



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

RECEIVED
APR 25 2025
ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Brian Klodaski and Theresa Champagne Winters	brian.klodaski@aecom.com twinters71@yahoo.com	917-993-0310 732-423-7835
Name of Applicant	Email	Phone Number
183 Rumson Road		105 61
Property Address		Block Lot
Same as Applicant		

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Rick Brodsky, Esq., Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 732-922-1000 rbrodsky@ansell.law

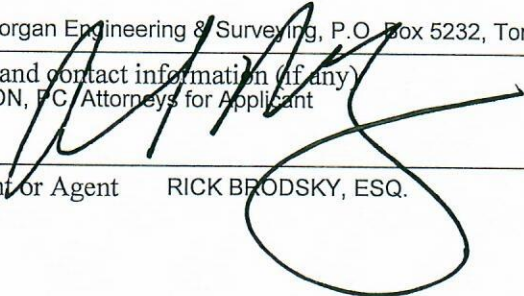
Applicant's Attorney and contact information (if any)

Brian Berzinkis, RA, Grasso Design Group, 231 Highway 71, Manasquan, NJ 08736 732-528-5850 brian@grassodg.com

Applicant's Architect and contact information (if any)

Donna M. Bullock, PE, Morgan Engineering & Surveying, P.O. Box 5232, Toms River, NJ 08754 732-270-9690

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

By:  Signature of Applicant or Agent RICK BRODSKY, ESQ.

4/24/2025
Date

Proposed plan Application for variance relief to permit construction of a 2-story garage (previously approved for a single story garage), where same is not permitted in the R-4 Zone.

Hardship Encountered The benefits of granting the proposed variances substantially outweigh any detriment, especially where, as here, the subject property is significantly oversized for the R-4 Zone, the proposed FAR is significantly less than that permitted in the zone, and minimal increase to the approved building and lot coverages is proposed. Moreover, the proposal will result in no negative impact to the neighbors, zone plan or Zoning Ordinance.

Variances Requested
Schedule 5-1: Maximum Lot Coverage of 6,434 sf permitted, where 7,249 sf is existing and 7,355 sf is proposed
Schedule 5-1: Minimum One Side Yard Setback of 8.5 feet is required, where detached garage setback of 7 feet is proposed
Section 22-7.8H: Maximum Single Accessory Aggregate Building Area of 500 sf permitted, where 612 sf is proposed for detached garage
Schedule 5-2: Maximum Accessory Building Height of 1 story/16 feet is permitted, where 2 story/26 feet is proposed for the detached garage



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300 x107
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: July 21, 2025

Applicant: Brian Klodaski & Theresa Champagne Winters
Address: 183 Rumson Road, Rumson, NJ 07760
Block 105, Lot 61, Zone: R-4

Applicant's Request to:

Construct two-story 612 SF detached garage with covered side porch and outdoor stair access to second story for use of home office. In 2022, a zoning permit was approved to replace an existing one-story, two car garage.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations

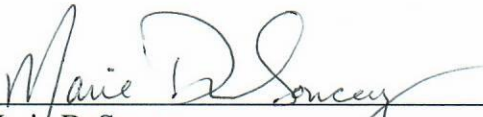
- (Schedule 5-3) Proposed Floor Area of 4,543 square feet where 3,473 exists and the R-4 maximum floor area is capped at 3,500 square feet.
- (Schedule 5-4) Proposed Lot Coverage of 6,766 square feet where 6,790 square feet exists and 6,434 square feet is permitted.
 - Please be prepared to explain how there will be a new 612 sf garage and the lot coverage is going up by 106 sf.
- (Schedule 5-2)
 - Proposed accessory building height of 26 feet where 16 feet is permitted.
 - Two story accessory building whereas one story is permitted.
- Side yard setback of 7' whereas 18.5' is required for 612 sf, 26' tall accessory building.
 - (22-7.8h) Accessory structures in the R-4 zone that are greater than 500 square feet must meet principal building setbacks. The proposed 612 sf accessory building would have a required 8.5' minimum side yard setback in this case.
 - (Schedule 5-1, note 17) The setbacks area increased for accessory buildings in the R-4 zone an additional foot for each foot of height that may be approved. The proposed 26' tall accessory building would have a required 18.5' (8.5'+10') minimum side yard setback in this case.
- (22-7.8i) Accessory Building Use variance: 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. The architectural drawings do not show how the second

floor of the garage will be finished and/or conditioned. Previous discussions with the applicant have described the use as a home office.

Supporting documents to the application include:

- Variance Plan for Detached Garage, prepared by Morgan Engineering & Surveying, signed & sealed by Donna M. Bullock PE, dated February 25, 2025, rev (1) May 27, 2025, consisting of two sheets;
- Architectural drawing prepared, signed & sealed by Brian Berzinskis, RA, dated July 26, 2024, no revisions, consisting of one (1) sheet; and
- Copy of the Boundary and Topographic Survey for Block 105, Lot 61, signed by David J. Von Steenburg, PLS, dated October 16, 2024.

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



Marie DeSoucey
Land Use & Development Official

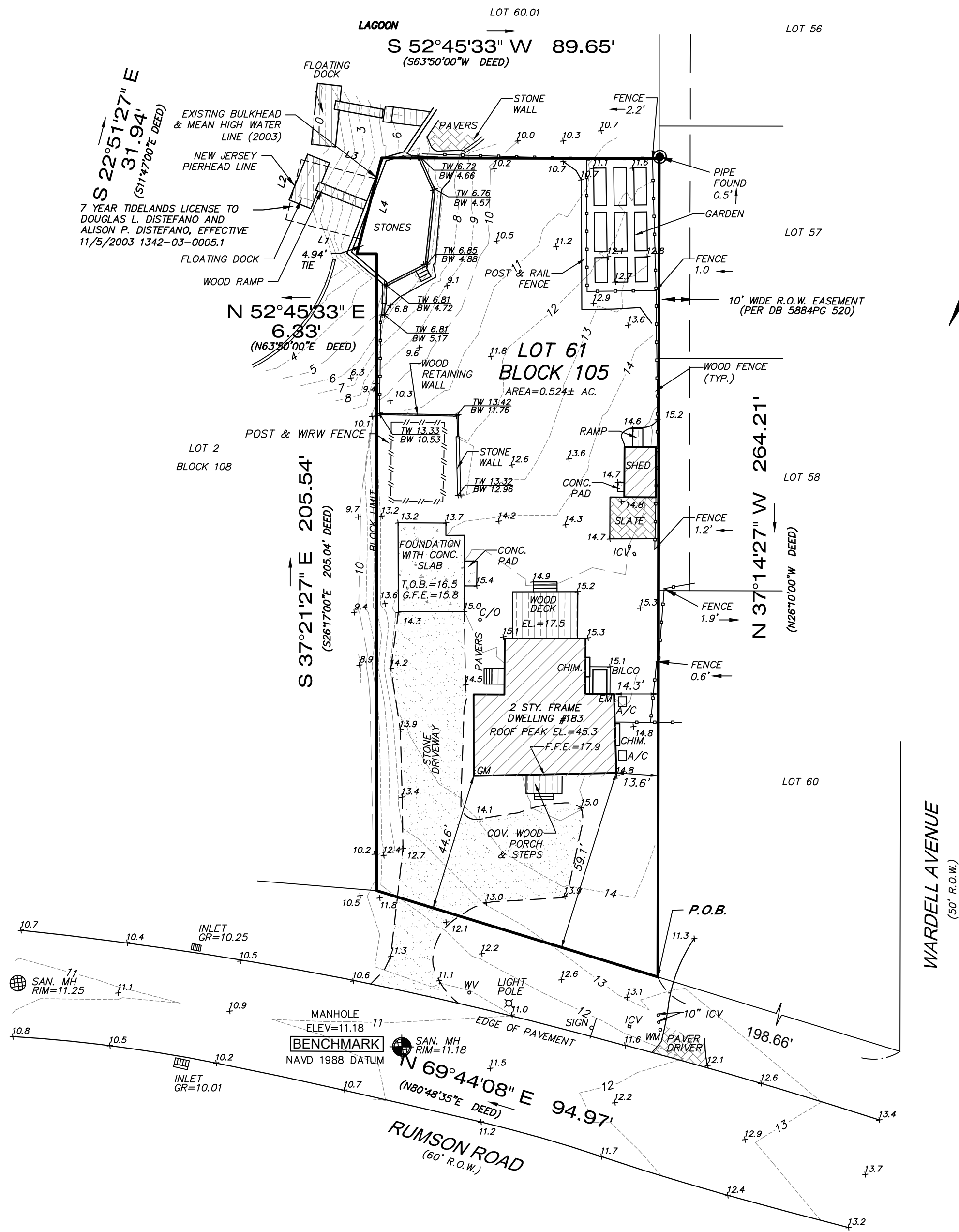
Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant
Rick Brodsky, Applicant's Attorney

