



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

RECEIVED
OCT 18
ZONING OFFICE
RECEIVED
OCT 28 2025
ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Celia Belmonte Bussard celia.belmonte@gmail.com 732-995-9389
Patrick Bussard patrickrbussard@gmail.com 513-319-7306

Name of Applicant

Email

Phone Number

76 Lafayette Street

Property Address

33

15

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.

Applicant's Attorney and contact information (if any)

Anthony M. Condouris tony@amcarchitect.com 732-842-3800

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

Celia B. Bussard
Patrick Bussard

Signature of Applicant or Agent

10/28/2025

10/28/2025

Date

Proposed plan

Expand the front porch to a wrap around porch, which will expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances.

Hardship Encountered

Variances Requested

- ① (22-7.3) Expansion of nonconforming building
- ② (schedule 5-1) minimum front yard setback
- ③ (schedule 5-4) maximum permitted building coverage



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: October 21, 2025

Applicant: Patrick Bussard & Celia Belmonte Bussard
Address: 76 Lafayette Street, Rumson, NJ 07760
Block 33, Lot 15, Zone: R-5

I have reviewed the Land Use & Development Permit application for the above referenced nonconforming interior lot. The applicant proposes to expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances. The improvements include expanding the 28 square foot front porch to a 168 square foot wrap around porch.

The application was **denied** for the following non-conformities:

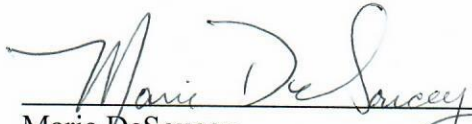
Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations

- (22-7.3) A nonconforming building or structure may not be enlarged, extended, increased in height, width or depth; moved or relocated, unless the enlargement, extension or addition conforms to all requirements of this chapter and will not result in the creation of any nonconformity related to the lot and the aggregate of all structures or building.
- (Schedule 5-1) wrap around porch intensifies the FYSB nonconformity at 20.5' whereas 30' is required.
- (Schedule 5-4) Proposed Building Coverage of 1,427 square feet (13% over), where 1,260 square feet is permitted.
- Existing nonconformities that remain unchanged include:
 - Minimum lot area of 5,511 sf, whereas 6,000 sf is required.
 - Princ dwelling FYSB of 29.3' whereas 35' is required.
 - Accessory bldg. SYSB of 2' whereas 5' is required.
 - Accessory bldg. RYSB of 1.3' whereas 5' is required.

Supporting documents to the application include:

- Architectural Plans titled "Bussard Residence" prepared, signed, sealed, by Anthony Condouris, Arch, dated October 7, 2025, no rev (2), consisting of three (3) sheets.

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

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

DENIED

RECEIVED
OCT 8 2025
ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: 10/8/25

Fee: \$ 50.00

Check # 1014

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 MDESOUCHEY@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: 76 Lafayette Street Block: 33 Lot 15 Zone: R-5

2. Applicant's Name: Patrick and Celia Belmonte Address: 76 Lafayette Street, Rumson, NJ, 07760

Email patrickrbussard@gmail.com Tel. 513-319-7306
celia.belmonte@gmail.com Tel. 732-995-9389

3. Property Owner's Name: Patrick and Celia Belmonte Address: 76 Lafayette Street, Rumson, NJ, 07760

Email patrickrbussard@gmail.com Tel. 513-319-7306
celia.belmonte@gmail.com Tel. 732-995-9389

4. Description of Work: Construction of front wrap-around porch

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.

Patrick Bussard
Celia B. Bussard
Signature of Applicant
Patrick Bussard
Celia Belmonte Bussard
Print Applicant's Name

10/8/25
Date

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

----- **FOR OFFICE USE** -----

Approved _____ Denied ✓

DENIED

COMMENTS:

