



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



**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

MICHAEL J. MONROE MJMSERVICESINC@YAHOO.COM (732) 219-9227  
 Name of Applicant Email Phone Number

31 WARD AVE RUMSON NJ, 07760 80 6.03  
 Property Address Block Lot

ED MOLDAVER  
 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.*

N/A  
 Applicant's Attorney and contact information (if any)

MICHAEL JAMES MONROE R.A. 788 SHREWSBURY AVE TIMON FALLS  
 Applicant's Architect and contact information (if any) NJ 07724 (732) 219-9227

N/A  
 Applicant's Engineer and contact information (if any)

[Signature] 1/14/24  
 Signature of Applicant or Agent Date

**Proposed plan** CONSTRUCT A TENNIS COURT ON THE PROPERTY (60x120)  
W/ THE CORNERS CUT OFF, 7000 \$ TOTAL AND WILL PARTIALLY SUNK.  
WITH A 5' FENCE ON A 4' RETAINING WALL W/ FULL LANDSCAPE  
SCREENING

**Variances requested** TENNIS COURT WOULD CREATE NON-CONFORMING LOT  
COVERAGE 34,010 \$ WHERE 27,058 \$ IS ALLOWED, NON-CONFORMING  
SIDE SETBACKS OF 20' & 30' WHERE 50' IS REQ'D, AND A NON-  
CONFORMING LOCATION OF AN ACCESSORY STRUCTURE  
BETWEEN THE PRINCIPAL BLDG. AND THE STREET.



**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

## Memorandum

Date: February 1, 2024

Applicant: Michael J. Monroe, Architect  
Edward Moldaver, Owner

Address: 31 Ward Avenue Rumson, NJ 07760	Block 80	Lot 6.03	Zone R-2
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### Applicant's Request to:

Construct a new 7,000 square foot tennis court, fence, and retaining wall located between the principal building and the street.

Was **rejected** for the following non-conformities: Borough of Rumson Ordinances

**Development Regulations Schedule 5-4 Maximum Permitted Lot and Building Coverage.**  
**Development Regulations Schedule 7-1 Residential Recreation Facilities Setback Required.**  
**Development Regulations 22-33 Residential Sports Facility**

1. Schedule 5-4: Maximum Lot Coverage proposed 34,010 square feet, whereas as 27,058 square feet is permitted.
2. Schedule 7-1: The setback of a residential sports facility from any side or rear property line shall be 50 feet.
3. 22-7.33: Residential Sports Facility
  - a. No residential sports facility may be in a required front yard or between a principal detached single-family dwelling and the street.
  - b. Fencing associated with a residential sports facility must conform with the 50' setback.
4. Pre-existing variances not being intensified by the proposed tennis court include:
  - a. Schedule 5-4: Maximum Building Coverage existing of 9,681 square feet, whereas 9,021 square feet is permitted.
  - b. 22-5.5b: Maximum garage spaces of 6, whereas 5 are permitted
  - c. 22-7.26: Driveway width of 21' existing, whereas 15' is permitted.

