



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

Variances Requested See Statement of variances

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 1st 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 20th 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. Andrie
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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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

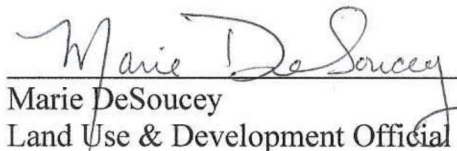
- (22-5.5) R-2 is zoned for single residential use only. The apartment is a second use, requiring a d-variance.
- (22-6.9) Accessory apartment units may be permitted as a Conditional Use, provided it meets the conditions of the ordinance and Affordable Housing. The proposed building does not meet the 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



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Marie DeSoucey
Land Use & Development Official

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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.

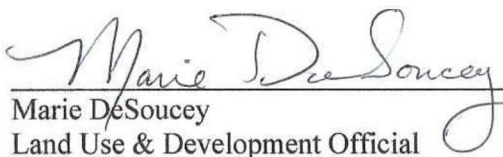
In response to the Statement of Variances memo:

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

February 22, 2026

Page - 3 -

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

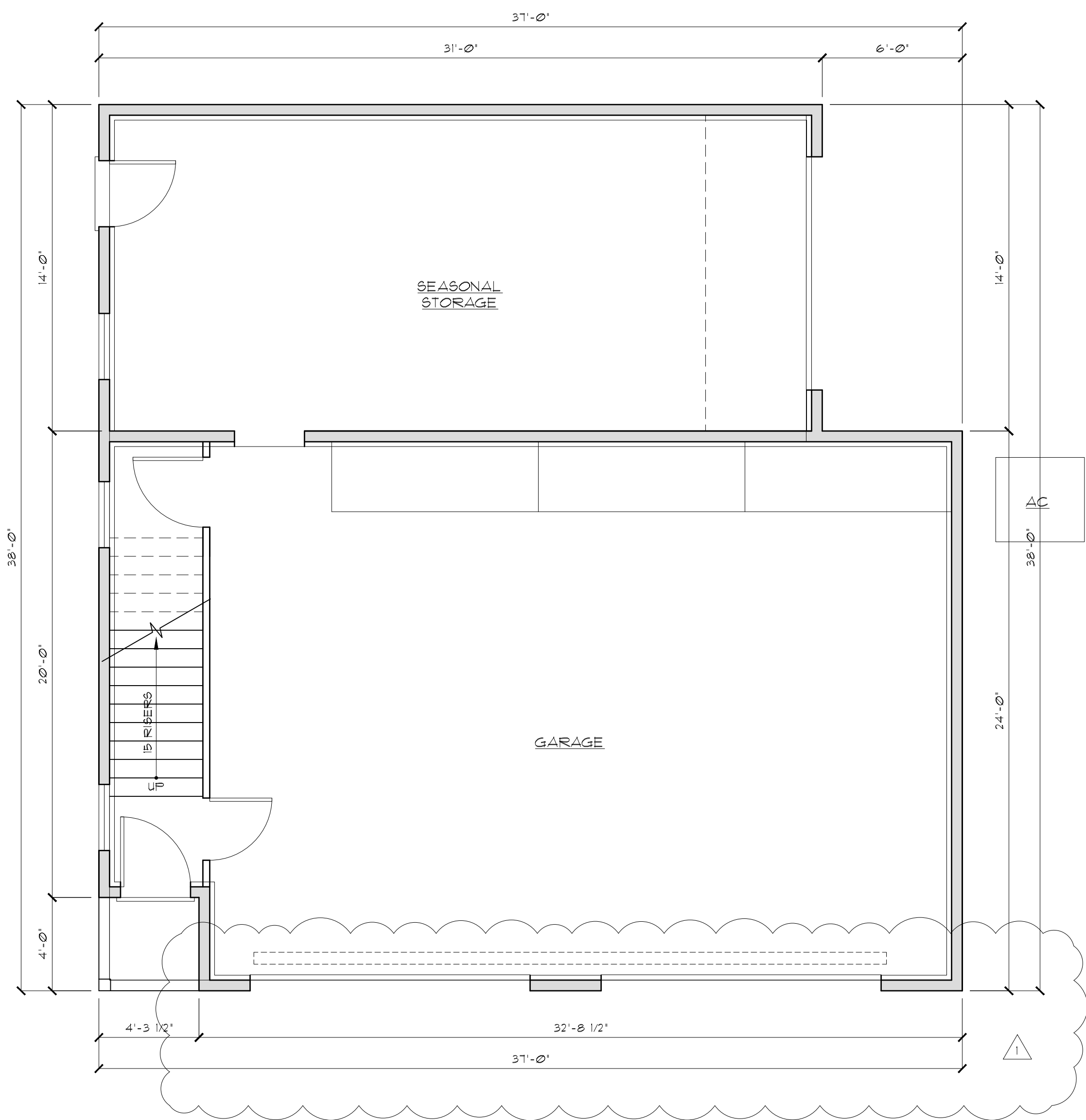
By: _____
John B. Anderson, III, Esq.

Dated: _____, 202__

PROPOSED ACCESSORY BUILDING FOR

The MORAN RESIDENCE

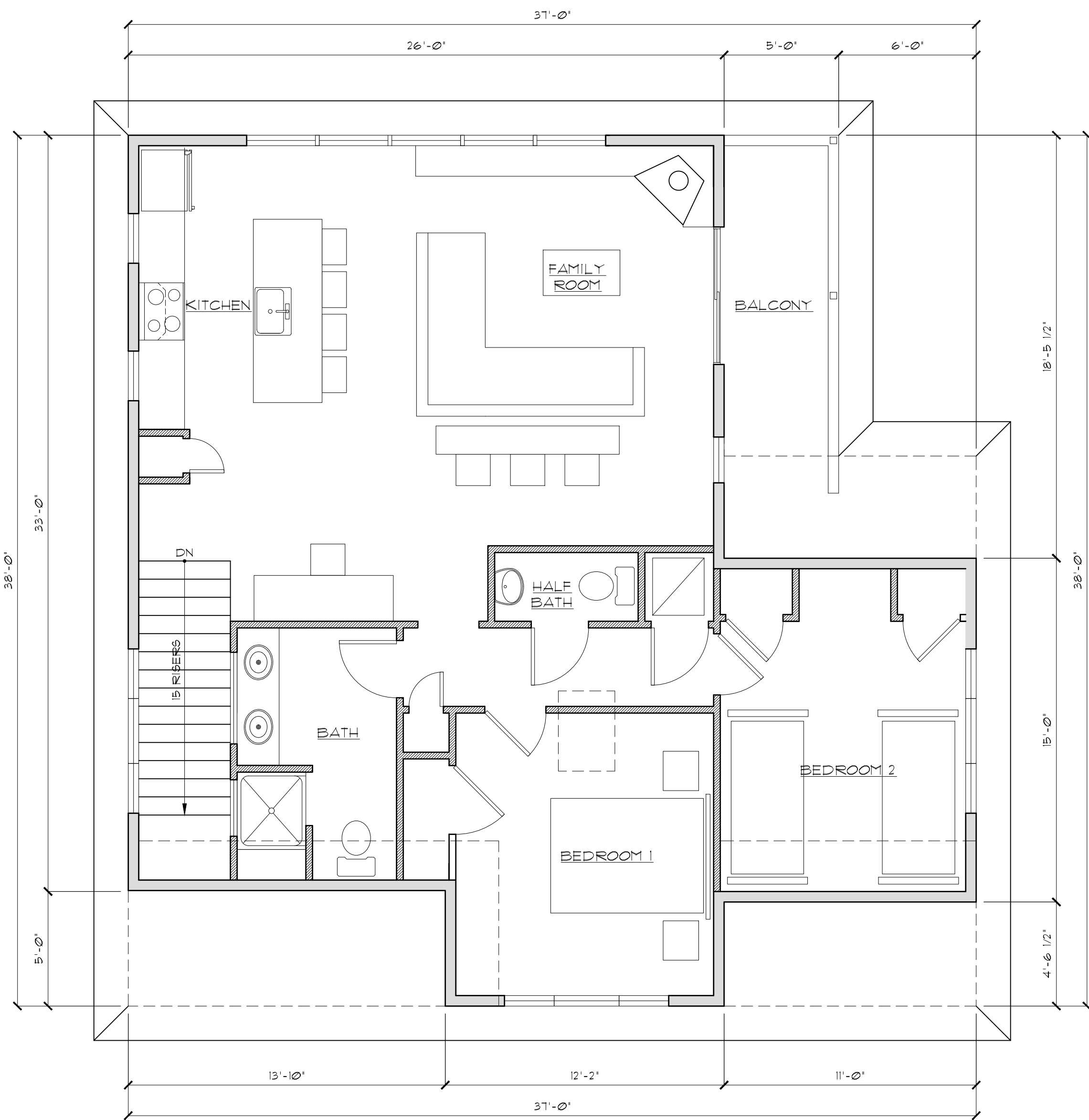
9 NORTH WARD AVENUE
RUMSON, NEW JERSEY
BLOCK 80 ~ LOT 20



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

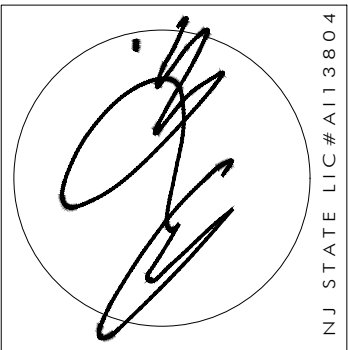
BUILDING DATA		
	EXISTING	PROPOSED
GARAGE/STORAGE	NON-HABITABLE	NON-HABITABLE
FIRST FLOOR LIVING AREA	611 SQ. FT.	N/A
SECOND FLOOR LIVING AREA	585 SQ. FT.	921 SQ. FT.
TOTAL	1196 SQ. FT.	921 SQ. FT.
VOLUME	18,552 CU. FT.	26,552 CU. FT.
CONSTRUCTION CLASS	5B	5B
USE GROUP	R-5	R-5

* 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.

