



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

**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

Sean + Marion Moran                      janderson@fsfm-law.com                      732-741-2525  
 Name of Applicant                                      Email                                      Phone Number

9 N. Ward Ave, Rumson, NJ 07760                      80                      20  
 Property Address                                      Block                      Lot

N/A  
 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.*

John B. Anderson, III, Foss San Filippo + Milne, LLC, PO Box 896, Red Bank, NJ 07701  
 Applicant's Attorney and contact information (if any)

Anthony Condris, 20 Bingham Ave, 2nd Floor, Rumson, NJ 07760  
 Applicant's Architect and contact information (if any)

Patrick Ward, InSite Engineering LLC, 1955 Route 34, Suite 1A, Wall, NJ 07719  
 Applicant's Engineer and contact information (if any)

\_\_\_\_\_  
 Signature of Applicant or Agent                                      Date

Proposed plan                      Reconstruct existing storm-damaged  
carriage house dating to c. 1904. See attached narrative.

Hardship Encountered                      See Statement of variances

Variations Requested                      See Statement of Variations

Sean and Marion Moran  
9 N. Ward  
Block 80, Lot 20  
Zone District: R-2  
FSFM File No.: 9784.00001

## NARRATIVE OF DEVELOPMENT

Sean and Marion Moran (the "Applicants") own 9 N. Ward (Block 80, Lot 20), Rumson, (the "Property").

The Property is presently improved with two (2) structures: a) the main home; and b) the carriage house.

Both structures were damaged in Superstorm Sandy.

The main home was rebuilt c. 2018.

The Applicants secured approval to rebuild the carriage house by way of Resolutions 5976 and 6016 dated August 20, 2013 and September 16, 2014 respectively. See **Exhibit A** and **Exhibit B** hereto. However, those approvals have since expired.

The carriage house dates to c. 1904 and exemplifies the period shingle style. It is presently two (2) stories and it consists of a two (2) car garage and a three (3) bedroom and two (2) bath dwelling with an elevated deck accessible from the interior and exterior of the structure.

The Applicant seeks approval to rebuild the carriage house. The first floor will continue to be utilized primarily as a two (2) car garage. There will no longer be any living space on the first floor. Instead, the remainder of the first floor will be seasonal storage.

The second floor will consist of an open kitchen with family room, two (2) bedrooms and one and one-half (1.5) bathrooms together with a modest balcony.

Though the proposed structure is slightly larger than the existing structure, the amount of living space will be reduced by approximately 275 square feet (owing to the removal of any living space from the 1<sup>st</sup> floor). Additionally, the proposed plans will result in one less bedroom and the substitution of a half bath for a full bath. Moreover, the presently non-compliant side yard setback will be cured.

In addition to the reduction in living space and reduction in bedrooms, the plans will usher in a marked visual improvement in terms of the roof lines, fenestration, carriage style garage doors and proposed cupola in keeping with the historical design of the original carriage houses on the street.

#5976

RESOLUTION OF FINDINGS AND CONCLUSION  
BOARD OF ADJUSTMENT  
BOROUGH OF RUMSON  
BLOCK 80, LOT 20

WHEREAS, Sean and Marion Moran have applied to the Board of Adjustment of the Borough of Rumson for permission to move the existing accessory carriage house (residential rental structure) located on the north side to the south side of the property, elevate the structure to comply with new FEMA flood elevation standards, remove the existing second floor deck, renovate the structure and reduce the floor area at the existing premises located at 9 North Ward Avenue and known as Block 80 Lot 20 on the Tax Map of the Borough of Rumson, and which premises are in the R-2 Zone; and

WHEREAS, on July 16, 2013 at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and interested parties, including Landscape Plan by S. Krog, landscape architect, Sheet L1 dated 6/13/13; Architectural Plans by J. Anderson, architect, Sheets Z101, Z102, Z001, Z002 all dated 6/1/13, Site Plan by J. Fischer, P.E.P.P. dated 5/20/13 (A7), Two Photographs of Main House (A1); Photograph of Carriage House (A2); Plan Board (A3) (Black & White); Architectural Rendering (A4) (colorized); Landscape Plan (A5) (colorized); Aerial Photo (A6), has made the following factual findings:

1. The property is an existing waterfront estate property, having a large main house and a carriage house that has been used for many years as a separate rental residence structure and is a nonconforming use/structure, located on a 1.944 acre almost rectangular lot having 150 feet frontage on North Ward Avenue and depth of about 565 feet to rear frontage on the South Shrewsbury River. The property and structures were severely flooded and damaged in Superstorm Sandy in late October 2012. The applicant now seeks to move and re-position to existing carriage house from the north side (near the front of the lot) to the south side (front), rotate the front of the structure, elevate the structure to meet new FEMA flood elevation standards, renovate the structure to remove the second floor deck and reduce floor area (1276 s.f. to 1112 s.f.), provide architectural renovations and details, and relocate the entry gravel driveway to the north side of the lot. Variance relief is required as the existing secondary residential accessory structure (carriage house) is a pre-existing non-conforming use; the accessory structure has heat; the accessory

# EXHIBIT A



structure is located and is proposed to be relocated in the front yard; for accessory structure height (24 feet permitted, 25.32 feet proposed); for floor area of second floor of accessory structure (637 s.f. permitted, 795 s.f. proposed); and maximum driveway width within required front setback (15 feet permitted, 24 feet for drive to garage of accessory structure proposed).

2. As noted, this property and the structures were severely damaged in Superstorm Sandy and require rehabilitation and/or reconstruction. The applicant/owner has determined to proceed first with the renovation of the carriage house. That structure has existed for many years as a rental residence and is a pre-existing non-conforming use. Over the years there have been a number of additions or renovations which have architecturally compromised the structure. The applicant proposes to relocate the entry driveway for the property to the north side, relocate the existing structure from the north side to the south side (front) of the lot and rotate the front of the house to face the interior of the lot, elevate the structure to an elevation of 12+ feet, and renovate the structure to reduce floor area and add certain architectural details so as to enhance its appearance, all as shown on the plan. The structure must be repaired, renovated and elevated in any event to address the issues/damage from Superstorm Sandy. The intent of these changes proposed is to better locate the structure, reorient it so that it appears more as a carriage house accessory to the main house rather than a separate house structure, and to enhance the appearance of the structure. The relocation of the carriage house will also move it out of the coastal A zone, reducing its risk of flooding and damage. The landscape architect testified as to additional landscape screening being added, and certain damaged trees or shrubs being removed and/or replaced with new trees or shrubs, as shown on the landscape plan.

3. The applicant further indicated that, as a further phase of the overall project, the existing main house will likely be razed and a new single family main house proposed for construction in the near future at the approximate location in the middle of the property as shown on the plan. That new main house has not been designed, and will be the subject of a future further application to the Board.

4. Two adjacent neighbors appeared and generally expressed no objection. One neighbor indicated a concern as to drainage and there being no drainage impact upon his adjacent property. The applicant's experts testified that a new drainage system to be placed along the southern side of the carriage house would adequately address the drainage. There was concern raised by a Board member relative to an elevated hump shown in the driveway to the main house. The applicant agreed to submit a revised grading plan for that driveway to be reviewed by the Board prior to adoption of the Resolution at the August 2013

meeting. There was also discussion as to the fact that the size and renovation of the carriage house may create issues or nonconformities as to the size and renovation of the main house, and the applicant and their experts indicated they were aware of the relationship in the Regulations with regard to accessory structures and main houses.

5. After detailed review, the Board concluded that the proposal could be properly approved. The carriage house has long been in place as a pre-existing non-conforming use. The Storm has now necessitated its renovation and elevation. The applicant's proposal enhances the appearance and utility of the carriage house, better presents the structure as an accessory to the main house, and will enhance the neighborhood and zone plan. At the August 2013 meeting, the Board reviewed the revised grading plan for the driveway to the main house and found it satisfactorily addressed the concerns, subject to the further detailed review and approval by the Borough Engineer.

WHEREAS, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 20<sup>th</sup> day of August 2013 that the application of Sean and Marion Moran for the variances to move the existing accessory carriage house (residential rental structure) located on the north side to the south side of the property, elevate the structure to comply with new FEMA flood elevation standards, remove the existing second floor deck and renovate the structure and reduce the floor area on the existing premises in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.

3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any responsibility or liability for the structural design of the project or for any damage which may be caused by the project.

4. Prior to issuance of a building permit, the Borough Engineer must review and approve the Grading Plan submitted.

5. Prior to issuance any Certificate of Occupancy the applicant must repair or replace any curb, sidewalk, or street pavement damaged, in the judgment of the Borough Administrative Officer, as part of or by reason of the construction of the project.

6. The following must be accomplished prior to the issuance of a development, zoning and/or building permit:

a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a, 4 of the Development Regulations have, where applicable, been obtained.

b. Taxes must be current.

c. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.

d. Any outstanding review fees or escrow deficiency must be paid.

e. Notice must be published as required by subsection 22-3.3e, 5 of the Development Regulations.

Above Resolution moved by *DR. WOOD*  
seconded by *MRS. ATWELL*, and on roll call the  
following vote was recorded:

In the Affirmative: *CONKLIN, ATWELL, BLUMI, DUDDY, WOOD*

In the Negative: *NONE*

Abstain: *NONE*

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on August 20, 2013, as copied from the Minutes of the said meeting.

DATE: *8/20/13*

*F. J. Amore*  
Secretary  
Board of Adjustment

# EXHIBIT B



9 No Ward Ave  
# 6016

RESOLUTION OF FINDINGS AND CONCLUSION  
BOARD OF ADJUSTMENT  
BOROUGH OF RUMSON  
BLOCK 80, LOT 20

WHEREAS, Sean and Marion Moran have applied to the Board of Adjustment of the Borough of Rumson for permission to raze the existing principal house and construct a new principal house, with the carriage house to remain in its existing location (north side of drive in front yard) at the existing premises located at 9 North Ward Avenue and known as Block 80 Lot 20 on the Tax Map of the Borough of Rumson, and which premises are in the R-2 Zone; and

WHEREAS, on August 19, 2014 at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and the public, including Elevation Certification by F. Andre, 3 sheets dated 7/12/14; Architectural Plans by Anderson Campanella, Sheets A001, A101, A102, A103, A201, dated last revised 3/14/14; Carriage house Floor Plans, Sheets Z001, Z002 dated last revised 6/5/14; Landscape Plan by S. Krog, Landscape Architect sheet L1 dated 8/4/14; Stormwater Management Report by J. Fechter, P.E., P.P. dated last revised 8/5/14 Maintenance Plan for Stormwater Management Measures by J. Fechter, P.E., P.P. dated 5/5/14; Plot Plan by J. Fischner, P.E., P.P., sheets 1 through 6, last revised 8/7/14, has made the following factual findings:

1. The property is an existing waterfront estate property, having a large main house and a carriage house that has been used for many years as a separate rental house and is an existing non-conforming use/structure. The property is an almost rectangular 1.944 acre lot, having 150 feet frontage on North Ward Avenue and depth of about 565 feet to frontage on the South Shrewsbury River. The carriage house is located on the north side of the driveway, in the front yard, setback 21.7' from North Ward Avenue. The applicant had applied for and received a Resolution of Approval to relocate and renovate the carriage house on August 20, 2013 but has determined not to proceed with that Approval, and that Application/Approval is being withdrawn.

2. The applicant now proposes to raze the existing principal house and construct a new single family principle house and in-ground pool as shown on the plans. The carriage house will remain in its present location, being slightly renovated to remove a second floor porch. Variance relief is required for the following: multiple residences, principal house and secondary residential accessory house (carriage house) on same lot; secondary residential

house is not a permitted use; secondary residential accessory house is located in front yard; and for accessory building to be on lot without principal building (temporary, during construction).

3. The property and structures were severely damaged during Superstorm Sandy and require rehabilitation/reconstruction. The applicant had initially thought to renovate/relocate the carriage house; hence the August 2013 application/approval. The applicant is now withdrawing that approval and has determined to leave the carriage house in its existing location, with the minor removal of the second floor porch. The applicant now proposed to raze the existing principal house, and construct a new principal house and in-ground pool as shown on the plans.

4. The proposed new house and in-ground pool, along with the existing carriage house, are within lot coverage, building coverage, and floor area limitations, although essentially at the maximum permitted. No objectors or members of the public appeared. As noted, the existing structure was damaged in Superstorm Sandy and requires replacement. The proposed new house, patio, and in-ground pool will enhance the appearance and utility of the property. The existing carriage house will essentially remain as presently located, with the minor renovation of removing a second floor porch. The new main house will be elevated (to 14') to conform to FEMA Base Flood Elevation (BFE) standards. It was noted that the applicant must also obtain DEP approval of plans, due to its proximity to the River.

5. As noted, the property has been used for many years as the site of a main house and rental carriage house, and is an existing nonconforming structure/use. The replacement of the main house with a new elevated main house was required and appropriate due to Superstorm Sandy and its consequences. The proposal will eliminate an existing side yard nonconformity. Approval in order to allow a replacement of the existing main house with an in-ground pool is appropriate.

WHEREAS, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 16th day of September 2014 that the application of Sean and Marion Moran for a variance to raze the existing principal house and construct a new principal house, with the carriage house to remain in its existing location (north side of drive in front yard) on the existing premises in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.

2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.

3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any responsibility or liability for the structural design of the project or for any damage which may be caused by the project.

4. Prior to issuance any Certificate of Occupancy the applicant must repair or replace any curb, sidewalk, or street pavement damaged, in the judgment of the Borough Administrative Officer, as part of or by reason of the construction of the project.

5. The following must be accomplished prior to the issuance of a development, zoning and/or building permit:

a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a, 4 of the Development Regulations have, where applicable, been obtained.

b. Taxes must be current.

c. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.

d. Any outstanding review fees or escrow deficiency must be paid.

e. Notice must be published as required by subsection 22-3.3e, 5 of the Development Regulations.

Above Resolution moved by *MR. THOMPSON*,  
seconded by *DR. WOOD*, and on roll call the  
following vote was recorded:

In the Affirmative: *CONKLIN, THOMPSON, BLUM, DUDDY, WOOD, BRADSKY*

In the Negative: *NONE*

Abstain: *NONE*

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on September 16, 2014, as copied from the Minutes of the said meeting.

DATE: *9/16/14*

*J. J. Andros*  
\_\_\_\_\_  
Secretary  
Board of Adjustment

Sean Moran and Marion Moran  
9 N. Ward Avenue  
Block 80, Lot 20  
Zone District: R-2  
Rumson, New Jersey 07760  
FSM File No. 9784.00001

**STATEMENT OF VARIANCES**

1. DEVELOPMENT REGULATIONS, SCHEDULE 5-1, SCHEDULE OF ZONING DISTRICT REGULATIONS: A VARIANCE TO ALLOW THE CONTINUATION OF THE EXISTING LOT DIAMETER OF 96' WHERE THE MINIMUM LOT DIAMETER IN THE R-2 ZONE DISTRICT IS 100'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is an existing condition that is not proposed to be exacerbated.
2. There is no available adjacent undeveloped land that could be acquired to bring the lot into conformity.

2. DEVELOPMENT REGULATIONS, SCHEDULE 5-1, SCHEDULE OF ZONING DISTRICT REGULATIONS: A VARIANCE TO ALLOW THE CONTINUATION OF THE EXISTING PRINCIPAL SIDE YARD SETBACK OF 26.9' WHERE THE PRINCIPAL SIDE YARD SETBACK IN THE R-2 ZONE DISTRICT IS 27'.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is an existing condition that is not proposed to be exacerbated.
2. This condition is *de minimis* with the deviation being .1 feet (1.2 inches).

3. DEVELOPMENT REGULATIONS, SECTION 22-7.8 B. 1.: A VARIANCE TO ALLOW THE ACCESSORY CARRIAGE HOUSE STRUCTURE TO REMAIN LOCATED IN THE FRONT YARD WHERE DETACHED ACCESSORY STRUCTURES LIKE CARRIAGE HOUSES CONSTRUCTED WITHIN THE R-2 ZONE DISTRICT ARE REQUIRED TO BE LOCATED IN A SIDE OR REAR YARD.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The existing carriage house is located within the front yard.

2. There are a number of other carriage houses in the neighborhood and they too are located within the front yard.
3. The existing (historical) pattern of development placed the carriage houses in the front yard on this and other riverfront lots along North Ward.
4. There is no plausible way to locate a rebuilt carriage house in the side yard or rear yard.

4. DEVELOPMENT REGULATIONS, SECTION 22-7.8 H.: A VARIANCE TO ALLOW ACCESSORY GROUND FLOOR AREA OF 1,237 SQUARE FEET WHERE THE MAXIMUM ALLOWABLE ACCESSORY GROUND FLOOR AREA FOR A LOT OF THIS SIZE IN THE R-2 ZONE DISTRICT IS 1,201 SQUARE FEET (30%).

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is a *de minimis* deviation of just 36 square feet on a lot that is nearly two (2) acres.