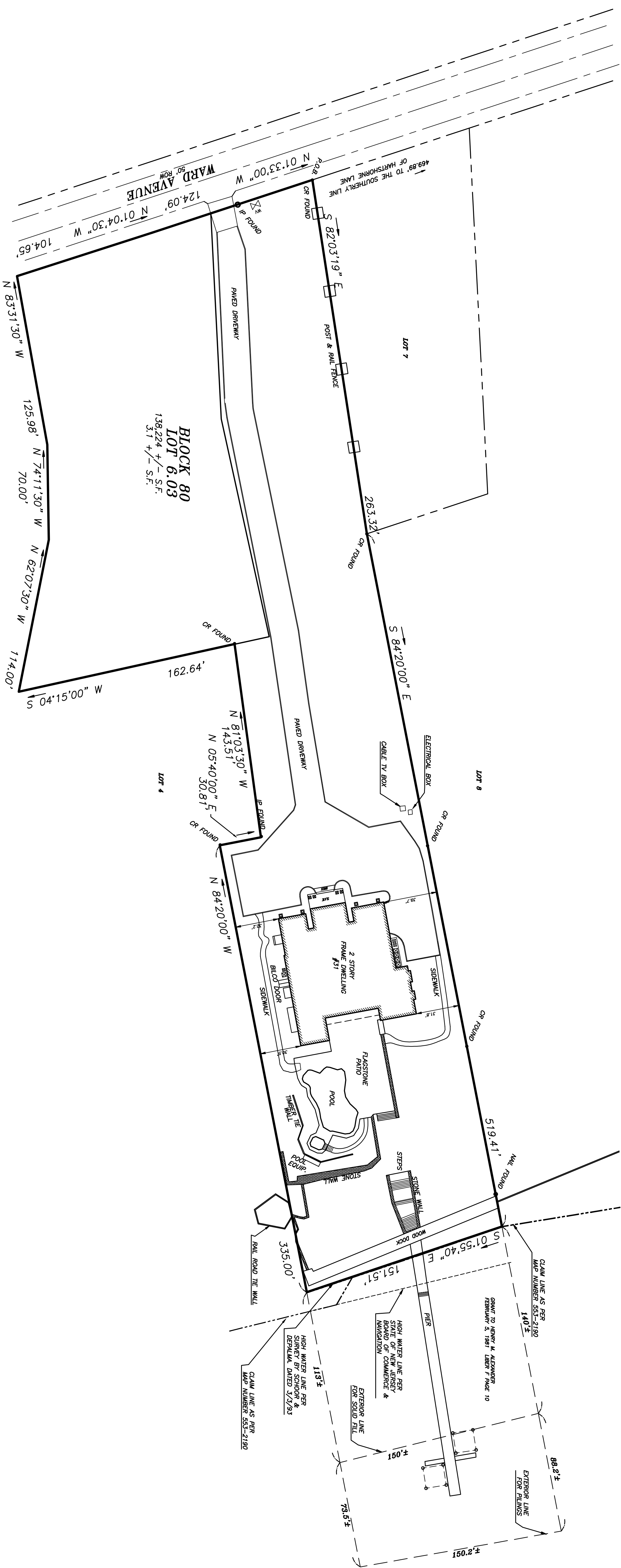
The variances identified above were evaluated based on architectural drawings prepared by Michael J. Monroe, Architect, dated November 15, 2023 (last revision January 6, 2024) consisting of two (2) sheets.

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

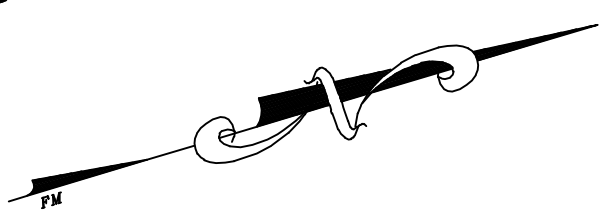
Marie DeSoucey  
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator  
Dave Marks, PE, Borough Engineer & Floodplain Manager  
Sabine O'Connor, Technical Assistant

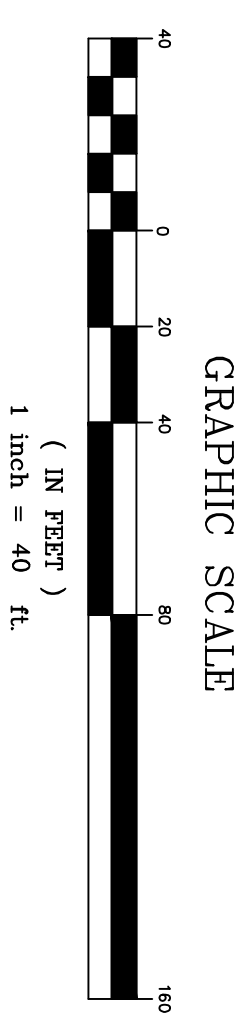
NOTE: A WRITTEN "WARRANTY AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:46-5.1(i).  
 THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR FEATURES, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.  
 THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE.



**SHREWSBURY RIVER**



LOT KNOWN AS LOT 6.03 IN BLOCK 80 ON THE TAX MAP OF THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY.



NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE OR IMPLIED THAT NO EVIDENCE OF THE SAME IS PORTAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND, THERE ARE NO UNDISCLOSED ENCUMBRANCES, EASEMENTS, OR RIGHTS OF ANY KIND EXCEPT AS SHOWN. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL.