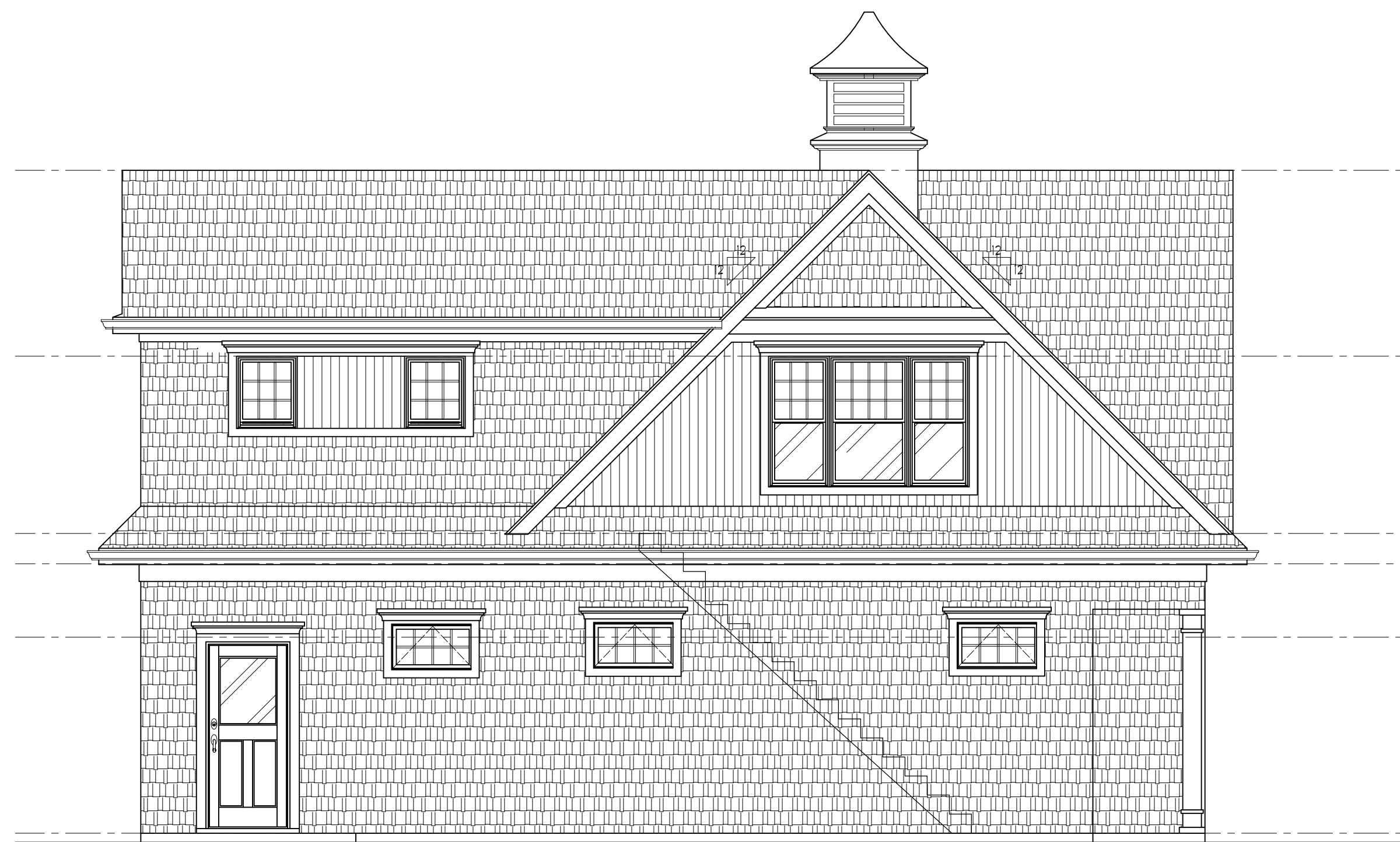


ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

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

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



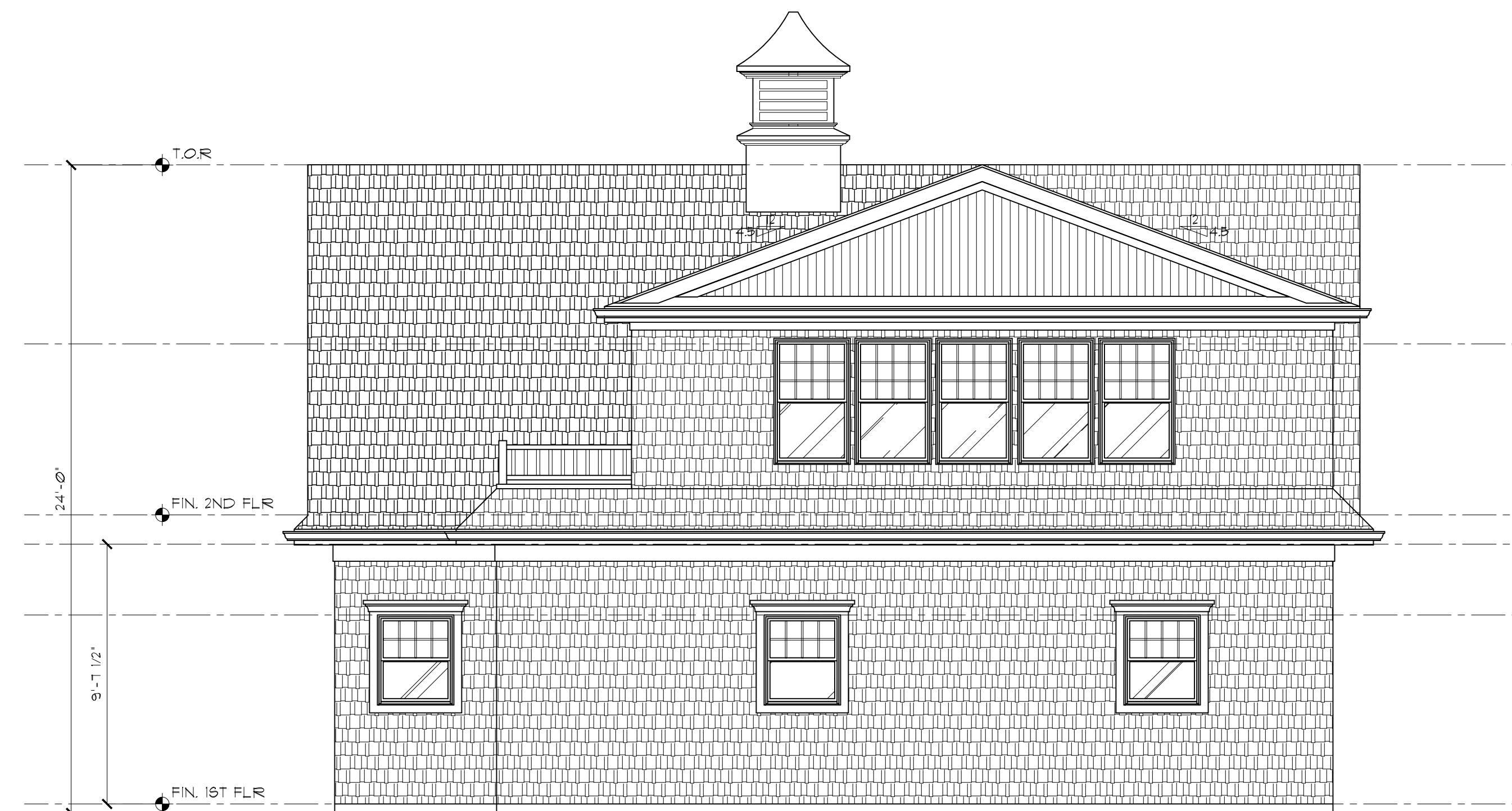
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



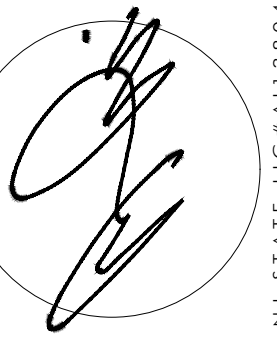
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



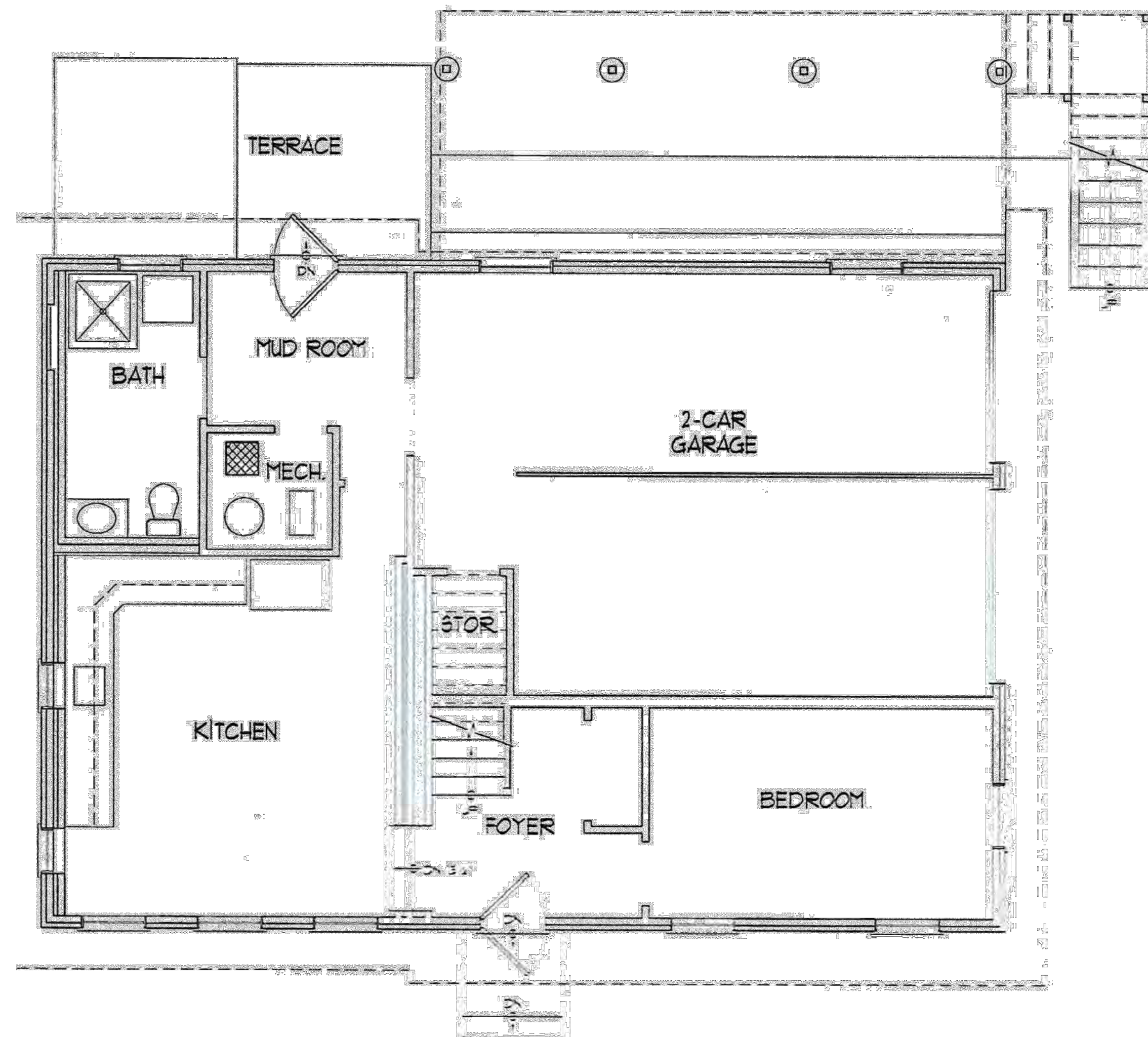
ANTHONY M. CONDOURIS
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20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