TIDELANDS LICENSE LINE TABLE

L1	N 78°13'00" E	25.00'
L2	S 11°47'00" E	20.00'
L3	S 78°13'00" W	25.00'
L4	N 11°47'00" W	20.00'

NOTE:
NO TIDELANDS CLAIM LINE IN
THIS AREA PER NJDEP GIS DATA.

NOTE:
CURRENT TIDELANDS LICENSES
AND LEASES WERE NOT
INVESTIGATED AS PART OF THIS
SURVEY



- NOTES:
1. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #34025C0182J, DATED 1/31/2014.
 2. PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34025C0182H, DATED 6/15/2022.
 3. VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK

PREPARED FOR: *BRIAN KLODASKI*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/16/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.

DB 9536 PG 6583



MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com



DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

LOT 61 BLOCK 105

BOROUGH OF RUMSON

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=30'	Drawn By: DS	Date: 10/16/24	JOB #: E24-00948	CAD File # TOPO	Sheet # 1 OF 1
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VARIANCE PLAN FOR DETACHED GARAGE

BLOCK 105 LOT 61

BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

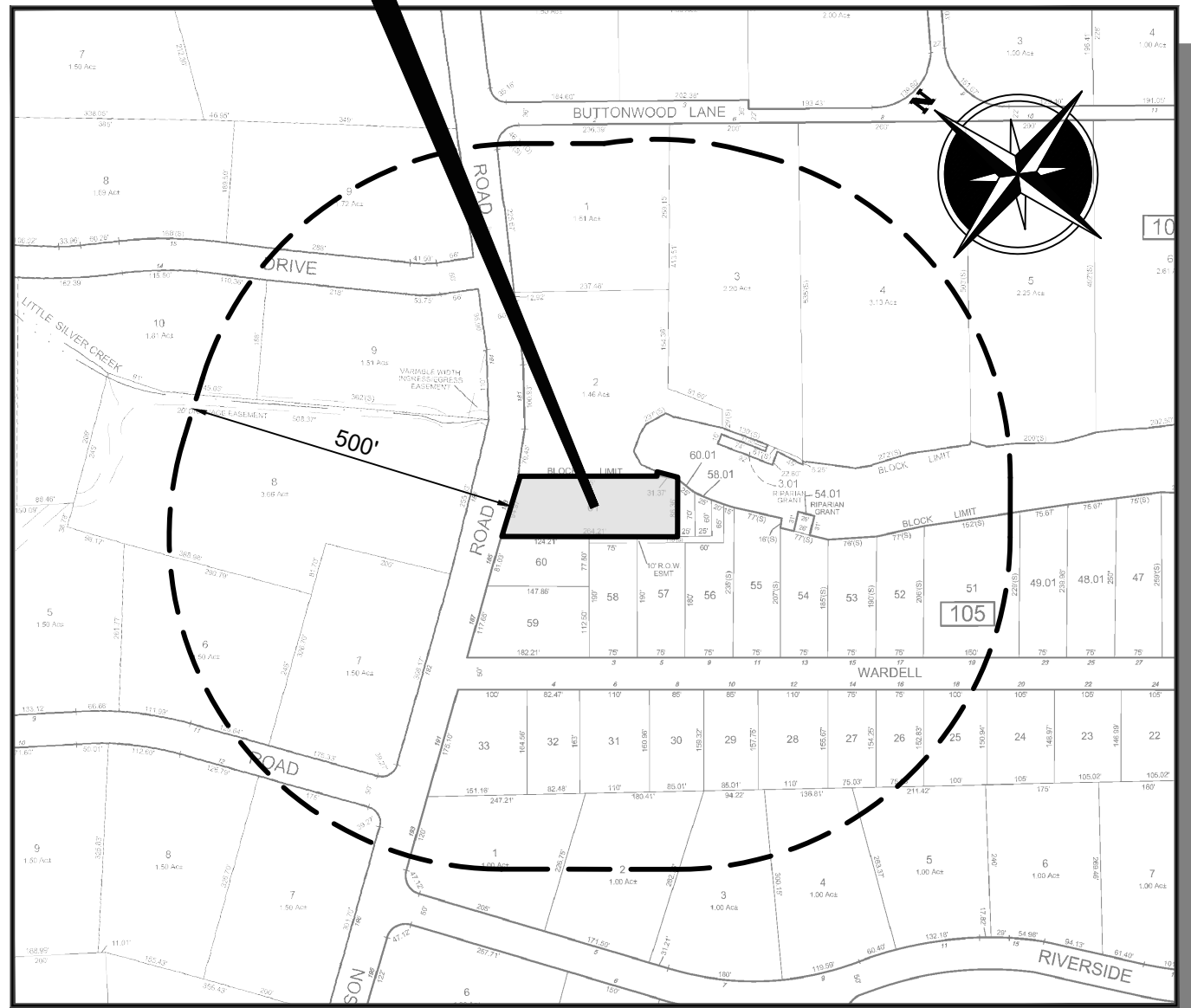
SITE LOCATION



200' RADIUS AERIAL MAP

SCALE: 1"=200'
GOOGLE EARTH PRO

SITE LOCATION



500' RADIUS KEY MAP

SCALE: 1"=250'
TAX MAP INFORMATION TAKEN FROM "TAX MAP, BOROUGH OF RUMSON,
MONMOUTH COUNTY, NEW JERSEY" SHEET NUMBERS #32, #33, #19, & #20

