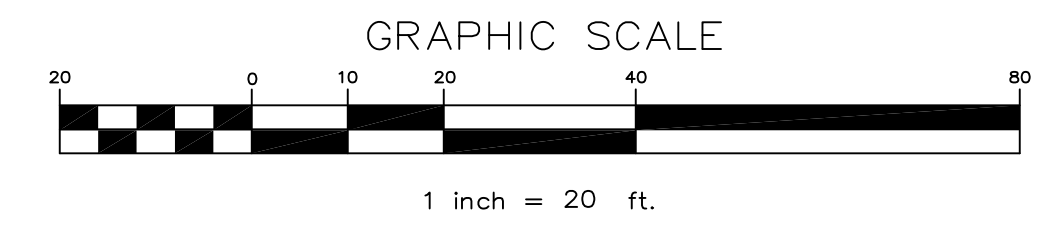
PROPERTY KNOWN AND DESIGNATED AS LOT 16 AS SHOWN ON A CERTAIN MAP ENTITLED: "MAP OF LANDS OF HARRY S. & MINNIE WILLEY, RIVER ROAD & BUENA VISTA AVENUE, RUMSON, N.J.", WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JUNE 19, 1951 AS CASE NO. 3, SHEET NO. 26.

BUENA VISTA AVENUE

CIRCLE DRIVE

THIS SURVEY MAP IS CERTIFIED TO:
NADIA AND STEPHEN HARTHEN

- LEGEND:
- A/C DENOTES AIR CONDITIONER
 - COL DENOTES COLUMN
 - DB DENOTES DEED BOOK
 - DI DENOTES DRAIN INLET
 - FFDR DENOTES FINISHED FLOOR AT DOOR
 - FFG DENOTES FINISHED FLOOR AT GARAGE
 - G DENOTES GUTTER
 - ICV DENOTES IRRIGATION CONTROL VALVE
 - SMH DENOTES SANITARY SEWER MANHOLE
 - TC DENOTES TOP OF CURB
 - TW DENOTES TOP OF WALL
 - UP DENOTES UTILITY POLE
 - x DENOTES DESTINATION/ORIGIN UNKNOWN
 - x102.47 DENOTES SPOT ELEVATION



TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOT 15 IN BLOCK 13
BOROUGH OF RUMSON
MONMOUTH COUNTY - NEW JERSEY

YORKANIS & WHITE, INC.
PROFESSIONAL LAND SURVEYORS
23 VILLAGE COURT, HAZLET, N. J. 07730 (732-888-3211)
CERTIFICATE OF REGISTRATION NUMBER: 246427960900

JOHN T. LUTS
PROFESSIONAL LAND SURVEYOR 6543220

SCALE: 1" = 20'
DWG. NO.: 05029WS
DRAWN: K.T.H.
CHKD: J.T.L.
DATE OF SURVEY: OCTOBER 9, 2023
FILE NO.: 05029

10/12/23
DATE

HARHEN RESIDENCE

PROPOSED RENOVATION & ADDITION

9 CIRCLE DRIVE
RUMSON, NJ
BLOCK : 13 LOT: 15

NUMERIC SUMMARY

PROPOSED RENOVATION AND ADDITION TO AN EXISTING TWO (2)-STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE.

	HOUSE	HOUSE	HOUSE	HOUSE	GARAGE	GARAGE	FRONT COV. PORCH
	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1ST FLOOR	1,194.00 SF.	1,111.00 SF.	51.00 SF.	72.00 SF.	894.00 SF.	547.00 SF.	509.00 SF.
2ND FLOOR	1,262.00 SF.	441.00 SF.	-----	546.00 SF.	-----	-----	-----
TOTAL	2,456.00 SF.	1,552.00 SF.	51.00 SF.	418.00 SF.	894.00 SF.	547.00 SF.	509.00 SF.

HOUSE TOTAL (EXISTING/RENO. AND NEW): 4,497.00 SF.

SCOPE OF WORK

THE PROJECT SCOPE CONSISTS OF THE RENOVATION AND ADDITIONS TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE AS INDICATED ON THESE DRAWINGS. THERE IS A ONE-STORY, WOOD-FRAMED FIRST FLOOR Foyer ADDITION WITH A MASONRY FRONT COVERED PORCH. THERE IS A TWO-STORY ADDITION WHICH EXPANDS THE EXISTING TWO-CAR GARAGE TO A THREE-CAR GARAGE AND WORKSHOP. THE SECOND FLOOR ABOVE THE GARAGE EXPANDS THE EXISTING BEDROOM #4 AND A PROPOSED STUDY. THE EXISTING ONE-STORY, WOOD-FRAMED DEN IN THE REAR SHALL BE REBUILT IN KIND AT A NEW LOWER FLOOR ELEVATION. THE MAJORITY OF THE EXISTING FOUNDATION, FIRST FLOOR FRAMING, SECOND FLOOR FRAMING, AND EXTERIOR WALLS ARE TO REMAIN AND BE ADJUSTED AS REQUIRED TO ACCOMMODATE THE PROPOSED NEW WORK. CONSULT WITH THE ARCHITECT AS REQUIRED.

NOTE

ANY ELEMENTS ON THESE DRAWINGS WHICH REQUIRES FURTHER CLARIFICATION OR INTERPRETATION SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT. ANY IMPLEMENTATION OF ALTERATIONS TO THIS DESIGN WITHOUT INVOLVEMENT FROM THE ARCHITECT SHALL CONSTITUTE A TRANSFERENCE OF LIABILITY FOR THAT ELEMENT TO THE CONTRACTOR.

INDEX

SHEET #1:	FLOOR LOAD DESIGN NOTES USE GROUP CONSTRUCTION TYPE NUMERIC SUMMARY SCOPE OF WORK ZONING SCHEDULE
SHEET #2:	EXISTING FIRST FLOOR PLAN
SHEET #3:	EXISTING SECOND FLOOR PLAN
SHEET #4:	FIRST FLOOR PLAN
SHEET #5:	SECOND FLOOR PLAN
SHEET #6:	FRONT ELEVATION LEFT SIDE ELEVATION
SHEET #7:	REAR ELEVATION RIGHT SIDE ELEVATION
SHEET #8:	FLOOR PLAN KEY PLAN TEMPORARY SOIL STOCKPILE SLIT FENCE

DESIGN LOADS

1ST FLOOR-	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
2ND FLOOR-	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
ROOF-	20 PSF LIVE LOAD, SNOW LOAD 125%	20 PSF DEAD LOAD

NOTE:
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN, SHALL BE 1/32" MAXIMUM.