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

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.	V-2

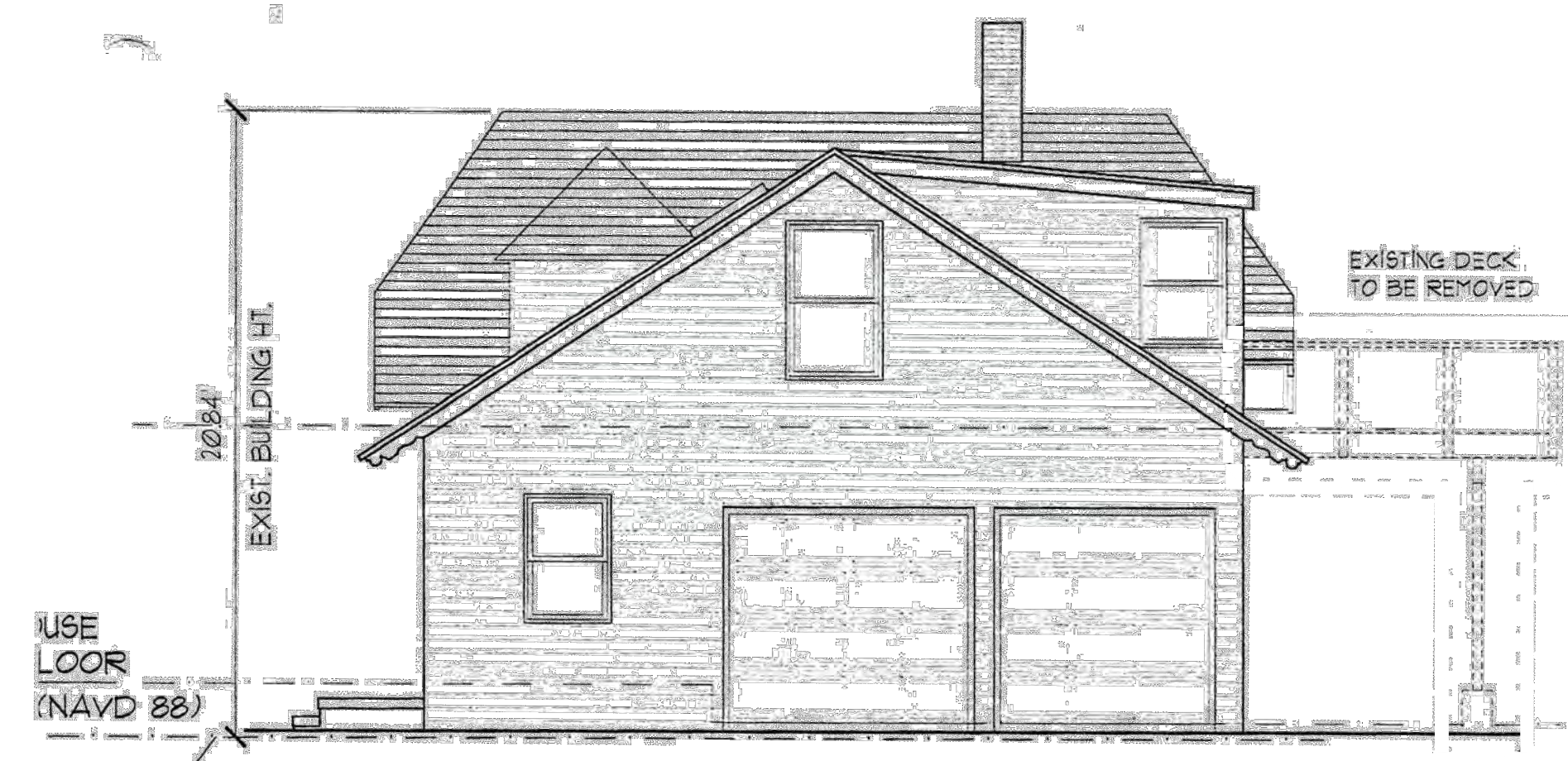
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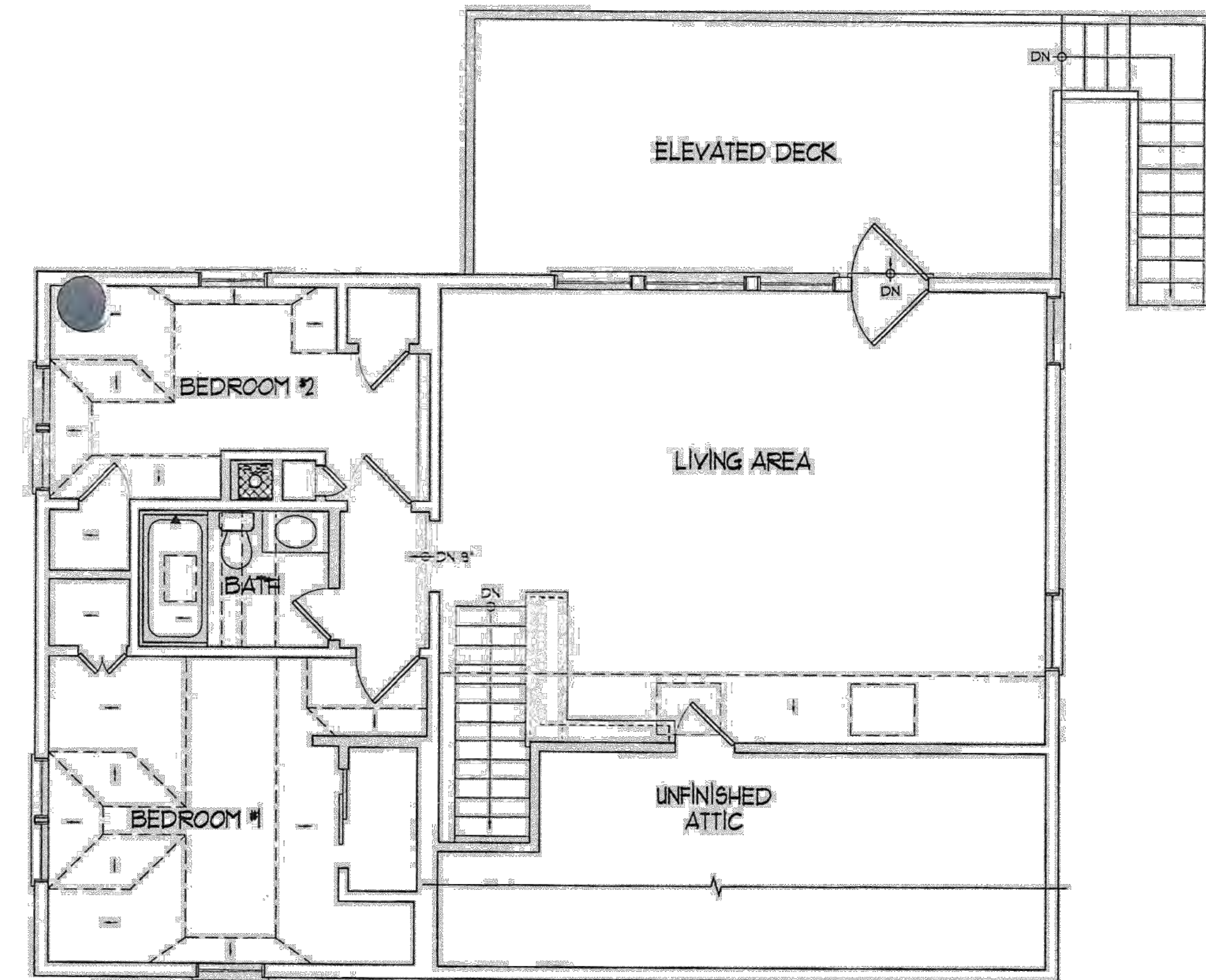
FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



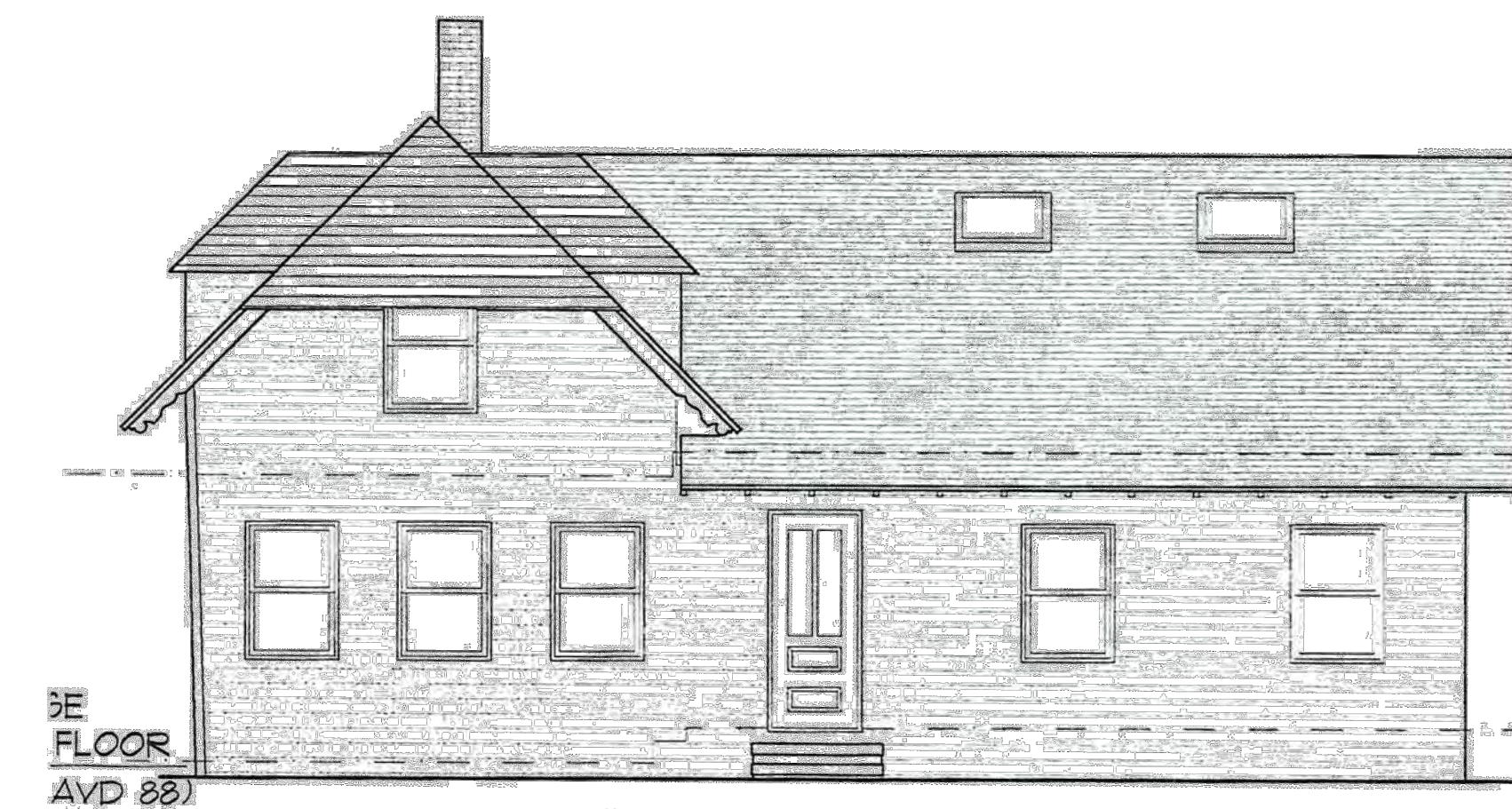
RIGHT SIDE ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



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"

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


 NJ STATE LIC #A13804

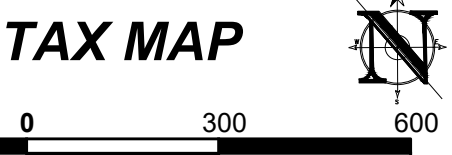
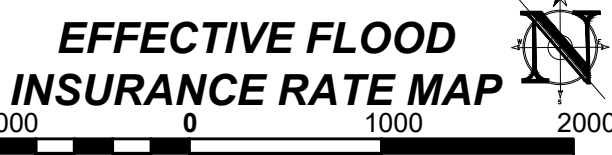
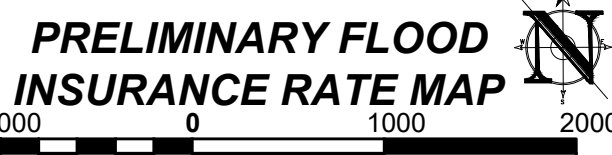
A N T H O N Y M. C O N D O U R I S

A R C H I T E C T
 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		V-3
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.	



