DENIED

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

RECEIVED
MAY 19 2026
ZONING OFFICE

Date: 5-19-26 Fee: $ 50 Check # 2255

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: 17 Bingham Court Block: 94 Lot 5 Zone: R1 BA
2. Applicant's Name: Dimitrios Corodemus Address: 277 Prospect Avenue, Little Silver, NJ 07739
   Email [redacted] Tel. [redacted]
3. Property Owner's Name: Marina Corodemus Address: 17 Bingham Court, Rumson, NJ 07760
   Email [redacted] Tel. [redacted]
4. Description of Work: Surface installation of therapeutic spa on existing patio.
   12' x 7' 7" x 40.5"
   Reinforced concrete pad required

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: Planning Board **Resolution # (if any):** Yellow Brook Settlement Agreement

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 — Date: 05/18/2026

Dimitrios Corodemus

Print Applicant's Name

Signature of Owner (if different than applicant) — Date: 05/18/2026

Marina Corodems

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved _____ Denied ✓

COMMENTS:

1. Does not conform with ordinance 22-5.21 d (4) not a permitted accessory use/structure.

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
Land Use & Development Official

Date: 5/27/26

22-5.21 : Bingham Ave Housing Zone District (BA)
https://ecode360.com/37008694

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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Marina Corodemus [redacted] [redacted]

Name of Applicant | Email | Phone Number

17 Bingham Court, Rumson, NJ 07760 | 94 | 5 | Qual: C0017

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)

Applicant's Architect and contact information (if any)

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

By: 9/8/26

Signature of Applicant or Agent RICK BRODSKY, ESQ. Date

Proposed plan Surface installation of therapeutic spa on existing patio

Hardship Encountered The benefits of granting the variance permitting the construction of the proposed therapeutic spa substantially outweigh any detriment, especially where, as here, the therapeutic spa is being proposed for the Applicant's health purposes, and will have no negative impact on any neighbors or the zone plan or zoning ordinance.

Variances Requested Section 22-5.21d(4) (Bingham Avenue Housing Zone District (BA)):

Therapeutic spa does not conform with this ordinance - is not a permitted accessory use/structure.

BINGHAM PARK CONDOMINIUM ASSOCIATION

RUMSON, N.J.

Managing Agent:
Homestead Management Services
Mailing Address: PO Box 132
Keyport NJ 07735
jpostiglione@homesteadmgmt.org
732-364-5900 Ext. 208

May 19, 2026

RE: 17 Bingham Ct. Spa

To whom it may concern,

Please be advise the property modification request for the spa at 17 Bingham Ct. has been reviewed, and approved by the Board within Bingham Park Condo Association.

If you have any questions, please contact Management directly.

Very Truly Yours,
BINGHAM PARK CONDOMINIUM ASSOCIATION
By: *James Postiglione*
James Postiglione, Property Manager
The Regency Management Group, Managing Agent

BINGHAM PARK ASSOCIATION
RUMSON, NJ

Managing Agent
RMG, Regency Management Group, INC.
PO Box 132
Keyport, NJ 07735
Ph: (732) 364-5900 x 208
Fax: (732) 905-8606
jpostiglione@regencymanagementgroup.biz

PROPERTY MODIFICATION APPLICATION

APPLICATION DATE: May 5, 2026
OWNER(S) NAME: Marina Corodemus
ADDRESS: 17 Bingham Court
TELEPHONE NUMBER: [redacted]

The undersigned hereby applies for approval to make property modifications to the unit #17 or appurtenant limited common areas _____ or exterior area located at _____within the Association.

I/We authorize and represent the following:

1. I/We are the lawful owners of the premises.

2. I/We do hereby authorize the Covenants Committee, the Board of Directors or their designee to inspect the premises concerning this application, upon reasonable notice and reasonable hours.

3. I/We agree to abide by all the terms and conditions of the approval procedures, the Declaration of Covenants, Conditions, and Restriction, the By-laws, and Rules and Regulations of the Association as they apply to this application. We also authorize the Board to employ, engage, or hire any professional consulting entity that they deem reasonably necessary to properly review this application, the cost of which will be charged to us provided that there is prior notification and agreement is received from us.

Narrative description of Modification:

We propose the installation of a swim spa with an automatic safety cover, as illustrated in the accompanying rendering. The selected unit is the *ActivePlus EP-12 - Artesian Spas*, paired with the *Legend - Covana* automated closing cover to ensure full compliance with all applicable City and State safety ordinances.

Consistent aqua therapy is essential to my ongoing health and physical well-being, and the ability to maintain this therapy at home, particularly during the warmer months while residing in New Jersey is medically required. This installation is therefore not recreational in nature but directly tied to my prescribed health regimen.

Last year, we met with and provided full documentation to both the Rumson Zoning Department and the Building Department. At that time, we received confirmation that the proposed equipment meets all relevant requirements and is permissible under current municipal and State regulations.