USE GROUP: R5 IBC/IRC 2021 NJ
CONSTRUCTION TYPE: 5B IBC 2021 NJ

ZONING SCHEDULE

R-5 SINGLE-FAMILY RESIDENCE ZONE

HEIGHT:	MAX. REAR MAX. EAVE	REQUIRED 37.00 FT. 30.00 FT. 2 1/2 STORY	EXISTING 28.08 FT.± 17.89 FT. 2 STORY	PROPOSED 28.08 FT.± 17.89 FT. 2 STORY
LOC:	MIN. LOT AREA MIN. LOT FRONTAGE MIN. LOT WIDTH MAX. LOT COVERAGE MAX. BLDG. COVERAGE MAX. F.A.R. MIN. SHAPE REQUIREMENTS	52,670.00 SF 129.00 FT. 129.00 FT. 8,998.00 SF. 3,929.00 SF. 5,822.00 SF. 89.00 FT. DIAMETER	55,125.00 SF. 129.00 FT. 129.00 FT. 5,995.00 SF. 3,978.00 SF. *(COVER BY 49 SF.) 4,420.00 SF. 89.00 FT. DIAMETER	55,125.00 SF. 129.00 FT. 129.00 FT. 6,620.00 SF. 3,882.00 SF. ***(COVER BY 355 SF.) 5,161.00 SF. 81.00 FT. DIAMETER**
BUILDING:	MIN. FRONT SETBACK MIN. SIDE SETBACK (REFER TO NOTE #7) MIN. COMB. SIDE SETBACK MIN. REAR SETBACK	60.00 FT. 22.00 FT. 40.00 FT. 40.00 FT.	69.75 FT. 21.42 FT. (HOUSE)** 19.85 FT.* (MASONRY PORCH) 54.08 FT. (HOUSE/ COV. PORCH) 52.90 FT. (PORCH/ COV. PORCH) 121.67 FT. (HOUSE) 87.16 FT. (MASONRY PATIO)	74.91 FT. 21.42 FT. (HOUSE)** 19.85 FT.* (MASONRY PORCH) 54.08 FT. (HOUSE/ COV. PORCH) 52.90 FT. (PORCH/ COV. PORCH) 121.67 FT. (HOUSE) 87.16 FT. (MASONRY PATIO)
ACCESSORY (SHED):	MIN. SIDE SETBACK MIN. REAR SETBACK MAX. HEIGHT	15.00 FT. 15.00 FT. 16.00 FT.	3.75 FT.* 10.41 FT.* N/A	3.75 FT.* 10.41 FT.* N/A

EXISTING LOT COVERAGE INCLUDES:

EXISTING FIRST FLOOR (2,305 SF.)
EXISTING 2-CAR GARAGE (989 SF.)
EXISTING FRONT TRELLIS PORCH (0 SF. - REFER TO NOTE #2)
EXISTING SIDE COVERED PORCH (529 SF.)
EXISTING ROOF EAVES (57 SF. - REFER TO NOTE #5)
EXISTING SECOND FLOOR CANTILEVERS (12 SF.)
EXISTING OPEN PORCH/ PATIO TO REMAIN (298 SF. - REFER TO NOTE #4)
EXISTING DRIVEWAY (2,096 SF.)
EXISTING A/ C EQUIPMENT (15 SF.)
EXISTING MASONRY WALL AT FRONT WALKWAY (15 SF.)
EXISTING SHED (109 SF.)

EXISTING BLDG. COVERAGE INCLUDES:

EXISTING FIRST FLOOR (2,305 SF.)
EXISTING 2-CAR GARAGE (989 SF.)
EXISTING FRONT TRELLIS PORCH (0 SF. - REFER TO NOTE #2)
EXISTING SIDE COVERED PORCH (529 SF.)
EXISTING ROOF EAVES (56 SF. - REFER TO NOTE #5)
EXISTING SHED (109 SF.)

EXISTING F.A.R. COVERAGE INCLUDES:

EXISTING FIRST FLOOR (2,249 SF.)
EXISTING 2-CAR GARAGE (956 SF.)
EXISTING SECOND FLOOR (1,619 SF.)

F.A.R. NOTE:

THE NUMERIC SUMMARY SHOWS FLOOR AREA TAKEN FROM OUTSIDE FACE OF EXTERIOR WALLS. THE F.A.R. CALCULATIONS SHOWN ABOVE REFLECT FLOOR AREA TAKEN FROM INSIDE FACE OF EXTERIOR WALLS. THE ATTACHED GARAGE HAS BEEN INCLUDED IN THE F.A.R. CALCULATIONS.

2. FRONT COVERED PORCH NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #9, THAT PORTION OF A FRONT COVERED PORCH WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL GROUND FLOOR AREA MAY BE EXCLUDE FROM LOT AND BUILDING COVERAGE CALCULATIONS.
10% OF FIRST FLOOR (2,305.00 SF.) = 230.50 SF. MINUS PORCH AREA OF 77.00 SF = 153.50 SF. (EXISTING)
10% OF FIRST FLOOR (2,408.00 SF.) = 240.80 SF. MINUS PORCH AREA OF 309.00 SF = 44.00 SF. (PROPOSED)

3. ROOF EAVE NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #19, THE FIRST TWELVE INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.

4. UNCOVERED PATIO NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #5, THAT PORTION OF UNCOVERED PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL GROUND FLOOR AREA MAY BE EXCLUDE FROM LOT COVERAGE CALCULATIONS.
30% OF EXISTING FIRST FLOOR (2,305.00 SF.) = 691.50 SF. MINUS OPEN PORCH/ PATIO AREA OF 929.00 SF = 289.00 SF. (EXISTING)
30% OF PROPOSED FIRST FLOOR (2,408.00 SF.) = 722.40 SF. MINUS OPEN PORCH/ PATIO AREA OF 929.00 SF = 207.00 SF. (PROPOSED)

5. TRELLIS NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #19, TRELLIS LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE TRELLIS WHICH DOES NOT EXCEED THIRY (30%) PERCENT OF THE PRINCIPAL BUILDING GROUND FLOOR AREA FROM THE MAXIMUM BUILDING COVERAGE CALCULATION.
30% OF EXISTING FIRST FLOOR (2,305.00 SF.) = 691.50 SF. MINUS TRELLIS AREA OF 147.00 SF = 544.50 SF. = 0 SF. (EXISTING)

6. WALKWAYS NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #5 A WALKWAYS CONSTRUCTED AT GRADE ARE EXCLUDED FROM LOT COVERAGE.

7. SIDE SETBACK NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #16 IF FLOOR AREA EXCEEDS EIGHT-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE SIDE TRIP SHALL BE THE MINIMUM YARD REQUIREMENT IN SCHEDULE 5-1 PLUS TWO (2) FEET.