- | 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 | 397 | 397 |
| COVERED DECK | 581 | 581 |
| ACCESSORY BUILDING | 1,068 | 1,323 |
| SUBTOTAL BUILDING COVERAGE | 5,566 | 6,801 |
| LOT COVERAGE | | |
| DRIVEWAY | 6,566 | 6,801 |
| DRIVEWAY | 7,747 | 7,418 |
| UNCOVERED PORCH | 1,258 | 1,258 |
| POOL | 891 | 891 |
| PATIO | 1,662 | 1,662 |
| FRONT UNCOVERED PORCHES | 0 | 0 |
| WALKWAYS | 397 | 397 |
| STEPS | 1,053 | 1,102 |
| FRONT CONCRETE PATIO | 150 | 0 |
| MECH. EQUIPMENT | 134 | 134 |
| CRAWL SPACE | 73 | 73 |
| WALLS | 429 | 429 |
| LANDSCAPE | 316 | 316 |
| SUBTOTAL COVERAGE | 21,351 | 20,006 |
| EXEMPTIONS | | |
| FRONT COVERED PORCH* | 400 | 400 |
| FRONT DECKS & PATIOS* | 1,201 | 1,201 |
| WALKWAYS | 1,053 | 1,102 |
| ENTRY STEPS & LANDINGS | 484 | 417 |
| TOTAL BUILDING COVERAGE | | |
| | 6,166 | 6,401 |
| TOTAL LOT COVERAGE | | |
| | 18,223 | 17,756 |
| * 4,004 SF PROPOSED PRINCIPAL GROUND FLOOR AREA(A301) = 1,201 SF
* 4,004 SF PROPOSED PRINCIPAL GROUND FLOOR AREA(A301) = 1,201 SF | | |

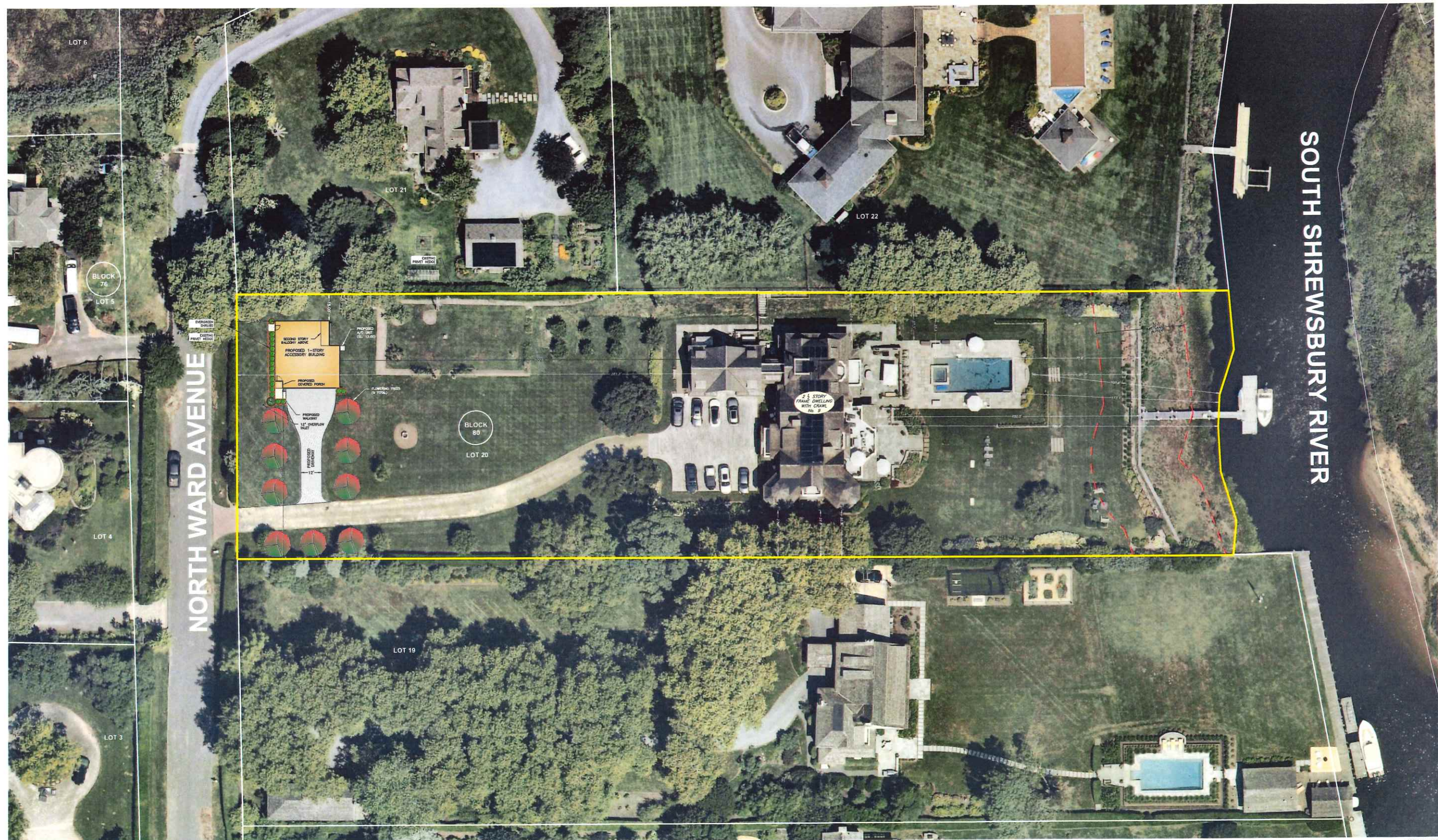
ZONING COMPLETION CHART						
R-2 (SINGLE FAMILY RESIDENTIAL) ZONE						
DETACHED SINGLE FAMILY PERMITTED						
ACCESSORY BUILDING PERMITTED						
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES	
22-ATTACH.4	MIN. LOT AREA (SF)	43,560 (1,000 AC.)	8,676 (194 AC.)	NO CHANGE	YES	
22-ATTACH.4	MIN. LOT WIDTH (FT)	150	150	NO CHANGE	YES	
22-ATTACH.4	MIN. LOT FRONTAGE (FT)	150	150	NO CHANGE	YES	
22-ATTACH.4	MIN. LOT DIAMETER (FT)	150	86.00 (N)	NO CHANGE	(N)	
22-ATTACH.4	PRINCIPAL BUILDING (2-5-STORY DWELING)					
22-ATTACH.4	MIN. FRONT YARD SETBACK (FT)	75	201.3	NO CHANGE	YES	
22-ATTACH.4	MIN. REAR YARD SETBACK (FT)	40	150.0	NO CHANGE	YES	
22-ATTACH.4	MIN. SIDE YARD SETBACK					
	ONE SIDE (FT)	27 (1)	26.9	NO CHANGE	(N)	
	BOTH SIDES (FT)	54 (1)	54.3	NO CHANGE	YES	
22-ATTACH.5	MAX. BUILDING HEIGHT (TO EAVE) (FT)	32	28.4	NO CHANGE	YES	
22-ATTACH.5	MAX. BUILDING HEIGHT (TO RIDGE) (FT)	40	30.4	NO CHANGE	YES	
22-ATTACH.5	MAX. BUILDING HEIGHT (TO STORES)	2.5	2.5	NO CHANGE	YES	
	ACCESSORY BUILDING					
22-7.B.1	ALLOWABLE YARD LOCATION	SIDE/REAR	FRONT (N)	FRONT (V)	NO	
22-ATTACH.5	MIN. SETBACK TO PRINCIPAL BUILDING (FT)	25	20.7	NO CHANGE	YES	
22-ATTACH.5	MIN. REAR YARD SETBACK (FT)	25	>15	>15	YES	
22-ATTACH.4	MIN. SIDE YARD SETBACK (FT)	15	2.8 (N)	15.00 (X)	NO	
22-ATTACH.5	MAX. ACCESSORY BUILDING FIRST FLOOR AREA (SF)	1,201	1,201	NO CHANGE	YES	
22-ATTACH.5	MAX. BUILDING HEIGHT (STORES)	1.5	2 (N)	1 (X)	YES	
22-ATTACH.5	MAX. BUILDING HEIGHT (FT)	24 (3)	20.8	23.67	YES	
	ACCESSORY STRUCTURE - SWIMMING POOL					
22-7.B	ALLOWABLE YARD LOCATION	SIDE/REAR	FRONT	NO CHANGE	YES	
22-ATTACH.5	MIN. REAR YARD SETBACK (FT)	25	71.8	NO CHANGE	YES	
22-7.B.2	MIN. SIDE YARD SETBACK (FT)	25	31.0	NO CHANGE	YES	
	ACCESSORY STRUCTURE - PATIO					
22-7.B	ALLOWABLE YARD LOCATION	SIDE/REAR	FRONT	NO CHANGE	YES	
22-ATTACH.5	MIN. REAR YARD SETBACK (FT)	15	6.7	NO CHANGE	YES	
22-7.B.2	MIN. SIDE YARD SETBACK (FT)	15	27.3	NO CHANGE	YES	
	LOT COVERAGE					
22-ATTACH.8	MAX. BUILDING COVERAGE (SF)	6,372 (57)	8,168	6,401 (V)	NO	
22-ATTACH.8	MAX. LOT COVERAGE (SF)	17,477 (4V)	16,223 (N)	17,786 (IVV)	NO	
22-ATTACH.6	MAX. PERMITTED FLOOR AREA (SF)	10,388	9,605	9,530	YES	
22-ATTACH.6	MAX. FLOOR AREA (SF)	0.123	0.116	0.116	YES	
22-ATTACH.4	MIN. PRINCIPAL GROUND FLOOR AREA (2-STORY) (SF)	1,200	1,400	4,004	YES	
(X) EXISTING NON-CONFORMITY	(U) UNUSABLE LOT AREA	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE			
(U) EXISTING NON-CONFORMITY	(V) VARIANCE	(N) NON-CONFORMITY ELIMINATED	N/A - NOT SPECIFIED			
(I) PROPOSED VARIANCE	(W) PROPOSED WAIVER					
(1) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (2) USABLE LOT AREA = 84,676 SF (LOT AREA) - 281 SF (FLOOR) = 81,866 SF (3) PER BUILDING CHART NOTE #6, IF FLOOR AREA EXCEEDS 85% PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENT SET FORTH IN THE CHART. (4) PER ORDINANCE SECTION 22-7.B(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 (5) PER ORDINANCE 5-2, NOTE #54, WITHIN ALL AREAS OF SPECIAL FLOOD HAZARD 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. (6) USABLE LOT AREA = 81,866 SF LOT COVERAGE = 15,460 + (81,866 - 70,000) x 0.177 = 17,477 SF (7) PER BUILDING CHART NOTE #8, THAT PORTION OF A ROOFED, OPEN-SPACED 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 AREA 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 ATTACHMENT OR ENCLOSURE OF THE PORCH SHALL NOT OTHERWISE BE ENCLOSED, ANY SUBSEQUENT ENCLOSING OF THE PORCH WHICH RESULTS IN EXCEEDING THE MAXIMUM LOT AREA AND/OR BUILDING COVERAGE PERMITTED. (8) PER BUILDING CHART NOTE #5, EXCLUSIONS FROM LOT COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS: - WALKWAYS CONSTRUCTED ON GRADE - THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA. - THAT PORTION OF PORCHES, PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA. - ENTRY STEPS, AND UNROOFED STOPS AND LANDINGS, IN AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2.						

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. CONDOURIS ARCHITECT INC. 29 BINGHAM AVENUE RUMSON, NJ 07760	
SURVEYOR: INSITE SURVEYING, LLC 1555 ROUTE 34, SUITE 1A WALL, NJ 07719	
InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 ☐ 1965 ROUTE 34, SUITE 1A, WALL, NJ 07719 ☐ 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 ☐ 20 N. MAIN STREET, SUITE 2B, MANAHAWKON, NJ 08050 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED PATRICK R. WARD, PE, PP PROFESSIONAL ENGINEER, PLANNER NJP# 34680570000 NJP# E310062860	

REVISIONS		
Revised	As Issued	Comments
0	11/04/25	INITIAL RELEASE
SCALE	1"=20'	DESIGNED BY: TJJ
DATE	11/04/25	DRAWN BY: NLC/TJJ
JOB #	25-493-04	CHECKED BY: PRW
☒ NOT FOR CONSTRUCTION		
FOR CONSTRUCTION		APPROVED BY:
PLAN INFORMATION		
DRAWING TITLE:		
PLOT PLAN		
SHEET TITLE:		
PLAN		
SHEET NO:		
1 of 2		



A12



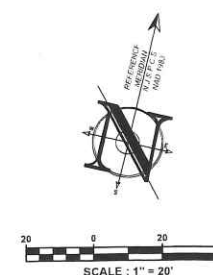
NOTE: AERIAL MAPPING SHOWN HEREON TAKEN FROM NEARMAP AERIAL IMAGERY DATED 7/6/25.