200' RADIUS PROPERTY OWNERS LIST						
MUN	BLOCK	LOT	QUAL	Location	Owner Name	Owner Csz
Rumson Boro	83	7		192 Rumson Rd	WATERS, LEIGHTON K JR	192 RUMSON RD RUMSON, NJ 07760
Rumson Boro	83	8		196 Rumson Road	FAVALE, R PAUL JR & ALISON S	19981 SE WATERGRASS DR JUPITER, FL 33458
Rumson Boro	83	9		184 Rumson Rd	JENSEN, NIELS & BLEEKER, DANIELLE	184 RUMSON RD RUMSON, NJ 07760
Rumson Boro	105	54		13 Wardell Avenue	WOODWORTH, CLARK & EVELYN A	13 WARDELL AVE RUMSON, NJ 07760
Rumson Boro	105	54.01		13 Wardell Avenue	WOODWORTH, CLARK & EVELYN A	13 WARDELL AVE RUMSON, NJ 07760
Rumson Boro	105	55		11 Wardell Avenue	WARWICKER, KERRY C & GREENACRE, ANN	11 WARDELL AVENUE RUMSON, NJ 07760
Rumson Boro	105	56		9 Wardell Ave.	DANIELS, JARED & WEISS, HOPE	9 WARDELL AVE. RUMSON, NJ 07760
Rumson Boro	105	57		5 Wardell Ave.	RYAN, ROBERT G & LINDA A	5 WARDELL AVENUE RUMSON, NJ 07760
Rumson Boro	105	58		3 Wardell Ave.	BRUNO, PHILIP & JENNIFER	3 WARDELL AVE. RUMSON, NJ 07760
Rumson Boro	105	58.01		3 Wardell Ave.	BRUNO, PHILIP & JENNIFER	3 WARDELL AVE. RUMSON, NJ 07760
Rumson Boro	105	59		187 Rumson Road	LEE, JOHN & JEAN	187 RUMSON ROAD RUMSON, NJ 07760
Rumson Boro	105	60		185 Rumson Road	WASIK, MAUREEN MCINTYRE	185 RUMSON ROAD RUMSON, NJ 07760
Rumson Boro	105	60.01		185 Rumson Road	WASIK, MAUREEN MCINTYRE	185 RUMSON ROAD RUMSON, NJ 07760
Rumson Boro	105	61		183 Rumson Road	KLODASKI, BRIAN & WINTERS, THERESA CHAM	183 RUMSON ROAD RUMSON, NJ 07760
Rumson Boro	108	2		181 Rumson Road	PS ENTERPRISE, LLC	181 RUMSON ROAD RUMSON, NJ 07760
Rumson Boro	108	3		6 Buttonwood Lane	KARP, DAVID	6 BUTTONWOOD LANE RUMSON, NJ 07760
Rumson Boro	108	3.01		6 Buttonwood Lane	KARP, DAVID	6 BUTTONWOOD LANE RUMSON, NJ 07760
Rumson Boro	108	4		8 Buttonwood Lane	BOVE, LOUIS A & KIMBERLY M	1845 WALNUT STREET PHILADELPHIA, PA 19103

IN ADDITION TO THE RUMSON RESIDENTS WITHIN 200 FEET,
THE FOLLOWING ENTITIES MUST BE NOTIFIED:

- New Jersey Department of Transportation
1035 Parkway Avenue, CN 600, Ewing, New Jersey 08618
- Jersey Central Power & Light Co.
101 Crawfords Corner Road #1-511, Holmdel, New Jersey 07733
- Verizon, NJ c/o Duff & Thelps
P.O. Box 2749, Addison, Texas 75001
- Comcast Cable
403 South Street, Eatontown, New Jersey 07724
- Director, Monmouth County Planning Board
Hollof Annex, P.O. Box 1255, Freehold, New Jersey 07728-1255
- New Jersey Natural Gas
1415 Wyckoff Road, Wall, New Jersey 07727
- New Jersey American Water Company
661 Shrewsbury Avenue, Shrewsbury, New Jersey 07702

GENERAL NOTES:

- THE APPLICANT PROPOSES TO CONSTRUCT A DETACHED GARAGE WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 61, BLOCK 105, BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 10/16/24.
- TRACT CONTAINS ±0.525 AC. (22,869 S.F.); ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
- LIMIT OF DISTURBANCE: 2,287 S.F. / ±0.052 AC.
- PROPERTY KNOWN AS TAX LOT 61 IN BLOCK 105 AS SHOWN ON THE BOROUGH OF RUMSON TAX MAP, SHEET #32.
- THIS PROPERTY LOCATED WITHIN THE R-4 SINGLE FAMILY RESIDENTIAL ZONE AND THE RSC RUMSON ROAD SCENIC ROADWAY DISTRICT.
- NO INVESTIGATION HAS BEEN PERFORMED AS IT RELATES TO THE PRESENCE OR LACK THEREOF OF WETLANDS ON THE SUBJECT SITE.
- PROPERTY IS LOCATED IN FLOOD ZONE X AND PARTIALLY IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON CURRENT FIRM MAP #34025C0182H, DATED 6/15/2022. CONSTRUCTION LOCATED OUTSIDE THE FLOOD ZONE LIMITS.
- PROPERTY IS LOCATED IN FLOOD ZONE X AND PARTIALLY IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0182J, DATED 01/31/2014. CONSTRUCTION LOCATED OUTSIDE THE FLOOD ZONE LIMITS.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY, OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE SAME.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 2:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
- APPLICANT TO REPAIR ANY DAMAGES INCURRED DURING CONSTRUCTION TO PUBLIC OR PRIVATE PROPERTY.
- APPLICANT TO BE RESPONSIBLE FOR ALL DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

- APPLICANT TO BE RESPONSIBLE FOR ANY STORMWATER THAT NEGATIVELY IMPACTS ADJACENT PROPERTIES AS CAUSED BY PROPOSED CONSTRUCTION AND SHALL BE REPAIRED BY THE APPLICANT.
- THESE NOTES APPLY TO ALL SHEETS IN THIS SET.