5. DEVELOPMENT REGULATIONS, SCHEDULE 5-4, SCHEDULE OF MAXIMUM PERMITTED LOT AND BUILDING COVERAGE: A VARIANCE TO ALLOW 6,401 SQUARE FEET OF BUILDING COVERAGE WHERE A LOT OF THIS SIZE IN THE R-2 ZONE DISTRICT IS PERMITTED TO HAVE A MAXIMUM BUILDING COVERAGE OF 6,372 SQUARE FEET.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. This is a *de minimis* deviation of just 29 square feet on a lot that is nearly two (2) acres.

6. DEVELOPMENT REGULATIONS, SCHEDULE 5-4 SCHEDULE OF MAXIMUM PERMITTED LOT AND BUILDING COVERAGE: A VARIANCE TO ALLOW 17,786 SQUARE FEET OF LOT COVERAGE WHERE A LOT OF THIS SIZE IN THE R-2 ZONE DISTRICT IS PERMITTED TO HAVE A MAXIMUM LOT COVERAGE OF 17,477 SQUARE FEET AND WHERE THE EXISTING LOT COVERAGE IS 18,223 SQUARE FEET.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The Applicant is improving the existing condition by reducing the impervious coverage by 746 square feet.

7. USE "D" VARIANCE PURSUANT TO N.J.S.A. 40:55D-70. D. 1 AND/OR 2 AND DEVELOPMENT REGULATIONS, SECTION 22-7.3: A VARIANCE TO ALLOW THE APPLICANT TO KNOCK DOWN AN EXISTING NON-PERMITTED CARRIAGE HOUSE WITH HABITABLE SPACE AND TO REBUILD A NEW CARRIAGE HOUSE WITH HABITABLE SPACE WHERE NON-CONFORMING BUILDINGS/STRUCTURES MAY NOT BE ENLARGED, EXTENDED OR INCREASED AND WHERE NON-CONFORMING USES MAY NOT BE EXPANDED.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

1. The Applicant is improving the existing condition by reducing the impervious coverage by 746 square feet.
2. The Applicant is improving the existing condition by bringing the side setback to the carriage house into conformity with the ordinance where the existing carriage house is just 2.8' from the side lot line where 15' is required.
3. The Applicant previously secured variances from the zoning board of adjustment to rebuild the carriage house on two (2) separate occasions.
4. The historic pattern of development on North Ward includes a number of similar carriage house structures.



**Borough of Rumson**  
BOROUGH HALL  
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rumsonnj.gov

**Marie DeSoucey**  
Land Use & Development Official  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: December 16, 2025  
*Revised February 1, 2026*

Applicant: Sean & Marion Moran  
Address: 9 North Ward Avenue, Rumson, NJ 07760  
Block 80, Lot 20, Zone: R-2

I have reviewed the Land Use & Development Permit to raze the existing nonconforming carriage house and rebuild a secondary residential use building in the front yard to be used as a private rental unit. The proposed application, with supplemental Narrative of Development, does not conform to the Borough's ordinances.

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

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

- (22-5.5) R-2 is zoned for single residential use only. The apartment is a second use, requiring a d-variance.
- (22-6.9) Accessory apartment units may be permitted as a Conditional Use, provided it meets the conditions of the ordinance and Affordable Housing. The proposed building does not meet the conditions.
- (22-7.3) Nonconforming buildings may not be enlarged, expanded or increased in height, width or depth, unless conforming. A nonconforming building that is more than partially destroyed (on purpose or not) may not be rebuilt. Alterations & additions to a nonconforming building may not exceed 50% of the assessed value of the structure.
  - The rebuilt dwelling does not conform to any of these limitations.
- (22-7.7) Accessory structures not permitted in front yard. Had the river been considered the front yard prior to constructing the principal dwelling, the rear yard setback from North Ward Avenue would still be 75'. The proposed building is 21.63' from the street.
- (22-7.8) Any single accessory building with aggregate building area (before credits are applied) equal or greater than 1,400 square feet in R-2 must meet the principal building setbacks.
- (22-9.2) The accessory building, driveway and parking are all located in the required front yard setback.

- (Sched 5-2) The proposed building height of 23.67' is measured from an elevated grading, approximately 3' higher than the original grade. The corrected building height is approximately 26.67, whereas accessory buildings may not exceed 24'.
- (Sched 5-4) Maximum Building and Lot Coverage exceeded.
- The proposed elevated grading plan requires approval from the Borough Engineer.

Supporting documents to the application include:

- Final As-Built Survey prepared, signed & sealed by Justin J. Hedges, PLS, Insite Engineering, dated July 02, 2019, rev (3) March 24, 2025, consisting of one (1) sheet.
- Site Plan prepared, signed & sealed by Patrick Ward, PE, Insite Engineering, dated November 4, 2025, no revisions, consisting of two (2) sheets.
- Architectural Plans for Moran Residence prepared, signed & sealed by Anthony Condouris, Architect, dated November 30, 2025, rev (1) December 2, 2025, consisting of three (3) sheets.
- Narrative of Development, prepared by John Anderson, Esq.
- Statement of Variances, prepared by John Anderson, Esq.
- Zoning Board Resolutions #5976 (2013) and #6016 (2014)

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**  
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**Marie DeSoucey**  
Land Use & Development Official  
  
office 732.842.3300  
fax 732.219.0714  
mdsoucey@rumsonnj.gov

## Memorandum – Statement of Variances Review

Date: February 1, 2026

Applicant: Sean & Marion Moran  
Address: 9 North Ward Avenue, Rumson, NJ 07760  
Block 80, Lot 20, Zone: R-2

I have reviewed the Statement of Variances memo, prepared by John Anderson, Esq. and submitted as a supplement to the Borough of Rumson Zoning Board of Adjustment application that is presently under review.

The request is to construct and utilize a new secondary ‘use’ (accessory apartment unit) building with variances for the bulk setbacks and overall size requirements. Early conversations with the applicant’s professionals indicated that the use of the structure would be for a rental property. The current application has only suggested the construction of an accessory building/carriage house with habitable area. It is not abundantly clear whether the applicant is proposing to use the structure as an independent rental property or as a guest house, the latter would require the kitchen be removed from the plans.

In response to the Statement of Variances memo:

1. Variance for Lot Shape Diameter: When total floor area on a lot exceeds 85% of the maximum permitted floor area, an additional 2’ is added to the minimum side yard setback. This parameter is applied based on the principal dwelling alone. The carriage house will not increase this further. **(Existing nonconformity, unchanged)**
2. Variance for principal side yard setback of 26.9’, whereas 27’ is required. **(Existing nonconformity, unchanged)**
3. Variance to allow the proposed accessory carriage house structure to be constructed in front yard, as the existing structure is currently located. **(New)**
  - (22-7.3c) If any nonconforming structure shall be more than partially destroyed, then the structure may not be rebuilt, restored or repaired, *except in conformity with this chapter*. The existing carriage house will be razed. This is considered a new structure.
  - (22-7.8b) Detached accessory buildings or structures shall not be located in a front yard. (Sched 5-1) Front yard setback of 75’ is secondary to (22-7.8b)
  - (22-9.2) Parking areas shall not be located in the required front yard setback.
4. Variance to allow the proposed accessory building to exceed maximum floor area. **(New)**
  - (22-7.3c) If any nonconforming structure shall be more than partially destroyed, then the structure may not be rebuilt, restored or repaired, *except in conformity with*

*this chapter.* The existing carriage house will be razed. This is considered a new structure.

- (22-7.8h) Limitations on accessory buildings in the R-2 zone: The aggregate ground floor area of all accessory buildings on a lot may not exceed 30% of the principal building.
5. Variance to exceed the maximum building coverage for an oversized, conforming lot in the R-2 zone (Sched 5-4). **(New)**
- The new single-family home (built in 2018) and existing carriage house complies with building coverage. The existing 1,088 SF carriage house is proposed to be replaced with a new 1,323 SF accessory building.
6. Variance to exceed the maximum lot coverage for an oversized, conforming lot in the R-2 zone (Sched 5-4). The applicant proposes to reduce the existing lot coverage with various reductions on the property. **(New)**
- Resolution #6016 states that there are no building or lot coverage nonconformities on the property associated at the time of the approval for construction of the new principal dwelling. The premises has not been granted variances to exceed lot coverage since that time.
7. Use, D-variance, to allow a new accessory building (carriage house) which will function as a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance. This is the definitions of an accessory apartment unit. Again, it is not clear whether the final 'use' intention of the building is for a private apartment or public rental purposes. I have listed below the relevant ordinances for both cases.
- Private Use: (22-7.8i) No accessory building shall be used for residential purposes by any person or persons, including members of the family or the occupants of the principal building or domestic servants or others employed on the premises.
  - Apartment Use: (22-5.5) Accessory apartment units are an approved Conditional Use in the R-1 and R-2 residential zones, subject to the provisions of Section 22-6.9: Conditional Uses.
    - (22-6.9a3) An accessory apartment unit shall, for a period of at least 10 years from the date of the issuance of a Certificate of Occupancy, be rented only to a very-low, low or moderate income qualified household as is defined by applicable Council on Affordable Housing ("COAH") and Uniform Housing Affordability Controls ("UHAC") regulations at the time of initial occupancy of the unit.
    - (22-6.9a12) New freestanding accessory buildings containing accessory apartment units shall conform to the setback requirements for principal buildings in the district. The proposed structure does not meet principal or accessory setbacks.

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

# FOSS, SAN FILIPPO & MILNE, LLC

*Counselors at Law*

ROGER J. FOSS

GREGORY R. MILNE†

JOHN B. ANDERSON, III  
NJ & NY BARS

†CERTIFIED BY THE SUPREME  
COURT OF NEW JERSEY AS  
CIVIL TRIAL ATTORNEY

OF COUNSEL

MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO  
(RETIRED)

JOHN W. CHRISTIE  
(RETIRED)

February 22, 2026

Borough of Rumson  
Zoning Board of Adjustment  
Municipal Building  
80 E. River Road  
Rumson, N. J. 07760

Re: Sean Moran and Marion Moran  
9 N. Ward Avenue  
Block 80, Lot 20  
Zone District: R-2  
Rumson, New Jersey 07760  
FSM File No. 9784.00001

## **NOTICE OF HEARING**

***PLEASE TAKE NOTICE THAT*** the Applicants, Sean Moran and Marion Moran (the “Applicants”), have applied to the Zoning Board of Adjustment of the Borough of Rumson (“Zoning Board”) for a use “d” variance and bulk “c” variances in connection with the proposed demolition and reconstruction of an existing accessory carriage house located at 9 N. Ward Avenue, Rumson, New Jersey (Block 80, Lot 20) located within the R-2 zone district within the Borough of Rumson. The proposed improvements consist of a new carriage house with garage space and storage space on the first floor and with a two (2) bedroom and one and one-half (1.5) bathroom living space on the second floor.

Applicants will seek the following variances:

1. **Development Regulations, Schedule 5-1, Schedule of Zoning District Regulations:** A variance to allow the continuation of the existing lot diameter of 96’ where the minimum lot diameter in the R-2 zone district is 100’.
2. **Development Regulations, Schedule 5-1, Schedule of Zoning District Regulations:** A variance to allow the continuation of the existing principal

side yard setback of 26.9' where the principal side yard setback in the R-2 zone district is 27'.

3. **Development Regulations, Section 22-7.8 b. 1.**: A variance to allow the accessory carriage house structure to remain located in the front yard where detached accessory structures like carriage houses constructed within the R-2 zone district are required to be located in a side or rear yard.
4. **Development Regulations, Section 22-7.8 h.**: A variance to allow accessory ground floor area of 1,237 square feet where the maximum allowable accessory ground floor area for a lot of this size in the R-2 zone district is 1,201 square feet (30%).
5. **Development Regulations, Schedule 5-4, Schedule of Maximum Permitted Lot and Building Coverage.**: A variance to allow 6,401 square feet of building coverage where a lot of this size in the R-2 zone district is permitted to have a maximum building coverage of 6,372 square feet.
6. **Development Regulations, Schedule 5-4 Schedule of Maximum Permitted Lot and Building Coverage.**: A variance to allow 17,786 square feet of lot coverage where a lot of this size in the R-2 zone district is permitted to have a maximum lot coverage of 17,477 square feet and where the existing lot coverage is 18,223 square feet.
7. **Use "D" Variance Pursuant to N.J.S.A. 40:55D-70. d. 1 and/or 2 and Development Regulations, Section 22-7.3.**: A variance to allow the Applicant to knock down an existing non-permitted carriage house with habitable space and to rebuild a new carriage house with habitable space where non-conforming buildings/structures may not be enlarged, extended or increased and where non-conforming uses may not be expanded.

Applicants will also request such other variances, design and submission waivers, exceptions and approvals as may be determined to be necessary by the Zoning Board and will amend their application accordingly on the record at the public hearing.

The Zoning Board will conduct a completeness hearing and public hearing to obtain testimony on the application. The hearing will take place at the Charles S. Callman Hall Courtroom at Rumson Borough Hall, 80 East River Road, Rumson, New Jersey at 7:30 P.M. on \_\_\_\_\_, 202\_\_.

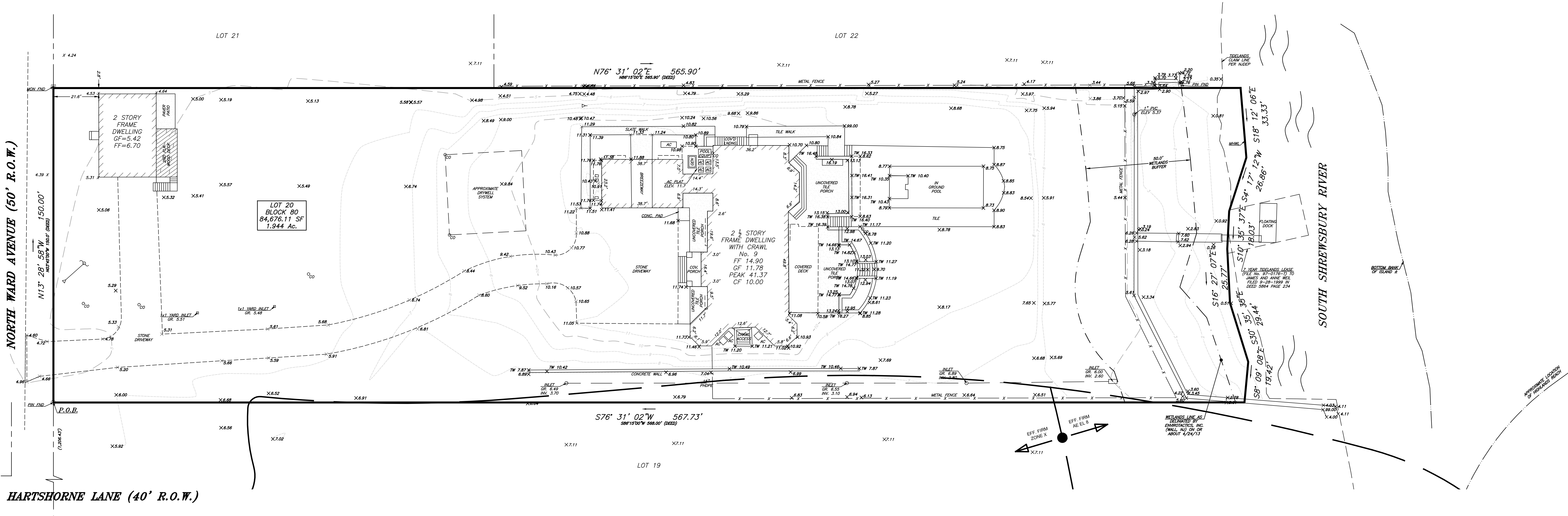
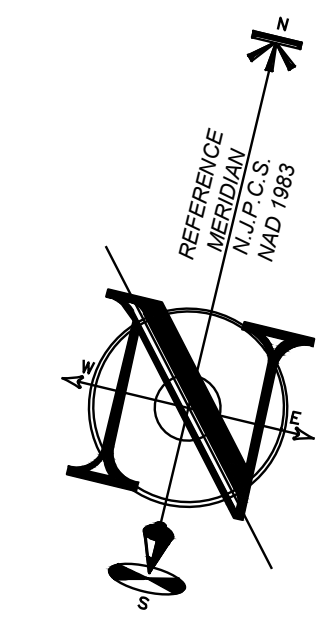
All documents relating to this application may be inspected by the public in the Office of the Secretary of the Zoning Board of Adjustment at Rumson Borough Hall, 80 E. River Road, Rumson, New Jersey on weekdays during regular business hours excluding holidays

and weekends. For site access restrictions and limitations (if any), please contact the Zoning Board Secretary at 732-842-3022.

FOSS SAN FILIPPO & MILNE, LLC  
Attorneys for Applicants,  
Sean Moran and Marion Moran

By: \_\_\_\_\_  
John B. Anderson, III, Esq.

Dated: \_\_\_\_\_, 202\_\_



NORTH WARD AVENUE (50' R.O.W.)

HARTSHORNE LANE (40' R.O.W.)