* NON-CONFORMING ZONING CONDITION CREATED BY EXISTING CONDITIONS.
** NON-CONFORMING ZONING CONDITION CREATED BY PROPOSED NEW WORK.

PROPOSED
RENOVATION AND
ADDITION
FOR
HARHEN
9 CIRCLE DRIVE
RUMSON, NJ

DRAWING:
COVERPAGE

DATE:
NOVEMBER 8, 2024

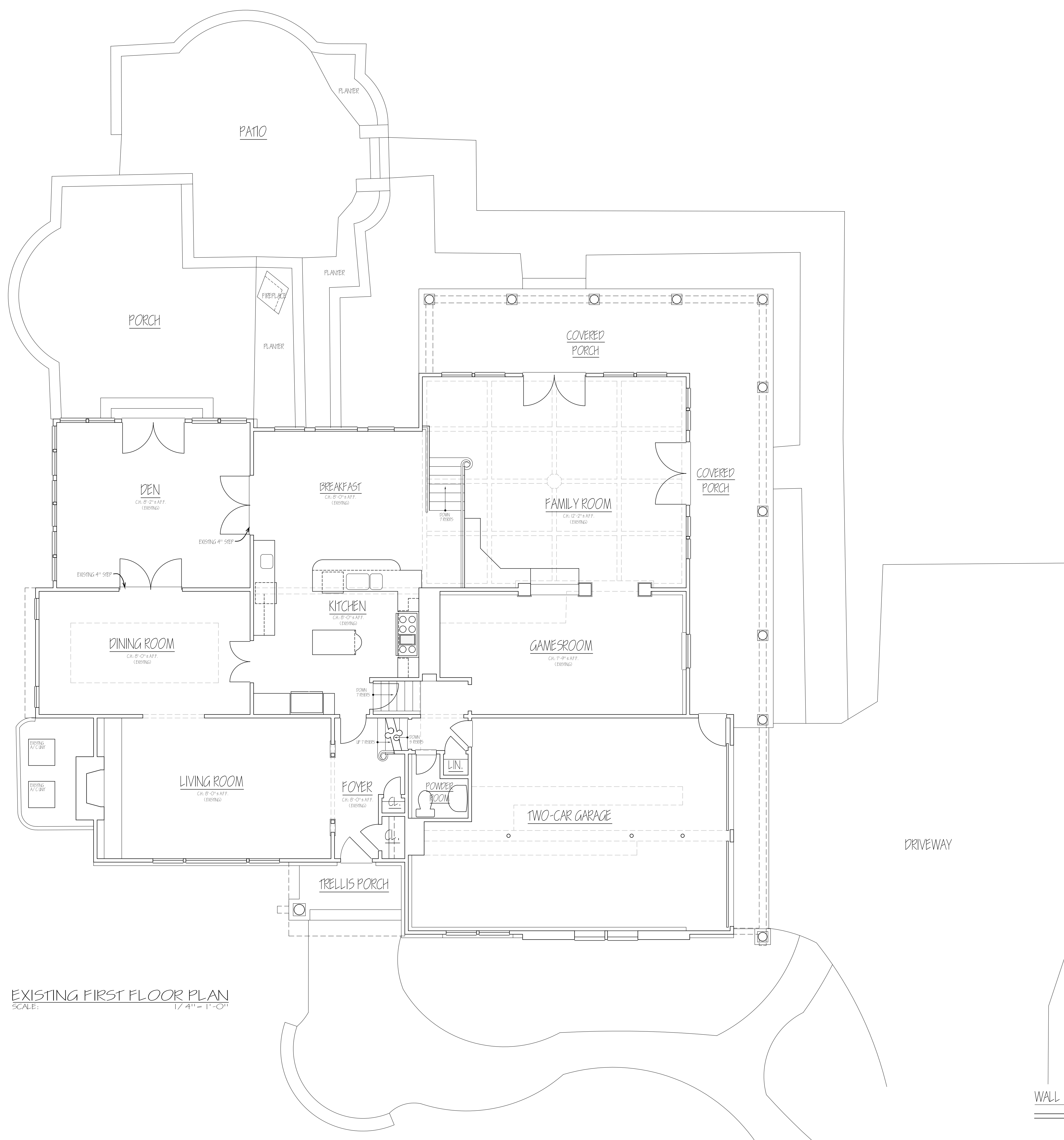
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ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS
WWW.RWADESIGNASSOCIATES.COM
Tel: 732-571-1000

RWA
1009 Broadway West Long Branch, NJ 07740

LICENSING:
NJ 10755
NY 050851
MD 9478
PA RA-02365-B
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1 of 8