VARIANCE LIST:

- BOROUGH OF RUMSON SCHEDULE 5-1 - (SCHEDULE OF ZONING DISTRICT REGULATIONS) R-4 SINGLE FAMILY
 - REQUIRED: MAXIMUM LOT COVERAGE = 6,434 S.F.
 - EXISTING: LOT COVERAGE = 6,790 S.F.
 - PROPOSED: LOT COVERAGE = 6,766 S.F.
- BOROUGH OF RUMSON SCHEDULE 5-1 - (SCHEDULE OF ZONING DISTRICT REGULATIONS) R-4 SINGLE FAMILY
 - REQUIRED: ADJUSTED MINIMUM ACCESSORY SIDE YARD SETBACK = 16 FT.
 - PROPOSED: DETACHED GARAGE SIDE YARD SETBACK = 7 FT.
- § 22-7.BH - (ACCESSORY BUILDINGS AND STRUCTURES) LIMITATIONS ON ACCESSORY BUILDINGS
 - REQUIRED: MAXIMUM SINGLE ACCESSORY AGGREGATE BUILDING AREA = 500 S.F.
 - PROPOSED: DETACHED GARAGE AGGREGATE BUILDING AREA = 612 S.F.
- BOROUGH OF RUMSON SCHEDULE 5-2 - (SCHEDULE OF MAXIMUM PERMITTED BUILDING HEIGHT) R-4 SINGLE FAMILY
 - REQUIRED: MAXIMUM ACCESSORY BUILDING HEIGHT = 1 STY. / 16 FT.
 - PROPOSED: DETACHED GARAGE HEIGHT = 2 STY. / 26 FT.
- § 22-7.BI - (ACCESSORY BUILDINGS AND STRUCTURES) LIMITATIONS ON ACCESSORY BUILDINGS
 - REQUIRED: NO ACCESSORY USE BUILDING SHALL BE USED FOR RESIDENTIAL PURPOSES BY ANY PERSON OR PERSONS.
 - PROPOSED: 2ND FLOOR OFFICE SPACE

CHECKLIST/DESIGN WAIVERS REQUESTED:

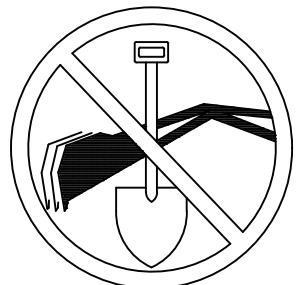
- LOCATION AND INVERT ELEVATION OF EXISTING AND PROPOSED DRAINAGE STRUCTURES
 - PROVIDED: EXISTING DRAINAGE STRUCTURES HAVE NOT BEEN LOCATED; NO DRAINAGE STRUCTURES PROPOSED AS PART OF THIS APPLICATION.
- LOCATION OF ALL STREAMS, PONDS, LAKES, WETLAND AREAS
 - PROVIDED: EXISTING STREAM HAS BEEN LOCATED; WETLANDS HAVE NOT BEEN DELINEATED; THE PROPOSED DETACHED GARAGE FOUNDATION WAS CONSTRUCTED PRIOR TO THIS APPLICATION.
- LOCATIONS OF EXISTING AND PROPOSED UTILITIES INCLUDING DEPTH OF STRUCTURES, LOCATIONS OF MANHOLES, VALVES, SERVICES, ETC.
 - PROVIDED: EXISTING ABOVE-GROUND UTILITIES, MANHOLES, AND VALVES HAVE BEEN LOCATED; UNDERGROUND UTILITIES AND THEIR DEPTHS HAVE NOT BEEN DETERMINED; THE PROPOSED DETACHED GARAGE FOUNDATION WAS CONSTRUCTED PRIOR TO THIS APPLICATION.

APPROVED BY: RUMSON BOROUGH ZONING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

BEFORE YOU DIG
CALL TOLL FREE
IN NJ 811 or
1-800-272-1000

THREE WORKING DAYS BEFORE YOU DIG



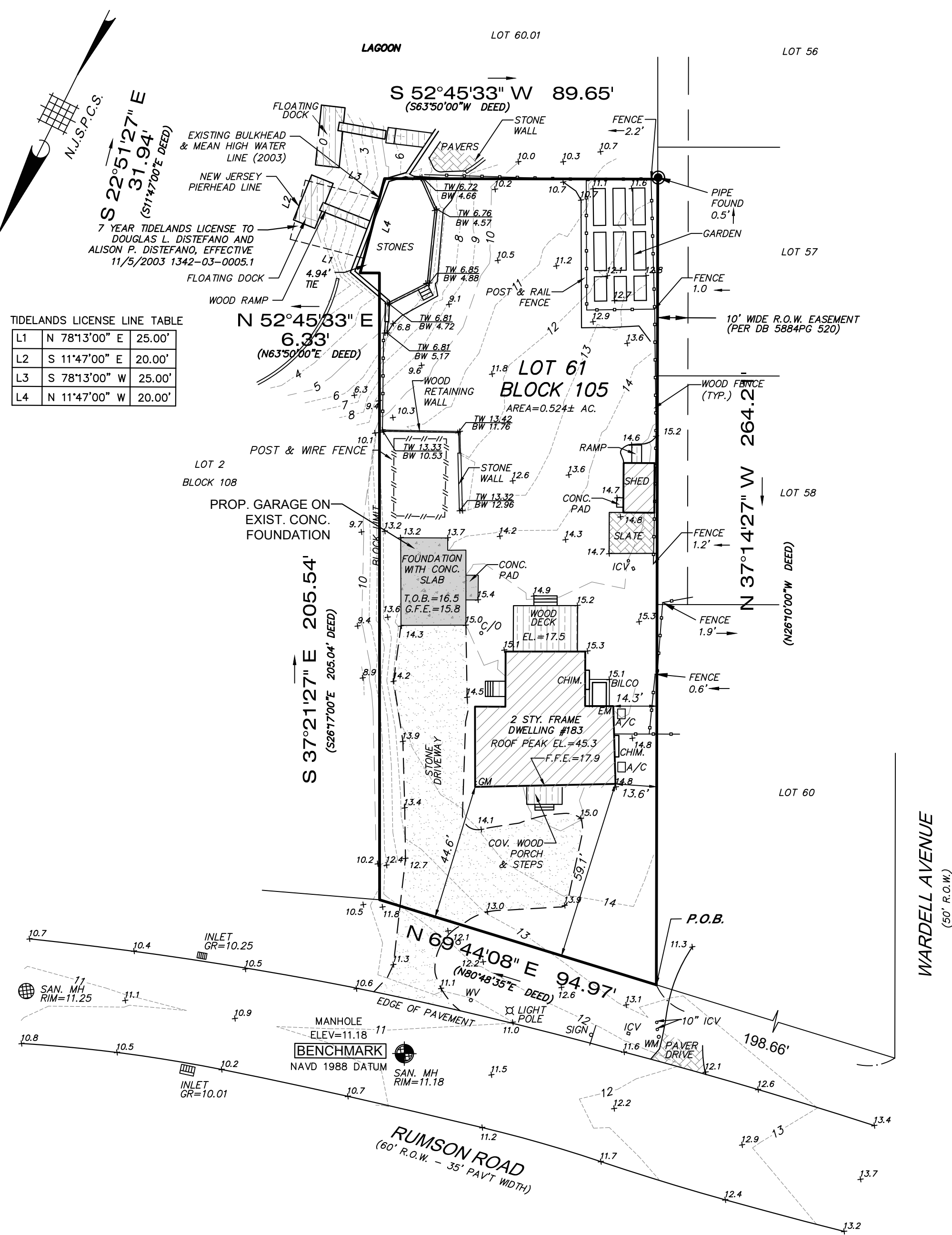
UTILITY DISCLAIMER:

UNDERGROUND UTILITY INFORMATION DEPICTED ON THESE PLANS IS BASED ON UTILITY FEATURES OBSERVED AT THE GROUND SURFACE AND/OR UTILITY PLANS PROVIDED BY CLIENT/PROPERTY OWNER (IF PROVIDED). MORGAN ENGINEERING LLC DID NOT PERFORM A DETAILED SUBSURFACE UTILITY INVESTIGATION FOR ONSITE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESENCE/ABSENCE OF SUBSURFACE UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES VIA CONTRACTING WITH A PRIVATE UTILITY COMPANY AND/OR CONTACTING NJ ONE-CALL. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UNDERGROUND UTILITIES.