*Thomas P. Santry*  
 THOMAS P. SANTRY, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. LIC. NO. G535400

**SURVEY OF**  
**LOT 6.03 ~ BLOCK 80**  
 Borough of Rumson  
 Monmouth County, New Jersey

**THOMAS P. SANTRY, P.A.**  
 ENGINEERS AND SURVEYORS  
 ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD  
 RUMSON, NEW JERSEY 07760  
 PHONE (732) 741-4800 FAX (732) 741-0084

PROJECT NO.	13-147
SCALE	1" = 40'
DATE	06/12/13
DRAWN BY	BCL
CHECKED BY	TS
PROJECTION	NAD 83

# MOLDAVER RESIDENCE

## 31 WARD AVENUE RUMSON, NJ

### LOT 6.03 BLOCK 80



#### GENERAL NOTES

- 1 ALL CONSTRUCTION TO CONFORM TO THE REVISED NEW JERSEY EDITION OF THE 2021 I.R.C. AND LOCAL BUILDING CODES
- 2 VERIFY 3,000 PSF SOIL BEARING PRIOR TO CONSTRUCTION
- 3 CONCRETE TO BE 3,000 PSI @ 28 DAYS
- 4 STEP ALL FOOTINGS ON A 2 TO 1 RATIO AS REQ'D.
- 5 ALL FRAMING LUMBER TO BE DOUG FIR #2 OR BETTER
- 6 PROVIDE DOUBLE JOISTS AT ALL PARALLEL PARTITIONS
- 7 PROVIDE HANDRAILS ON ALL EXTERIOR STEPS EXCEEDING 2 RISERS OR 24"
- 8 FINISHED GRADES ARE APPROXIMATE, SUIT TO ACTUAL SITE CONDITIONS
- 9 PROVIDE ICE AND WATER SHIELD ON ALL EAVES AND VALLEYS AS REQ'D.
- 10 ALL BASEMENT / FOUNDATION WALLS TO RECEIVE MIRADRI 60 MIL WATERPROOFING SYSTEM OR EQUAL.
- 11 VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ARE FOUND.
- 12 ALL CONCRETE FOOTING REBAR TO BE GROUNDED AS PER CODE.

#### APPLICABLE CODES

**BUILDING SUBCODE** (NJAC 5:23-3.14)  
INTERNATIONAL BUILDING CODE 2021, NJ ED  
\* CORRECTED SECTIONS (ICC ERRATA)  
OTHER REFERENCED I-CODES (IFC 2021, ISFSC 2021, ETC.)  
OTHER REFERENCED ICC STANDARDS (ICC/ANSI A117.1-2017; ICC 300-2017; ETC.)  
SEPT. 06, 2022

**PLUMBING SUBCODE** (NJAC 5:23-3.15)  
NATIONAL STANDARD PLUMBING CODE 2021, NJ ED  
\* CORRECTED SECTIONS (ERRATA LIST)  
\* CORRECTED PAGES (NJ ERRATA)  
SEPT. 19, 2022

**ELECTRICAL SUBCODE** (NJAC 5:23-3.16)  
NATIONAL ELECTRICAL CODE (NFPA 70:2020)  
(LINK ALSO PROVIDES ACCESS TO ALL NFPA STANDARDS)  
\* TIA 1 THROUGH 9  
SEPT. 06, 2022

**ENERGY SUBCODE** (NJAC 5:23-3.18)  
INTERNATIONAL ENERGY CONSERVATION CODE 2021 (LOW-RISE RESIDENTIAL)  
ASHRAE 90.1-2019 (COMMERCIAL & ALL OTHER RESIDENTIAL)  
SEPT. 06, 2022

**MECHANICAL SUBCODE** (NJAC 5:23-3.20)  
INTERNATIONAL MECHANICAL CODE 2021  
SEPT. 06, 2022

**ONE- AND TWO-FAMILY DWELLING SUBCODE** (NJAC 5:23-3.21)  
INTERNATIONAL RESIDENTIAL CODE 2021, NJ ED  
\* CORRECTED SECTIONS (ICC ERRATA)  
OTHER REFERENCED I-CODES (ISFSC 2021; ETC.)  
SEPT. 06, 2022

**FUEL GAS SUBCODE** (NJAC 5:23-3.22)  
INTERNATIONAL FUEL GAS CODE 2021  
SEPT. 06, 2022

**REHABILITATION SUBCODE** (NJAC 5:23-6)  
NJCC, SUBCHAPTER 6  
UPDATED AS NECESSARY  
(CURRENT AS OF 02/16/21)  
PROPOSED FOR UPDATE  
09/06/22