SOUTH SHREWSBURY RIVER

File: 19-S216-01.dwg - Sean Moran, 10/21/2019, 11:58:47 AM, 24x36 - Rumson, NJ - Final - 24x36 - 2019-10-21  
 Copyright 2019, Sean Moran, Professional Engineer, No. 12019-0001, 10/21/2019, 11:58:47 AM, 24x36 - Rumson, NJ - Final - 24x36 - 2019-10-21

LEGEND	
	BOUNDARY LINE
	CONTOUR LINE
	SPOT ELEVATION
	BUILDING
	WALL
	GAS
	WATER
	INLET
	STORM
	SANITARY MAN
	OVERHEAD WIRE
	ELECTRIC
	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
	FENCE
	LIGHT FIXTURE
	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE

**SURVEY NOTES:**  
 THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.  
 A WRITTEN INQUIRY AND DISCUSSION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 C. 14 (C48-36.3) AND N.J.A.C. 17:40 - 6.1(d).  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.  
 ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.  
 SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 6.0 PER FLOOD HAZARD DATA DATED 8/30/18.  
 SURVEY MAP REFERENCES:  
 A MAP ENTITLED, "LOT PLAN THE ANCHORAGE BLOCK 80, LOT 20 TMR 9 NORTH WARD AVENUE BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY, BY NITE ENGINEERING, DATED 09/15/13 REVISED 08/07/14."  
 DEED REFERENCES:  
 DB 896 PG 625  
 ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83).



CALL BEFORE YOU DIG!  
 NJ ONE CALL: 800-732-1900  
 (NJ One Call is not a guarantee of location)

**INSITE**  
 Surveying

INSITE Surveying, LLC  
 CERTIFICATE OF AUTHORIZATION:  
 24GA28260100  
 1955 ROUTE 5M, SUITE 1A, WALL, NJ 07719  
 732-531-7100 (PH) 732-531-7344 (Fax)  
 insite@insitesurveying.net  
 www.insitesurveying.net

**REVISIONS**

REV#	DATE	COMMENT
R1	09/24/20	COMMENTS (PH)
R2	01/09/19	COMMENTS (PH)
R3	01/10/19	BUILDING LABELING
R4	02/11/19	INITIAL RELEASE

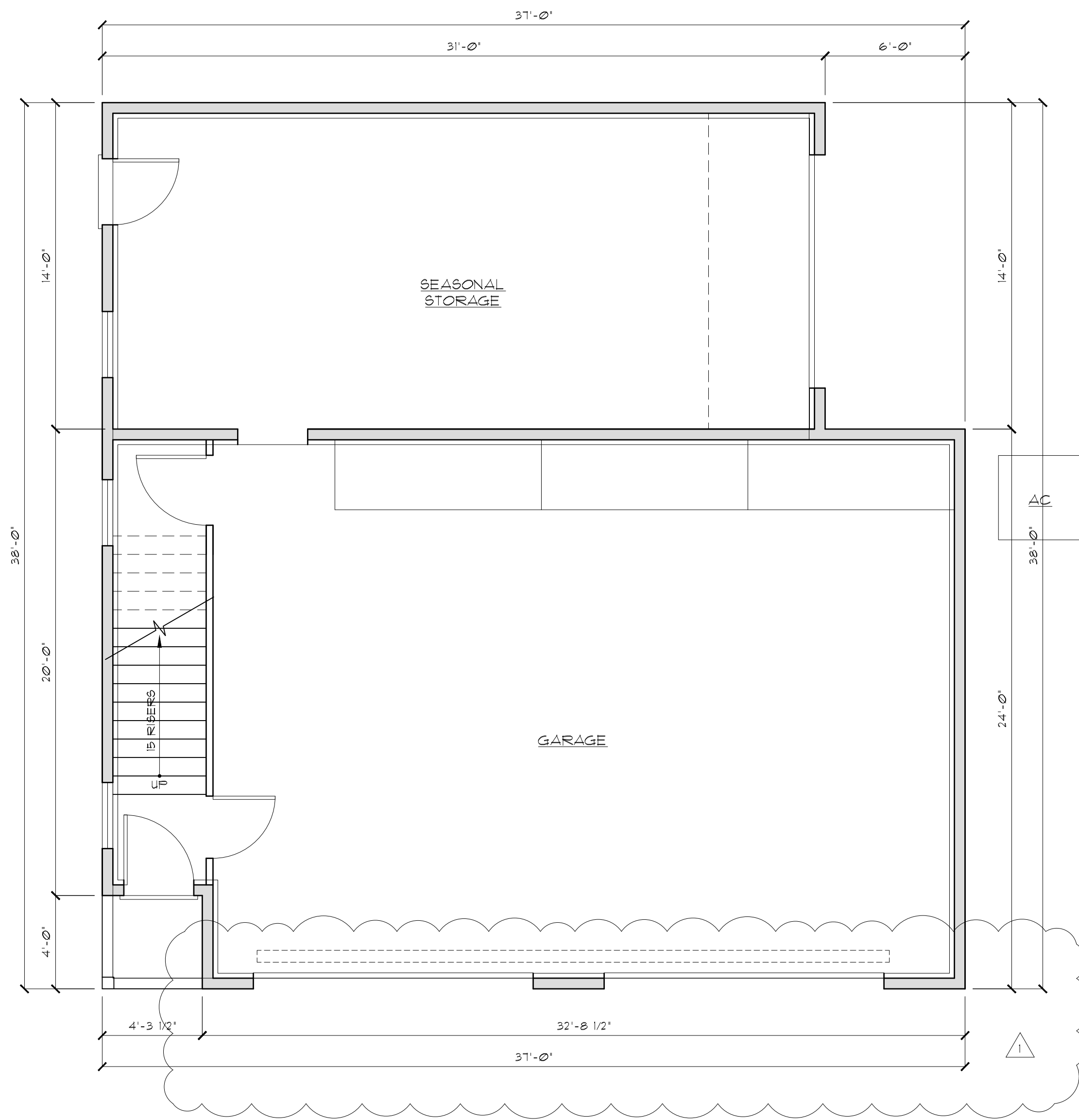
SCALE: 1"=20' DRAWN BY: BMW  
 DATE: 07/02/19 CHECKED BY: JJH  
 JOB #: 19-S216-01

**CERTIFICATION**

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN ORIGINAL AND MAY BE A COPY.  
  
**JUSTIN W. HEDGES, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 NJ LIC. NO. 0543362

# PROPOSED ACCESSORY BUILDING FOR The MORAN RESIDENCE

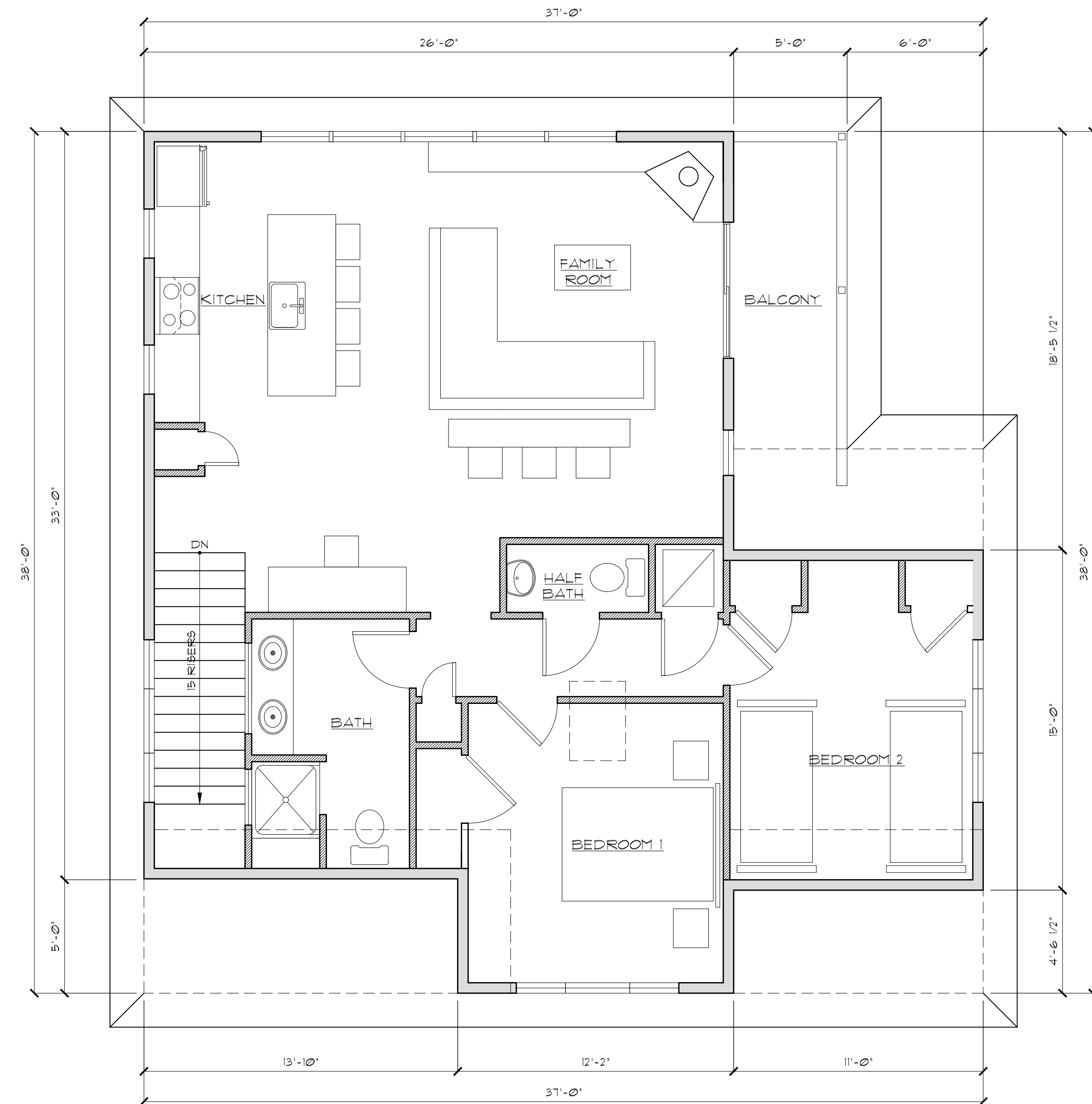
9 NORTH WARD AVENUE  
RUMSON, NEW JERSEY  
BLOCK 80 ~ LOT 20



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

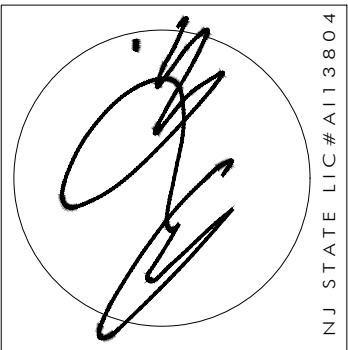
BUILDING DATA		
	EXISTING	PROPOSED
GARAGE/STORAGE	NON-HABITABLE	NON-HABITABLE
FIRST FLOOR LIVING AREA	611 SQ. FT.	N/A
SECOND FLOOR LIVING AREA	585 SQ. FT.	921 SQ. FT.
TOTAL	1196 SQ. FT.	921 SQ. FT.
VOLUME	18,552 CU. FT.	26,552 CU. FT.
CONSTRUCTION CLASS	5B	5B
USE GROUP	R-5	R-5

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



**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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



ANTHONY M. CONDOURIS - ZC  
**ARCHITECT**  
20 BINGHAM AVENUE, RUMSON, NJ 07760  
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ WWW.AMCARCHITECT.COM

REVISIONS	DATE
Δ GARAGE DOOR WIDTH REVISED	12/2/25

CLIENT	MORAN RESIDENCE
ADDRESS	9 NORTH WARD AVE RUMSON, NEW JERSEY
JOB NUMBER	24-069
BLOCK	80
LOT	20

DATE: 11/20/25  
DRAWN BY: JM  
SHEET NO. **V-1**



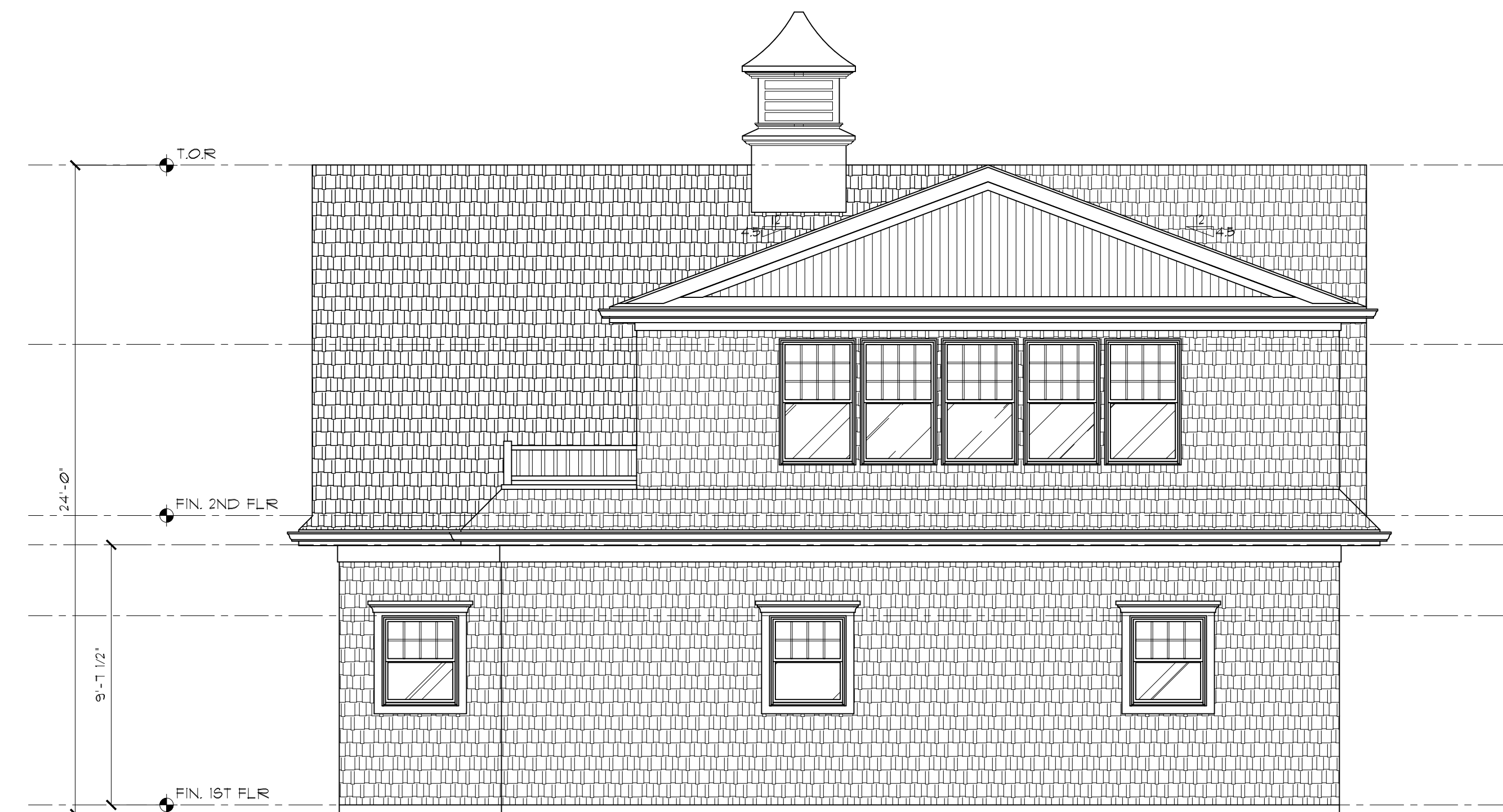
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



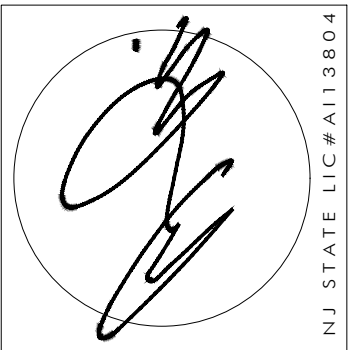
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