APRIL 23, 202

9 NORTH WARD AVENUE

Plot Plan Exhibit

Borough of Rumson, Monmouth County, NJ





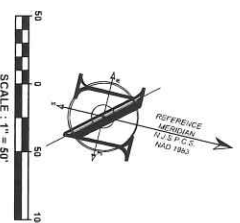
NOTE: AERIAL MAPPING SHOWN HEREON TAKEN FROM NEARMAP AERIAL IMAGERY DATED MARCH 2025.
LOT LINES SHOWN HEREON TAKEN FROM MONMOUTH COUNTY GIS MAPPING.

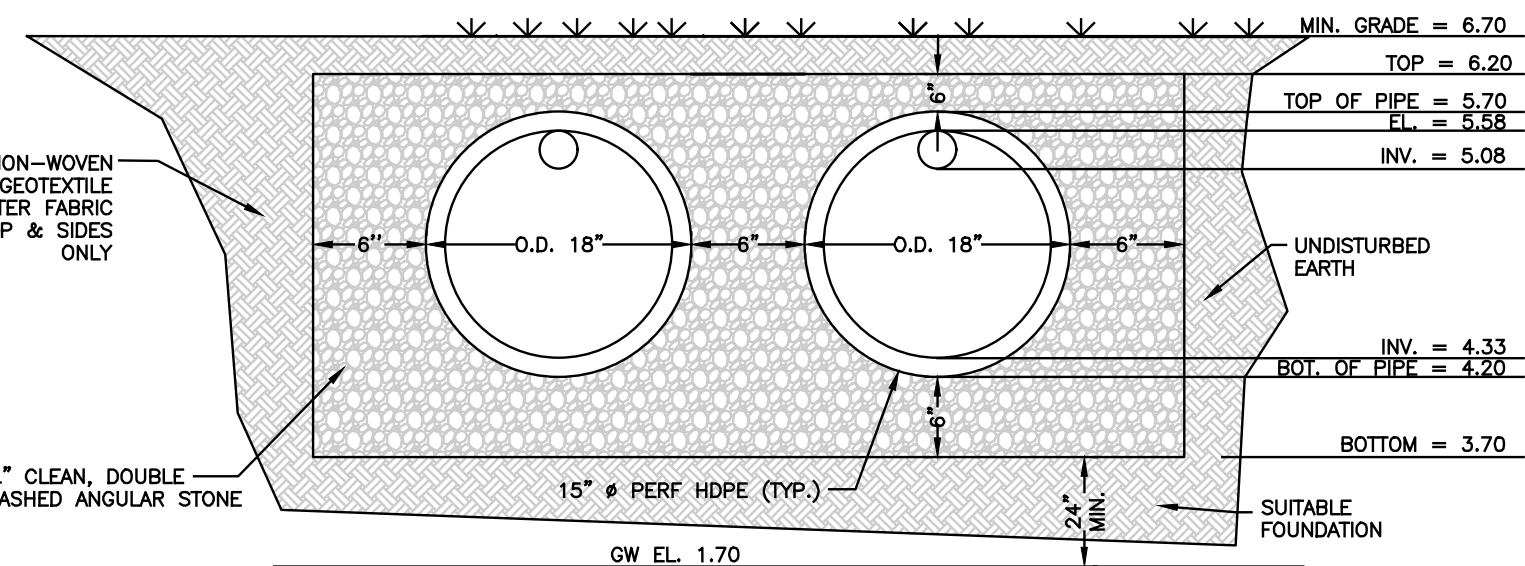
APRIL 23, 2025

9 NORTH WARD AVENUE

AERIAL EXHIBIT

BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ



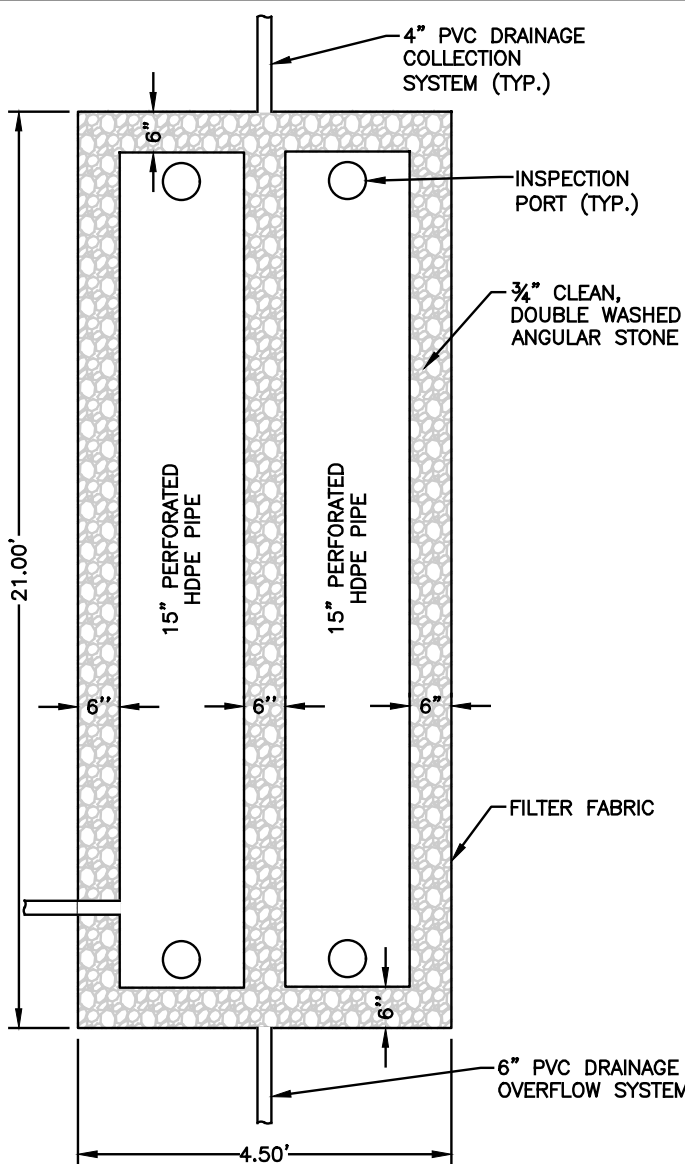


*GROUND WATER WAS ENCOUNTERED AT A DEPTH OF 4.0 FEET BELOW EXISTING GRADE AS DETERMINED PER TEST PIT PREPARED BY CARLIN-SIMPSON & ASSOCIATES, LLC, BEING DATED 01/13/14. CONTRACTOR SHALL VERIFY SHOW WITH ENGINEER PRIOR TO CONSTRUCTION.
*DRY WELL SHALL FULLY DRAIN WITHIN 72 HOURS.
*ELEVATIONS SHALL BE VERIFIED IN FIELD.

DRYWELL SECTION VIEW
NTS

NOTES:

1. 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.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL WHEN REQUIRED. SEE ASTM D2321.
4. 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.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO QUALIFIED 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-600mm).
6. 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.
7. 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 FLUIGATION. 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.



DRYWELL PLAN VIEW
NTS

Accessory Building Drywell Design NJ DEP 2-hr WQ Storm Rainfall=1.25"
Prepared by InSite Engineering, LLC Printed 10/27/2025
HydroCAD® 10.20.7a s/n 03018 © 2025 HydroCAD Software Solutions LLC Page 7

Summary for Pond 2P: Drywell

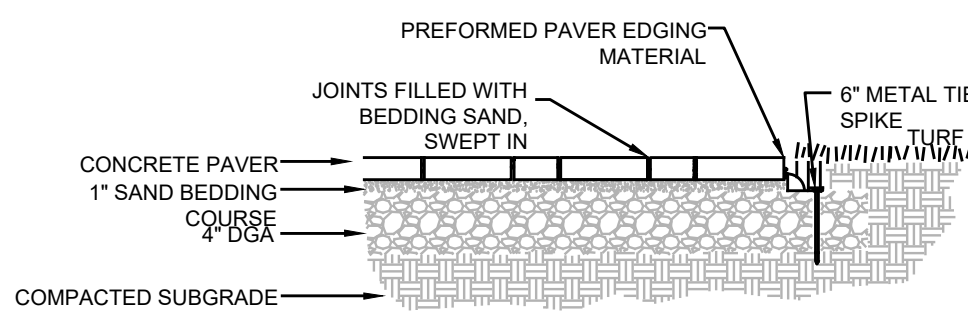
Inflow Area = 0.030 ac, 100.00% Impervious, Inflow Depth = 1.03" for WQ Storm event
Inflow = 0.09 cfs @ 1.07 hrs, Volume= 0.003 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 6.12' @ 2.01 hrs Surf.Area= 0.002 ac Storage= 0.003 af

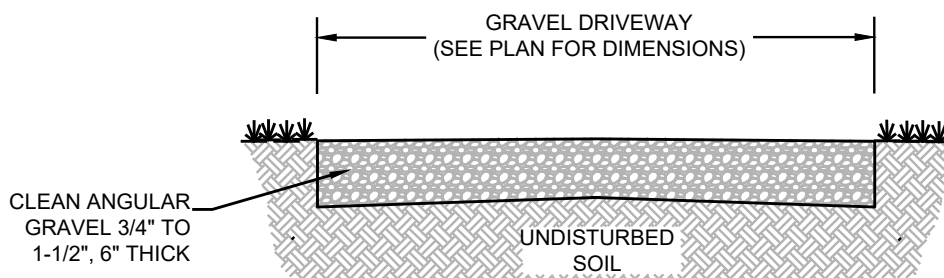
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1A	3.70'	0.002 af	4.50'W x 21.00'L x 2.50'H Field A 0.005 af Overall - 0.001 af Embedded = 0.004 af x 40.0% Voids
#2A	4.20'	0.001 af	ADS N-12 15" x 2 Inside #1 Inside= 14.8'W x 14.8'H => 1.20 sf x 20.00'L = 24.0 cf Outside= 18.0'W x 18.0'H => 1.60 sf x 20.00'L = 31.9 cf 2 Chambers in 2 Rows
			0.003 af Total Available Storage

Storage Group A created with Chamber Wizard



CONCRETE PAVER WALKWAY
NTS



GRAVEL DRIVEWAY
NTS

CARLIN-SIMPSON & ASSOCIATES		TEST BORING LOG		BORING NUMBER	
Borehole No. 1		Borehole No. 1		B-6	
Engineer: Marlon B. Moran		Project: 9 North Ward Avenue, Rumson, New Jersey		Sheet No. 1 of 1	
Drawn: InSite Engineering, LLC		Date: 10/27/2025		Job Number: 25-493-04	
Project Location: 9 North Ward Avenue, Rumson, New Jersey		Boring Depth: 21.00'		Boring Date: 10/27/2025	
Boring Method: Hand-Dug		Boring Type: Class II Material - Coarse Sand and Gravel		Boring Time: 1.00 hr	
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Sean and Marion Moran
9 N. Ward
Block 80, Lot 20
Zone District: R-2
FSFM File No.: 9784.00001

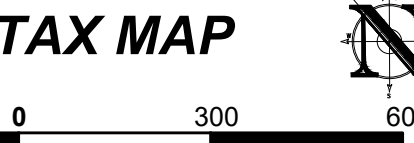
NARRATIVE SUMMARY OF CHANGES

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	



CARRIAGE HOUSE COMPARISON CHART				
ADDRESS	FRONT YARD SETBACK (FT)	NORTH YARD PAVEMENT ELEVATION**	PEAK ELEVATION**	HEIGHT FROM NORTH YARD (FT)**
19 NORTH WARD AVENUE (LOT 14)	±8	18.55	44.16	25.61
17A NORTH WARD AVENUE (LOT 15)	±37	17.37	43.11	25.74
17 NORTH WARD AVENUE (LOT 16)	±2	13.87	43.89	30.02
13 NORTH WARD AVENUE (LOT 17)	±15	9.54	33.37	23.83
11 NORTH WARD AVENUE (LOT 19)	±16	7.43	34.00	26.57
9 NORTH WARD AVENUE (LOT 20)	21.63	6.63	30.50	25.87

**PER MONMOUTH COUNTY GIS
 **SUS SURVEYED BY INSITE SURVEYING ON 5/7/26

2. SUBJECT PROPERTY
TACAPACK RECREATION LOT 20, 9 NORTH WARD AVENUE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

3. OWNER / APPLICANT
SEAN A MARION MORAN
9 NORTH WARD AVENUE
RUMSON, NJ 07066

4. 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 THE CONSTRUCTION OF A FIELD-SURVEY CONSTRUCTION DISTRICT (FOR PLAN BULLDOZING) TO BE CONDUCTED ON THE SUBJECT PROPERTY.