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SYMBOLS LEGEND
 ——— EXISTING CONDITION TO REMAIN AS SHOWN

PROPOSED RENOVATION AND ADDITION FOR
HARHEN
 9 CIRCLE DRIVE
 REARSON, NJ

DRAWING:
 EXISTING FIRST FLOOR PLAN

DATE:
 NOVEMBER 8, 2024

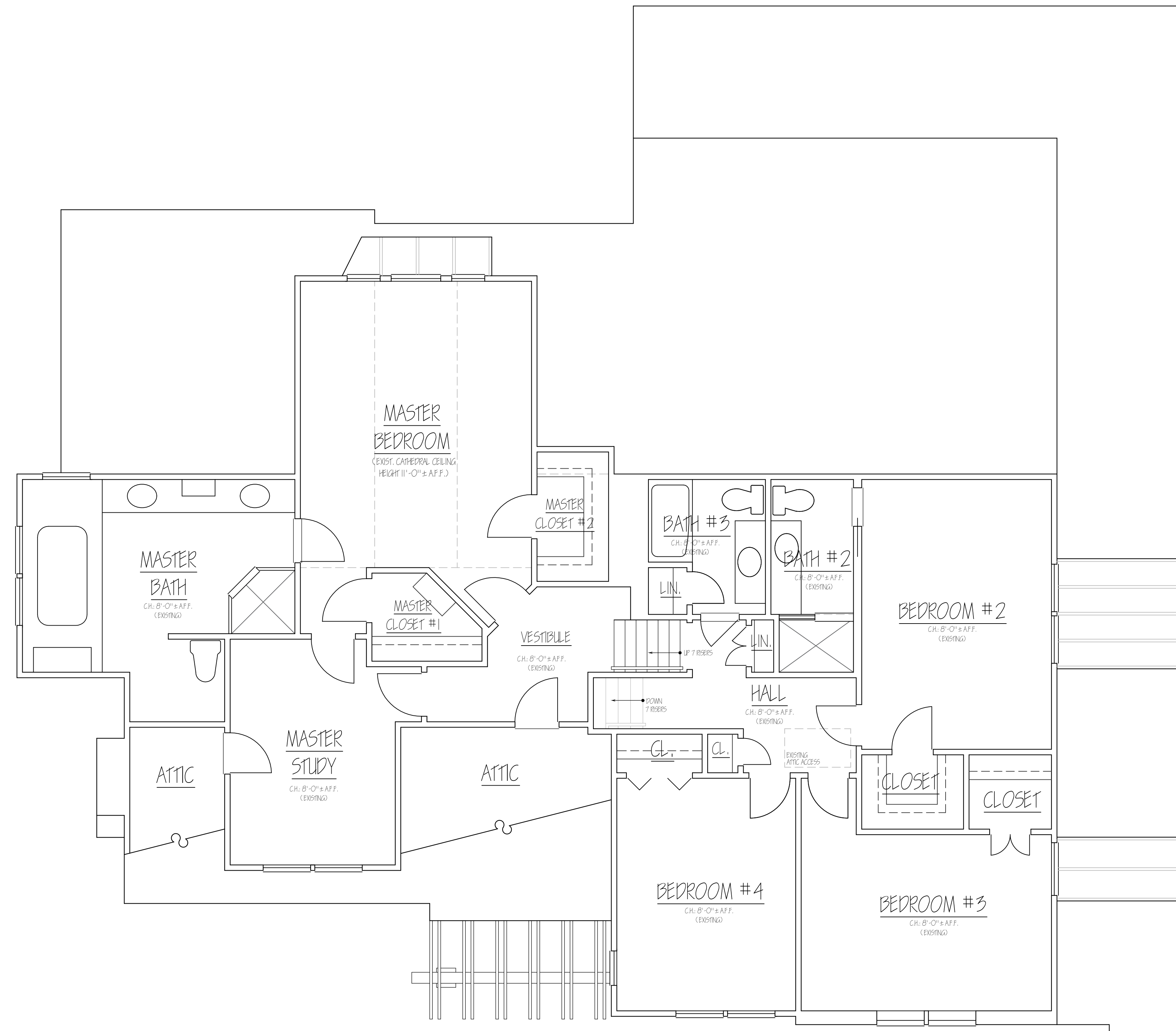
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ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS
 WWW.RWAADASSOCIATES.COM
 TEL: 732-571-1000

RWA
 1049 Broadway West Long Branch, NJ 07764

LICENSES:
 NJ 10795
 NY 050804
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EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SYMBOLS LEGEND

EXISTING CONDITION TO REMAIN AS SHOWN

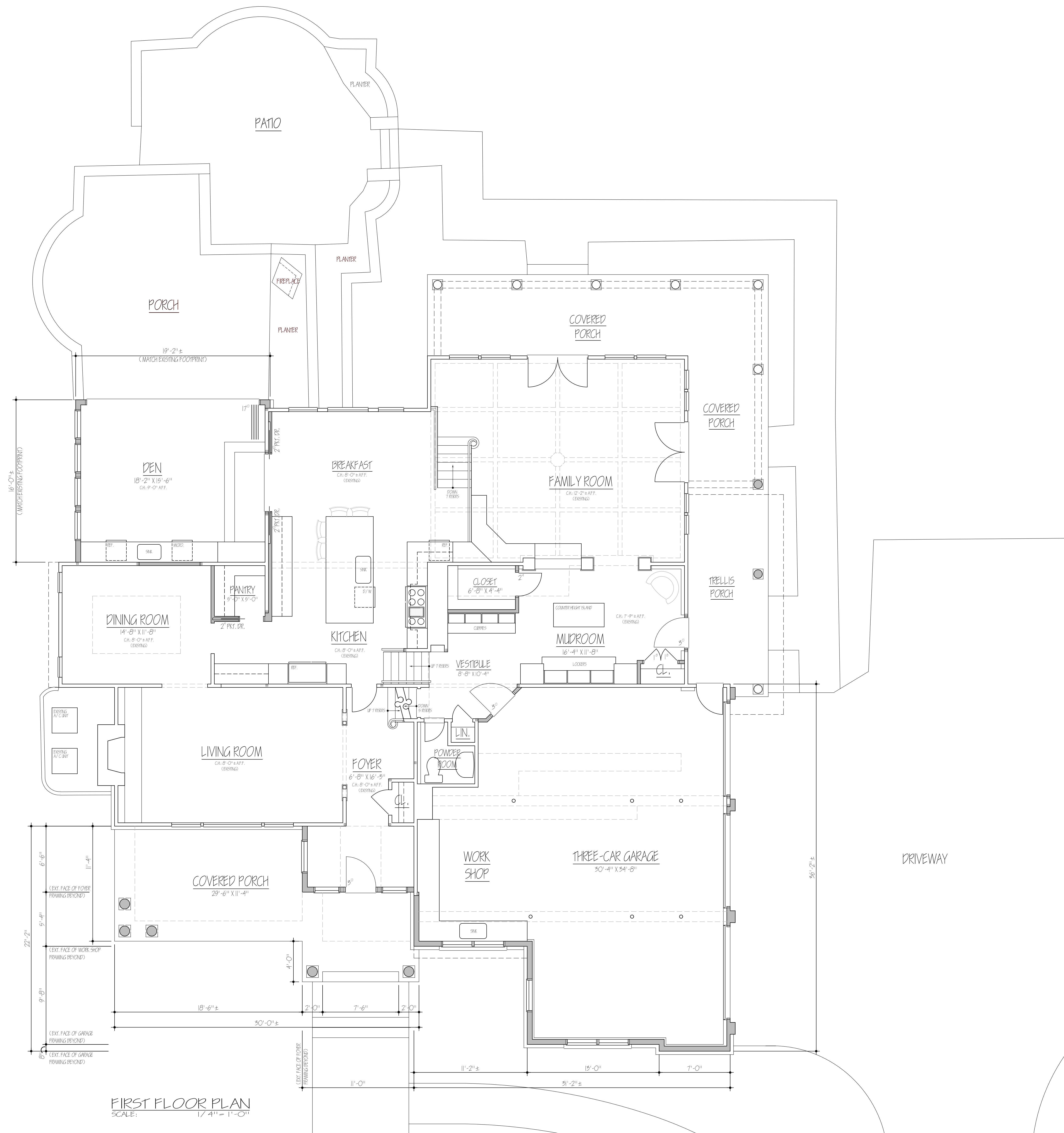
PROPOSED
RENOVATION AND
ADDITION
FOR
HARHEN
9 CIRCLE DRIVE
RABSON, NJ

DRAWING:
EXISTING SECOND FLOOR
PLAN
DATE:
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& ASSOCIATES, PA
ARCHITECTS
www.rwadlerassociates.com
Tel: 732-571-1000