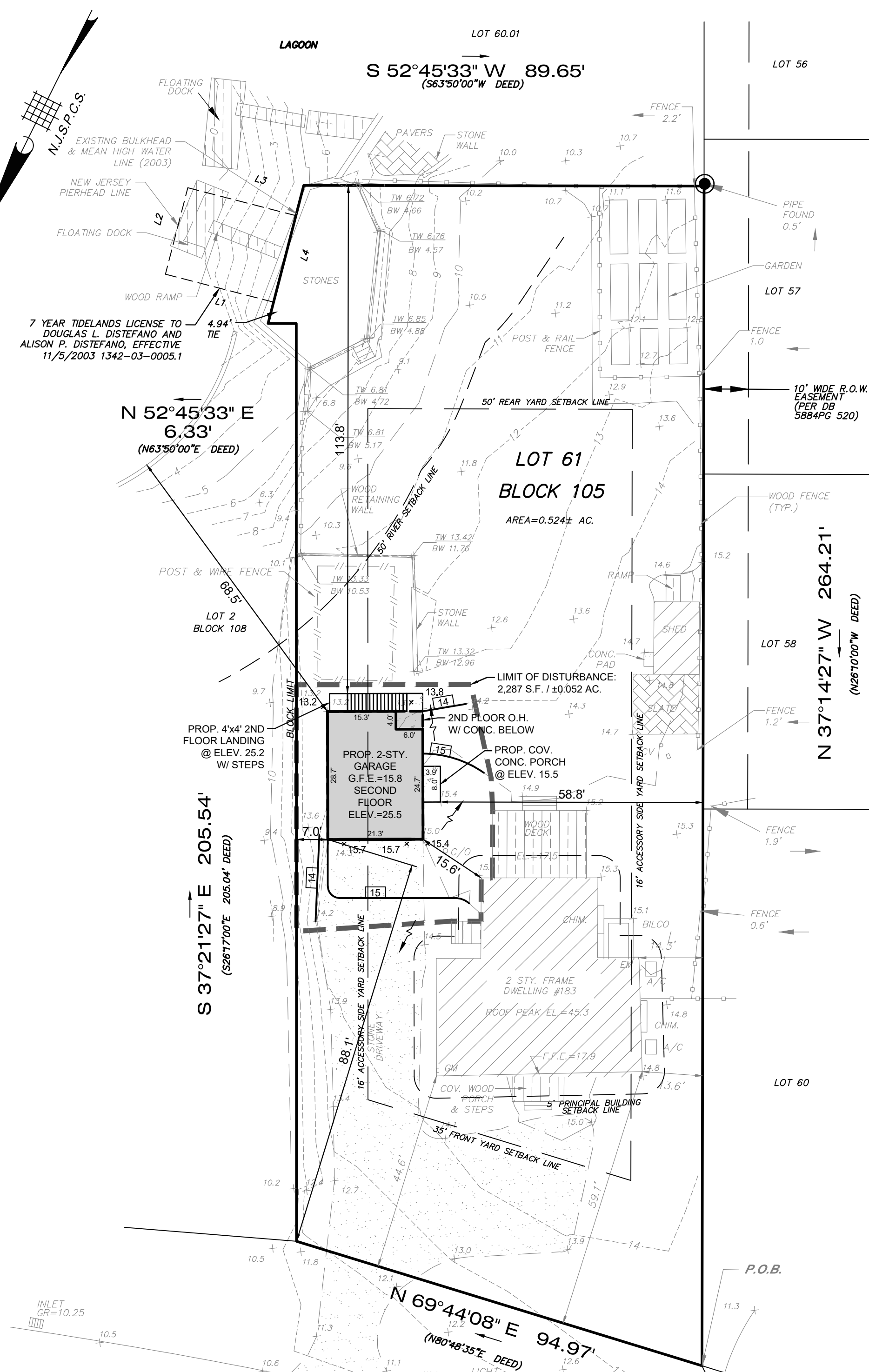
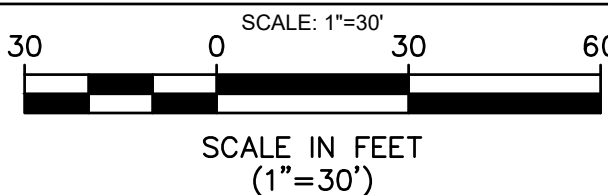
OWNER/APPLICANT:

BRIAN KLODASKI
183 RUMSON ROAD
RUMSON BOROUGH, MONMOUTH COUNTY, NJ 07760

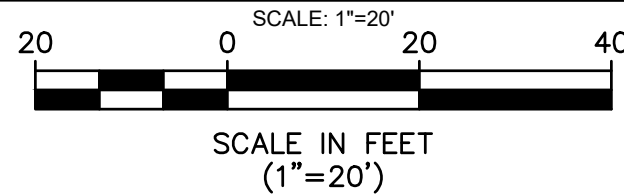
1	5/27/25	REVISED PER BOROUGH INCOMPLETENESS REPORT DATED 4/28/25	DAF
REV	DATE	DESCRIPTION	BY
CERTIFICATE OF AUTHORIZATION: 24GA28228000			
		P.O. BOX 5232 TOMS RIVER, N.J. 08754 TEL: 732-270-9690 FAX: 732-270-9691 www.morganengineeringllc.com	
DONNA M. BULLOCK NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 41931			
VARIANCE PLAN FOR DETACHED GARAGE			
TITLE SHEET			
#183 RUMSON ROAD (TAX MAP SHEET #32) LOT 61 BLOCK 105			
BOROUGH OF RUMSON			
COUNTY OF MONMOUTH		NEW JERSEY	
Scale: AS NOTED	Drawn By: DAF	Date: 2/25/25	JOB #: E24-00948 SHEET #: 1 OF 2



OVERALL EXISTING SITE CONDITIONS & DEMOLITION PLAN



PROPOSED SITE CONDITIONS & GRADING PLAN



ZONE R-4 REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	22,869 S.F.	N.C.
USABLE LOT AREA		22,868 S.F.	N.C.
MIN. LOT WIDTH / FRONTAGE	75 FT.	94.97 FT.	N.C.
MIN. LOT SHAPE DIAMETER	50 FT.	68.46 FT.	N.C.
MAX. LOT COVERAGE	6,434 S.F.	6,790 S.F.*	6,766 S.F.**
OPEN SPACE		15,620 S.F.	15,514 S.F.
MAX. BUILDING COVERAGE	2,893 S.F.	1,819 S.F.	2,401 S.F.
MAX. FLOOR AREA RATIO	0.21	0.15	0.20
MIN. OFF-STREET PARKING:			
OVERALL	2.5 SPACES	6 SPACES	8 SPACES
REQUIRED GARAGE	1 SPACE	0 SPACES*	2 SPACES