Front porch does not comply with
Borough Ordinance bulk requirements

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

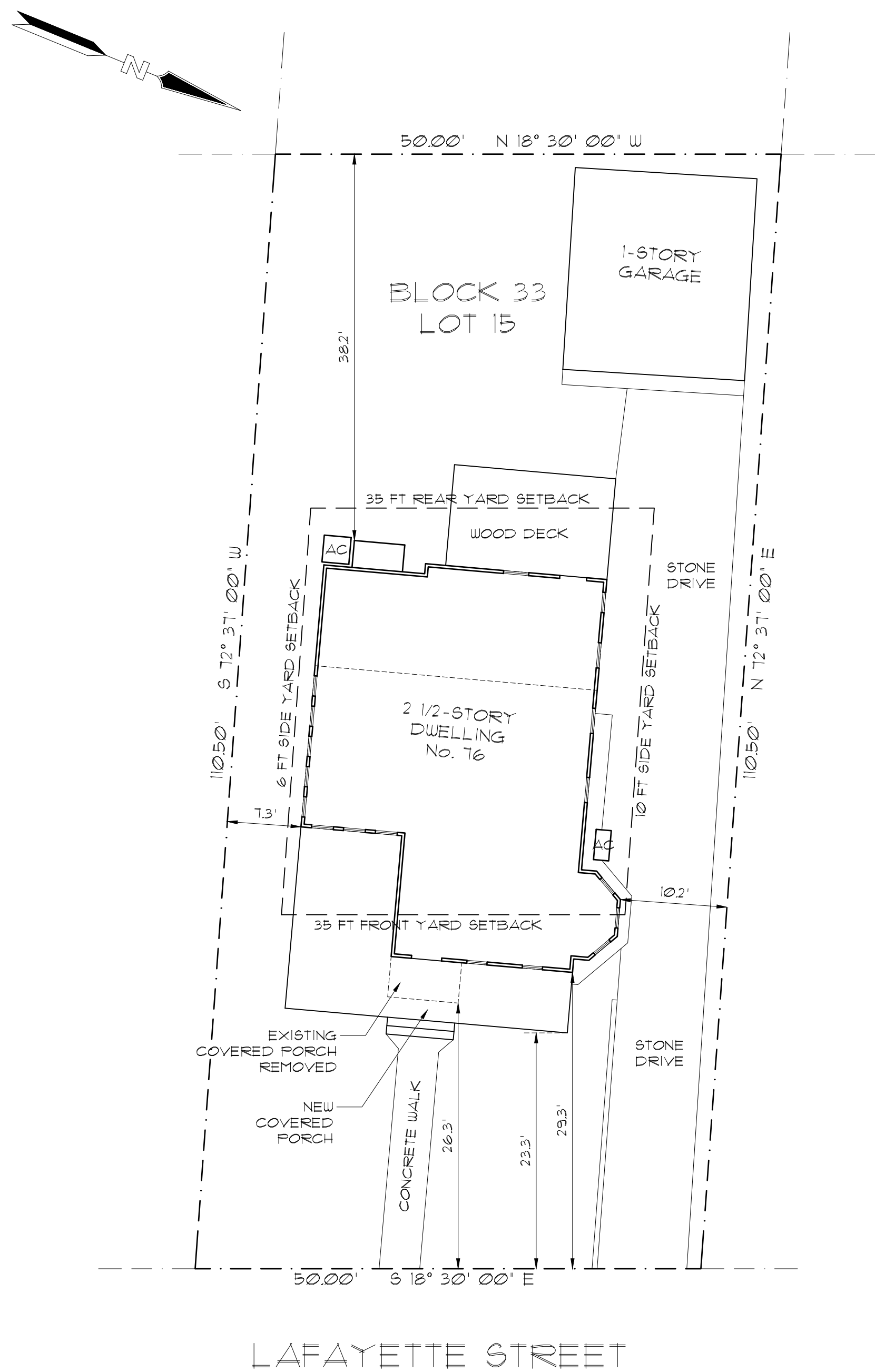
10/21/25
Date

- Expansion of Nonconforming building
- Front Yard Setback
- Bldg Coverage

proposed front porch for

BUSSARD RESIDENCE

76 LAFAYETTE ST
RUMSON, NEW JERSEY
BLOCK 33 ~ LOT 15



LAFAYETTE STREET

10 SITE PLAN

SCALE: 1" = 10'-0"

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY
DONE BY CHARLES SURMONTE NJ, P.L.S., L.C. No. 35885
OF CHARLES SURMONTE P.E., P.L.S., DATED 02/17/25