5. PERMITS & APPROVALS
THE PLAN SET IS DESIGNED TO ENSURE COMPLIANCE WITH ALL CITY AGENTS 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.

6. SURVEY DATA
SURVEY INFORMATION CONTAINED HEREIN IS BASED ON A FIELD SURVEY PERFORMED BY NISITE SURVEYING, LLC. ENTITLED "FINAL AS-BUILT SURVEY OF 9 NORTH WARD AVENUE, RUMSON, NEW JERSEY" WITH THE LATEST REVISION BEING 02/03/2024. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFLECTS THE NAVD83 VERTICAL DATUM.

7. ELECTRICAL
ELECTRIC LINE SHOWN ONSITE ARE BASED ON A FIELD VISIT BY NISITE SURVEYING, LLC ON 05/20/26.

8. ARCHITECTURAL INFORMATION
ARCHITECTURAL INFORMATION SHOWN HEREIN IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS ARCHITECT, INC. ENTITLED "PROPOSED BUILDING FOR MORAN RESIDENCE, 9 NORTH WARD AVE, RUMSON, NEW JERSEY, BLOCK 80 - 20", WITH THE LATEST REVISION BEING DATED 05/06/26.

9. BUILDING SETBACK DIMENSIONS
SETBACK DIMENSIONS SHOWN HEREIN 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 BE NEARER TO SETBACK DIMENSIONS AVOIDANCE THIS MAY CAUSE THE BULLDOZING TO BE CONDUCTED TO THE ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACK DIMENSIONS.

10. FIELD SURVEY DATA
FRESHWATER COASTAL WETLANDS AND STREAMS SHOWN ON THIS PLAN (TAKEN FROM THE REFERENCED SURVEY OR LOCATED WITH GPS EQUIPMENT) ARE BASED ON DATA PROVIDED BY THE FIELD BY ENVIRONMENTICS, INC. ON OR ABOUT 04/24/13. THE 50-FOOT TRANSITION AREAS ARE ASSUMED AND SUBJECT TO NDEP VERIFICATION.

LOT COVERAGE CALCULATIONS		
BUILDING COVERAGE	EXISTING (SF)	PROPOSED (SF)
DRIVEWAY	3,646	3,646
GARAGE	663	663
BREEZEWAY	231	231
COVERED PORCHES	357	357
COVERED DECK	581	581
ACCESSORY BUILDING	1,088	1,203
SUBTOTAL BUILDING COVERAGE	6,566	6,681
LOT COVERAGE		
BUILDING COVERAGE	6,566	6,681
DRIVEWAY	7,747	7,462
REAR UNCOVERED PORCH	1,238	1,206
POOL	891	891
POOL PATH	1,662	1,662
DECK	230	0
FRONT UNCOVERED PORCHES	397	397
WALKWAYS	1,102	1,102
STEPS & LANDINGS	484	417
FRONT CONCRETE PATIO	150	0
REAR EIGHT FOOT	134	134
GRAVEL SPACE	73	73
WALLS	429	429
BULKHEAD	316	316
SUBTOTAL COVERAGE	21,261	20,830
EXEMPTIONS		
FRONT COVERED PORCH	400	400
UNCOVERED DECKS & PATIOS**	1,201	1,201
WALKWAYS	1,053	1,102
ENTRY STEPS & LANDINGS	484	417
TOTAL BUILDING COVERAGE		
	6,188	6,281
TOTAL LOT		
	17,710	17,710

*4,004 SF PROPOSED PRINCIPAL GROUND FLOOR AREA=10% x 1201 SF

**4,004 SF PROPOSED PRINCIPAL GROUND FLOOR AREA=10% x 1201 SF

ZONING COMPLIANCE CHART							
R-2 (SINGLE FAMILY RESIDENTIAL) ZONE							
DETACHED SINGLE FAMILY PERMITTED							
ACCESSORY BUILDING PERMITTED							
	STANDARD	REQUIRED 43,580 (1,190 AC)	EXISTING 84,676 (1,844 AC)	PROPOSED NO CHANGE	COMPLIES YES		
2D ATTACH. 4	MIN. LOT AREA (SF)	150	150	NO CHANGE	YES		
2D ATTACH. 4	MIN. LOT WIDTH (FT)	150	150	NO CHANGE	YES		
2D ATTACH. 4	MIN. LOT FRONTAGE (FT)	150	150	NO CHANGE	YES		
2D ATTACH. 4	MIN. LOT DENSITY (F/D)	150	28.00 (N)	NO CHANGE	(N)		
PRINCIPAL BUILDING (2-5 STORY DWELLING)							
2D ATTACH. 4	MIN. FRONT YARD SETBACK (FT)	75	28.0	NO CHANGE	YES		
2D ATTACH. 4	MIN. REAR YARD SETBACK (FT)	40	161.3	NO CHANGE	YES		
2D ATTACH. 4	MIN. SIDE YARD SETBACK			NO CHANGE	YES		
	ONE SIDE (FT)	32	(1)	28.9	(N)		
	BOTH SIDES (FT)	34	(1)	14.3	(N)		
2D ATTACH. 5	MAX. BUILDING HEIGHT (TO EAVE) (FT)	24	N/A	>15	YES		
2D ATTACH. 5	MAX. BUILDING HEIGHT (TO RIDGE) (FT)	40	30.4	NO CHANGE	YES		
2D ATTACH. 5	MAX. BUILDING HEIGHT (STOREYS)	2.5	2	NO CHANGE	YES		
ACCESSORY BUILDING							
2D ATTACH. 5	ALLOWABLE YARD LOCATION	SIDE/REAR	FRONT (N)	FRONT (V)	(N)		
2D ATTACH. 5	MIN. SETBACK TO PRINCIPAL BUILDING (FT)	15	-	>15	YES		
2D ATTACH. 4	MIN. REAR YARD SETBACK (FT)	15	-	>15	YES		
2D ATTACH. 4	MIN. SIDE YARD SETBACK (FT)	15	2.8	(N)	15.00 (X)		
2D ATTACH. 5	MAX. ACCESSORY BUILDING FIRST FLOOR AREA (SF)	1,201	1,201	NO CHANGE	YES		
2D ATTACH. 5	MAX. BUILDING HEIGHT (STOREYS)	1.5	2	(N)	1 (X)		
2D ATTACH. 5	MAX. BUILDING HEIGHT (FT)	24	(3)	20.8	23.50	YES	
ACCESSORY STRUCTURE - SWIMMING POOL							
2D ATTACH. 5	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES		
2D ATTACH. 5	MIN. REAR YARD SETBACK (FT)	25	71.8	NO CHANGE	YES		
2D ATTACH. 5	MIN. SIDE YARD SETBACK (FT)	25	27.3	NO CHANGE	YES		
ACCESSORY STRUCTURE - PATIO							
2D ATTACH. 5	ALLOWABLE YARD LOCATION	SIDE/REAR	REAR	NO CHANGE	YES		
2D ATTACH. 5	MIN. REAR YARD SETBACK (FT)	15	15	NO CHANGE	YES		
2D ATTACH. 5	MIN. SIDE YARD SETBACK (FT)	15	27.3	NO CHANGE	YES		
LOT COVERAGE							
2D ATTACH. 8	MAX. BUILDING COVERAGE (SF)	6,372	(47)	6,166	6,281	YES	
2D ATTACH. 8	MAX. BUILDING COVERAGE (%)	17.477	(-57)	18.223	(N)	17.710 (IV)	NO
2D ATTACH. 6	MAX. PERMITTED FLOOR AREA (SF)	10,389	8,905	9,530	YES		
2D ATTACH. 6	MAX. FLOOR AREA RATIO	0.123	0.113	0.113	NO CHANGE	YES	
2D ATTACH. 4	MIN. PRINCIPAL FLOOR FLOOR AREA (2-STORY) (SF)	1,200	4,004	4,004	YES		
(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE							
(E) EXISTING VARIANCE (O) VARIANCE - NON-COMFORMITY ELIMINATED NS - NOT SPECIFIED							
(U) PROPOSED VARIANCE (W) PROPOSED VARIANCE NS - NOT SPECIFIED							
(*) PERTAINS TO AN EXISTING STRUCTURE WHICH WAS MADE AVAILABLE TO THIS OFFICE							
(*) USABLE LOT AREA = 84,676 SF (LOT AREA) - 2,811 SF (WETLANDS) = 81,865 SF.							
(1) PER BULK CHART NOTE #16, IF FLOOR AREA EXCEEDS 85% PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE MINIMUM YARD REQUIREMENT PLUS TWO (2) FEET.							
(2) PER ORDINANCE SECTION 22-87.01, THE AGGREGATE GROUND FLOOR AREA OF ALL ACCESSORY BUILDINGS ON A LOT MAY NOT EXCEED 30% OF THE TOTAL GROUND FLOOR AREA OF THE LOT.							
(3) PER SCHEDULE 5.2, NOTE 8-A, WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-2.2 ESTABLISHMENT OF FLOOD HAZARD AREA, THE MAXIMUM RIDGE AND EAVE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION.							
(4) USABLE LOT AREA = 81,865 SF. BUILDING COVERAGE = 6,315 (+/- 865 - 70,000 X 0.047) = 6,372 SF.							
(5) USABLE LOT AREA = 81,865 SF. LOT COVERAGE = 15,480 + ((81,865 - 70,000 X 0.17) - 17,477 SF).							
(6) PORTION OF UNROOFED PORCH OR PORCH OPEN-SIDE PORCH OR PORCH OPEN-END PORCH 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 ENCLOSURES, INCLUDING BUT NOT LIMITED TO, SCREENS, PARTIAL WALLS, PARTIAL ROOFS, PARTIAL CEILING, ANY SUBSEQUENT ENCLOSING OF THE PORCH, WHICH RESULTS IN EXCEEDING THE MAXIMUM LOT AND BUILDING COVERAGE PERMITTED.							
(7) PER BULK CHART NOTES #16 AND #17, THE MAXIMUM LOT AND BUILDING COVERAGE PERMITTED SHALL BE THE MAXIMUM LOT AND BUILDING COVERAGE PERMITTED LESS:							
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 STAIRS AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA							
d. ENTRY STEPS, AND UNROOFED STOOPS AND LANDINGS, IN AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2.							