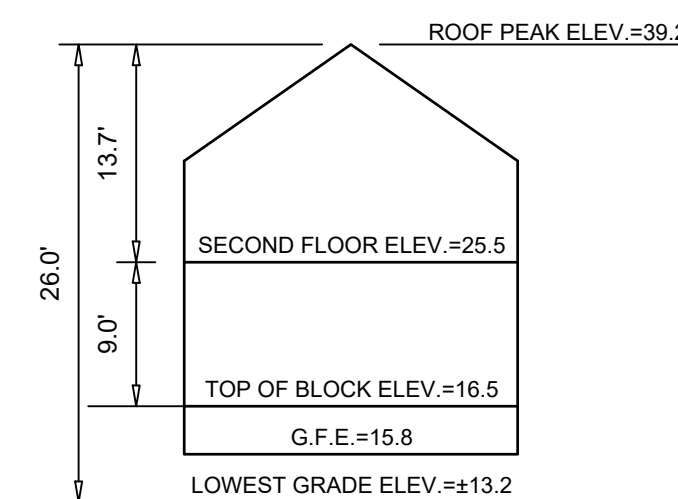
* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED
N.C. - NO CHANGE

PROP. DETACHED GARAGE REQUIREMENTS		
	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK***	35 FT.	88.1 FT.
MIN. SIDE YARD SETBACK***	16 FT.***	7 FT.**
MIN. REAR YARD SETBACK***	50 FT.***	113.8 FT.
MIN. RIVER SETBACK	50 FT.	68.5 FT.
MIN. PRINCIPAL BLDG SETBACK	5 FT.	15.6 FT.
MAX. ACCESSORY BUILDING AREA:		
AGGREGATE GROUND	40%	25.9%
SINGLE TOTAL	500 S.F.	612 S.F.**
MAX. ACCESSORY BUILDING HEIGHT:		
STORIES	1 STY.	2 STY.**
FEET	16 FT.	26 FT.**

*** - PER BOROUGH OF RUMSON § 22-7.8H2; PROPOSED DETACHED GARAGE BUILDING AREA IS GREATER THAN THE MAXIMUM 500 FT. AND MUST CONFORM TO THE MINIMUM YARD REQUIREMENTS FOR PRINCIPAL BUILDINGS. EXCEPT FOR SIDE SETBACK, WHERE THE MORE RESTRICTIVE MODIFIED ACCESSORY SETBACK APPLIES.

**** - PER BOROUGH OF RUMSON SCHEDULE 5-1 SCHEDULE OF ZONING DISTRICT REGULATIONS NOTE 17, THE MINIMUM REAR YARD AND SIDE YARD SETBACK FOR ACCESSORY BUILDINGS AND STRUCTURES SHOULD BE INCREASED ONE (1) ADDITIONAL FOOT FOR EACH FOOT OF ACCESSORY BUILDING HEIGHT IN EXCESS OF FIFTEEN (15) FEET; PROPOSED DETACHED GARAGE BUILDING HEIGHT IS 26' TALL, MODIFIED SIDE SETBACK IS 5 + 11 = 16 FEET.

***** - PER BOROUGH OF RUMSON SCHEDULE 5-1 SCHEDULE OF ZONING DISTRICT REGULATIONS NOTE 13, IN THE R-4 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 30% OF THE LOT DEPTH OR 40 FEET, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FEET; 30% OF LOT DEPTH (250.35 FT.) = 75.11 FT.



DETACHED GARAGE HEIGHT DETAIL

N.T.S.

PARKING REQUIREMENT CALCULATION:
§ 22-9.2B - (IMPROVEMENT STANDARDS) OFF-STREET PARKING 'RESIDENTIAL'
PARKING REQUIRED: 8 SPACES
4-BEDROOM: 2.5 SPACES

DESCRIPTION	EXISTING	PROVIDED
DRIVEWAY	6 SPACES	6 SPACES
GARAGE	-	2 SPACES
TOTAL	6 SPACES	8 SPACES

LEGEND	
EXISTING	PROPOSED
TREE LINE	TREE LINE
FENCE LINE	FENCE LINE
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
SANITARY SEWER LINE	SANITARY SEWER LINE
SANITARY CLEANOUT	SANITARY CLEANOUT
MANHOLE	MANHOLE
GAS LINE	GAS LINE
INLET	INLET
CONTOURS	CONTOURS
MINOR	MINOR
MAJOR	MAJOR
SPOT ELEVATION	SPOT ELEVATION
SURFACE FLOW DIRECTION	SURFACE FLOW DIRECTION
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE

ABBREVIATIONS:
TC / BC - TOP/BOTTOM CURB GRADE
TW / BW - TOP/BOTTOM WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
C.S.E. - CRAWL SPACE ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

CERTIFICATE OF AUTHORIZATION: 24GA28228000

MORGAN
engineering & surveying

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DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

FLOOR AREA RATIO		
DESCRIPTION	EXISTING	PROPOSED
DWELLING:		
FIRST FLOOR	1,654 S.F.	N.C.
SECOND FLOOR	1,654 S.F.	N.C.
SHED	165 S.F.	N.C.
DETACHED GARAGE:		
FIRST FLOOR	-	588 S.F.
SECOND FLOOR	-	612 S.F.
TOTAL FLOOR AREA	3,473 S.F.	4,673 S.F.
§ 22-7.26E GARAGE CREDIT	-	-130 S.F.
ADJUSTED FLOOR AREA	3,473 S.F.	4,543 S.F.
LOT AREA	22,869 S.F.	
FLOOR AREA RATIO	0.15	0.20

LOT COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
DWELLING & CHIMNEYS	1,672 S.F.	N.C.
DETACHED GARAGE (INC.)	-	612 S.F.
SHED	165 S.F.	N.C.
PORCHES/LANDINGS & STEPS	128 S.F.	159 S.F.
DECKS & STEPS	343 S.F.	412 S.F.
STONE DRIVEWAY	3,056 S.F.	N.C.
CONC. (EXC)	627 S.F.	21 S.F.
SLATE	197 S.F.	N.C.
STONE/GRAVEL	892 S.F.	N.C.
BILCO	59 S.F.	N.C.
WALLS & STEPS	110 S.F.	N.C.
TOTAL IMPERVIOUS LOT COVERAGE	7,249 S.F.	7,355 S.F.
§ 22-7.26E GARAGE CREDIT	-	-130 S.F.
SOH 5-1(50) UNROOFED FRONT	-394 S.F.	-394 S.F.
SOH 5-1(9) FRONT PORCH CREDIT	-65 S.F.	-65 S.F.
ADJUSTED IMPERVIOUS LOT COVERAGE	6,790 S.F.	6,766 S.F.