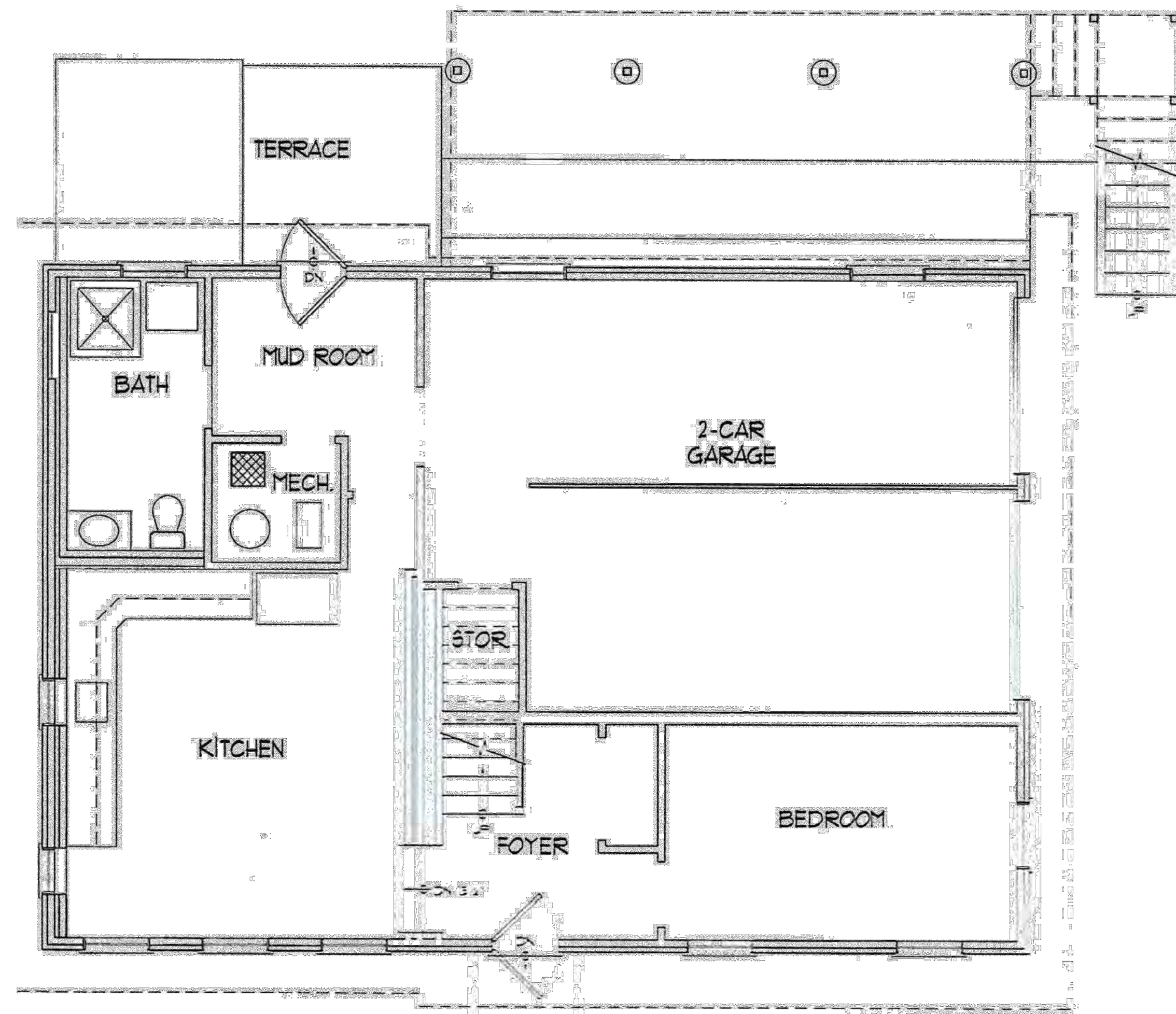
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REVISIONS	DATE
△ GARAGE DOOR WIDTH REVISED	12/2/25

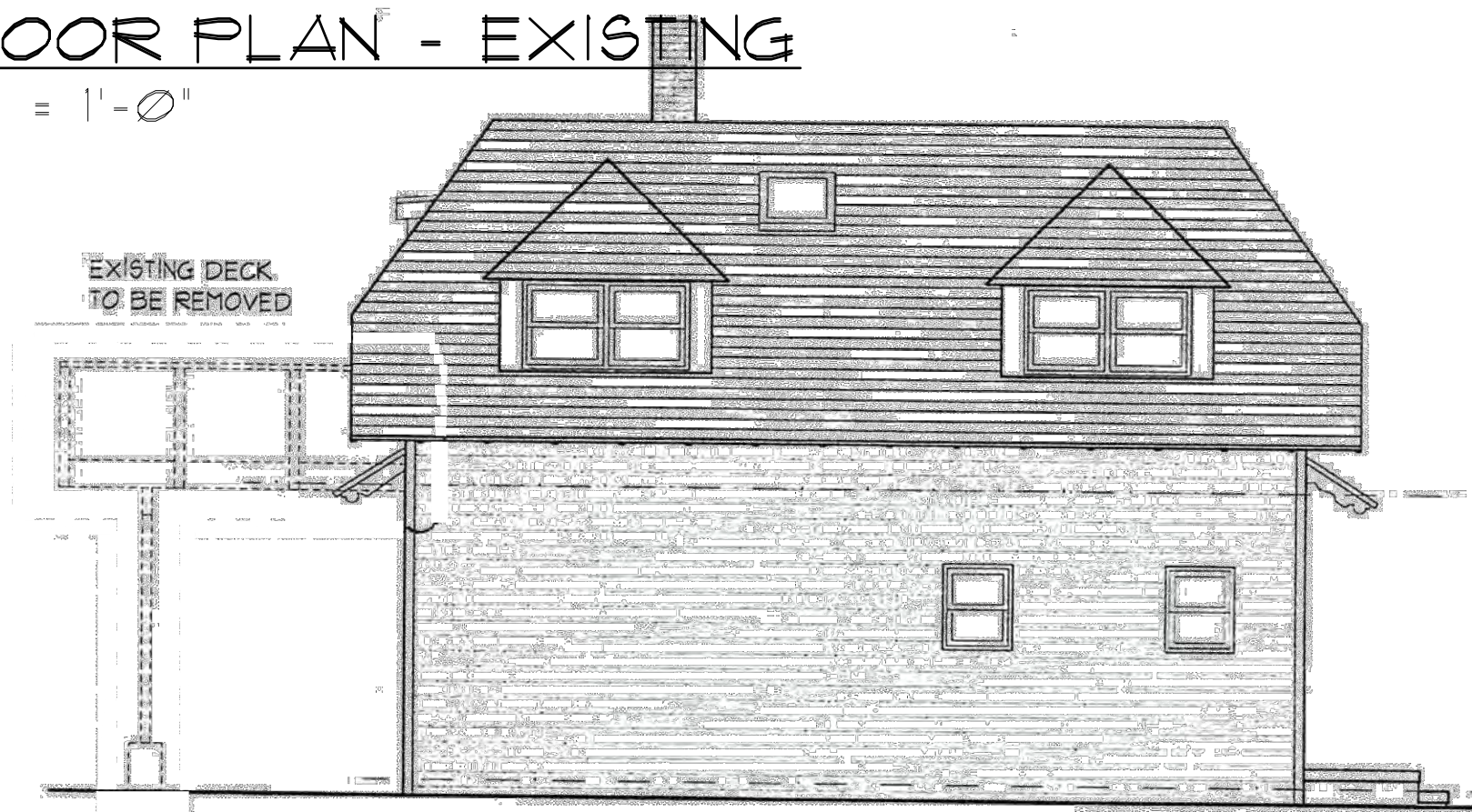
CLIENT	MORAN RESIDENCE
ADDRESS	9 NORTH WARD AVE RUMSON, NEW JERSEY
JOB NUMBER	24-063
BLOCK	80
LOT	20

DATE	11/30/25
DRAWN BY	JM
SHEET NO.	<b>V-2</b>

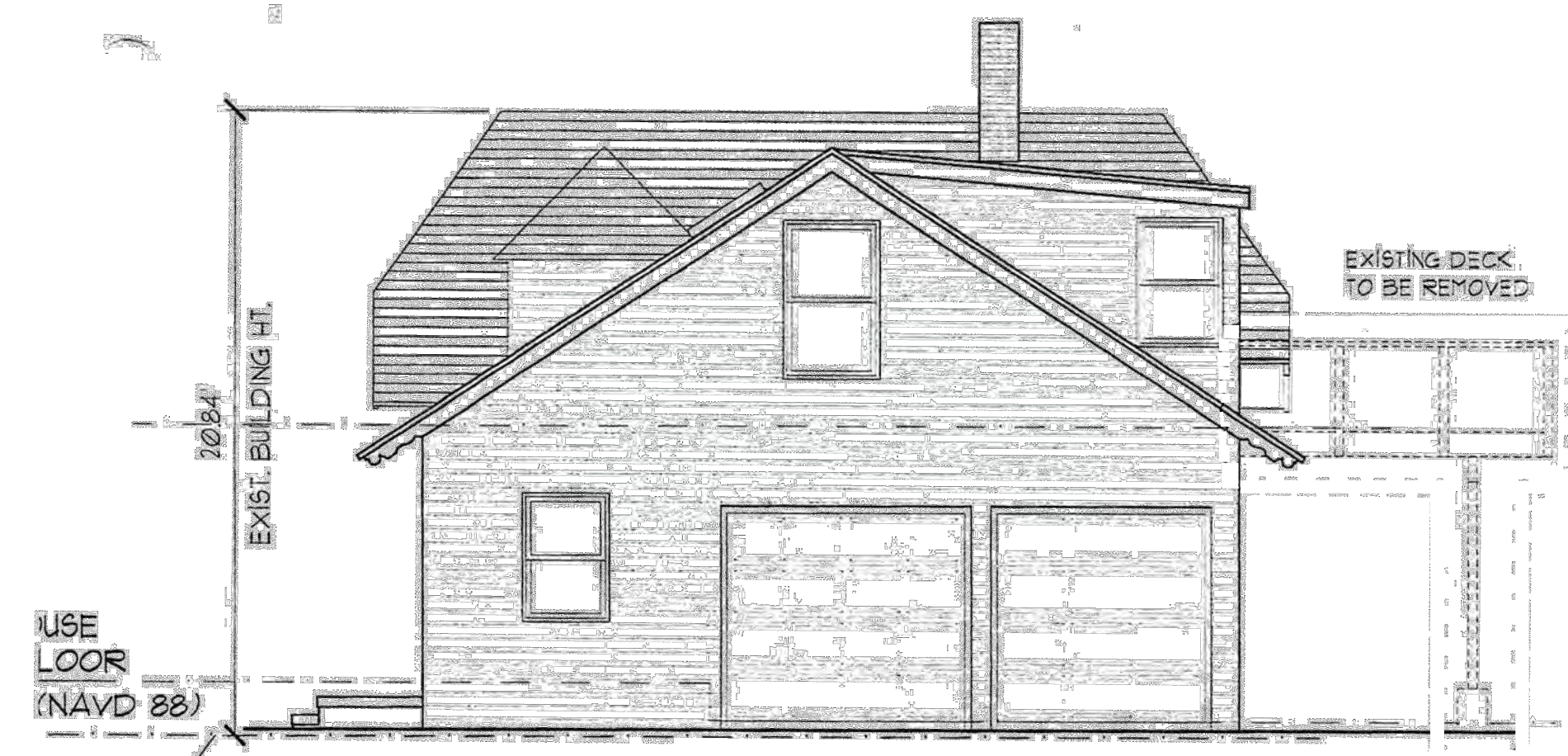
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



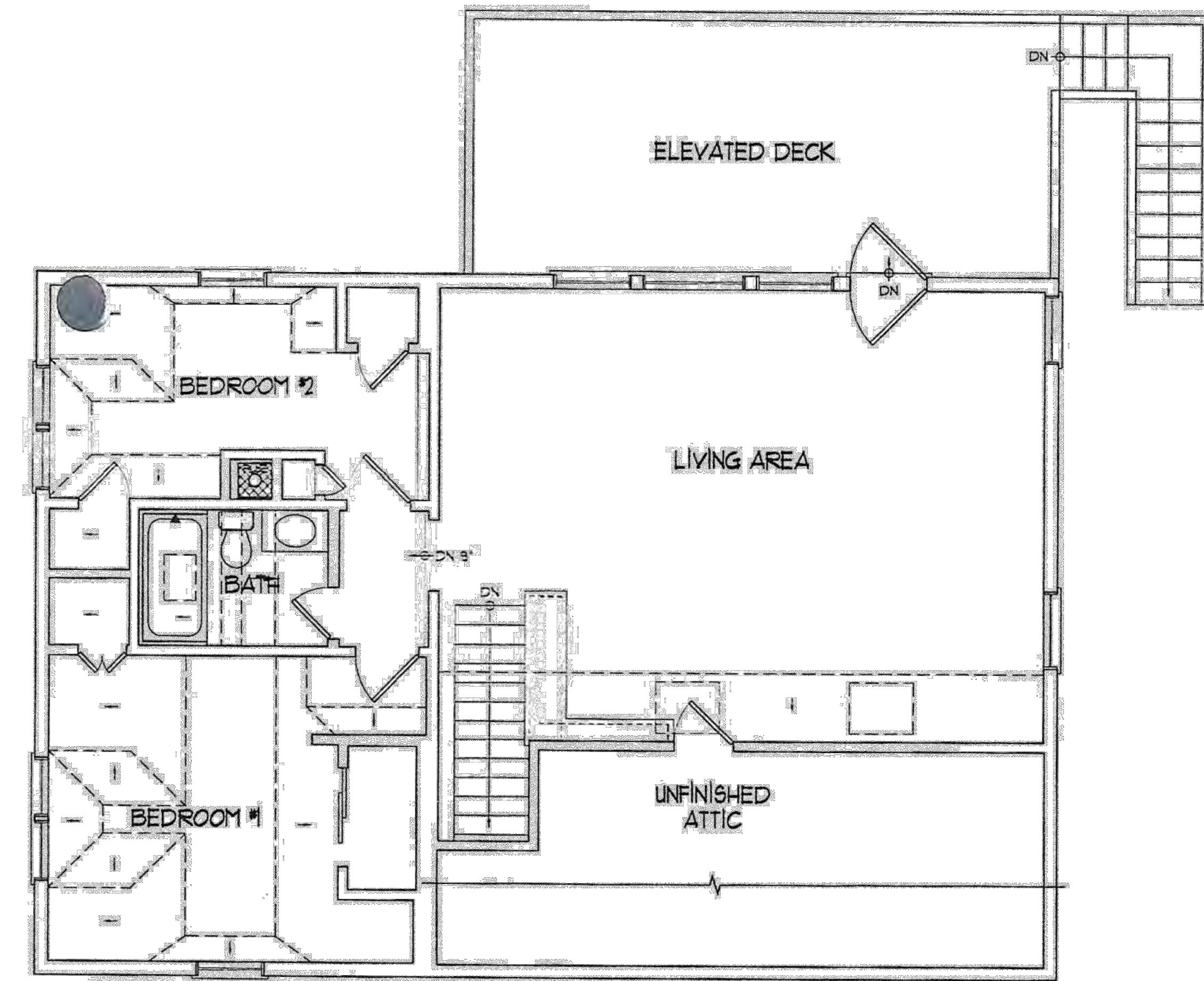
FIRST FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



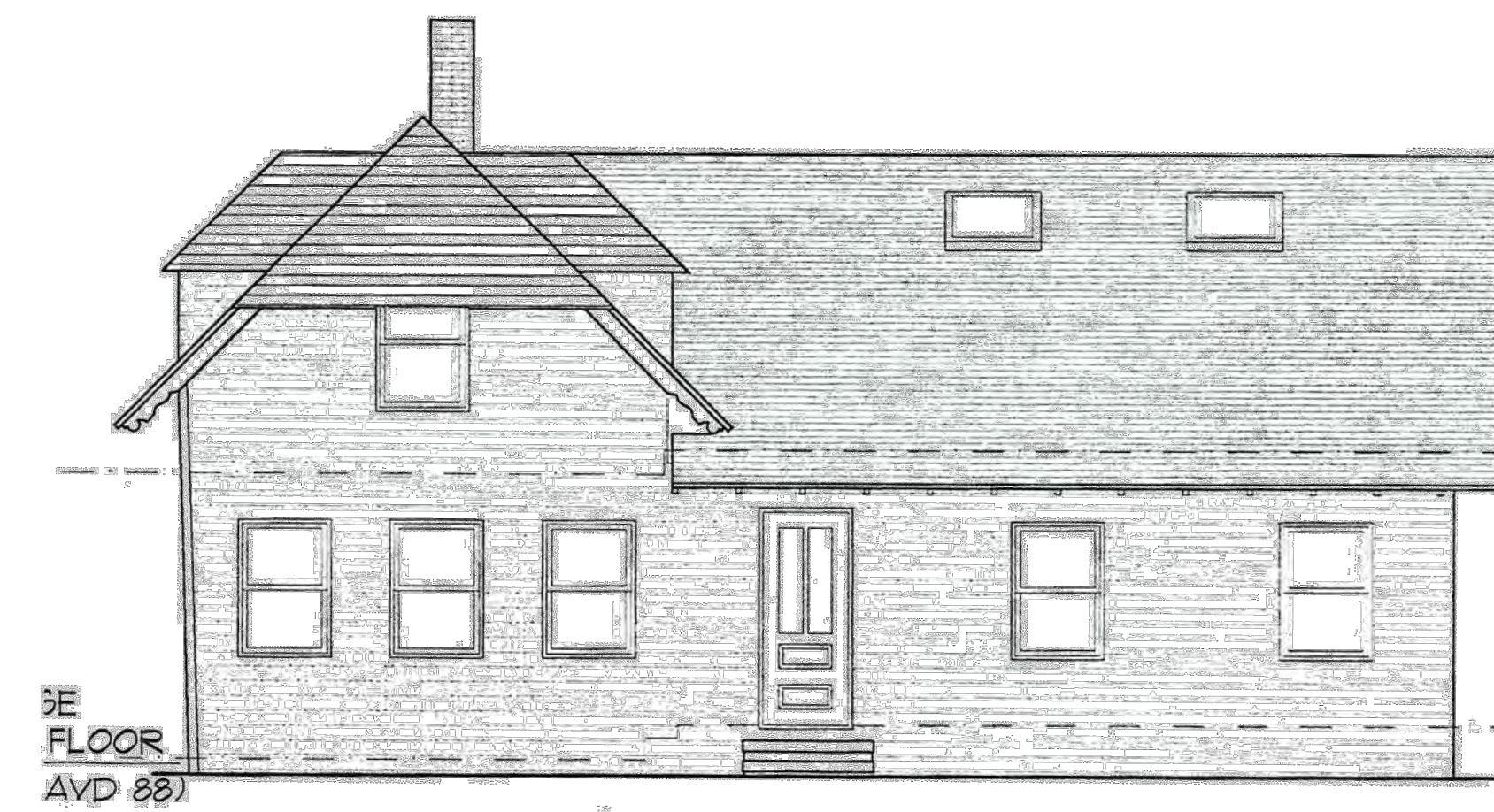
RIGHT SIDE ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



