



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

Marie DeSoucey
Land Use & Development Official

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Denial Memorandum

Date: April 29, 2026

Applicant: Britney Fox-Karnal
Address: 15 Sycamore Lane, Rumson, NJ 07760
Block 86, Lot 12, Zone: R-1

Applicant's Request to:

Keep farm animals and shelters in a Rumson Borough defined zone whereas single-family homes are permitted and farm animals are prohibited.

Was **denied** for the following.

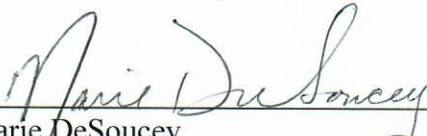
- (5-12) Farm animals not permitted in a residential zone unless designated as a farm.
- (Sched 5-1) Fences & associated structures (animal shelters) constructed without permit and do not meet R-1 setbacks.

As per my memo dated March 9, 2026, there were a number of items still to be provided/adjusted on the submitted plans for the Board members to clearly understand the request. Those items included total lot coverages, dimensions on structures and proposed setbacks. As for the Zoning Board application, this is your formal denial, the ZB fees are attached and the escrow form is page 7 of the downloaded application.

Scheduled Hearing Date:

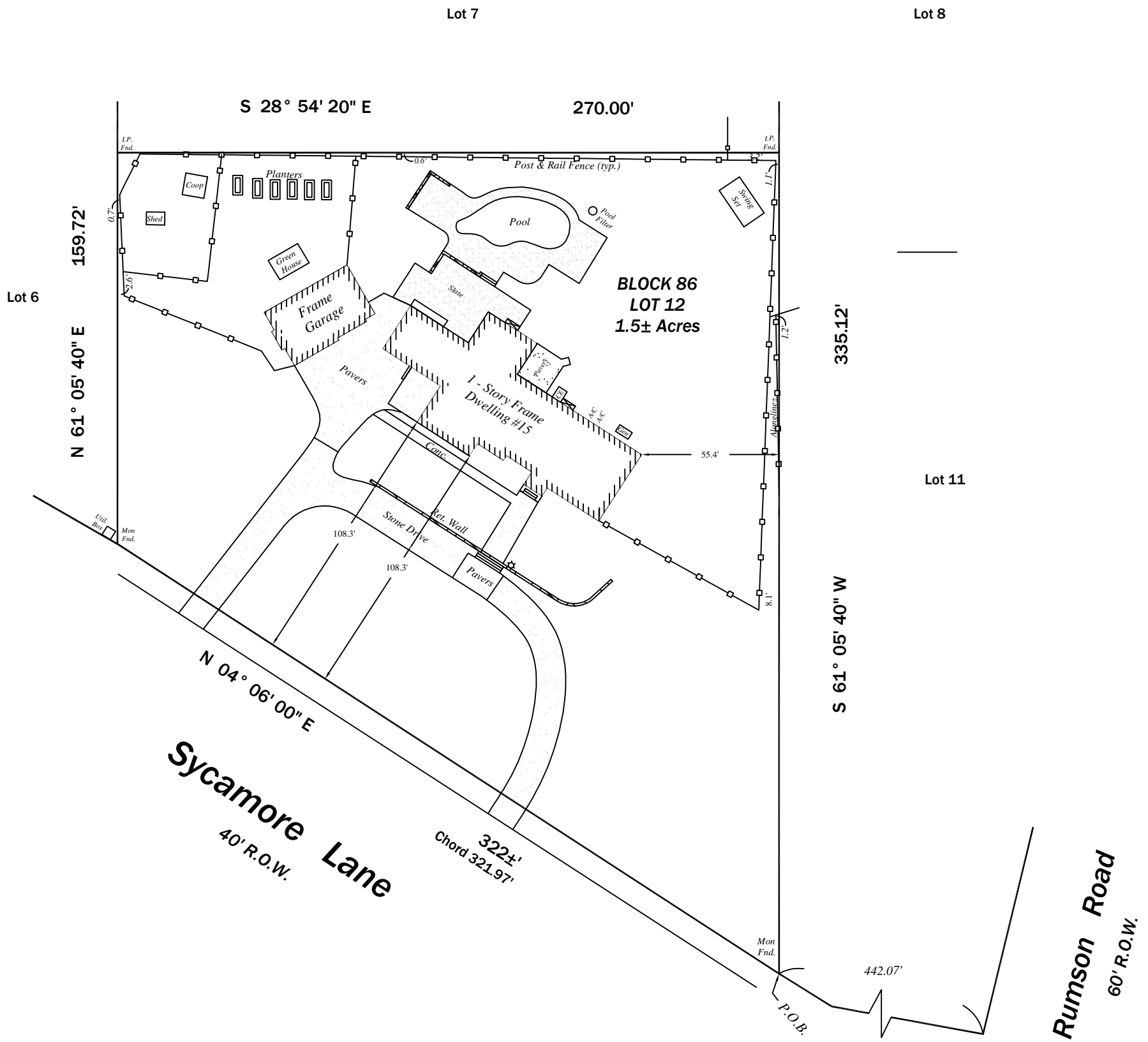
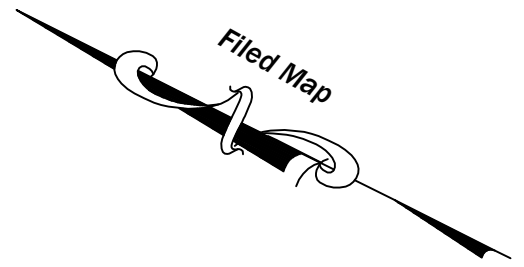
Your application had been scheduled to be heard by the Rumson Zoning Board of Adjustment on **May 28, 2026**, at 7:30 pm at the Rumson Municipal Building, 80 East River Road, Rumson, New Jersey. You may begin to notify the neighbors within the 200' Property Owners List that you received and publish your Public Notice in the newspaper between now and May 17, 2026 (example shown on page 5 of the downloaded application).

Important: Failure to appear at the scheduled time may result in a dismissal by the Board. 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



REVISED 1-8-26 (UPDATED TO SHOW NEW IMPROVEMENTS)

Property known as Lot 29 as shown on map entitled "Rumson Hill Estates, Block Bounded by Kemp Avenue, Rumson Road, Fair Haven Road & Ridge Road, Rumson, New Jersey." Filed March 18, 1953 as Case No. 17-18.

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS AND CONDITION WHICH MAY BE DISCLOSED BY AN ACCURATE TITLE SEARCH

ENVIRONMENTALLY SENSITIVE AREAS / UNDERGROUND STRUCTURES / UTILITIES ARE NOT LOCATED BY THIS SURVEY.

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES

This Survey is for the exclusive use of those certified below. Use by any other parties shall void any and all contractual agreements or Obligations of the surveyor that may be in effect without the expressed written Permission of the Surveyor

SURVEY OF PROPERTY		
LOT 12		BLOCK 86
Sited in		
RUMSON BOROUGH	MONMOUTH COUNTY	NEW JERSEY
This Survey is Certified To:		
Terence S. Karnal & Britney Fox-Karnal, H/W		 J Y
		LAND SURVEYING Professional Land Surveyors Planners 1 Walnut Drive Jackson NJ 08527 (732) 928 3398 Certificate of Authorization No. 24GA28128900
PROFESSIONAL LAND SURVEYOR	NJLS No.	File
BRIAN T. YURO	GS43252	21598
	Date	Scale 1" = 50'
	8-24-20	