INC. - INCLUDES AREA UNDER OVERHANG
EXC. - EXCLUDES AREA UNDER OVERHANG

BUILDING COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
DWELLING	1,654 S.F.	N.C.
DETACHED GARAGE (INC.)	-	612 S.F.
SHED	165 S.F.	N.C.
CONV. PORCHES	65 S.F.	96 S.F.
DECKS & STEPS (>3 FT. ELEV.)	-	69 S.F.
TOTAL BUILDING LOT COVERAGE	1,884 S.F.	2,596 S.F.
§ 22-7.26E GARAGE CREDIT	-	-130 S.F.
SOH 5-1(9) FRONT PORCH CREDIT	-65 S.F.	-65 S.F.
ADJUSTED BUILDING LOT COVERAGE	1,819 S.F.	2,401 S.F.

AGGREGATE ACCESSORY GROUND FLOOR AREA		
DESCRIPTION	EXISTING	PROPOSED
DETACHED GARAGE	-	588 S.F.
SHED	165 S.F.	N.C.
AGG. GROUND FLOOR AREA	165 S.F.	753 S.F.
§ 22-7.26E GARAGE CREDIT	-	-130 S.F.
ADJUSTED GROUND FLOOR AREA	165 S.F.	623 S.F.
AGGREGATE BUILDING AREA	1,819 S.F.	2,401 S.F.
TOTAL ACCESSORY BUILDING GROUND FLOOR AREA	9.1%	25.9%

1	5/27/25	REVISED PER BOROUGH INCOMPLETENESS REPORT	DAP
REV	DATE	DESCRIPTION	BY

**VARIANCE PLAN FOR
DETACHED GARAGE
SITE LAYOUT &
GRADING PLAN**

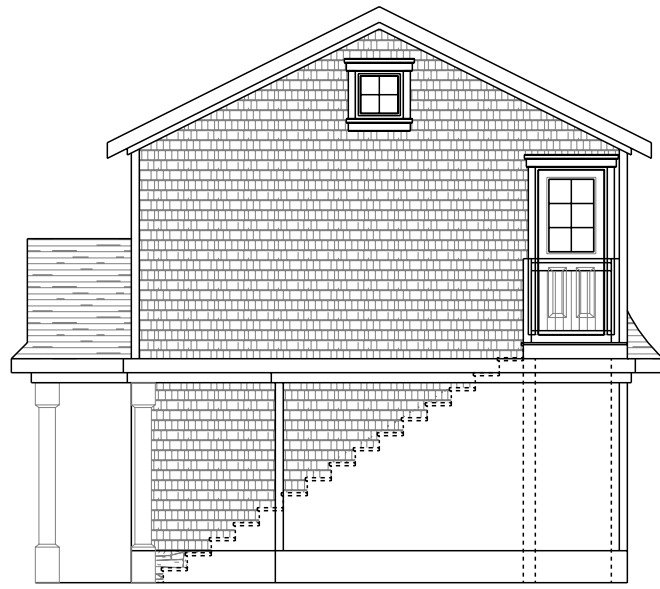
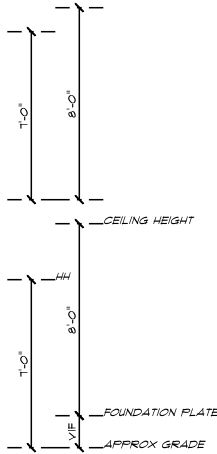
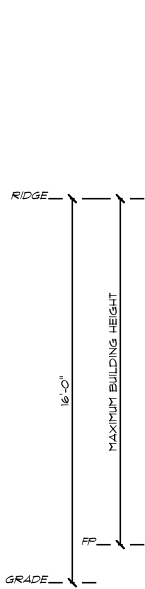
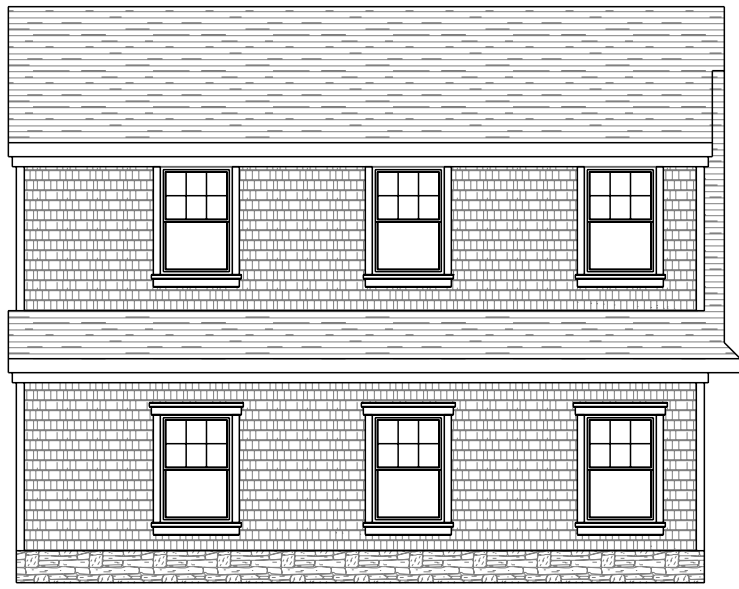
#183 RUMSON ROAD (TAX MAP SHEET #32)