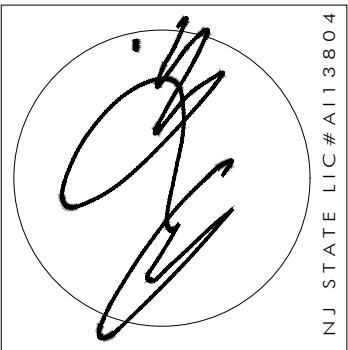
SECOND FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



REAR ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



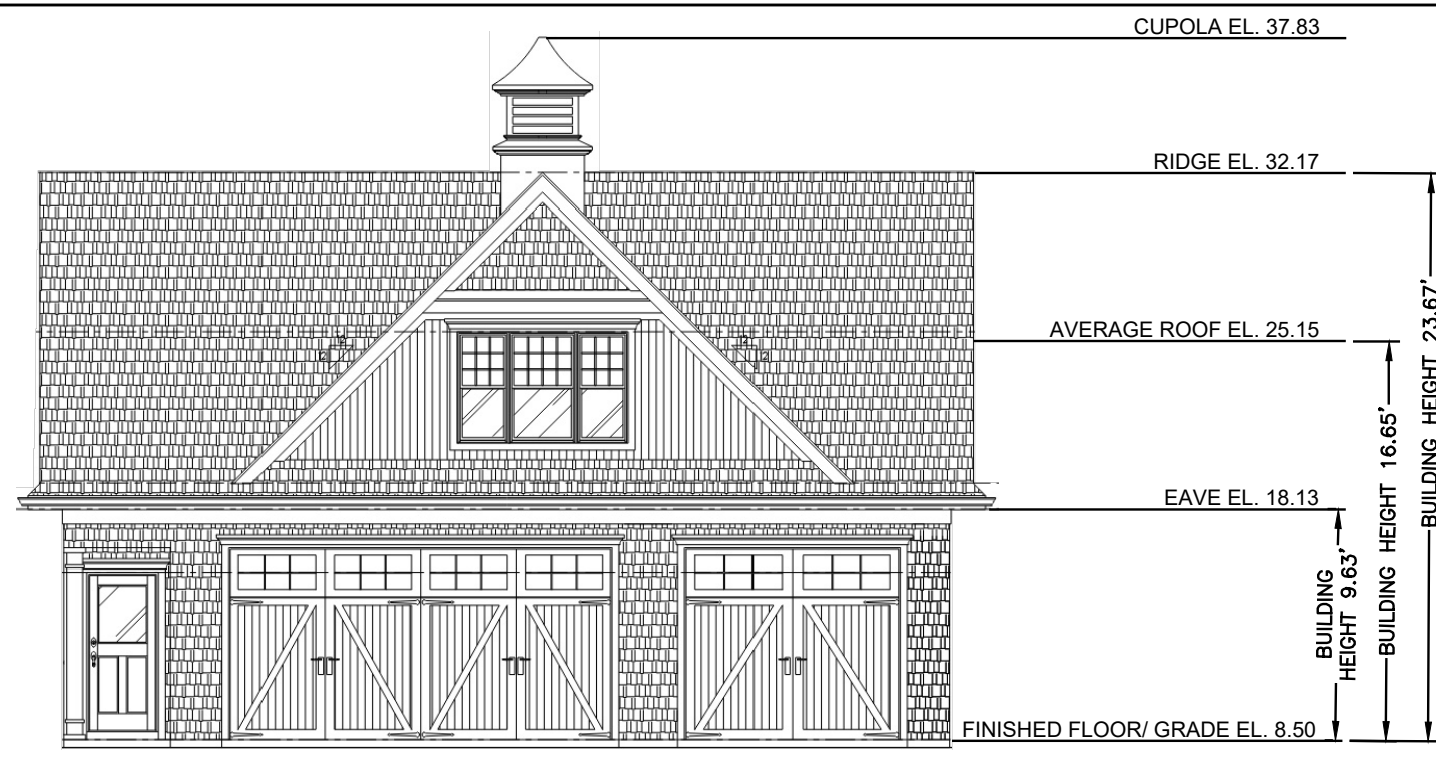
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 PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarchitect.com - www.amcarchitect.com

REVISIONS	DATE
Δ GARAGE DOOR WIDTH REVISED	12/2/25

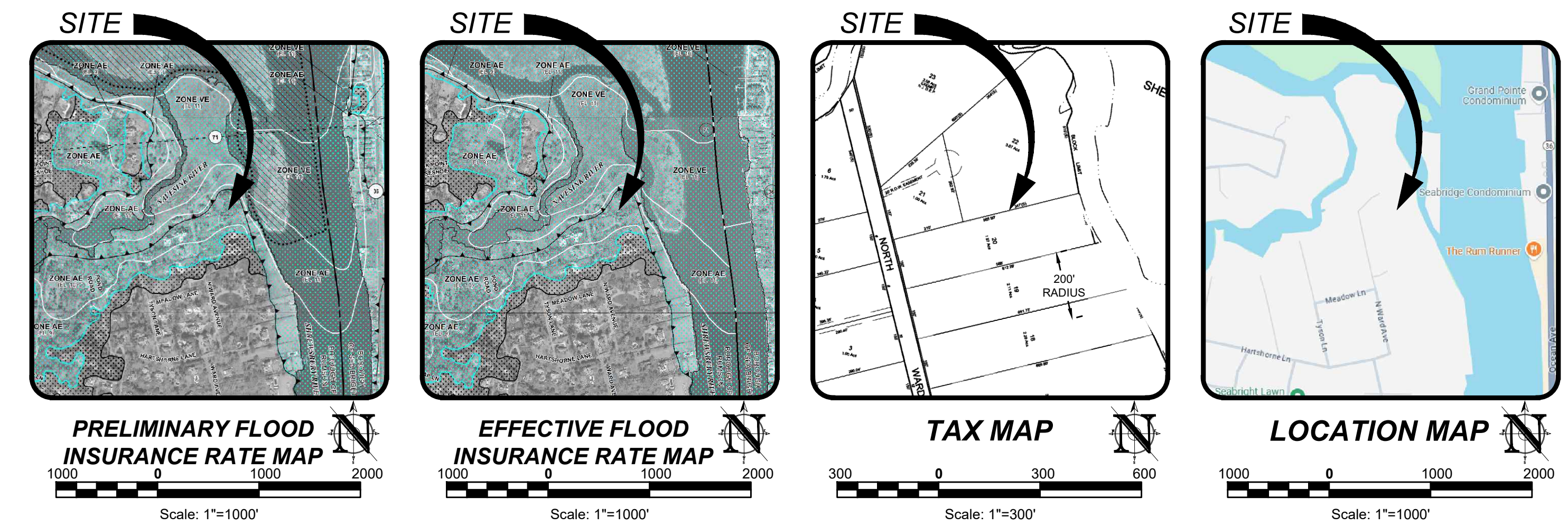
CLIENT	MORAN RESIDENCE
ADDRESS	9 NORTH WARD AVE RUMSON, NEW JERSEY
JOB NUMBER	24-063
BLOCK	80
LOT	20

DATE	11/20/25
DRAWN BY	JM
SHEET NO.	<b>V-3</b>

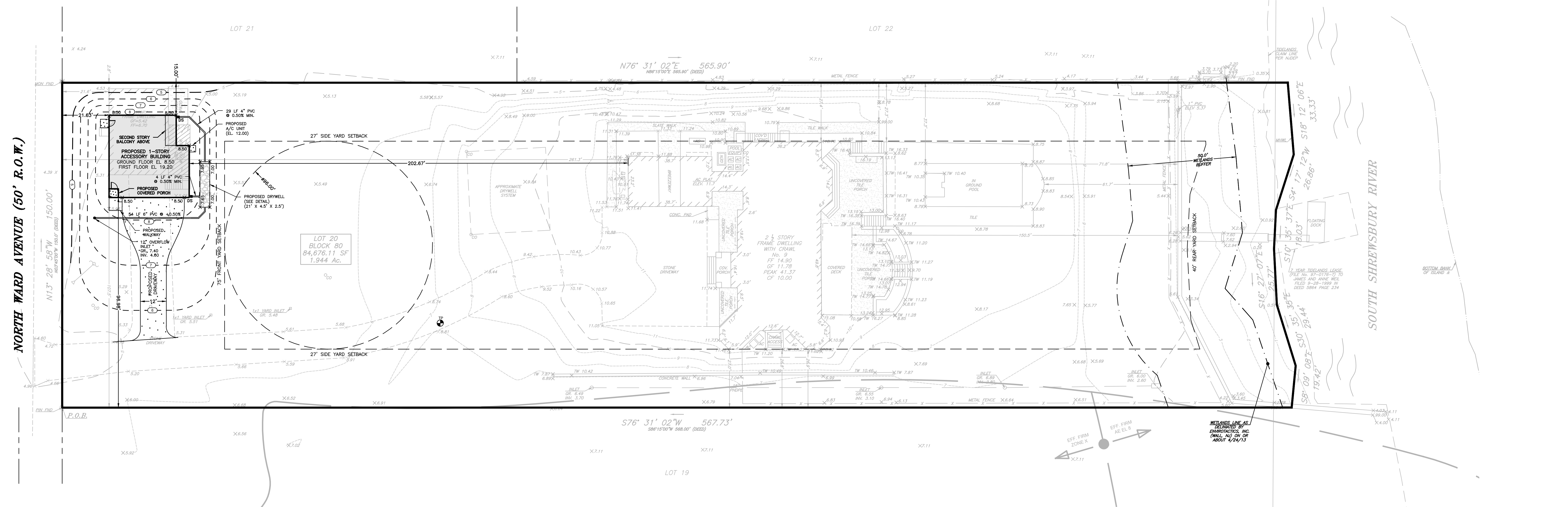
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



**BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE**  
NTS



**PROJECT INFORMATION**  
PROJECT NAME: 9 NORTH WARD AVENUE  
PROJECT LOCATION: BLOCK 80, LOT 20, 9 NORTH WARD AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ  
OWNER: SEAN & MARION MORAN, 9 NORTH WARD AVENUE, RUMSON, NJ 07760  
APPLICANT: SEAN & MARION MORAN, 9 NORTH WARD AVENUE, RUMSON, NJ 07760  
APPLICANT'S PROFESSIONALS:  
ATTORNEY: FOSS, SAN FILIPPO & MILNE III, ESQ., JOHN B. ANDERSON, III, ESQ., 225 BROAD STREET, RED BANK, NJ 07701  
ARCHITECT: ANTHONY M. CONDORIS ARCHITECT INC., 20 BINGHAM AVENUE, RUMSON, NJ 07760  
SURVEYOR: INSITE SURVEYING, LLC, 1565 ROUTE 34, SUITE 114, WALL, NJ 07719



**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP REF: BLOCK 80, LOT 20, 9 NORTH WARD AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
SEAN & MARION MORAN  
9 NORTH WARD AVENUE  
RUMSON, NJ 07760
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY FOR (ENGINEERING AND ZONING APPROVAL) AND TO SUPPORT AN APPLICATION TO FRESHFOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
- PERMITS & APPROVALS**  
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "FINAL AS-BUILT SURVEY OF BLOCK 80, LOTS 20, 9 NORTH WARD AVENUE" WITH THE LATEST REVISION BEING DATED 08/26/2024. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDORIS ARCHITECT, INC. ENTITLED "PROPOSED ACCESSORY BUILDING FOR MORAN RESIDENCE, 9 NORTH WARD AVENUE, RUMSON, NEW JERSEY, BLOCK 80 - LOT 20", WITH THE LATEST REVISION BEING DATED 11/25/24.
- BUILDING SETBACK DIMENSIONS**  
BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VARIATIONS WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACK DIMENSIONS.
- FRESHWATER/COASTAL WETLANDS AND STREAMS**  
FRESHWATER/COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN (TAKEN FROM THE REFERENCED SURVEY OR LOCATED WITH GPS EQUIPMENT WITH SUB-FOOT ACCURACY) WERE DELINEATED IN THE FIELD BY ENVIRONMENTAL, INC. ON OR ABOUT 04/24/13. THE 50-FOOT TRANSITION AREAS ARE ASSUMED AND ARE SUBJECT TO FUTURE VERIFICATION.
- BASE FLOOD ELEVATION**  
FOR ANY OCCUPATION OF NEW OR EXISTING STRUCTURE, THE CONTRACTOR SHALL CONSULT THE FIRM, FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY PANEL #M04032020H, DATED 09/15/22. THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10 AND 11. ACCORDING TO FEMA'S CURRENT FIRM, THE FIRM FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #M04032020H, DATED 09/15/22, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 10 AND 11. BOTH FEMA MAPS REFERENCE THE NAVD83 VERTICAL DATUM.
- STRUCTURAL FILL MATERIAL**  
THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY OCCUPATION OF NEW OR EXISTING STRUCTURE, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-372-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- EXISTING UTILITIES**  
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- LIMIT OF DISTURBANCE**  
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF. THEREFORE, PLAN CERTIFICATION BY THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**  
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- EROSION CONTROL**  
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- SANITARY SEWER**  
PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
- STRUCTURAL ENGINEERING**  
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**  
THE APPLICANT/OVERSEER IS RESPONSIBLE FOR SECURING ANY REQUIRED APPROVALS FROM THE NJDEP.
- POOL COMPLIANT FENCE**  
SWIMMING POOL AND SPA CODE (SPSC), AND ALL APPLICABLE CODES.
- CONSTRUCTION METHODS**  
ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND HEREBY BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.  
3. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.  
4. THE CONTRACTOR SHALL PROVIDE NECESSARY SAFETY LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.  
6. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

**LOT COVERAGE CALCULATIONS**

BUILDING COVERAGE	EXISTING (SF)	PROPOSED (SF)
2.5-STORY DWELLING	3,646	3,646
GARAGE	663	663
BREEZEWAY	231	231
COVERED PORCHES	367	367
COVERED DECK	581	581
ACCESSORY BUILDING	1,088	1,323
SUBTOTAL BUILDING COVERAGE	6,566	6,801

LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)
BUILDING COVERAGE	6,566	6,801
DRIVEWAY	7,747	7,418
REAR UNCOVERED PORCH	1,238	1,266
POOL	891	891
POOL PATIO	1,662	1,662
DECK	230	0
FRONT UNCOVERED PORCHES	397	397
WALKWAYS	1,003	1,102
STEPS & LANDINGS	484	417
FRONT CONCRETE PATIO	150	0
MECH. EQUIPMENT	126	134
CRAWL SPACE	73	73
WALLS	429	429
BULKHEAD	316	316
SUBTOTAL LOT COVERAGE	21,361	20,506

**ZONING COMPLIANCE CHART**  
R-2 (SINGLE FAMILY RESIDENTIAL) ZONE  
DETACHED SINGLE FAMILY, PERMITTED  
ACCESSORY BUILDING, PERMITTED

ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
22 ATTACH 4	MIN. LOT AREA (SF)	43,560 (1,000 AC.)	84,676 (1.944 AC)	NO CHANGE	YES
22 ATTACH 4	MIN. LOT WIDTH (FT)	150	150.00	NO CHANGE	YES
22 ATTACH 4	MIN. LOT FRONTAGE (FT)	150	150.00	NO CHANGE	YES
22 ATTACH 4	MIN. LOT DIAMETER (FT)	100	90.00 (N)	NO CHANGE (N)	NO
22 ATTACH 4	PRINCIPAL BUILDING (2-STORY DWELLING)	75	261.3	NO CHANGE	YES
22 ATTACH 4	MIN. FRONT YARD SETBACK (FT)	40	150.0	NO CHANGE	YES
22 ATTACH 4	MIN. REAR YARD SETBACK (FT)	25	26.9	NO CHANGE (N)	NO
22 ATTACH 4	MIN. SIDE YARD SETBACK (FT)	75	54.3	NO CHANGE (N)	NO
22 ATTACH 4	MIN. SIDE YARD SETBACK (FT) - ONE SIDE (FT)	25	26.9	NO CHANGE (N)	NO
22 ATTACH 4	MIN. SIDE YARD SETBACK (FT) - BOTH SIDES (FT)	32	54.3	NO CHANGE (N)	NO
22 ATTACH 5	MAX. BUILDING HEIGHT (TO EAVE) (FT)	40	30.4	NO CHANGE	YES
22 ATTACH 5	MAX. BUILDING HEIGHT (TO RIDGE) (FT)	2.5	2.5	NO CHANGE	YES
22 ATTACH 5	MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	NO CHANGE	YES
22-7.8.1	ACCESSORY BUILDING	SIDE/REAR	FRONT (N)	FRONT (V)	NO
22-7.8.1	ALLOWABLE YARD LOCATION	5	202.7	NO CHANGE	YES
22 ATTACH 4	MIN. REAR YARD SETBACK (FT)	15	>15	NO CHANGE	YES
22 ATTACH 4	MIN. SIDE YARD SETBACK (FT)	15	2.8	NO CHANGE (X)	NO
22 ATTACH 4	MIN. FRONT YARD SETBACK (FT)	1.201 (2)	611	NO CHANGE	YES
22 ATTACH 5	MAX. BUILDING HEIGHT (STORIES)	1.5	2	NO CHANGE (X)	NO
22 ATTACH 5	MAX. BUILDING HEIGHT (FT)	24 (3)	29.8	NO CHANGE	YES
22-7.8.1	ACCESSORY STRUCTURE - SWIMMING POOL	SIDE/REAR	REAR	NO CHANGE	YES
22-7.8.1	ALLOWABLE YARD LOCATION	25	71.8	NO CHANGE	YES
22-7.8.1	MIN. REAR YARD SETBACK (FT)	25	37.3	NO CHANGE	YES
22-7.8.1	MIN. SIDE YARD SETBACK (FT)	25	37.3	NO CHANGE	YES
22-7.8.1	ACCESSORY STRUCTURE - PATIO	SIDE/REAR	REAR	NO CHANGE	YES
22-7.8.2	ALLOWABLE YARD LOCATION	15	61.7	NO CHANGE	YES
22-7.8.2	MIN. REAR YARD SETBACK (FT)	15	27.3	NO CHANGE	YES
22-7.8.2	MIN. SIDE YARD SETBACK (FT)	15	27.3	NO CHANGE	YES
22 ATTACH 8	MAX. BUILDING COVERAGE (SF)	6,372 (47)	6,166	6,401 (V)	NO
22 ATTACH 8	MAX. LOT COVERAGE (SF)	17,477 (57)	16,223 (N)	17,786 (V)	NO
22 ATTACH 6	MAX. PERMITTED FLOOR AREA (SF)	10,369	9,805	9,530	YES
22 ATTACH 6	MAX. FLOOR AREA RATIO	0.123	0.116	0.113	YES
22 ATTACH 4	MIN. PRINCIPAL GROUND FLOOR AREA (2-STORY) (SF)	1,200	4,004	4,004	YES

(N) EXISTING NON-CONFORMING (V) IMPROVED CONDITION (X) EXISTING / NON-CONFORMING ELIMINATED (NS) - NOT SPECIFIED  
(E) EXISTING VARIANCE (V) PROPOSED VARIANCE  
(A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE  
(1) PER BULK CHART NOTE #16, IF FLOOR AREA EXCEEDS 80% PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENT PLUS TWO (2) FEET  
(2) PER ORDINANCE SECTION 22-7.8(1), THE AGGREGATE GROUND FLOOR AREA OF ALL ACCESSORY BUILDINGS ON A LOT MAY NOT EXCEED 30% OF THE GROUND FLOOR AREA OF THE PRINCIPAL DWELLING. 4,004 SF X 30% = 1,201 SF  
(3) PER SCHEDULE S-2, NOTE #3.4, WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-2.2 ESTABLISHMENT OF FLOOD HAZARD AREA, THE MAXIMUM RIDGE & EAVE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION  
(4) USABLE LOT AREA = 81,865 SF BUILDING COVERAGE = 6,815 + (81,865 - 70,000) X (0.047) = 6,372 SF  
(5) USABLE LOT AREA = 81,865 SF LOT COVERAGE = 15,461 + (81,865 - 70,000) X (0.17) = 17,477 SF  
(6) PER BULK CHART NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND BELOW THE FLOOR LEVEL. PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED. ANY SUBSEQUENT ENCLOSING OF THE PORCH, WHICH RESULTS IN EXCEEDING THE MAXIMUM LOT AND/OR BUILDING COVERAGE PERMITTED.  
(7) PER BULK CHART NOTE #6, EXCLUSIONS FROM LOT COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:  
a. WALKWAYS CONSTRUCTED ON GRADE  
b. THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.  
c. THAT PORTION OF UNROOFED PATIOS AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.  
d. ENTRY STEPS, AND UNROOFED STAIRS AND LANDINGS, IN AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2.

**INSITE**  
Engineering + Surveying + Planning  
InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1965 ROUTE 34, SUITE 114, WALL, NJ 07719  
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07001  
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net  
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**PATRICK R. WARD, PE, PP**  
PROFESSIONAL ENGINEER, PLANNER  
N.J.P.E. 24E05079000 N.J.P.P. 33L00026800

**REVISIONS**

Rev. #	Date	Description
0	11/04/25	INITIAL RELEASE

SCALE: 1"=20'  
DATE: 11/04/25  
DESIGNED BY: TJJ  
DRAWN BY: NLCT/JJ  
JOB #: 25-493-04  
CHECKED BY: PRW  
 NOT FOR CONSTRUCTION  
APPROVED BY:  
**PLAN INFORMATION**  
PLOT PLAN  
PLAN  
SHEET NO. 1 of 2

**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WTR
INLET	INLET
STORM	STORM
SANITARY MAIN	SAN
SANITARY LATERAL	SAN
OVERHEAD WIRE	OH
ELECTRIC	E
TELEPHONE	TEL
UTILITY POLE	UTL
HYDRANT	HYD
SIGN POST	SP
FENCE	F
LIGHT FIXTURE	L
TEST PIT LOCATION	TP
GRADE FLOW ARROW	GA
SWALE CENTER LINE	SW

File: S:\Projects\25-493-04\25-493-04-01.dwg - 9 North Ward Avenue, Rumson, NJ 07760 (20241017) - Plot.dwg - 25-493-04-01.dwg  
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Sean and Marion Moran  
 9 N. Ward  
 Block 80, Lot 20  
 Zone District: R-2  
 FSFM File No.: 9784.00001

### NARRATIVE SUMMARY OF CHANGES

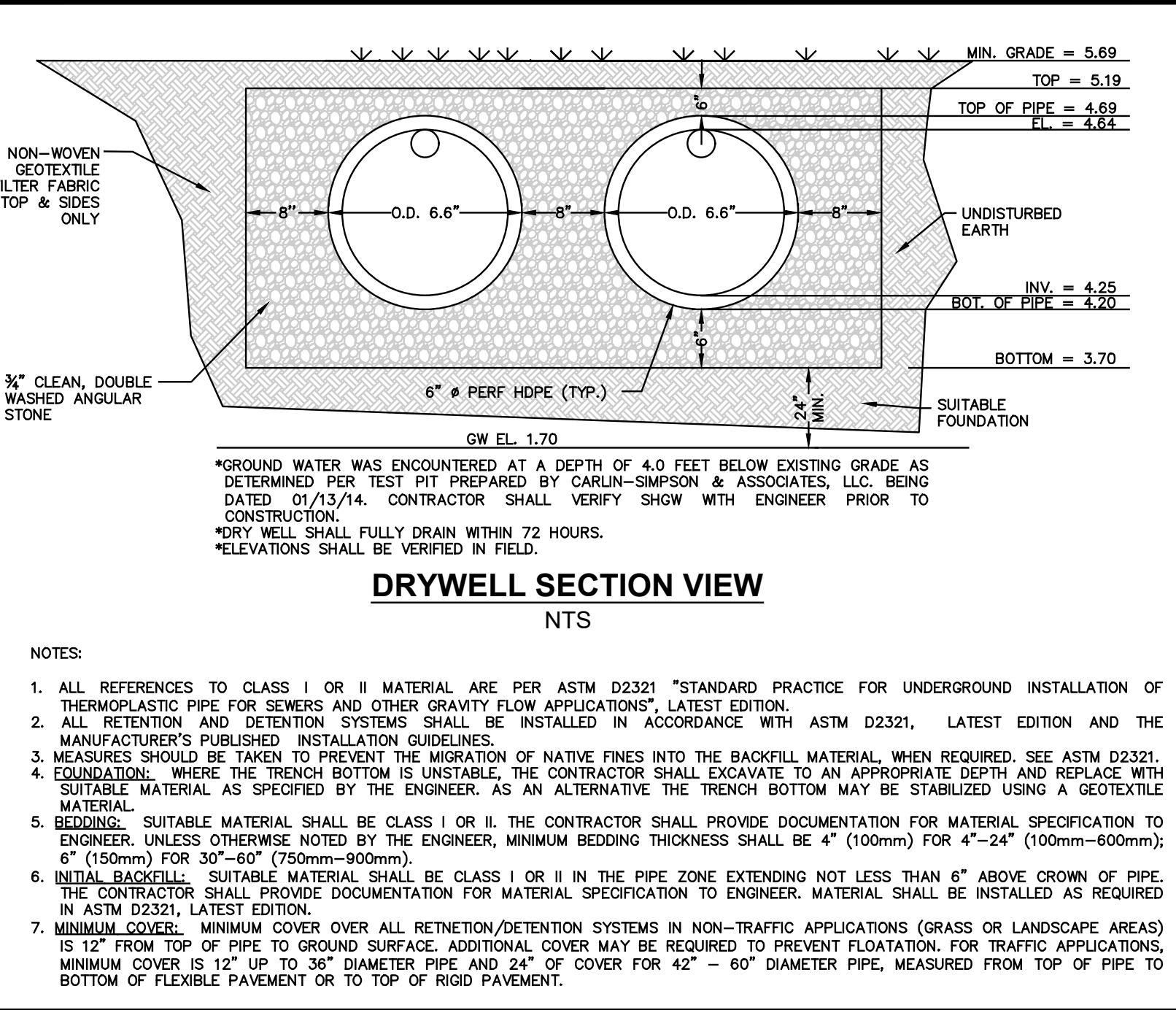
In an effort to streamline the Board’s review of the Applicant’s revised plot plan and architectural plan, we are submitting this Narrative Summary of Changes. We will, of course, provide testimony with respect to those changes for the Board’s consideration at the upcoming hearing.

The plot plan revised to May 12, 2026 now includes a table on Sheet 1 comparing the height and setback of the proposed carriage house to other peer carriage houses on North Ward Avenue. Additionally, the plot plan has been revised to lower the proposed grade at the carriage house from 8.5’ to 7’. Other relevant changes are summarized in the table below.

The architectural plan revised to May 6, 2026 includes changes to the width, depth, gross floor area, volume, height and footprint. Those changes are summarized in the table below.

	Previous Plan	Current Plan	Note
Height	24 feet	23.5 feet	
Ground Floor Elevation	8.5 feet	7 feet	
Habitable Square Footage	921 square feet	822 square feet	
Volume	26,552 cubic feet	23,662 cubic feet	
Building Width	38 feet	35’-6”	
Building Depth	37 feet	35’-10”	
Building Coverage (All Structures)	6,401 square feet	6,281 square feet	Change eliminates a variance
Footprint	1,323 square feet	1,203 square feet	