**BARRIER FREE SUBCODE** (CHAPTER 11 OF IBC 2021 & NJAC 5:23-7)  
ICC/ANSI A117.1-2017  
SEPT. 06, 2022

**ELEVATOR SUBCODE** (NJAC 5:23-12)  
AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)  
SEPT. 06, 2022

#### DRAWING INDEX

- T-1 PROJECT DATA, SYMBOL SCHEDULE, GENERAL NOTES, APPLICABLE NOTES, ZONING DATA & SPECIFICATIONS
- T-2 SITE PLAN, TENNIS COURT PLAN, WALL DETAIL

#### PROJECT DATA

USE GROUP R5  
CONSTRUCTION CLASS 5A  
AREA  
F.F AREA +/- 6,800 SQFT (EXISTING)  
TERRACES & COV'D PORCHES 2,021 SQFT (E)  
BUILDING HEIGHT - 34'-0" (E)  
BUILDING VOLUME - 28,000 CUB. FT. (N) (TENNIS)  
TENNIS COURT AREA - 7000 SF

#### SYMBOL SCHEDULE

KEY	DESCRIPTION
---	EXISTING WALL TO REMAIN
----	EXISTING WALL TO BE REMOVED
---	NEW STUD WALL
	NEW EXTERIOR STUD WALL W/ 4" NAILING PATTERN
	NEW MASONRY WALL
	BRICK VENEER
---	FIRE BRICK
(E)	EXISTING
(N)	NEW
(R)	RELOCATED
(F)	FLUSH
⊖	GROUND FAULT INTERRUPT DUPLEX RECEPTACLE
⊖	WEATHERPROOF DUPLEX RECEPTACLE W/ COVER PLATE
⊖	FLOOR/CEILING OUTLET
⊖	SWITCH OUTLET
⊖	DUPLEX OUTLET
⊖	QUAD OUTLET
\$	TWO-POLE SWITCH
\$	THREE POLE SWITCH
\$	FOUR POLE SWITCH
\$	DIMMER SWITCH
⊙	CHANDELIER FIXTURE
⊙	RECESSED FIXTURE
⊙	RECESSED HIGH INTENSITY FIXTURE -LOW VOLTAGE-
⊙	INCANDESCENT FIXTURE
⊙	HANGING PENDANT FIXTURE
⊙	EXHAUST FAN WITH LIGHT
⊙	WALL MOUNTED INCANDESCENT FIXTURE
⊙	SWITCHED WALL SCONCE
⊙	DOOR BELL
⊙	DOOR CHIME
⊙	SMOKE DETECTOR 110V HARD WIRED IN SERIES W/ BATTERY BACK UP
⊙	CARBON DETECTOR 110V HARD WIRED IN SERIES W/ BATTERY BACK UP
⊙	HEAT DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⊙	THERMOSTAT
⊙	CENTRAL VACUUM OUTLET
⊙	CABLE TV JACK
⊙	TELEPHONE JACK
⊙	SPEAKER JACK
⊙	WALL HYDRANT/HOSE BIB
⊙	CEILING FAN W/O LIGHT
⊙	FLOOD LIGHT FIXTURE

#### ZONING DATA

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONE	R-2	R-2	R-2	---
LOT AREA	43,560 Sq Ft, 1 AC	38,224 SF, 3.1 AC	38,224 SF, 3.1 AC	---
LOT FRONTAGE	150'	228.74'	228.74'	---
FRONT SETBACK	75'	508	508	---
REAR SETBACK	40'	144	144	---
SIDE SETBACK (POOL)	33	46	46	---
ACCESSORY BLD'G	ACCESSORY STRUCTURE - TENNIS			
FRONT SETBACK	N/A	N/A	N/A	---
REAR SETBACK	50	N/A	226' (STREET)	*VARIANCE ACC. STRUCT. BETWEEN HOUSE AND STREET
SIDE SETBACK	50	N/A	30/20	*VARIANCE
BUILDING HEIGHT	N/A	N/A	N/A	---
F.A.R.	14,616 Sq Ft	13,481 Sq Ft	13,481 Sq Ft	---
MAX. BLD'G HEIGHT	35' ridge, 2-1/2 ST	34' ridge	34' ridge	---
MAX. BLD'G COV.	9,021 Sq Ft	9,681 Sq Ft	9,681 Sq Ft	PREVIOUS VARIANCE
MAX. LOT COV.	27,058 Sq Ft	27,010 Sq Ft	34,010	* VARIANCE
MIN. GROSS FL. AREA	2 ST, 1,200 Sq Ft	6,572 Sq Ft	6,572 Sq Ft	---
MAX. # GARAGE	5 MAX.	5	6	PREVIOUS VARIANCE
DRIVEWAY WIDTH	15' MAX. @ F.Y.	21.0 +/-	21.0 +/-	PREVIOUS VARIANCE