We appreciate your prompt attention, as we are submitting the formal applications to Rumson this week and the approved equipment is already secured and stored with a local dealer pending installation.

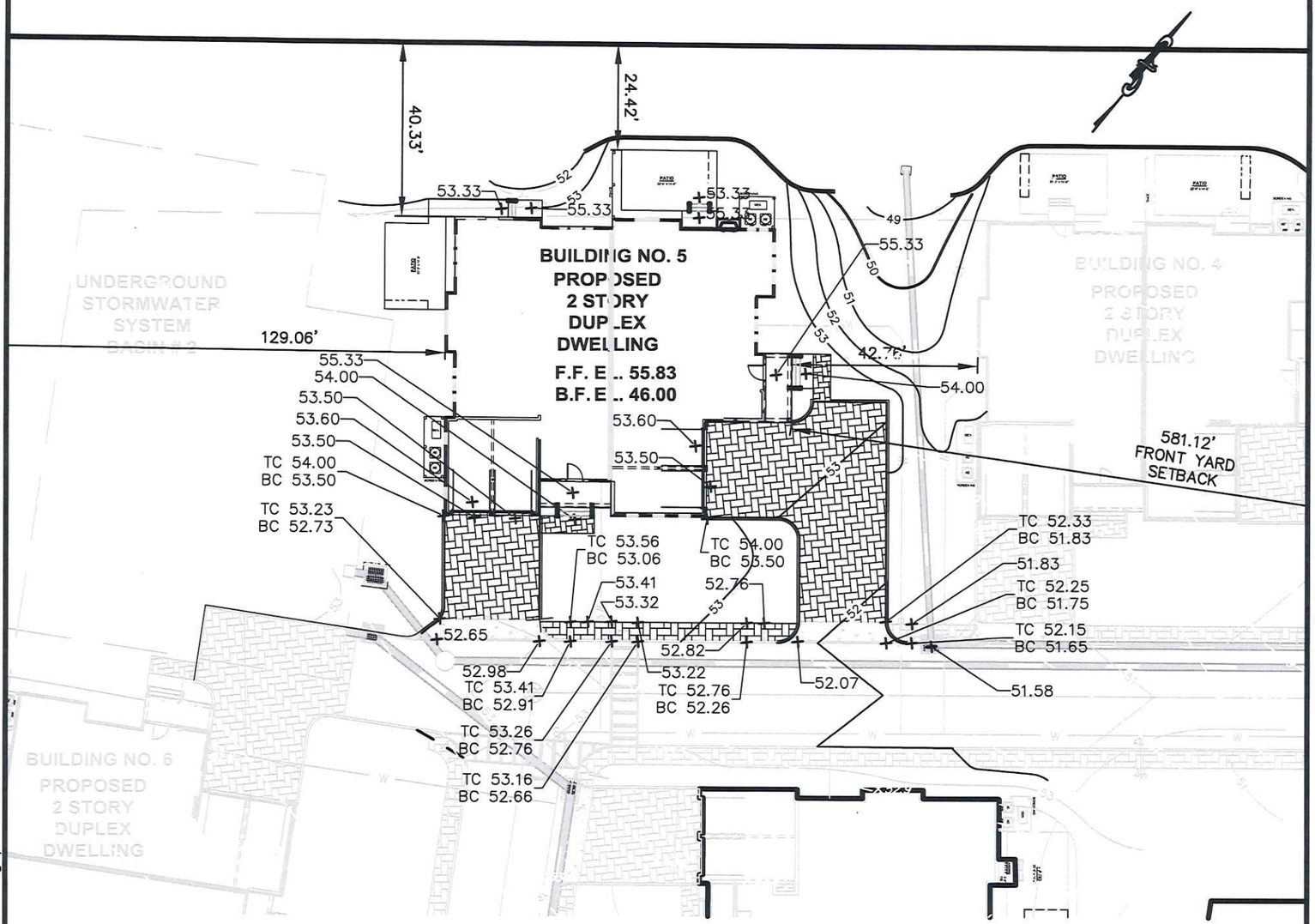
Where appropriate attach: Manufacturer's brochure, photo of property scale drawing, rendering of modification, name of contractor, building permit, filing fee, certificate of insurance from contractor, and specifications for materials.

Signature of Owner(s)

May 5, 2026
Date

AI rendering for illustration purposes only.