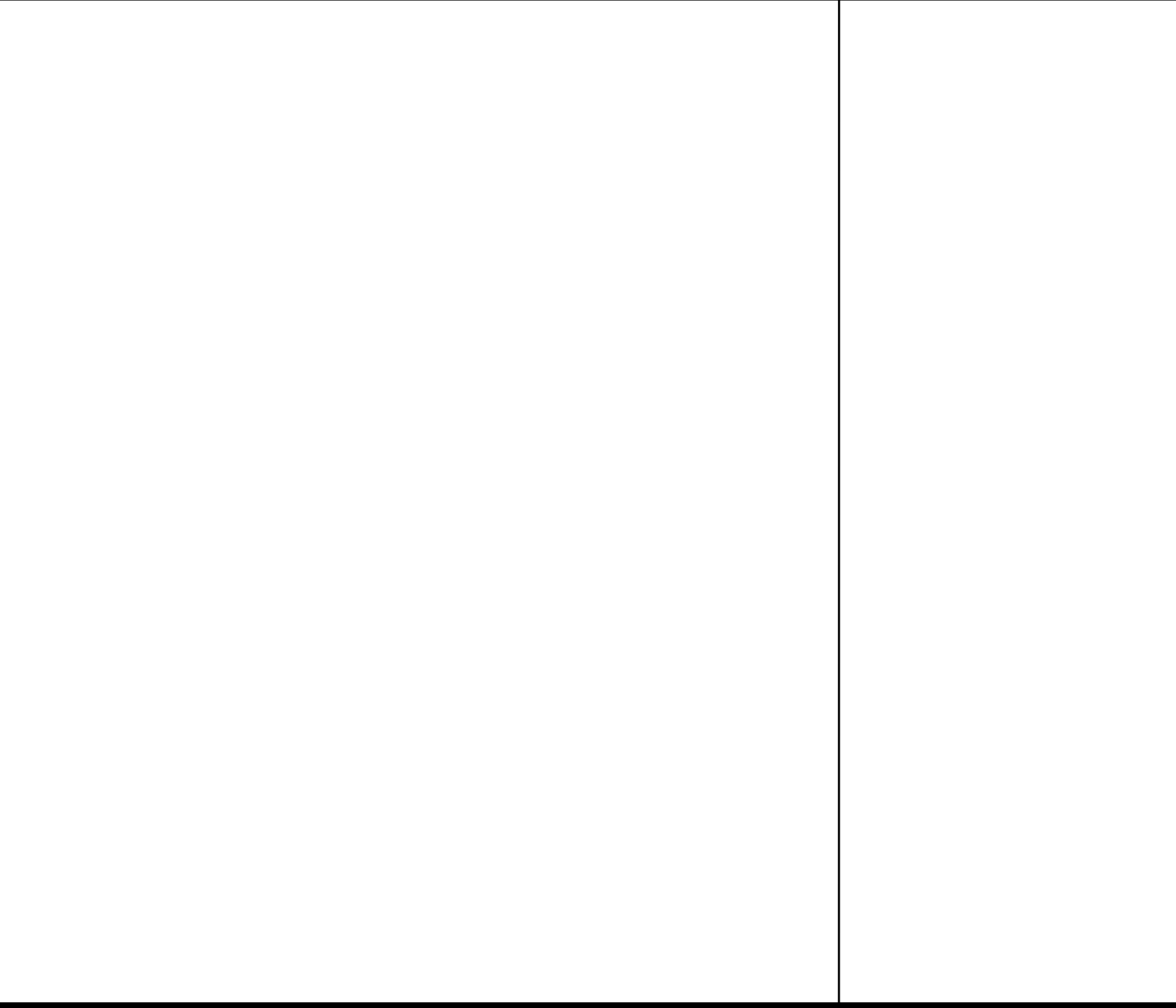
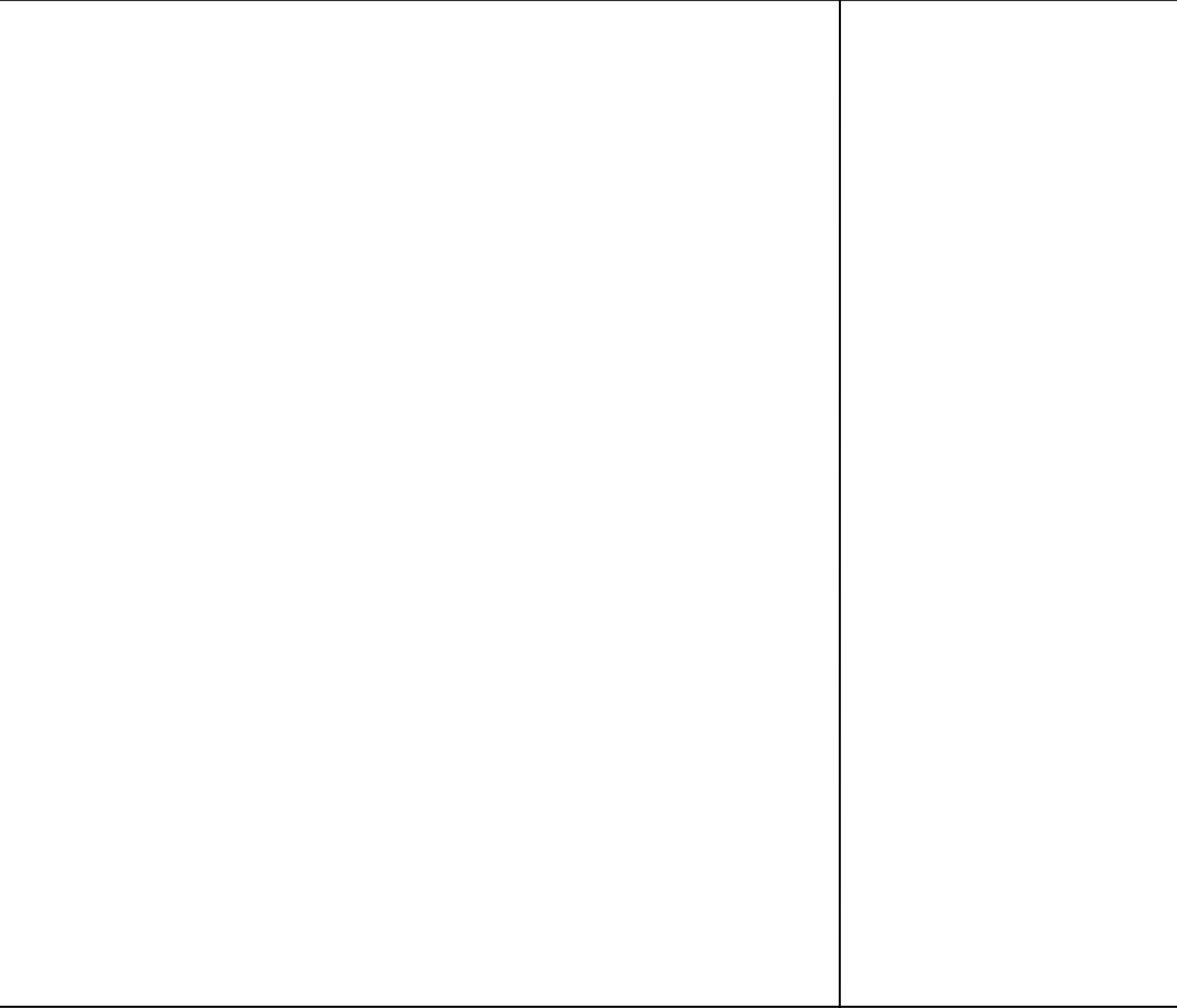
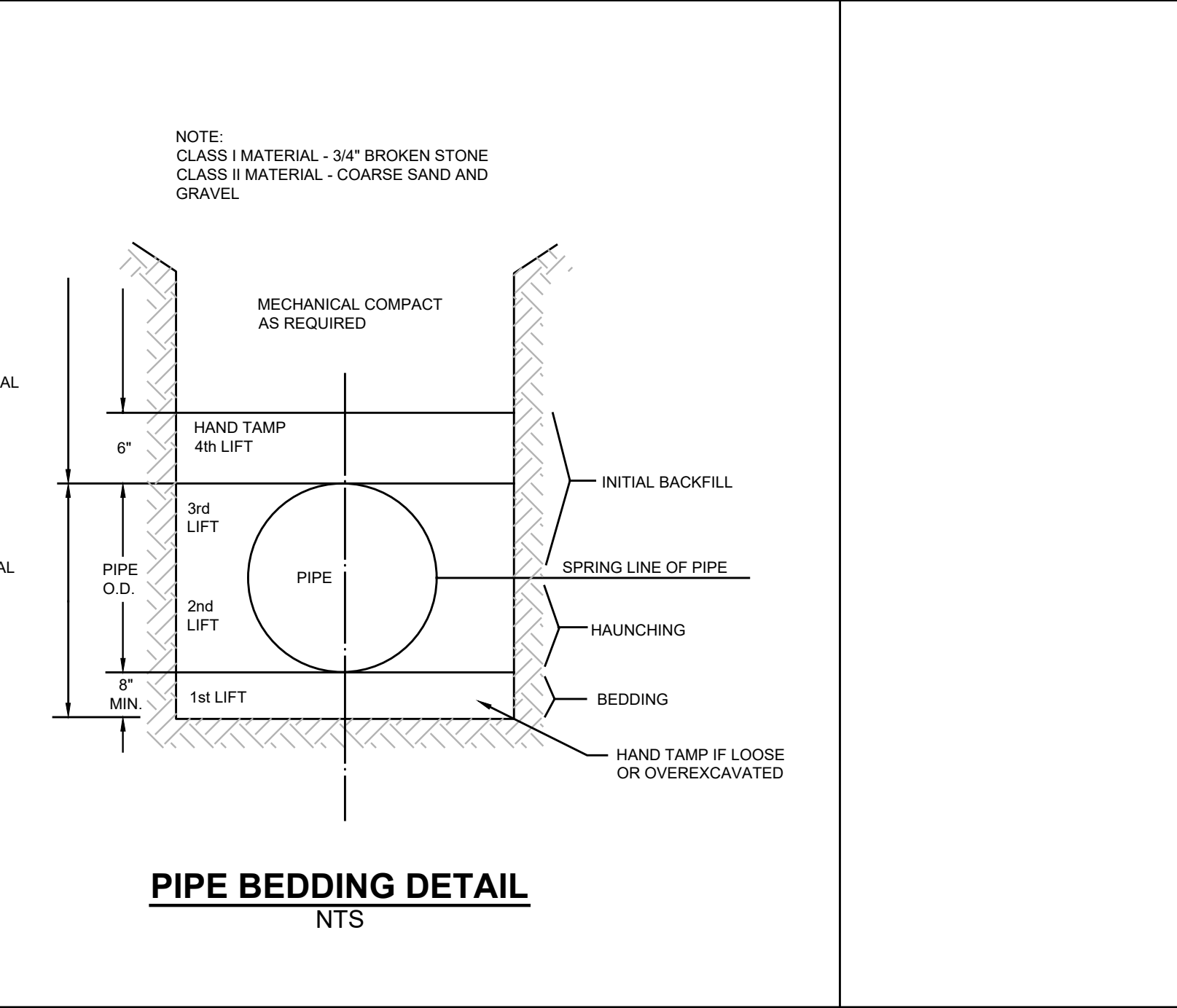
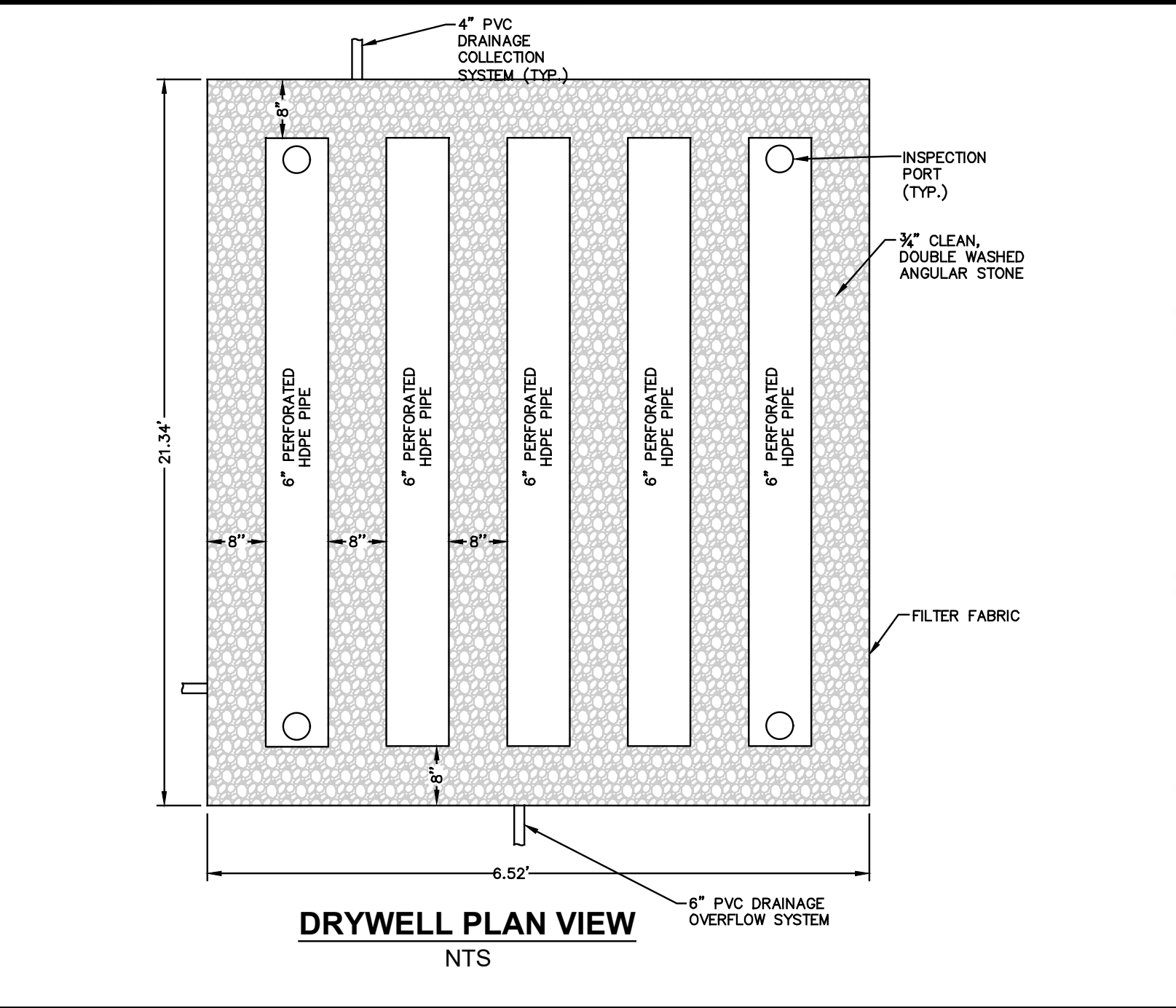
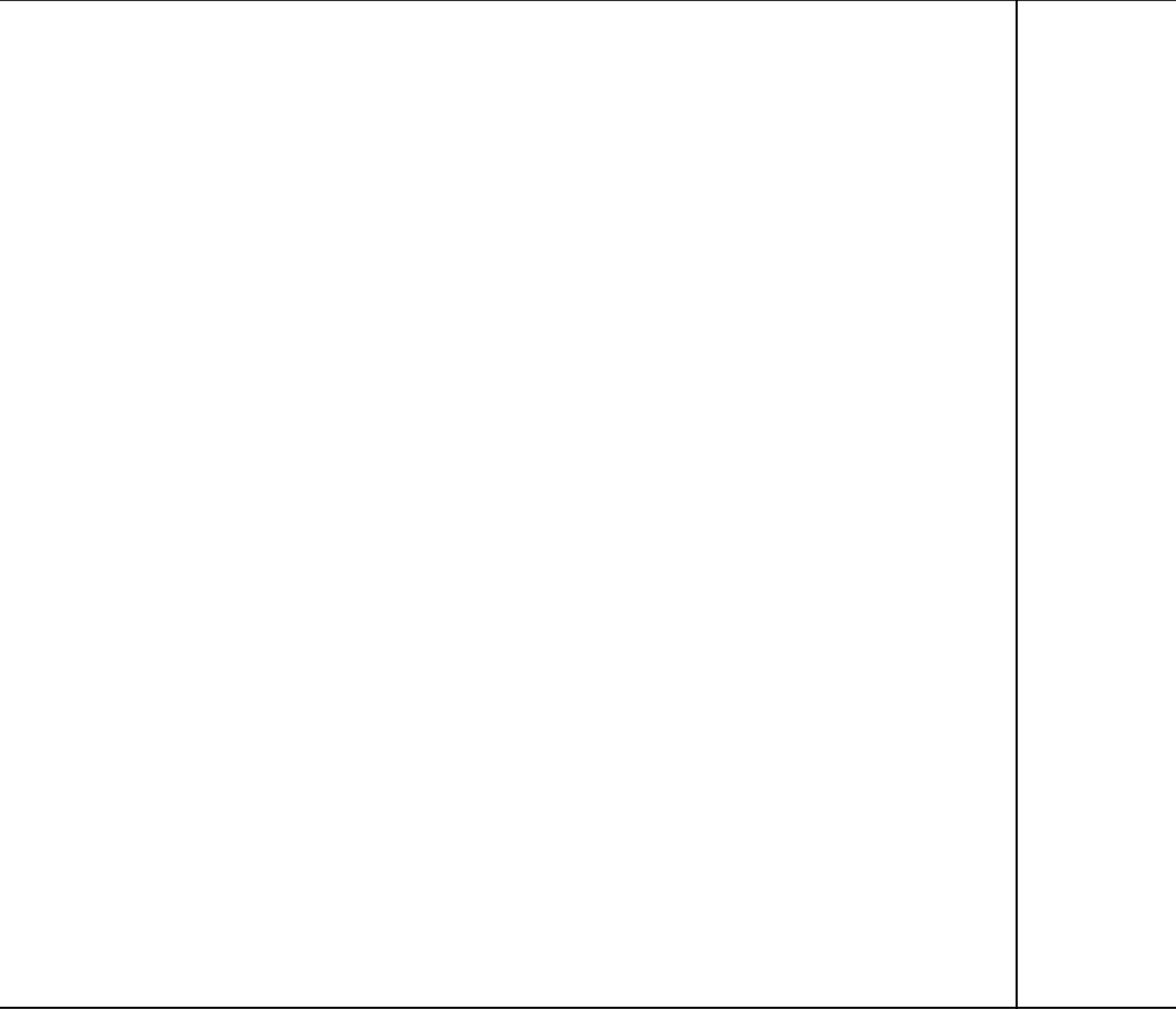




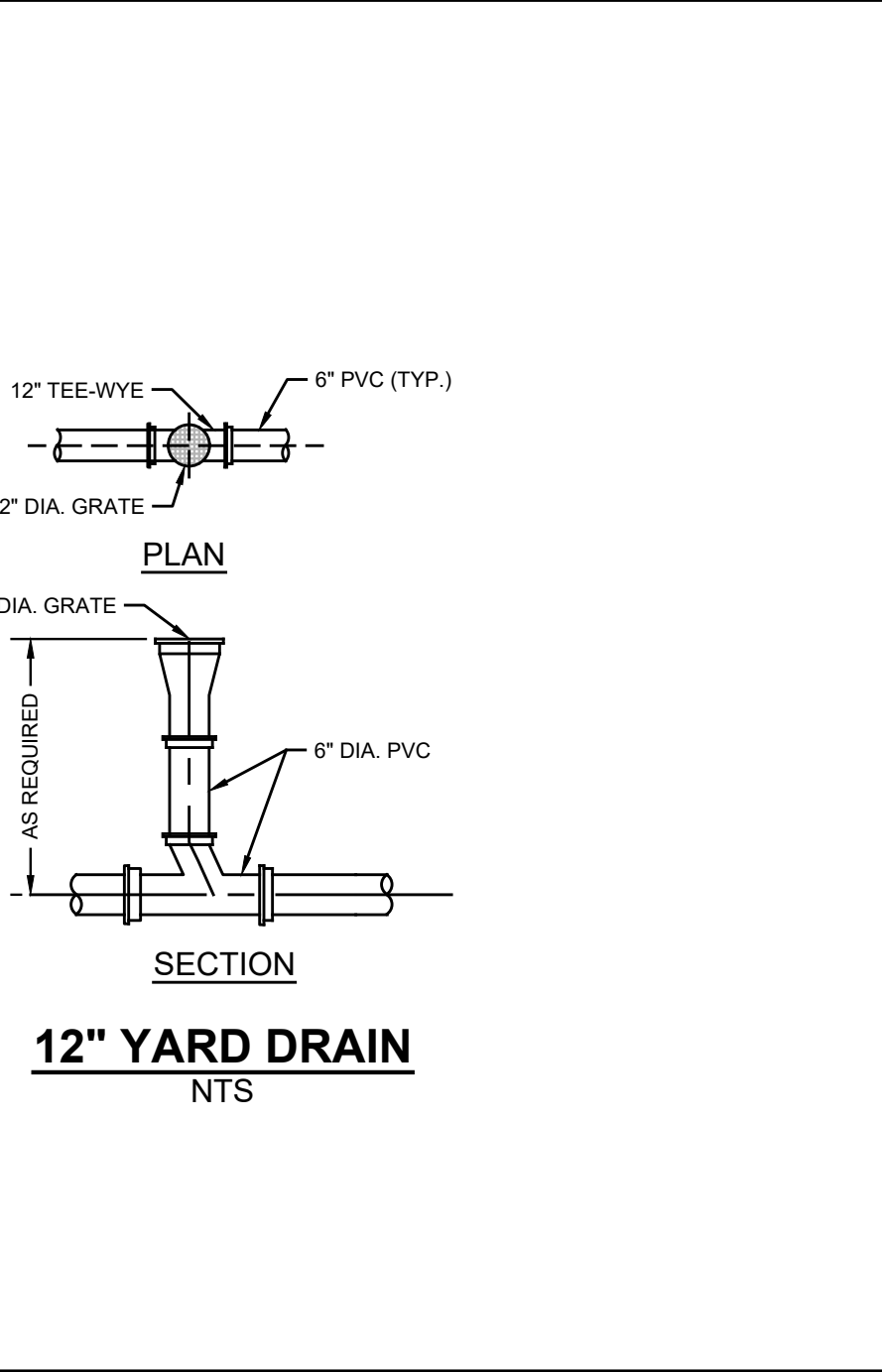
NOTES:

- ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
- MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE PINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321, FOUNDATION. WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO AN APPROPRIATE DEPTH AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE, AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

TEST NUMBER	TEST DESCRIPTION	TEST DATE	TEST RESULTS	REMARKS
1	CLASS I MATERIAL - 3/4" BROKEN STONE	11/04/25	100% PASS	
2	CLASS II MATERIAL - COARSE SAND AND GRAVEL	11/04/25	100% PASS	



Roof Runoff Volume Calculation	
$Q = (P \times 0.25) / 2$	(SUS Equation)
$Q = 1.03$	in
Roof Area = 1023.00	sf
Runoff Volume = 1053.72	cf
Drywell (Perforated Pipe & Stone) Volume Calculation	
Perf. Pipe Diameter = 6.00	in
Length of Perf. Pipe = 100.00	ft
Stone Surround = 8.00	in
Void Ratio = 40%	
Storage Volume = 146.23	cf
< OK >	
Roof Runoff Flowrate Calculation	
$Q = cSA$	
$c = 0.80$	
$S = 0.028$	in/hr
$A = 1023.00$	sf
$Q = 0.10$	cf/s
Pipe Capacity Calculation (Manning's Equation)	
$Q = 1.486 \text{ ft}^3/\text{s} \times 1.49 \text{ R}^{2/3} \times S^{1/2}$	
$n = 0.01$	
$d = 6$	in
$A (ft^2) = 0.20$	sf
$R (ft) = 1.57$	ft
$S = 0.028$	ft/ft
$Q (ft^3/s) = 0.52$	cf/s
$Q \text{ required} = 0.18$	cf/s
< OK >	



**PROJECT INFORMATION**

PROJECT NAME: 9 NORTH WARD AVENUE

PROJECT LOCATION: BLOCK 80, LOT 20, 9 NORTH WARD AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

OWNER: SEAN & MARION MORAN, 9 NORTH WARD AVENUE, RUMSON, NJ 07760

APPLICANT: SEAN & MARION MORAN, 9 NORTH WARD AVENUE, RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS:

ATTORNEY: FOSS, SAN FILIPPO & MILNE III, ESQ., JOHN B. ANDERSON, III, ESQ., 225 BROAD STREET, RED BANK, NJ 07701

ARCHITECT: ANTHONY W. CONDOROUS ARCHITECT INC., 20 BINGHAM AVENUE, RUMSON, NJ 07760

SURVEYOR: INSITE SURVEYING, LLC, 1565 ROUTE 34, SUITE 1A, WALL, NJ 07719

**IN SITE**  
Engineering • Surveying • Planning

InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1565 ROUTE 34, SUITE 1A, WALL, NJ 07719  
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07001  
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

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**PATRICK R. WARD, P.E., P.P.**  
PROFESSIONAL ENGINEER, PLANNER  
N.J.P.E. 24GE05079000 N.J.P.P. 33L00826800

**REVISIONS**

Rev. #	Date	Comments
1	09/10/24	UPDATE ACCESSORY BUILDING
2	11/04/25	INITIAL DESIGN

SCALE: AS SHOWN DESIGNED BY: TJJ  
DATE: 11/04/25 DRAWN BY: NLCT/JJ  
JOB #: 25-493-04 CHECKED BY: PRW

NOT FOR CONSTRUCTION

APPROVED BY: \_\_\_\_\_

FOR CONSTRUCTION

**PLANNING INFORMATION**

DRAWING TITLE: PLOT PLAN

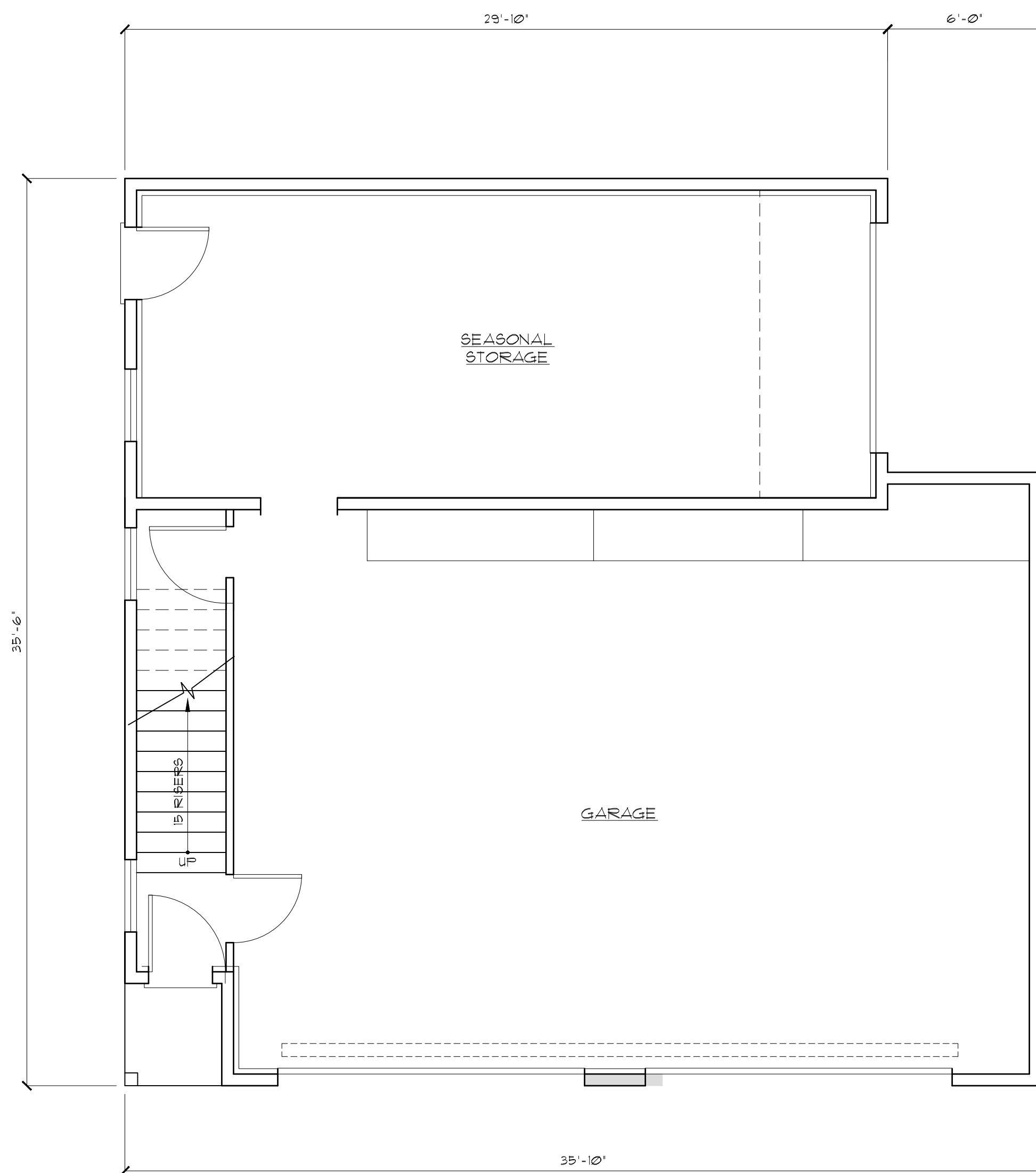
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NO.: 2 of 2

PROPOSED ACCESSORY BUILDING FOR

# The MORAN RESIDENCE

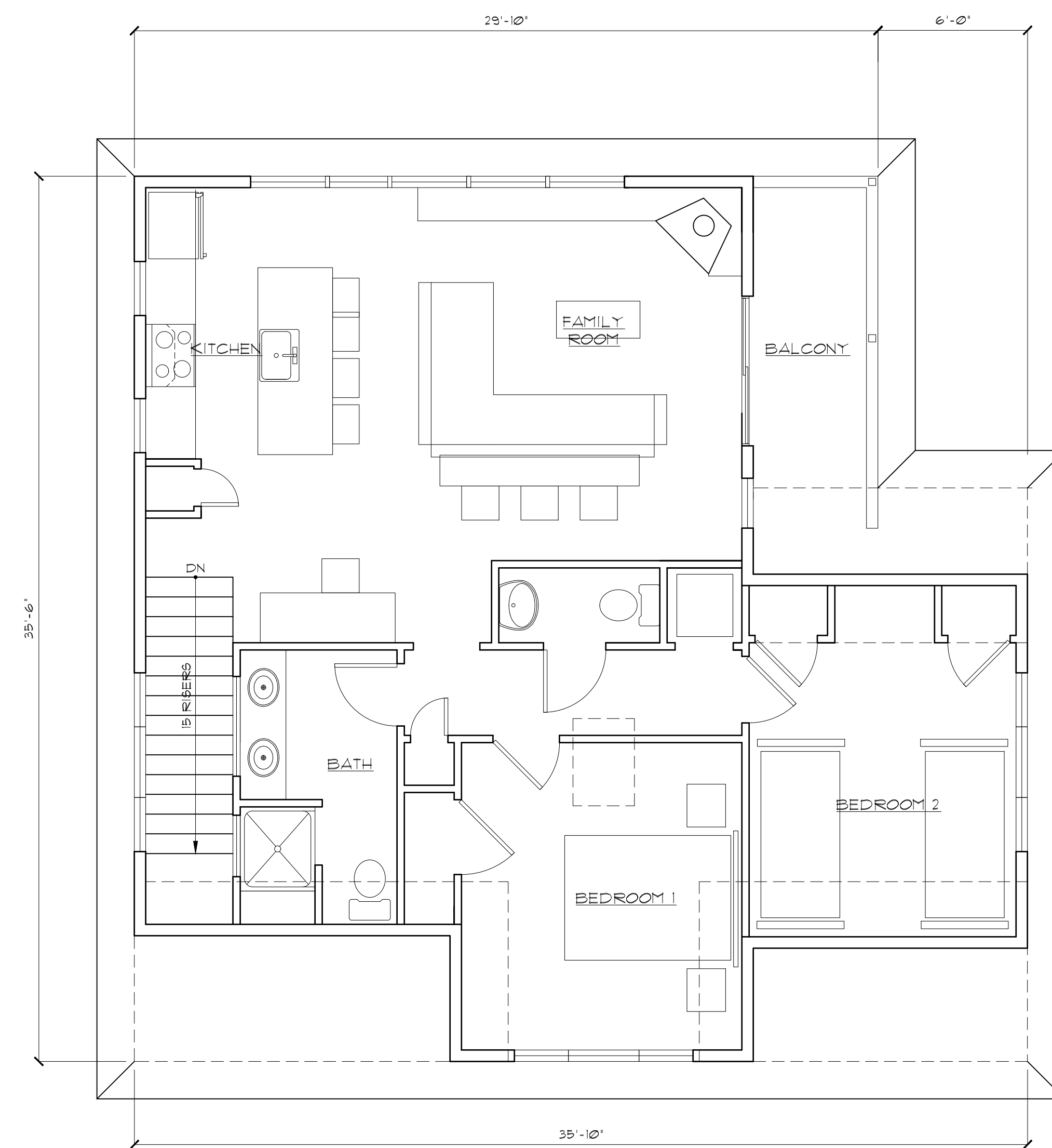
9 NORTH WARD AVENUE  
RUMSON, NEW JERSEY  
BLOCK 80 ~ LOT 20



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

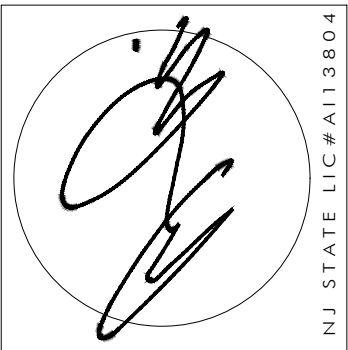
BUILDING DATA		
	EXISTING	PROPOSED
GARAGE/STORAGE	NON-HABITABLE	NON-HABITABLE
FIRST FLOOR LIVING AREA	611 SQ. FT.	N/A
SECOND FLOOR LIVING AREA	585 SQ. FT.	822 SQ. FT.
TOTAL	1196 SQ. FT.	822 SQ. FT.
VOLUME	18,552 CU. FT.	23,662 CU. FT.
CONSTRUCTION CLASS	5B	5B
USE GROUP	R-5	R-5

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



**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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



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

REVISIONS	DATE
Δ GARAGE DOOR WIDTH REVISED	12/25
Δ FOOTPRINT/FLOOR AREA REDUCED	5/6/26

CLIENT	MORAN RESIDENCE
ADDRESS	9 NORTH WARD AVE RUMSON, NEW JERSEY
JOB NUMBER	24-069
BLOCK	80
LOT	20

DATE	11/20/25
DRAWN BY	JM
SHEET NO.	<b>V-1</b>



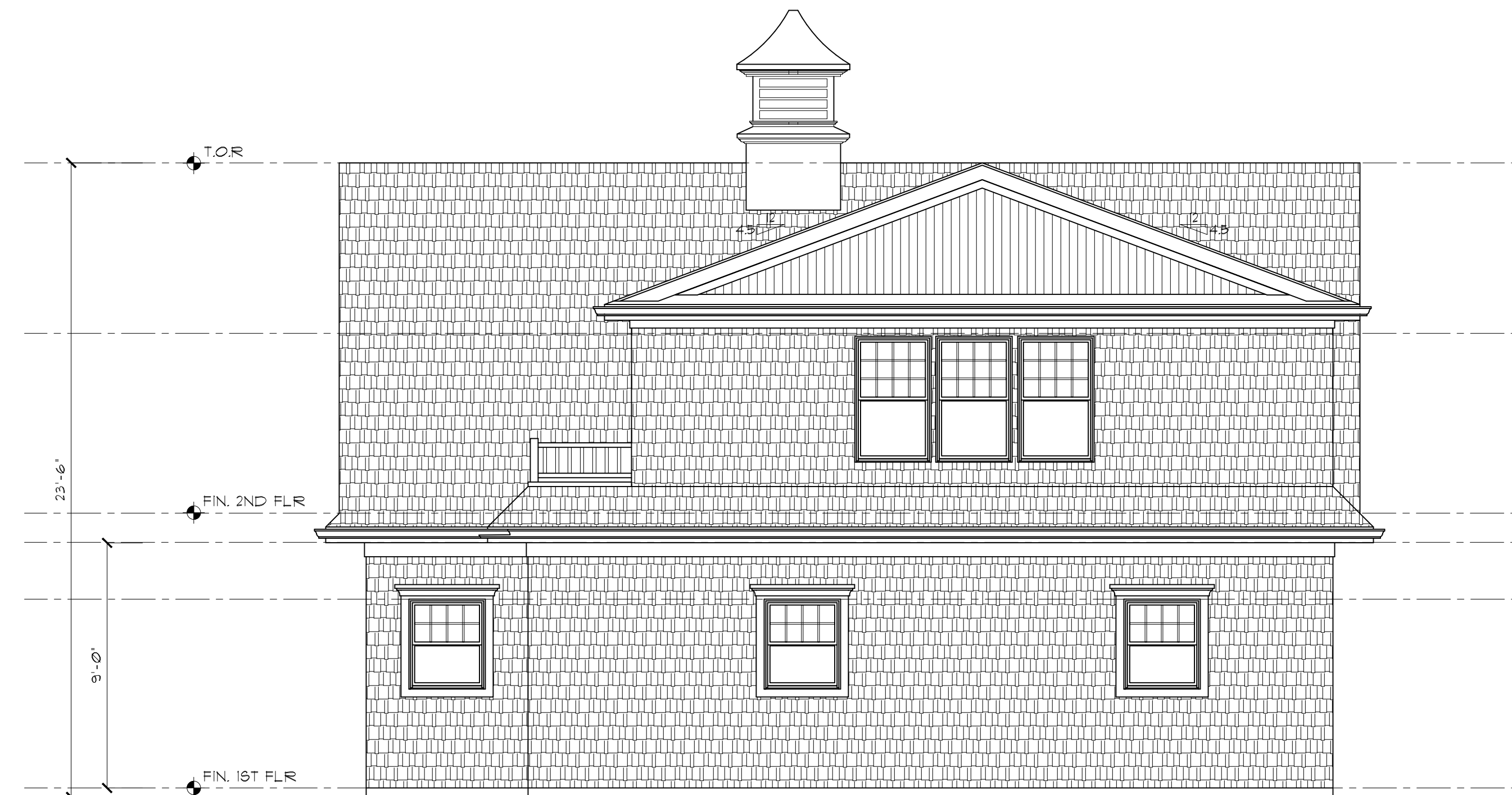
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



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



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

REVISIONS	DATE
△ GARAGE DOOR WIDTH REVISED	12/25
△ FOOTPRINT/FLOOR AREA REDUCED	5/6/26

CLIENT	MORAN RESIDENCE
ADDRESS	9 NORTH WARD AVE RUMSON, NEW JERSEY
JOB NUMBER	24-069
BLOCK	80
LOT	20

DATE	11/30/25
DRAWN BY	JM
SHEET NO.	<b>V-2</b>

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