9 NORTH WARD AVENUE	
PROJECT LOCATION BLOCK 38, 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. CONDOURIS ARCHITECT INC. 20 BINGHAM AVENUE RUMSON, NJ 07760	
SURVEYOR, INSITE SURVEYING, LLC 1655 ROUTE 34, SUITE 1A WALL, NJ 07719	



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

☐ 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

☐ 165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

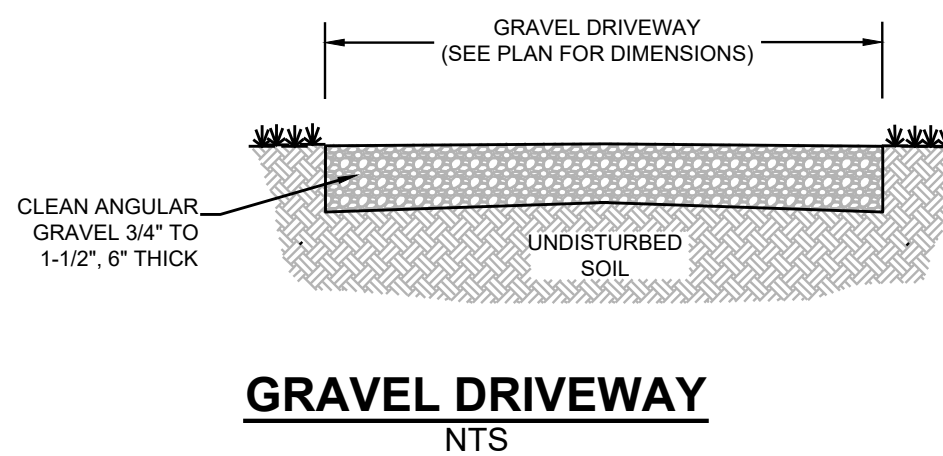
☐ 20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE
AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL
AND MAY HAVE BEEN ALTERED


PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
N.J.P.E. 40E05079000 N.J.P.E. 331.00626800

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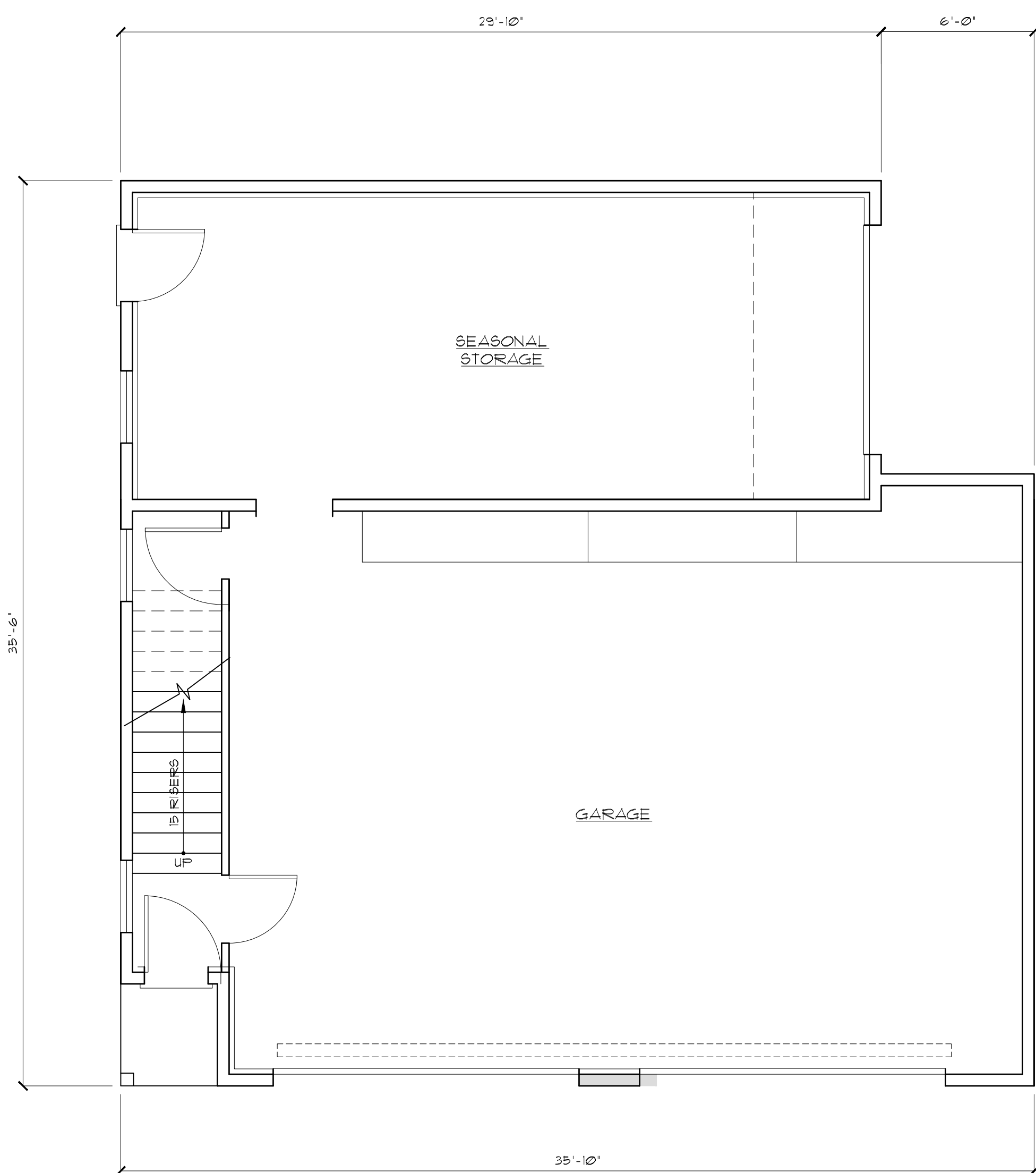


-
- Diagram illustrating the exterior downspout collector installation:
- BUILDING
 - ROOF LEADER (SEE ARCH. PLANS)
 - INSTALL PVC FITTING FOR OVERFLOW
 - SPLASH BLOCK
 - FINISHED GRADE
 - REDUCER FITTING
 - 1" Ø SCH40 PVC (1/8" 0.001" MIN)
 - ALL CONNECTIONS SHALL BE WATERTIGHT
- EXTERIOR DOWNSPOUT COLLECTOR**
- NTS

PROPOSED ACCESSORY BUILDING FOR

The MORAN RESIDENCE

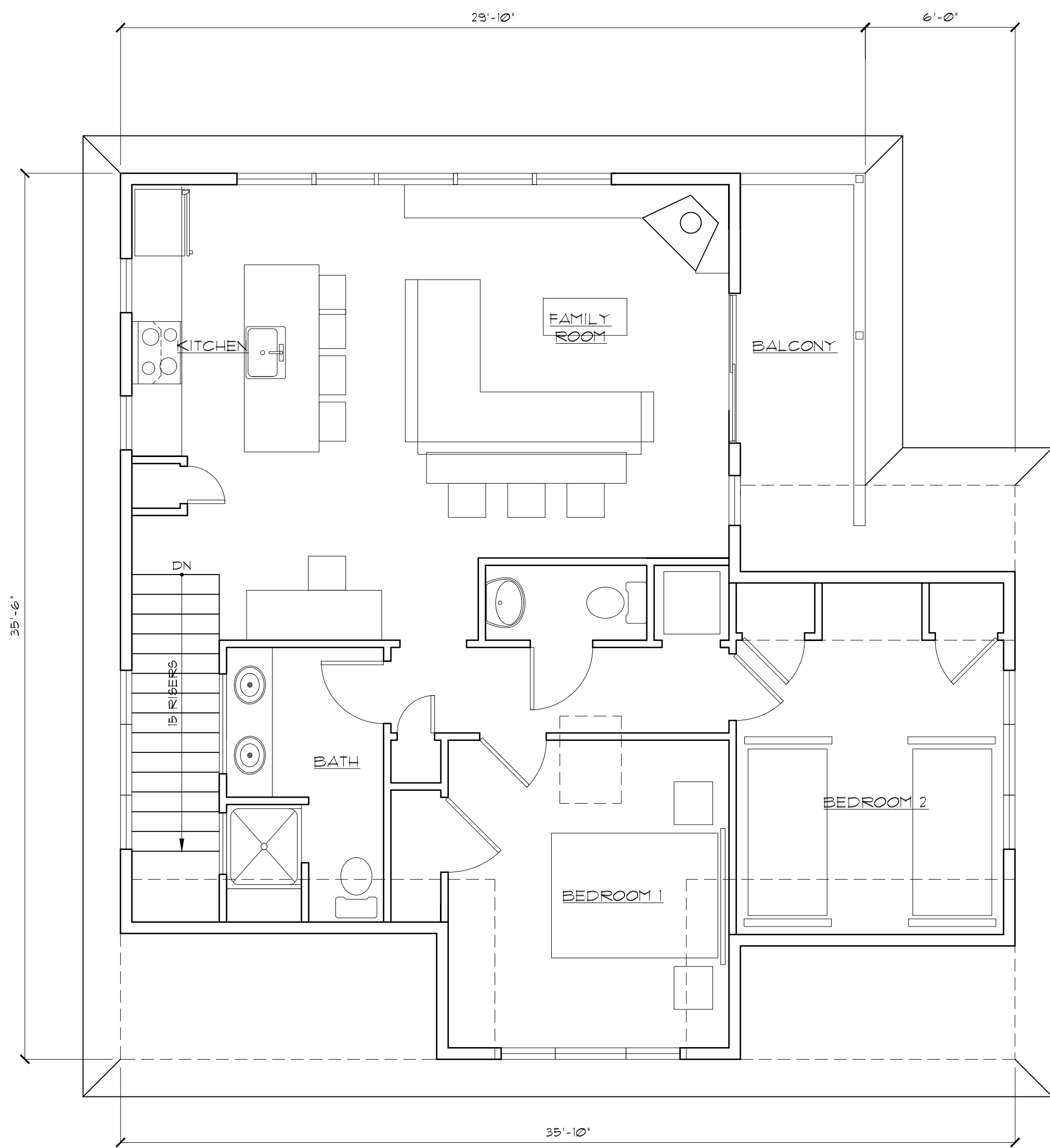
9 NORTH WARD AVENUE
RUMSON, NEW JERSEY
BLOCK 80 ~ LOT 20



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

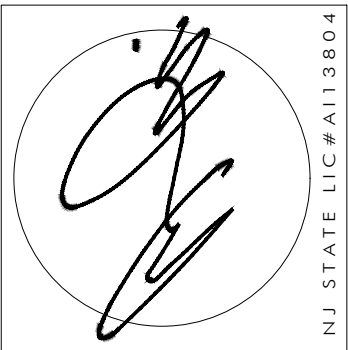
BUILDING DATA		
	EXISTING	PROPOSED
GARAGE/STORAGE	NON-HABITABLE	NON-HABITABLE
FIRST FLOOR LIVING AREA	611 SQ. FT.	N/A
SECOND FLOOR LIVING AREA	585 SQ. FT.	822 SQ. FT.
TOTAL	1,196 SQ. FT.	822 SQ. FT.
VOLUME	18,552 CU. FT.	23,662 CU. FT.
CONSTRUCTION CLASS	5B	5B
USE GROUP	R-5	R-5

* 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. 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	12/2/25
FOOTPRINT/FLOOR AREA REDUCED	5/6/26