#### REVISIONS

NO.	DATE	DESCRIPTION
1	1-6-24	

*Michael James Monroe*  
N.J. LIC. - 10814

PROPOSED TENNIS COURT FOR:  
**MOLDAVER RESIDENCE**  
LOT 6.03, BLOCK 80  
31 WARD AVENUE  
RUMSON, NJ

**MICHAEL JAMES MONROE**  
• A R C H I T E C T •  
788 SHREWSBURY AVE TINTON FALLS, NJ

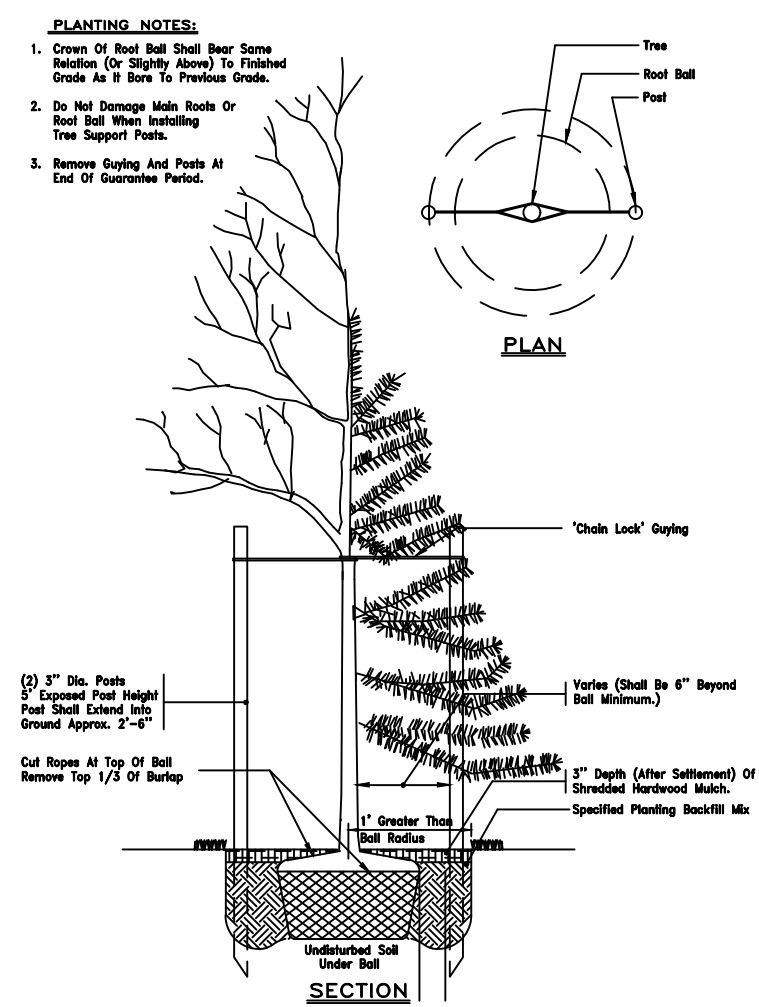
DATE	SCALE	AS NOTED	DATE	BY	ISSUE
11-15-23					