LOT COVERAGE CALCULATIONS				
	EXISTING	PROPOSED		
HOUSE	1,005 SQ. FT.	1,005 SQ. FT.		
FRONT PORCH (OPEN ON 3 SIDES)	28 SQ. FT.	168 SQ. FT.		
SIDE PORCH	N/A	120 SQ. FT.		
GARAGE	360 SQ. FT.	360 SQ. FT.		
DRIVEWAY	941 SQ. FT.	941 SQ. FT.		
DECK	160 SQ. FT.	160 SQ. FT.		
AC UNITS	11 SQ. FT.	11 SQ. FT.		
SUB TOTAL (PRE CREDITS)	2,505 SQ. FT.	2,765 SQ. FT.		
FRONT ROOFED PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 963 SQ. FT. 96.3 SQ. FT. PROP. 963 SQ. FT. 96.3 SQ. FT.	-28 SQ. FT. -96 SQ. FT.		
DECK	EXIST. 963 SQ. FT. 132.6 SQ. FT. (20% OF GROUND FLOOR AREA) PROP. 963 SQ. FT. 132.6 SQ. FT.	-160 SQ. FT. -160 SQ. FT.		
DETACHED GARAGE CREDIT		-130 SQ. FT. -130 SQ. FT.		
TOTAL LOT COVERAGE	2,187 SQ. FT.	2,379 SQ. FT.		

BUILDING COVERAGE CALCULATIONS				
	EXISTING	PROPOSED		
HOUSE	1,005 SQ. FT.	1,005 SQ. FT.		
FRONT PORCH (OPEN ON 3 SIDES)	28 SQ. FT.	168 SQ. FT.		
SIDE PORCH	N/A	120 SQ. FT.		
GARAGE	360 SQ. FT.	360 SQ. FT.		
SUB TOTAL	1,393 SQ. FT.	1,653 SQ. FT.		
FRONT ROOFED PORCH CREDIT (10% OR LESS OF GROUND FLOOR AREA)	EXIST. 963 SQ. FT. 96.3 SQ. FT. PROP. 963 SQ. FT. 96.3 SQ. FT.	-28 SQ. FT. -96 SQ. FT.		
DETACHED GARAGE CREDIT		-130 SQ. FT. -130 SQ. FT.		
TOTAL BUILDING COVERAGE	1,235 SQ. FT.	1,421 SQ. FT.		

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR (INSIDE WALLS)	963 SQ. FT.	963 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	660 SQ. FT.	660 SQ. FT.
GARAGE (INSIDE WALLS)	338 SQ. FT.	338 SQ. FT.
SUB TOTAL	1,961 SQ. FT.	1,961 SQ. FT.
DETACHED GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL FLOOR AREA	1,831 SQ. FT.	1,831 SQ. FT.
60% OF SECOND FLOOR AREA	396 SQ. FT.	396 SQ. FT.
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	201 SQ. FT.	201 SQ. FT.
VOLUME	24,500 CU. FT.	
CONSTRUCTION CLASS	5B	
USE GROUP	R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

BOROUGH OF RUMSON INTERIOR LOT

ZONE: R-5
APPLICANT: BUSSARD
ADDRESS: 76 LAFAYETTE ST

DATE: 10/01/25
BLOCK: 33
LOT: 15

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	6,000 SF.	5,511 SF.	5,511 SF. EXISTING NON-CONFORMITY
MINIMUM LOT WIDTH/LOT FRONTAGE	50 FT.	50 FT.	50 FT.
INTERIOR LOT SHAPE CIRCLE	33 FT.	COMPLIES	COMPLIES
PRINCIPAL STRUCTURE	BLDG/PORCH	BLDG/PORCH	BLDG/PORCH
FRONT YARD SETBACK	35 / 30 FT	29.3 / 26.3 FT	29.3 / 23.3 FT EXISTING NON-CONFORMITY INTENSIFIED, VARIANCE REQUIRED
MINIMUM SIDE YARD SETBACK			
ONE SIDE	6 FT.	7.3 FT.	7.3 FT.
TOTAL BOTH SIDES	16 FT.	17.5 FT.	17.5 FT.
MINIMUM REAR YARD SETBACK	35 FT.	38.2 FT.	38.2 FT.
BUILDING HEIGHT			
RIDGE	35 FT.	43.0 FT.	43.0 FT.
EAVES	26 FT.	41.9 FT.	41.9 FT.
ACCESSORY BUILDING			
MINIMUM SIDE YARD SETBACK	5 FT.	2 FT.	2 FT. EXISTING NON-CONFORMITY
REAR YARD SETBACK	5 FT.	13 FT.	13 FT. EXISTING NON-CONFORMITY
HEIGHT	16 FT.	COMPLIES	COMPLIES
ACCESSORY STRUCTURE			
MINIMUM SIDE YARD SETBACK	5 FT.	N/A	N/C
MINIMUM REAR YARD SETBACK	5 FT.	N/A	N/C
PERMITTED LOT COVERAGE, BUILDING COVERAGE FLOOR AREA			
MAX. LOT COVERAGE	2,538 SF.	2,187 SF.	2,379 SF.
MAX. BUILD COVERAGE	1,260 SF.	1,235 SF.	1,421 SF. VARIANCE REQUIRED
MAXIMUM FLOOR AREA	2,153 SF.	1,831 SF.	1,831 SF.
FLOOR AREA RATIO	0.61	0.29	0.29