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.	V-1



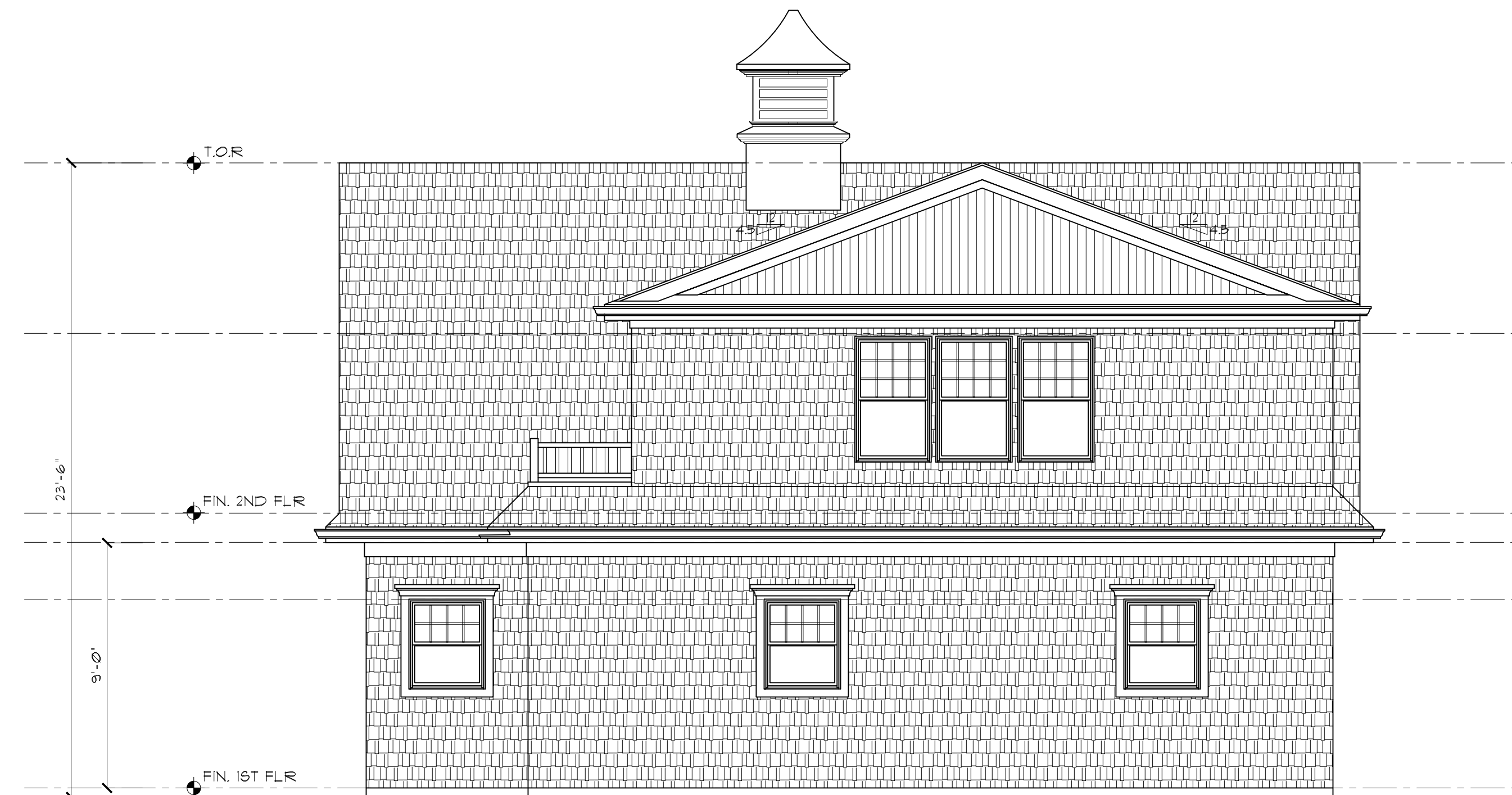
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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



ANTHONY M. CONDOURIS
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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
Δ FOOTPRINT/FLOOR AREA REDUCED	5/6/26

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.	V-2

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)

July 8, 2026

Via Hand Delivery

Borough of Rumson

Borough Hall

80 East River Road

Rumson, NJ 07760-1689

Attn: Marie DeSoucey, Land Use & Development Official

Re: Sean Moran and Marion Moran
9 N. Ward Avenue
Block: 80, Lot: 20
Rumson, New Jersey
Zone District R-2
Our File Number: 9784.00001

Dear Ms. DeSoucey:

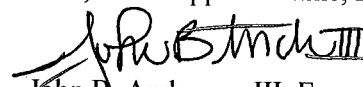
This office represents the Sean Moran and Marion Moran with respect to 9 N. Ward Avenue.

In advance of the continued hearing of July 23, 2026 enclosed please find the following two (2) exhibits:

1. Twelve (12) Aerial Exhibits prepared by Insite Engineering updated to include setback, area and height of carriage houses on peer lots on North Ward Avenue; and
2. Twelve (12) Plot Plan Exhibits prepared by Insite Engineering updated to show additional evergreen landscaping along the North Ward frontage.

Thank you for your attention to this matter.

Very truly yours,
Foss, San Filippo & Milne, LLC

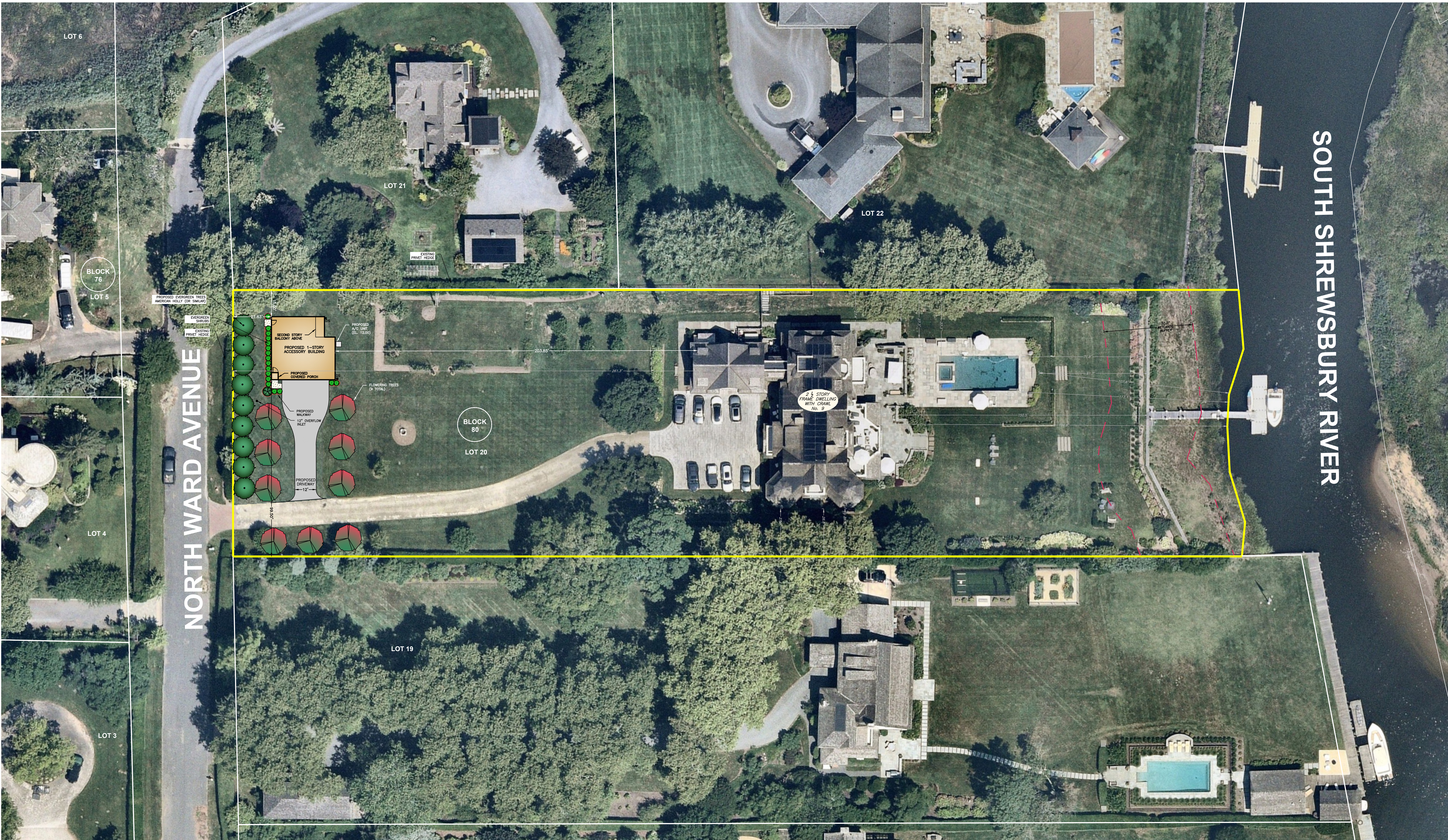

John B. Anderson, III, Esq.
For the Firm
janderson@fsfm-law.com

JBA:

cc: Clients (*Via Email*)

PLEASE RESPOND TO: 225 BROAD STREET, P.O. BOX 896, RED BANK, NEW JERSEY 07701-0896 TEL: 732.741.2525 FAX: 732.741.2192

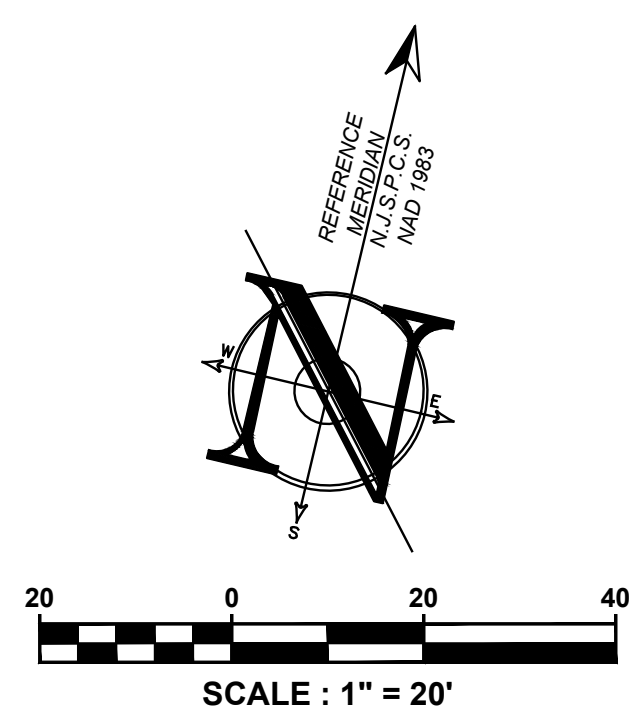
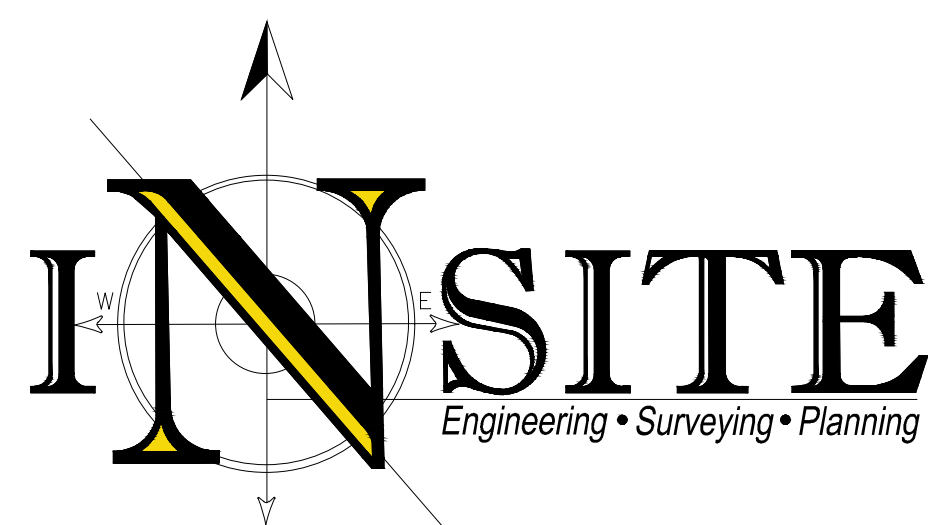
WWW.FSFM-LAW.COM



9 NORTH WARD AVENUE

Plot Plan Exhibit

Borough of Rumson, Monmouth County, NJ



GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #18, BLOCK 80, LOT 20, 9 NORTH WARD AVENUE,
BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ
- OWNER / APPLICANT**
SEAN & MARION MORGAN
9 NORTH WARD AVENUE
RUMSON, NJ 07760
- PURPOSE OF THIS PLAN SET**
THE PURPOSE OF THIS PLAN SET IS FOR EXHIBIT PURPOSES
ONLY, TO SUPPORT A VARIANCE APPLICATION WITH THE
BOROUGH OF RUMSON ZONING BOARD OF ADJUSTMENT.
IT SHALL NOT BE UTILIZED AS A CONSTRUCTION
DOCUMENT.
- REFERENCES**
AERIAL MAPPING SHOWN HEREON TAKEN FROM
NEARMAP AERIAL IMAGERY DATED JULY 2025.
LOT LINES SHOWN HEREON TAKEN FROM MONMOUTH
COUNTY GIS MAPPING.

Patrick R. Ward, PE, PP
PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJ P.E. #24626079000 NJ P.P. #331062600