LOT 61 BLOCK 105

BOROUGH OF RUMSON

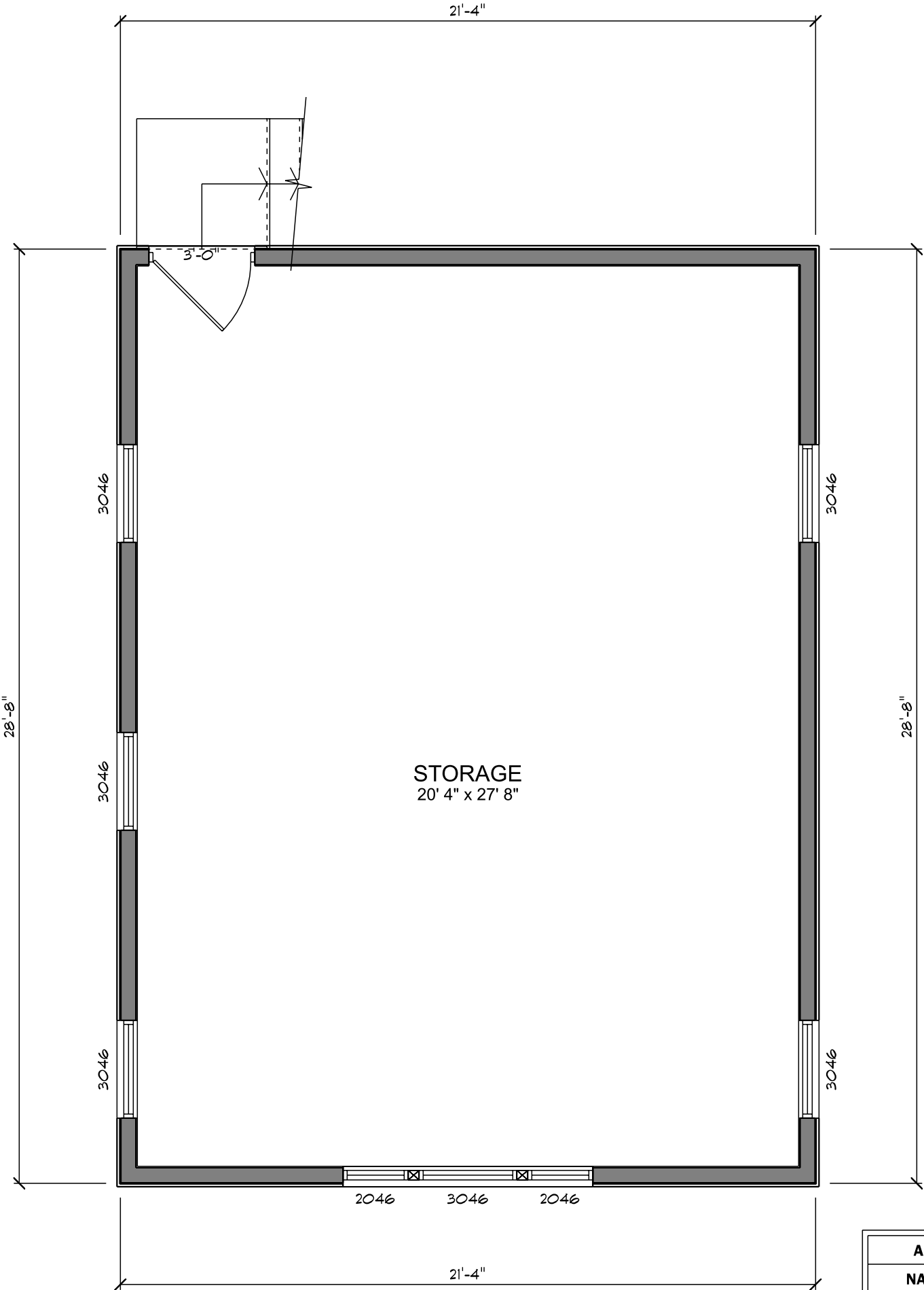
COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
AS NOTED	DAP	2/25/25	E24-00948	VARIANCE	2 OF 2



GARAGE ELEVATION

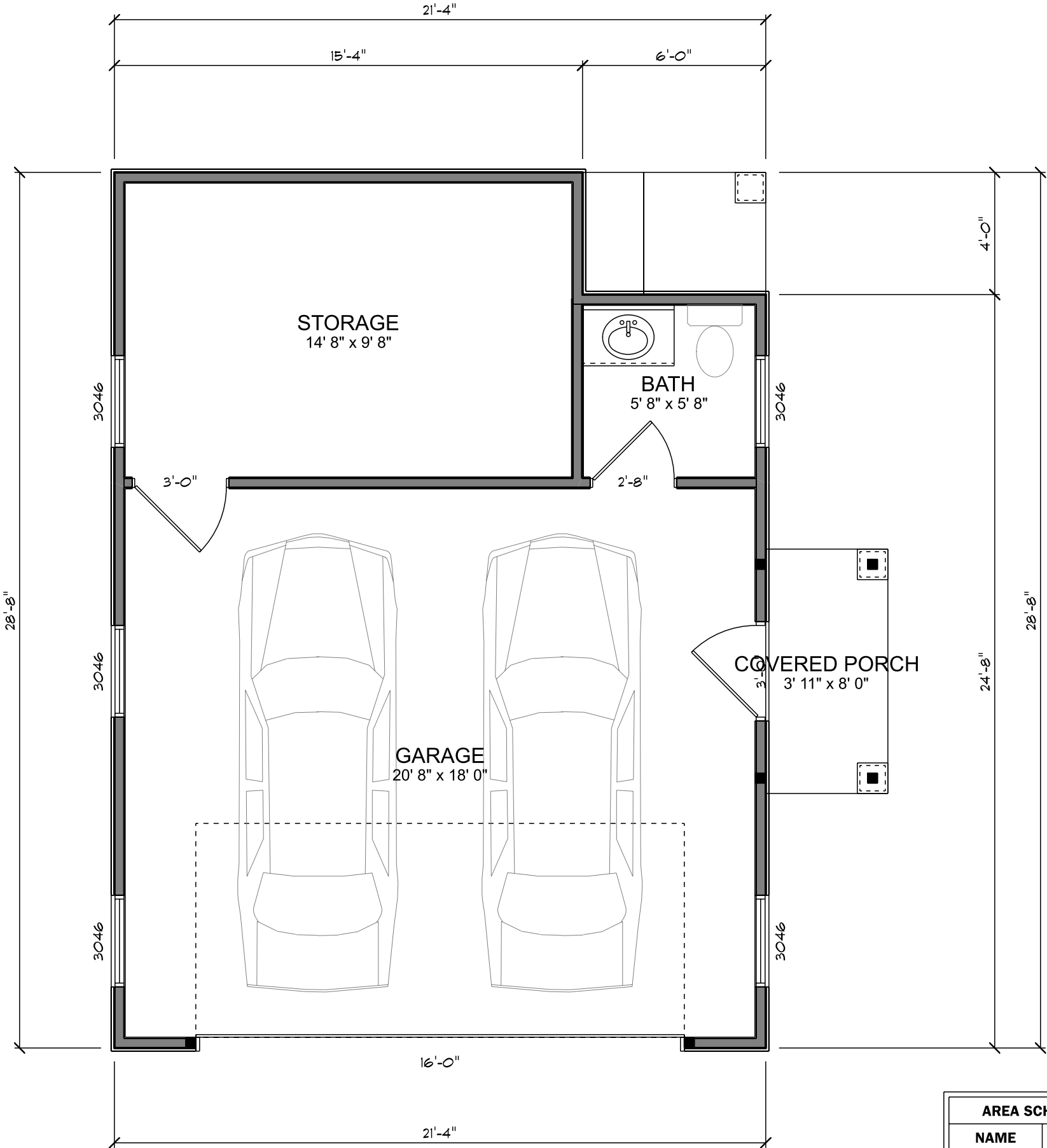
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AREA SCHEDULE	
NAME	AREA
SECOND FLOOR	611.6 sq ft.

GARAGE SECOND FLOOR

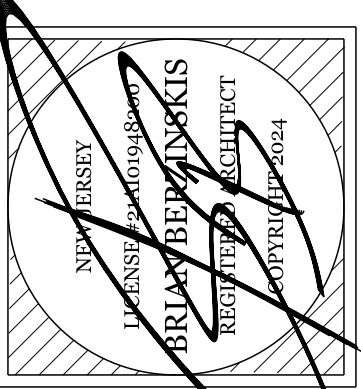
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AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	587.6 sq ft.

GARAGE FIRST FLOOR

SCALE: 1/4" = 1'-0"



PROJECT FOR: **KLODASKI, BRIAN**
183 RUMSON ROAD
Block: 105 Lot: 61
RUMSON NEW JERSEY
Project Number CN#019-09-008

DATE	BY
7/26/2024	BB

Grasso Design Group
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