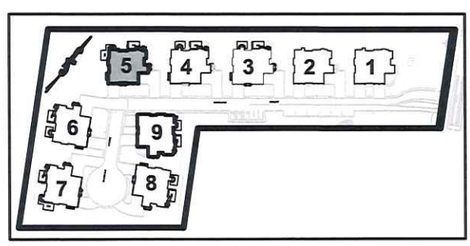




GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR LOT 5, BLOCK 94 SITUATED IN BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED JULY 11, 2019.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LOT 5, BLOCK 94 SITUATED IN THE BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES DATED JULY 11, 2019.
3. SITE PLAN AND GRADING INFORMATION TAKEN FROM APPROVED PLAN ENTITLED "PRELIMINARY AND FINAL MAJOR SITE PLAN FOR BLOCK 94, LOT 5, 132 BINGHAM AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED JANUARY 29, 2021, LAST REVISED OCTOBER 8, 2021.
4. ARCHITECTURAL FOOTPRINTS OBTAINED FROM PLANS PREPARED BY VIRTUOSO ARCHITECTS.
5. RIGHT OF WAY DEDICATION TAKEN FROM A PLAN ENTITLED "RIGHT OF WAY DEDICATION PREPARED FOR LOT 5, BLOCK 94 SITUATED IN THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED MAY 18, 2021.
6. PLAN TO BE USED TO ILLUSTRATE PLOT PLAN INFO FOR BUILDING 5. REFER TO PLANS IDENTIFIED IN NOTE #3 ABOVE FOR ALL OTHER CONSTRUCTION.
7. SCS MEASURES PER FSCD REF# 2021-0082 AND PLANS REFERENCED IN NOTE #3 ABOVE.

PRINCIPAL BUILDING REQUIREMENTS:	PERMITTED:	EXISTING:	PROPOSED:
MINIMUM FRONT YARD (TO R.O.W.)	100 FT	280.90 FT ±	581.12 FT ±
MINIMUM REAR AND SIDE YARD			
STRUCTURES	40 FT	40.18 FT ±	40.33 FT ±
PATIOS	20 FT	40.18 FT ±	24.42 FT ±
MINIMUM DISTANCE BETWEEN DWELLINGS	30 FT	N/A	42.76 FT ±
MAXIMUM BUILDING HEIGHT	38 FT / 2 ½ STORIES	UNKNOWN	≤ 38 FT / 2 ½ STORIES SEE ARCHITECTURAL PLAN



KEY MAP
SCALE: 1" = 300'

No.	Date	Revision	Revised By	Checked By
1	7-18-22	PATIO UPDATE	B.R.D.	B.R.D.

30 0 BUILDING 30 60
300 0 KEY MAP 300 600
SCALE IN FEET

FRENCH & PARRELLO ASSOCIATES
Corporate Office:
1800 Route 34 Suite 101
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732.312.9800
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

BRIAN R. DECINA, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149

PLOT PLAN
FOR
BUILDING 5 (UNITS 9 AND 10)
FOR
BLOCK 94, LOT 5
132 BINGHAM AVENUE
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
07/06/2022	SP	1" = 30'	15052.005
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
SP	BRD		1 of 1

O:\15K\15000\15052 - Bingham Avenue Townhouse Major Site Plan\15052.005 - Construction Services\CADD\DWG\15052.005 - Plot Plans.dwg plot-unit5

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NOTE :

1. BASE MAP INFORMATION OBTAINED FROM PLAN ENTITLED: "BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED FOR LOT 5 BLOCK 94, SITUATED IN THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES, DATED JULY 11, 2019.

No.	Date	Revision	Revised By	Checked By
6	2/15/2022	RESOLUTION COMPLIANCE LETTER JAN. 24, 2022 AND FINAL FOR SEWER DESIGN	BRD	BRD
5	11/16/2021	REVISED PER MONMOUTH COUNTY PLANNING BOARD COMMENTS, DATED 11/8/2021	TLV	BRD
4	10/8/2021	REVISED PER RESOLUTION COMPLIANCE AND COUNTY COMMENTS.	TLV	BRD
3	08/11/2021	REVISED PER MONMOUTH COUNTY PLANNING BOARD COMMENTS, DATED 6/28/2021	SP	BRD
2	06/22/2021	REVISED PER BOARD COMMENTS AND BOARD ENGINEER REVIEW LETTER	SP/TLV	BRD
1	05/27/2021	REVISED PER MONMOUTH COUNTY PLANNING BOARD COMMENTS, DATED 3/8/2021	SP/MS	BRD

30 0 30 60
SCALE IN FEET

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BRIAN R. DECINA, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. No. GE45149

GRADING AND DRAINAGE PLAN

FOR

PRELIMINARY AND FINAL MAJOR SITE PLAN

FOR

BINGHAM PARK

BLOCK 94 LOT 5

132 BINGHAM AVENUE

BOROUGH OF RUMSON

MONMOUTH COUNTY NEW JERSEY

DATE:	DESIGNED BY:	SCALE:	PROJECT NUMBER:
01/29/2021	TLV	1"=30'	15052.003
DRAWN BY:	CHECKED BY:	FIELD BOOK	SHEET:
TLV	BRD		5 of 33

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