PROJ # 2373-23

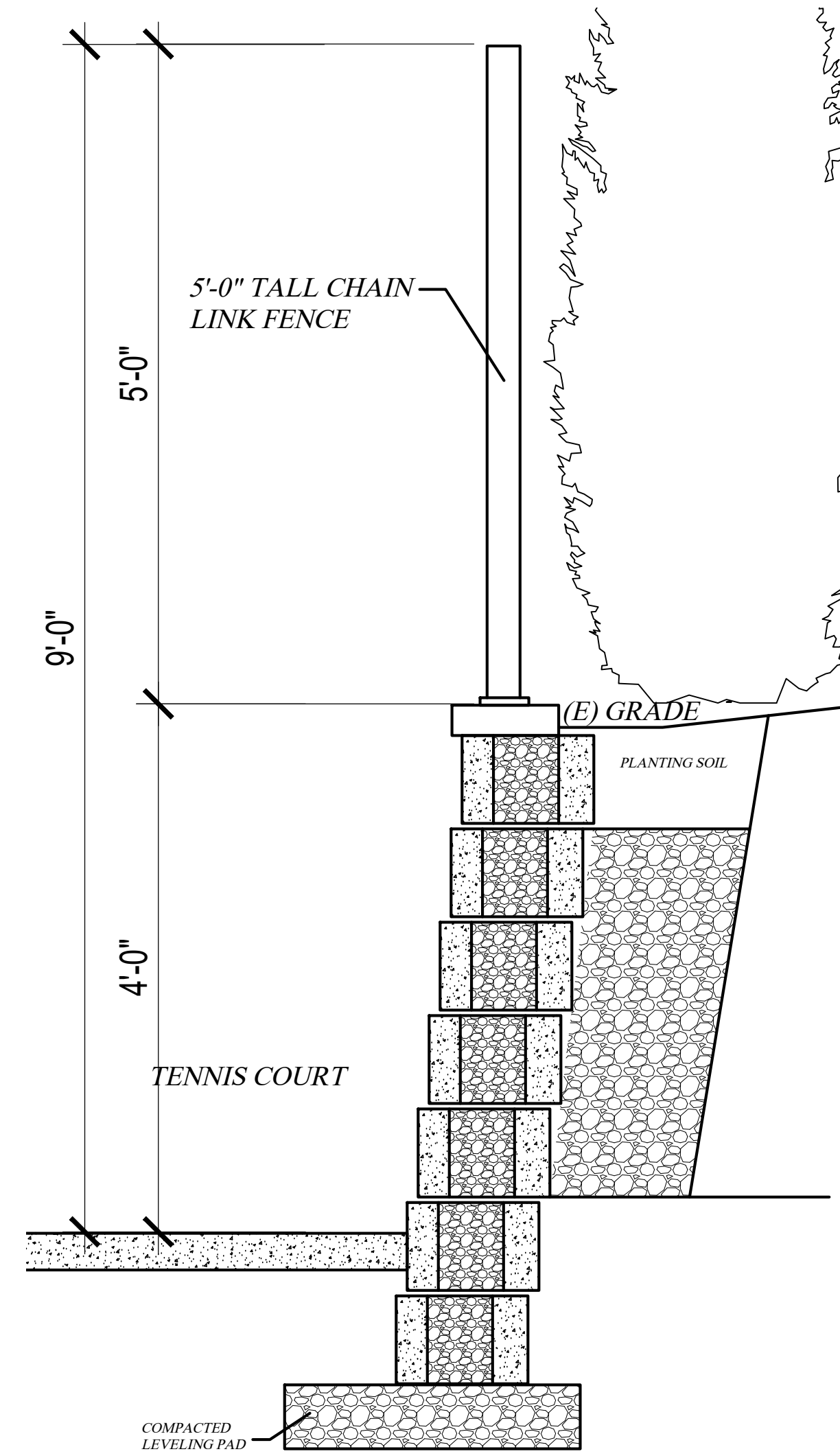
**T-1**



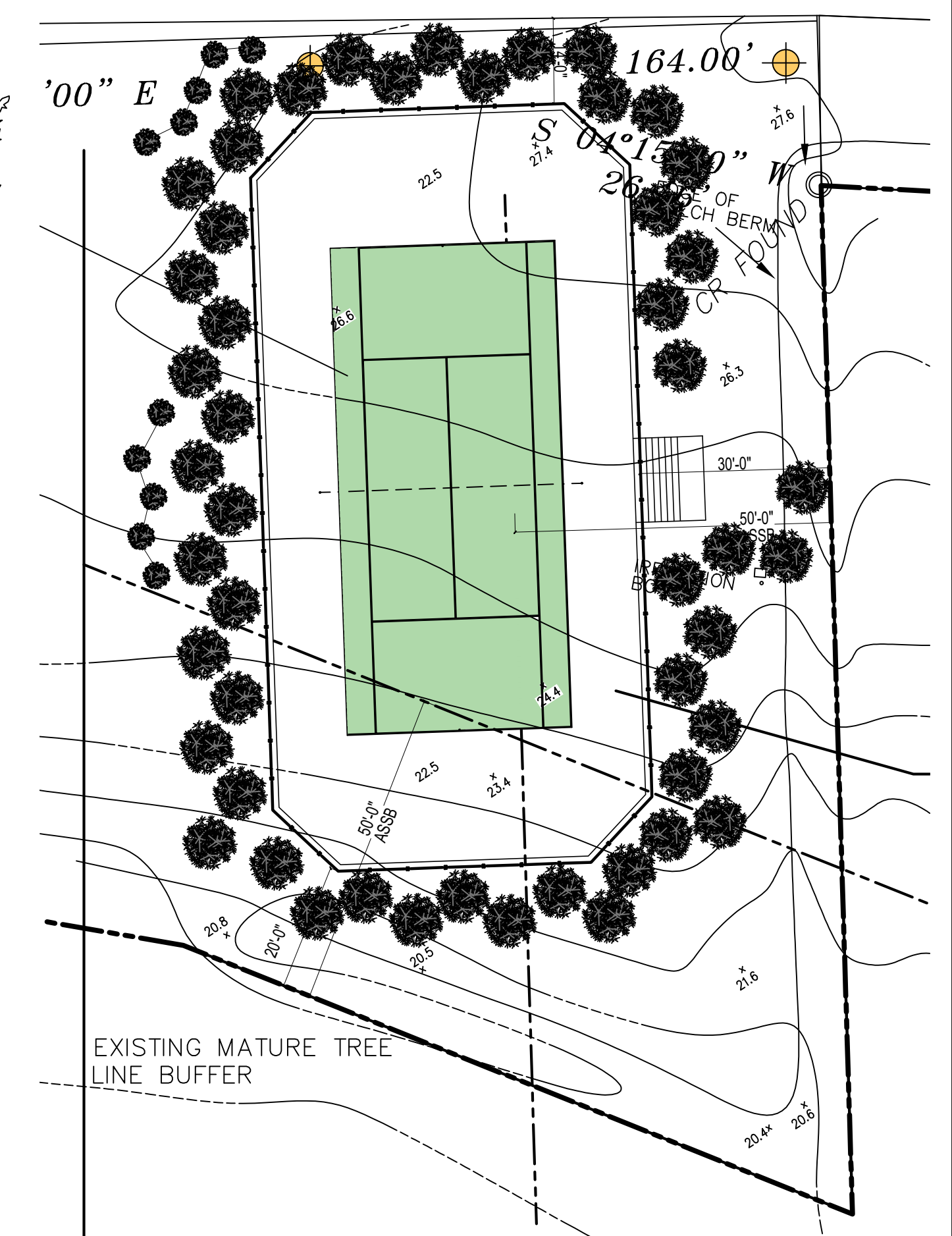
**6 SUNKEN TENNIS COURT**  
 T-2 SCALE: N.T.S. (SIMILAR TO PROPOSED)