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PA RA-02365-B
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SYMBOLS LEGEND

- EXISTING CONDITION TO REMAIN AS SHOWN
- 2" X 4" OR 2" X 6" WOOD SILLDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH INTERIOR SURFACE

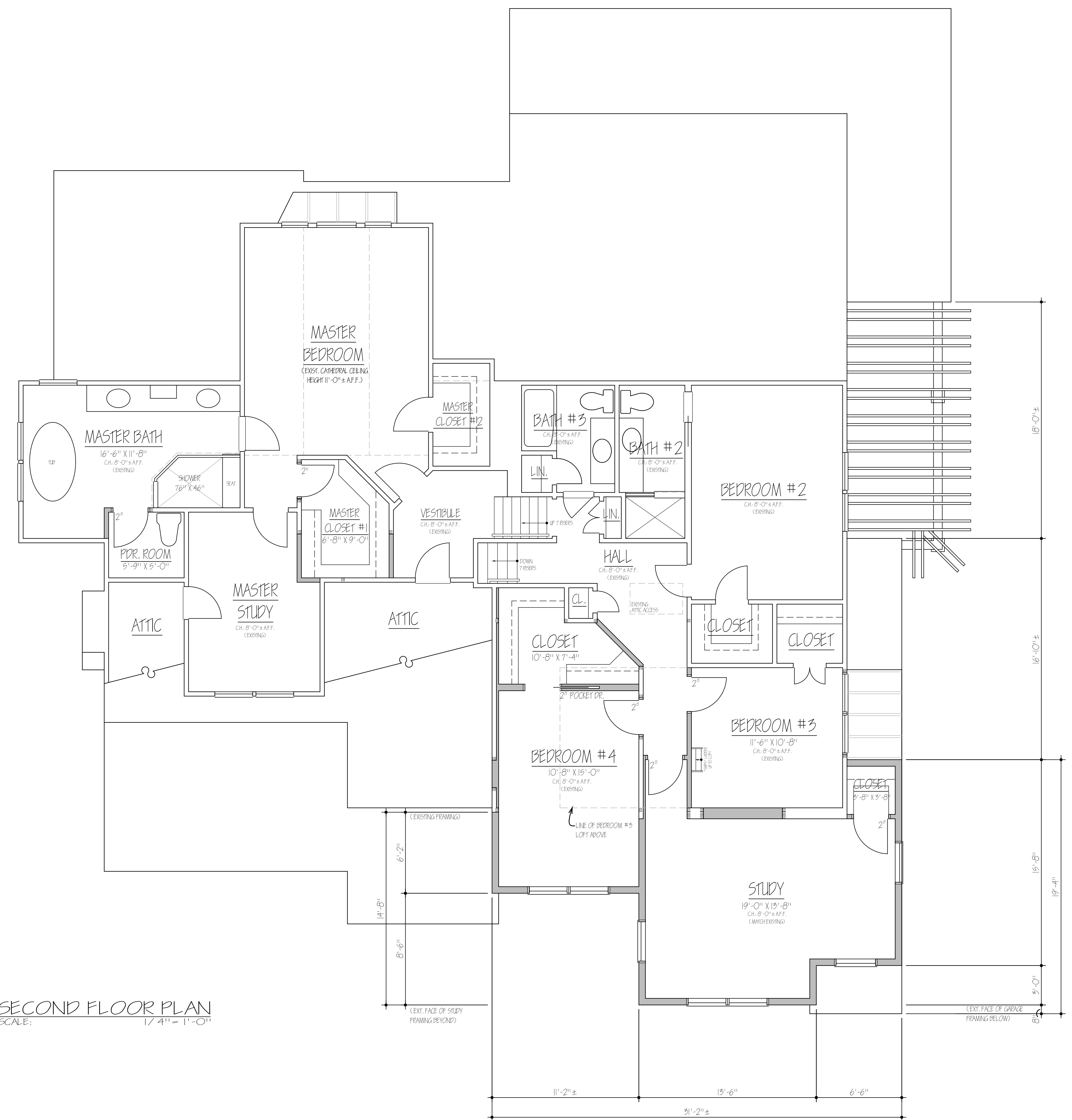
PROPOSED RENOVATION AND ADDITION FOR
HARHEN
9 CIRCLE DRIVE
REARSON, NJ

DRAWING:
FIRST FLOOR PLAN
DATE:
NOVEMBER 8, 2024
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ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS
WWW.RWAADASSOCIATES.COM
Tel: 732-571-1000



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NY 010601
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PA RA-02365-B
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL SYMBOLS LEGEND

- EXISTING CONDITION TO REMAIN AS SHOWN
- 2" x 4" OR 2" x 6" WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH INTERIOR SURFACE

PROPOSED RENOVATION AND ADDITION FOR
HARHEN
9 CIRCLE DRIVE
RABON, NJ

DRAWING:
SECOND FLOOR PLAN

DATE:
NOVEMBER 8, 2024

REVISED:
APRIL 1, 2025

ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS
WWW.RWAASSOCIATES.COM
1009 Broadway West Long Branch, NJ 07764
Tel: 732-571-1000

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- ASPHALT/FIBERGLASS ROOF SHINGLES (MATCH EXISTING STYLE, COLOR, ETC)
- STANDING SEAM METAL ROOF (MATCH EXISTING)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) TRIM (MATCH EXISTING) - PAINTED
- 12" DIA., SMOOTH AND TAPERED, "PERMACAST" COLUMN, CAP AND BASE BY "MB&G" (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)
- MASONRY PORCH WITH 4" BRICK VENEER (MATCH EXISTING)
- APPROX. EXISTING GRADE (VARIES)

- ASPHALT/FIBERGLASS ROOF SHINGLES (MATCH EXISTING STYLE, COLOR, ETC)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) FRIEZE (MATCH EXISTING) - PAINTED
- 1" "AZEK" (OR EQUAL) CROWN TRIM (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) WINDOW TRIM (MATCH EXISTING) - PAINTED
- NEW WINDOWS SHALL BE AS SELECTED BY OWNER (MATCH EXISTING)
- DECORATIVE PANEL, MADE FROM "AZEK" (OR EQUAL) MATERIAL - PAINTED
- HORIZONTAL VINYL SIDING - CEDAR STYLE TO MATCH EXISTING COLOR, THICKNESS, EXPOSURE, ETC.
- 2" X 10" NOM. TRUSS JOISTS BY "INTEK" (OR EQUAL)
- STONE CAP - MATCH EXISTING
- 4" BRICK VENEER - MATCH EXISTING
- 12" DIA., SMOOTH AND TAPERED, "PERMACAST" COLUMN, CAP AND BASE BY "MB&G" (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)
- MASONRY PATIO WITH BRICK VENEER - MATCH EXISTING
- APPROX. EXISTING GRADE (VARIES)