- () INCREASED SIDE YARD SETBACK FOR ADDITIONAL FLOOR AREA OR LOT WIDTH EXCEEDS MINIMUM REQUIRED
() 85% OF PERMITTED FLOOR AREA- SIDE SET BACK INCREASE 2 FT. EACH SIDE (SCHEDULE 5-1 NOTE 16)
() EXCEEDS MINIMUM LOT WIDTH (SCHEDULE 5-1 NOTE 1)
LOT WIDTH - MINIMUM LOT WIDTH =
SIDE SETBACKS ONE SIDE = TOTAL BOTH SIDES =
() INCREASED REAR YARD SETBACK FOR ADDITIONAL DEPTH
REAR YARD SETBACK =
() LOT COVERAGE (SCHEDULE 5-4)
5,511 - 5,000 = 511 • 0.3190 = 163
163 + 2,379 = 2,542
() BUILDING COVERAGE (SCHEDULE 5-4)
5,511 - 5,000 = 511 • 0.1860 = 95
95 + 1,421 = 1,516
() FLOOR AREA (SCHEDULE 5-3)
5,511 - 5,000 = 511 • 0.4 = 204.4
204.4 + 3,500 = 3,704.4



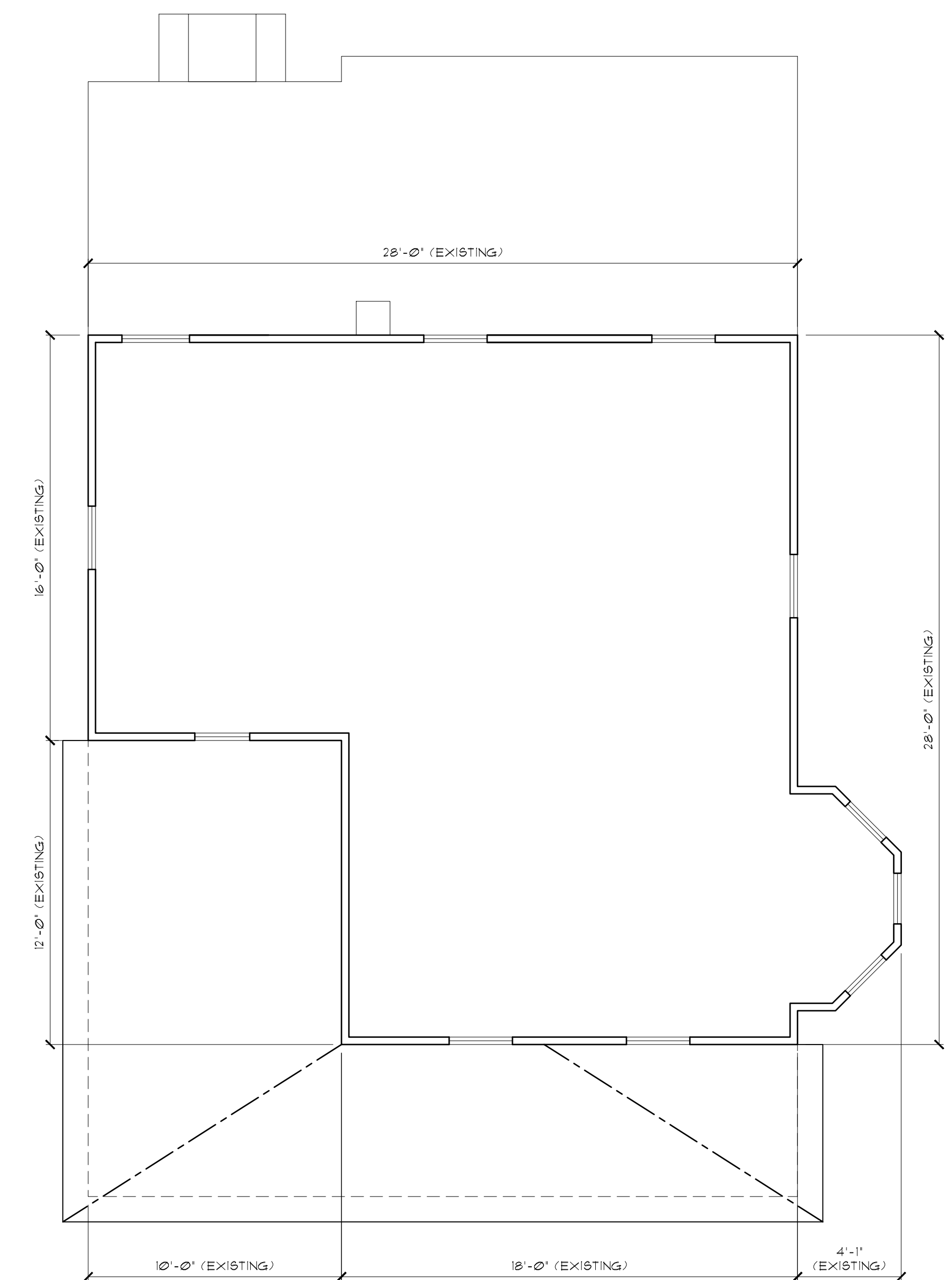
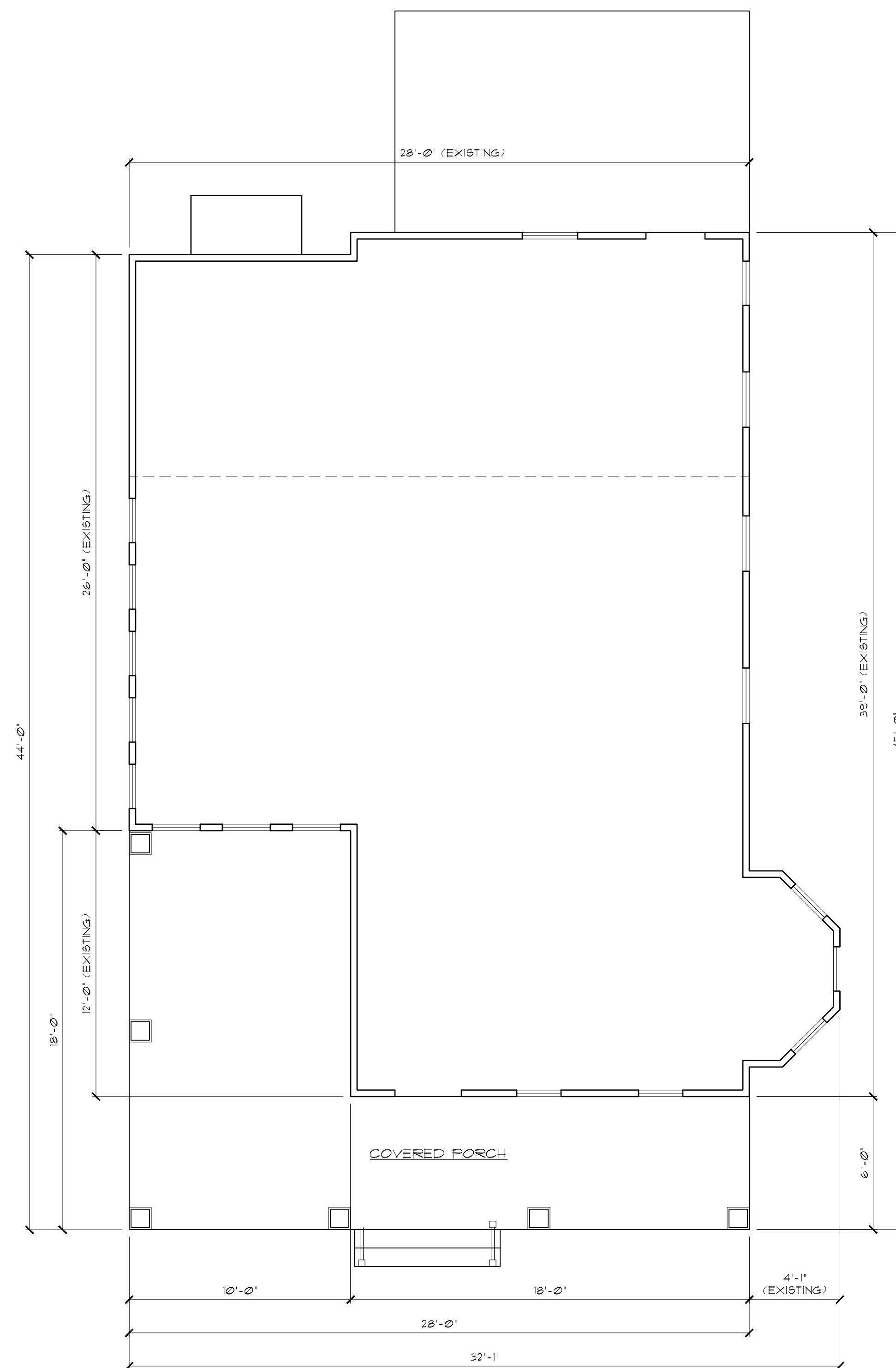
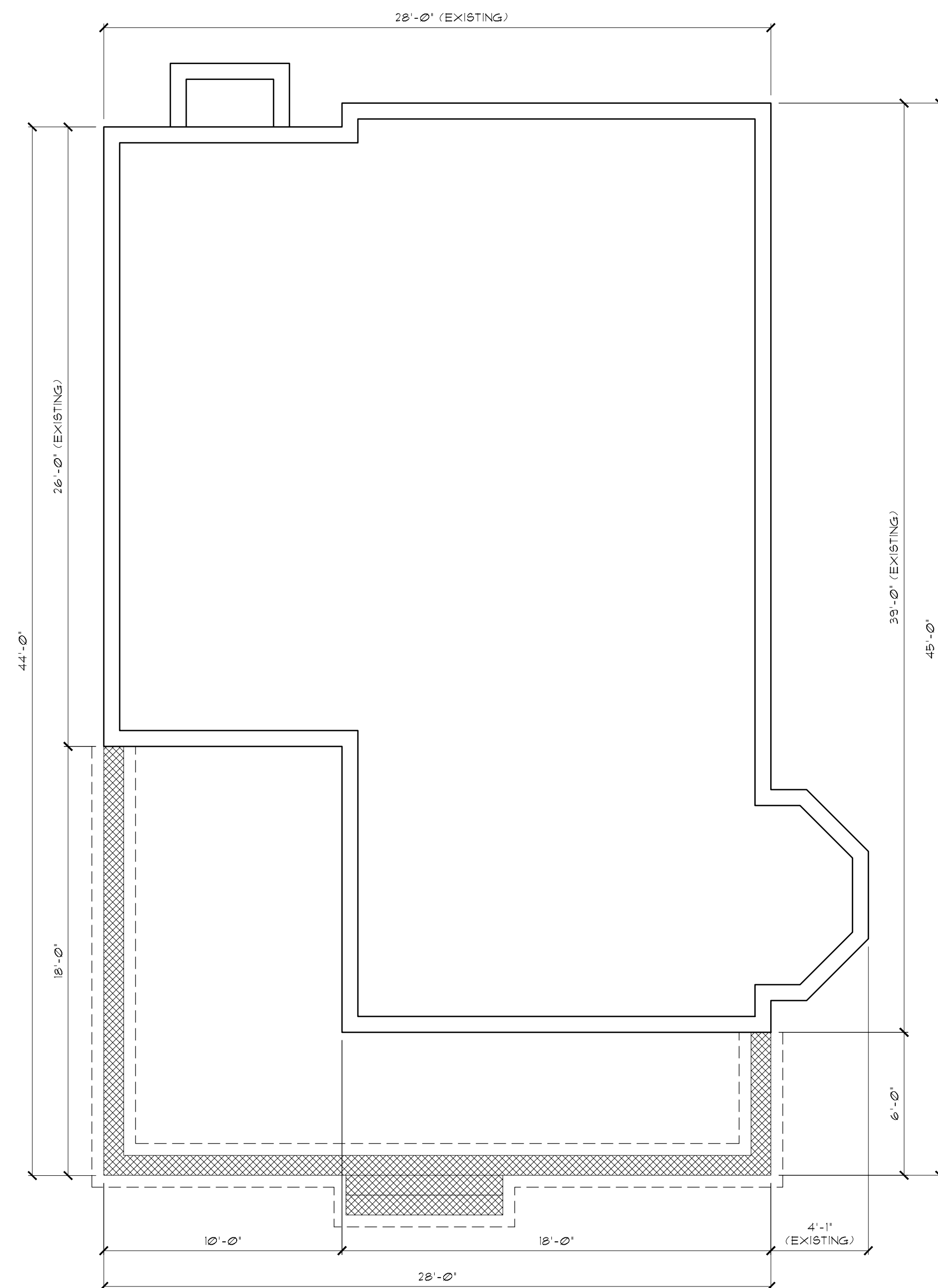
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE

CLIENT	BUSSARD RESIDENCE
ADDRESS	76 LAFAYETTE ST RUMSON, NEW JERSEY
JOB NUMBER	25-129
BLOCK	33
LOT	15

DATE	10/7/25
DRAWN BY	KGT
SHEET NO.	V-1

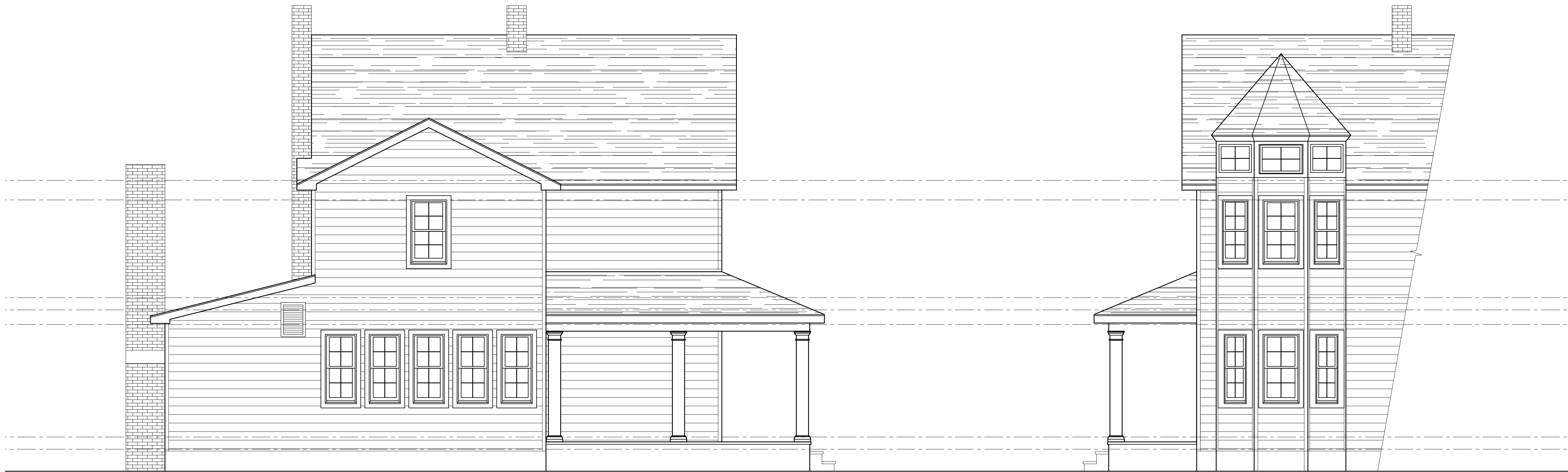
NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.



NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

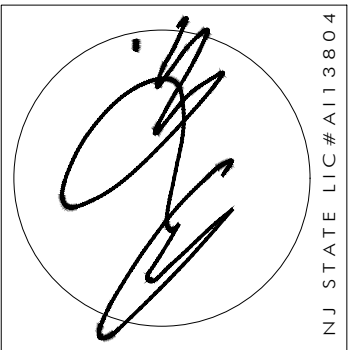


10 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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



A N T H O N Y M. C O N D O U R I S
ARCHITECT
20 B I N G H A M A V E N U E , R U M S O N N J 0 7 7 6 0
PHONE-732-842-3800 ~ FAX-732-842-7777 ~ email-info@amcarchitect.com ~ www.amcarchitect.com

Δ	REVISIONS	DATE

CLIENT	BUSSARD RESIDENCE
ADDRESS	16 LAFAYETTE ST RUMSON NEW JERSEY
JOB NUMBER	25-129
BLOCK	33
LOT	1B

DATE	10/7/25
DRAWN BY	KGM
SHEET NO.	V-3

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.