**4 PLANTING DETAIL**  
 T-2 SCALE: N.T.S.



**5 PROPOSED RETAINING WALL**  
 T-2 SCALE: 1"=20'-0"

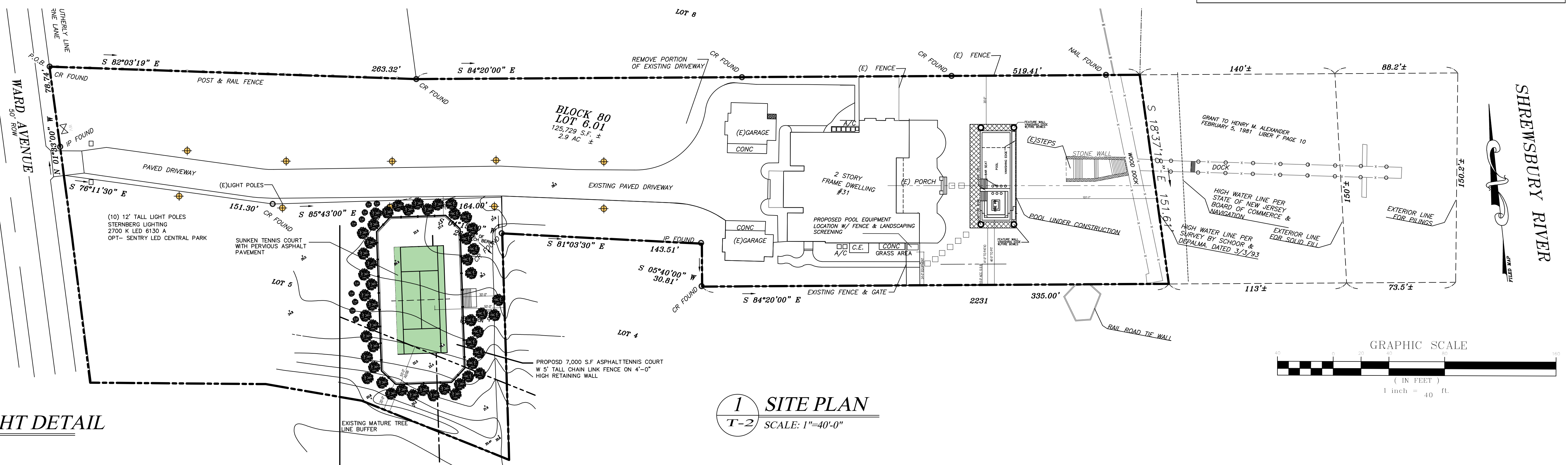


**2 PROPOSED TENNIS COURT**  
 T-2 SCALE: 1"=20'-0"

Key	Quan	Botanical Name	Common Name	Size	Root	Comments
IL	46	ILEX NELLIE STEVENS	NELLIE STEVENS HOLLY	5'-6"	888	
PL	15	PRUNUS LAUROCERASUS SCHIPKALANSIS	SKIP CHERRY LAUREN	5'-6"	888	
Perennials=00						



**3 (E) DRIVEWAY LIGHT DETAIL**  
 T-2 SCALE: N.T.S.



**1 SITE PLAN**  
 T-2 SCALE: 1"=40'-0"

REVISIONS

1	1-6-24

*Michael James Monroe*  
 N.J. LIC.-10814

RUMSON, NJ

PROPOSED TENNIS COURT FOR:  
**MOLDAVER RESIDENCE**  
 LOT 6.03, BLOCK 80  
 31 WARD AVENUE

**MICHAEL JAMES MONROE**  
 • A R C H I T E C T •  
 788 SHREWSBURY AVE TINTON FALLS, NJ

DATE	11-15-23
SCALE	AS NOTED
DWY BY	AMJ/MJS
ISSUE	

PROJ # 2373-23

**T-2**

BOROUGH OF RUMSON  
BOARD OF ADJUSTMENT  
PUBLIC NOTICE

PLEASE TAKE NOTICE that on the 22th day of February, 2024 at 7:30 p.m. at the Rumson Municipal Building, 80 East River Rd. Rumson, N.J., the Board of Adjustment of the Borough of Rumson will hold a hearing on the application of Mr. & Mrs. Edward Moldaver at which time all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the **R-2** Zone as shown on the Borough Tax Map, Block 80 Lot 6.03 and commonly known as: 31 Ward Avenue, Rumson, N.J.

The applicant is seeking to construct a new 7,000 s.f. tennis court, fence, and retaining wall between the principal building and the street.

The rejection was for the following non-conformities: Boro of Rumson Ordinances

Development Regulations Schedule 5-4. Maximum Permitted Lot and Building Coverage.  
Development Regulations Schedule 7-1 Residential Recreation Facilities Setback Required.  
Development Regulations 22-33 Residential Sports Facility

1. Schedule 5-4: Maximum lot coverage proposed 34,010 square feet, whereas 27,058 square feet is permitted.
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3. 22-7.33 Residential Sports Facilities
  - a) No residential sports facilities may be in a required front yard between a principal detached single family dwelling and the street.
  - b) Fencing associated with a residential sports facility must conform with the 50 foot setback
4. Pre-existing variances not being intensified by the proposed tennis court include:
  - a) Schedule 5-4: Maximum Building Coverage existing of 9,681square feet, whereas 9,021 square feet is permitted
  - b) 22-5.5b: Maximum number of garages of 6 where 5 are permitted.
  - c) 22-7.26: Driveway width of 21 feet existing where 15 is permitted.

The applicant also seeks any additional variances and or waivers the Board may deem necessary.

All documents relating to this application may be inspected by the public in the Office of the Secretary of the Board in the Borough Hall during regular business hours.

All persons interested in this application will be given ample opportunity to be heard at the above stated meeting.

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Signature of Applicant    Date: 2/8/24  
Ed Moldaver