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



- ASPHALT/FIBERGLASS ROOF SHINGLES (MATCH EXISTING STYLE, COLOR, ETC)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) FRIEZE (MATCH EXISTING) - PAINTED
- NEW WINDOWS SHALL BE AS SELECTED BY OWNER (MATCH EXISTING)
- 12" DIA., SMOOTH AND TAPERED, "PERMACAST" COLUMN, CAP AND BASE BY "MB&G" (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)
- HORIZONTAL VINYL SIDING - CEDAR STYLE TO MATCH EXISTING COLOR, THICKNESS, EXPOSURE, ETC.
- STONE CAP - MATCH EXISTING
- 4" BRICK VENEER - MATCH EXISTING
- MASONRY PORCH WITH BRICK VENEER - MATCH EXISTING
- APPROX. EXISTING GRADE (VARIES)

- NEW WINDOWS SHALL BE AS SELECTED BY OWNER (MATCH EXISTING)
- STONE CAP - MATCH EXISTING
- 4" BRICK VENEER - MATCH EXISTING
- APPROX. EXISTING GRADE (VARIES)

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

PROPOSED
RENOVATION AND
ADDITION
FOR
HARHEN
9 CIRCLE DRIVE
REARSON, NJ

DRAWING:
FRONT ELEVATION
LEFT SIDE ELEVATION
DATE:
NOVEMBER 8, 2024
REVISED:
APRIL 1, 2025

**ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS**
WWW.RWAADLERASSOCIATES.COM
Tel: 732-571-1000



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- ASPHALT/FIBERGLASS ROOF SHINGLES (MATCH EXISTING STYLE, COLOR, ETC.)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) TRIM (MATCH EXISTING) - PAINTED
- 9'-0" W X 7'-0" H Q.H. DOOR BY "CLO-PLAY" (OR EQUAL) (AS SELECTED BY OWNER)
- STONE CAP - MATCH EXISTING
- 4" BRICK VENEER - MATCH EXISTING
- DECORATIVE PANEL MADE FROM "AZEK" (OR EQUAL) MATERIAL - PAINTED
- 5/4" "AZEK" (OR EQUAL) TRIM - PAINTED
- APPROX. EXISTING GRADE (VARIES)



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

- 2" X 10" NOM. TRELLIS JOISTS BY "INTEK" (OR EQUAL)
- 12" DIA., SMOOTH AND TAPERED, "PERMACAST" COLUMN, CAP AND BASE BY "H&B" (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)



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

- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) FRIEZE (MATCH EXISTING) - PAINTED
- HORIZONTAL VINYL SIDING - CEDAR STYLE TO MATCH EXISTING COLOR, THICKNESS, EXPOSURE, ETC.
- NEW FOLDING DOORS SHALL BE AS SELECTED BY OWNER (MATCH EXISTING)
- 5/4" "AZEK" (OR EQUAL) WINDOW/DOOR TRIM (MATCH EXISTING) - PAINTED
- STONE CAP - MATCH EXISTING
- 4" BRICK VENEER - MATCH EXISTING

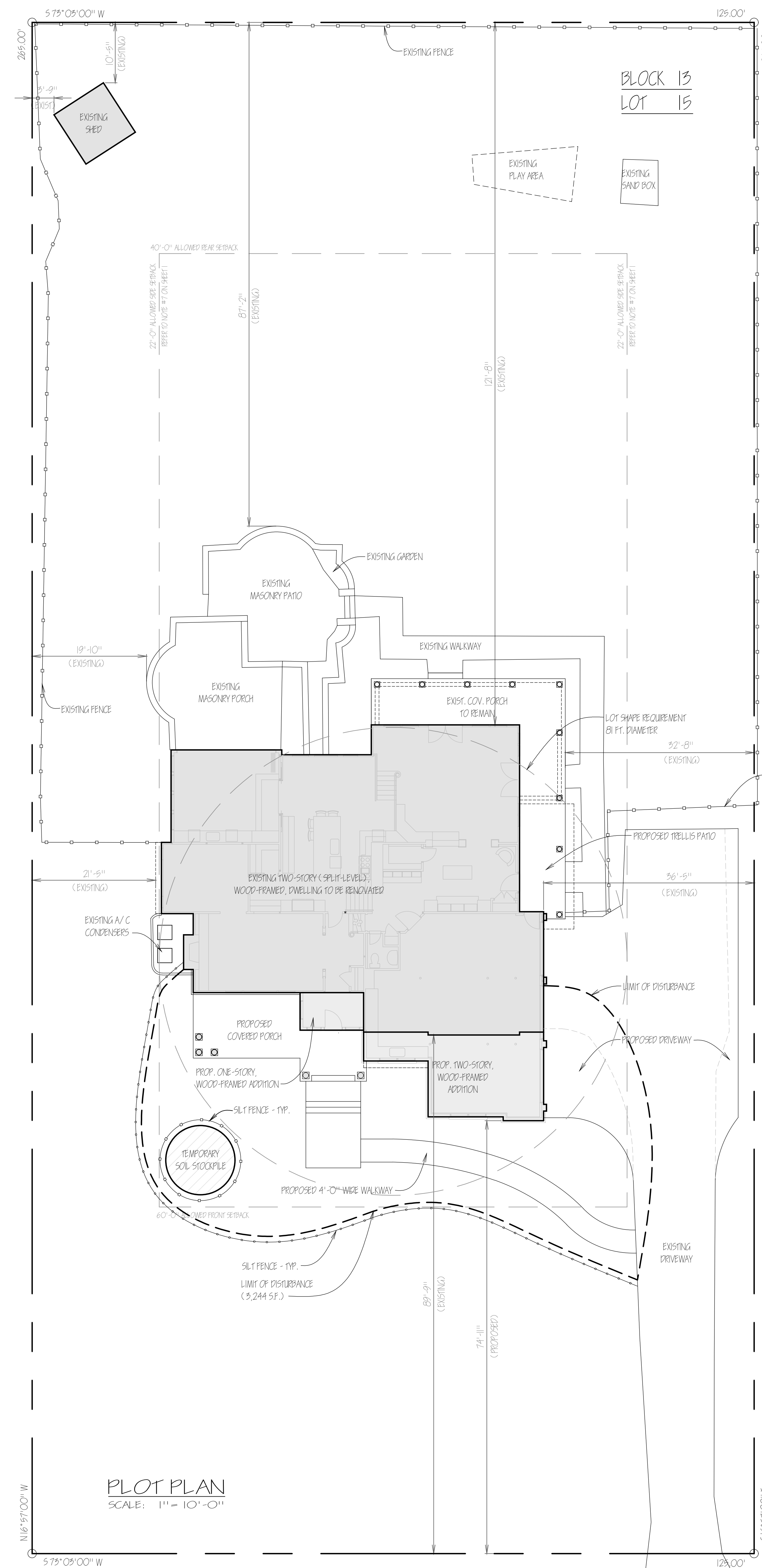
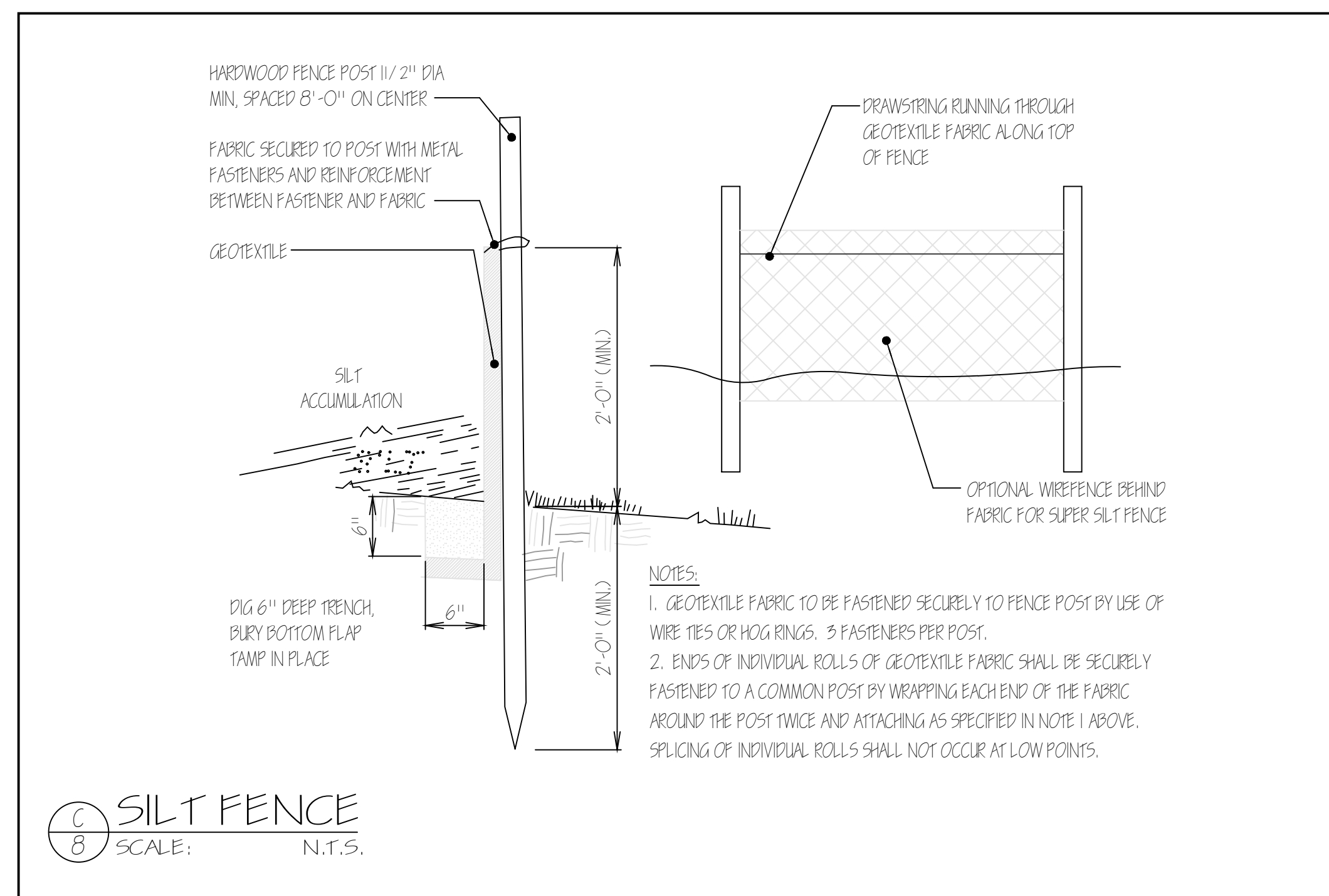
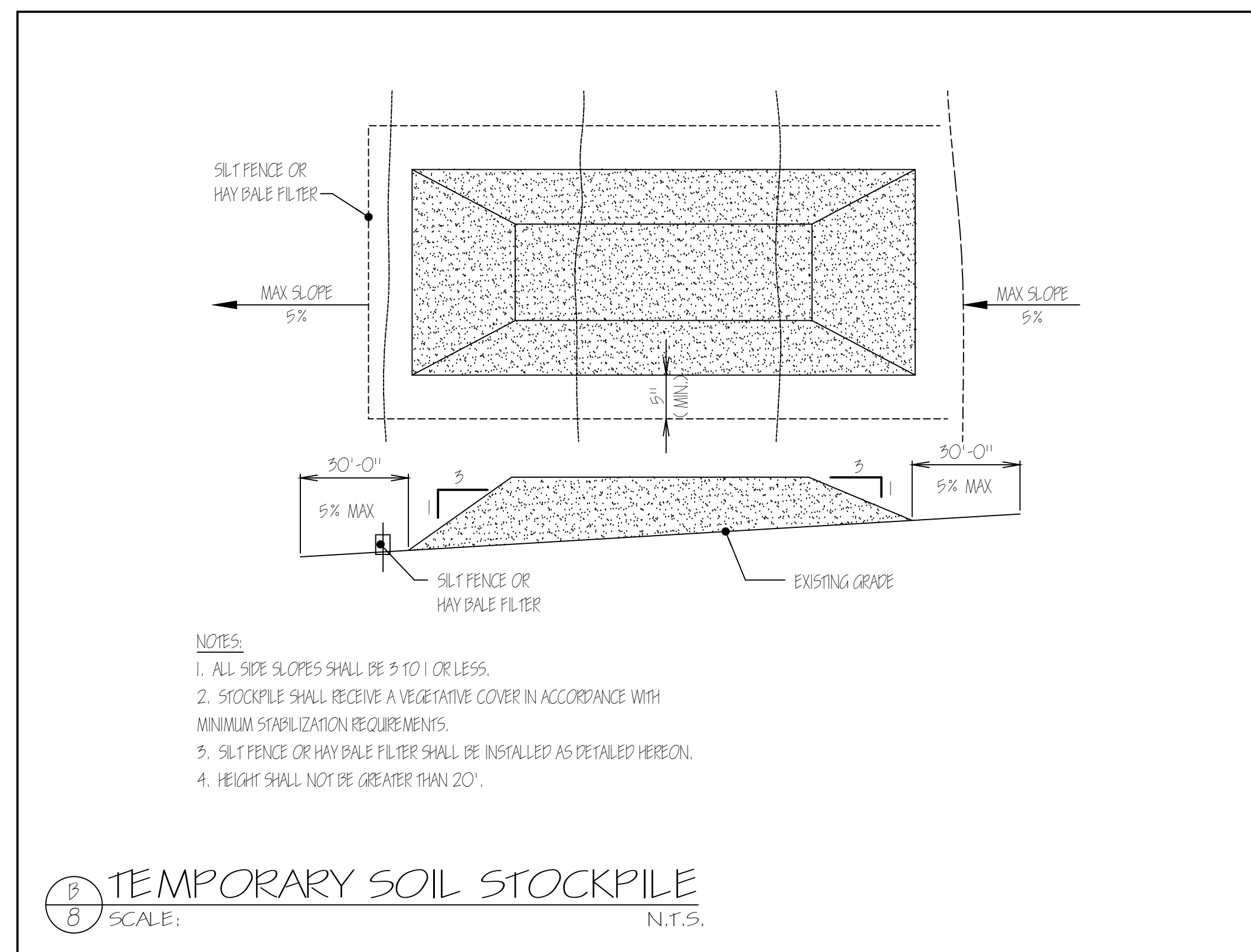
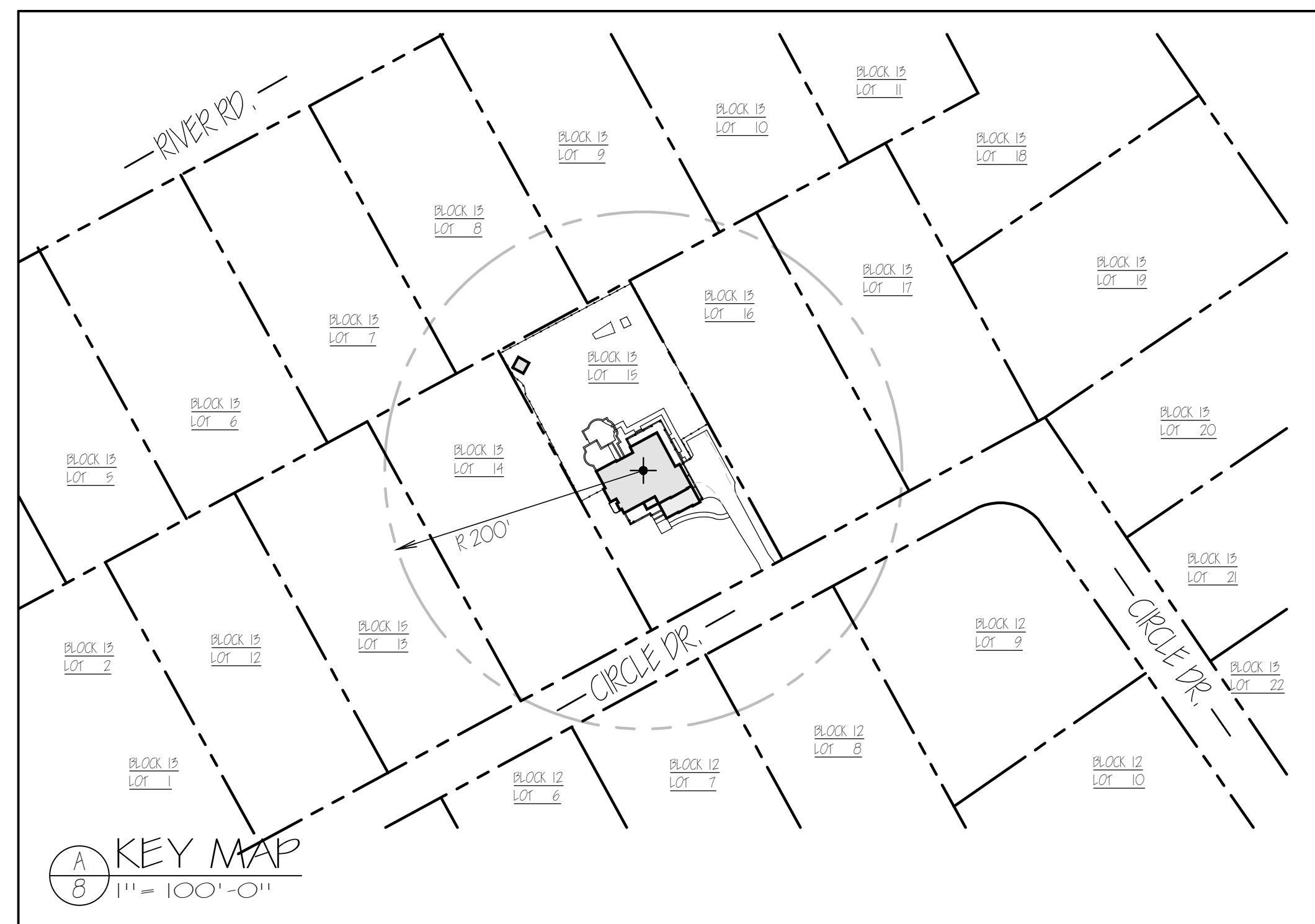
PROPOSED
RENOVATION AND
ADDITION
FOR
HARHEN
9 CIRCLE DRIVE
REARON, NJ

DRAWING:
RIGHT SIDE ELEVATION
REAR ELEVATION
DATE:
NOVEMBER 8, 2024
REVISED:
APRIL 1, 2025

**ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS**
WWW.RWADESIGNASSOCIATES.COM
1009 Broadway West Long Branch, NJ 07764
Tel: 732-571-1000



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PROPOSED RENOVATION AND ADDITION FOR

HARHEN

9 CIRCLE DRIVE
REARON, NJ

DRAWING:
PLOT PLAN
KEY MAP

DATE:
NOVEMBER 8, 2024

REVISED:
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ROBERT W. ADLER & ASSOCIATES, PA ARCHITECTS

1009 Broadway West Long Branch, NJ 07764
Tel: 732-571-1000
WWW.ADLERASSOCIATES.COM

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