



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Janette and William Crowe	crowe3@verizon.net	703-965-2003
Name of Applicant	Email	Phone Number
2 Buttonwood Lane		
Property Address	108	1
	Block	Lot

same

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.

Kevin I. Asadi, Esq., Zager Fuchs, PC; 119 Avenue at the Common, Suite 4, Shrewsbury, NJ 07702

Applicant's Attorney and contact information (if any) 732-747-3700; kasadi@zagerfuchs.com

Robert W. Adler; 1049 Broadway # 5, West Long Branch, NJ 07764; 732-571-1010

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

A handwritten signature in blue ink, appearing to read "J. Crowe".

Signature of Applicant or Agent

6-3-2025

Date

Proposed plan

Construct 461 sf outdoor screened porch at rear of the existing dwelling.

Hardship Encountered

Lot contains 248 ft frontage where 250 required; lot shape diameter is 106.33 where 115 is required.

Variances Requested

Lot frontage; lot shape diameter; 5934 proposed sf buiding coverage where 5553 permitted.



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Memorandum – Denial Memo

Date: February 20, 2025

Applicant: Janette & William Crowe
Property Address: 2 Buttonwood Lane, Rumson, New Jersey 07760
Block 108, Lot 1, Zone: R-1

Applicant's Request to:

Construct new 461 square foot outdoor screened porch at the rear of the dwelling on a slightly irregular corner lot.

Was **denied** for the following reasons:

Borough of Rumson Ordinances/Development Regulations:

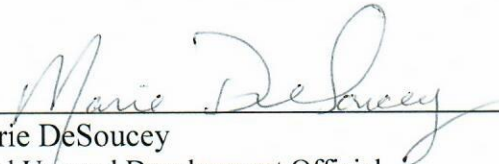
		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Nonconformity</u>
1	Sched 5-1: Lot Frontage & Width (Rumson Road)	250 Ft	248 Ft	No Change	Existing
2	Sched 51: Lot Shape Diameter	115 Ft	106.33	No Change	Existing
3	Sched 5-4: Building Coverage	5,553 SF	5,521 SF	5,934 SF (6% over)	New

The February 20, 2025 Land Use & Development Permit application review, was based on

- Preliminary Drawings prepared by Robert W. Adler, unsigned, undated; Scheme 'A' February 21, 2022, Scheme 'B' March 7, 2022; consisting of six (6) sheets;
- (Copy) Survey prepared by Morgan Engineering & Surveying, signed by David J. Von Steenburg, PLS, dated October 5, 2020, prepared for Crowe.
- Rumson Zoning Board Resolution #6023, dated November 18, 2014.

Prior to printing plans for the Zoning Board application please correct the existing Frontage in the Zoning Schedule to match the Survey and Resolution.

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


Marie DeSoucey
Land Use and Development Official

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



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3022
mdesoucey@rumsonnj.gov

DENIED

RECEIVED

FEB 14 2025

ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: 2-14-2025

Fee: \$ 56.00

Check # 185

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.

*** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.

Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:

Street Address: 2 Buttonwood Lane Block: 10F Lot 1 Zone: R-1

2. Applicant's Name: Janette & William Crowe Address: 2 Buttonwood Lane Rumson

Email Crowe3@Verizon.net Tel. 703 965 2003

3. Property Owner's Name: William Patrick Crowe Address: Revocable Trust 2 Buttonwood La

Email Crowe3@Verizon.net Tel. 703 965-2003

4. Description of Work: Outdoor Screened Porch, at one story height

- Cathedral Ceiling Design; located off the breakfast room
- Details & columns to match the existing porch off the family room.
- Replace existing bow window with French doors
- Create patio to connect to existing patio & relocate the BBQ.
or replace

PDF files rec by email.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☒ No ☐ If yes, state date: 11/18/14 (Submit a copy of the Resolution)

Board: Borough of Rumson Resolution # (if any): 6023

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

[Signature]
Signature of Applicant

2-14-2025

Date

Tanette G. Crowe & William A. Crowe
Print Applicant's Name

[Signature]
Signature of Owner (if different than applicant)

2-14-2025

Date

William Patrick Crowe Revocable Trust
Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved ☐

Denied ☒

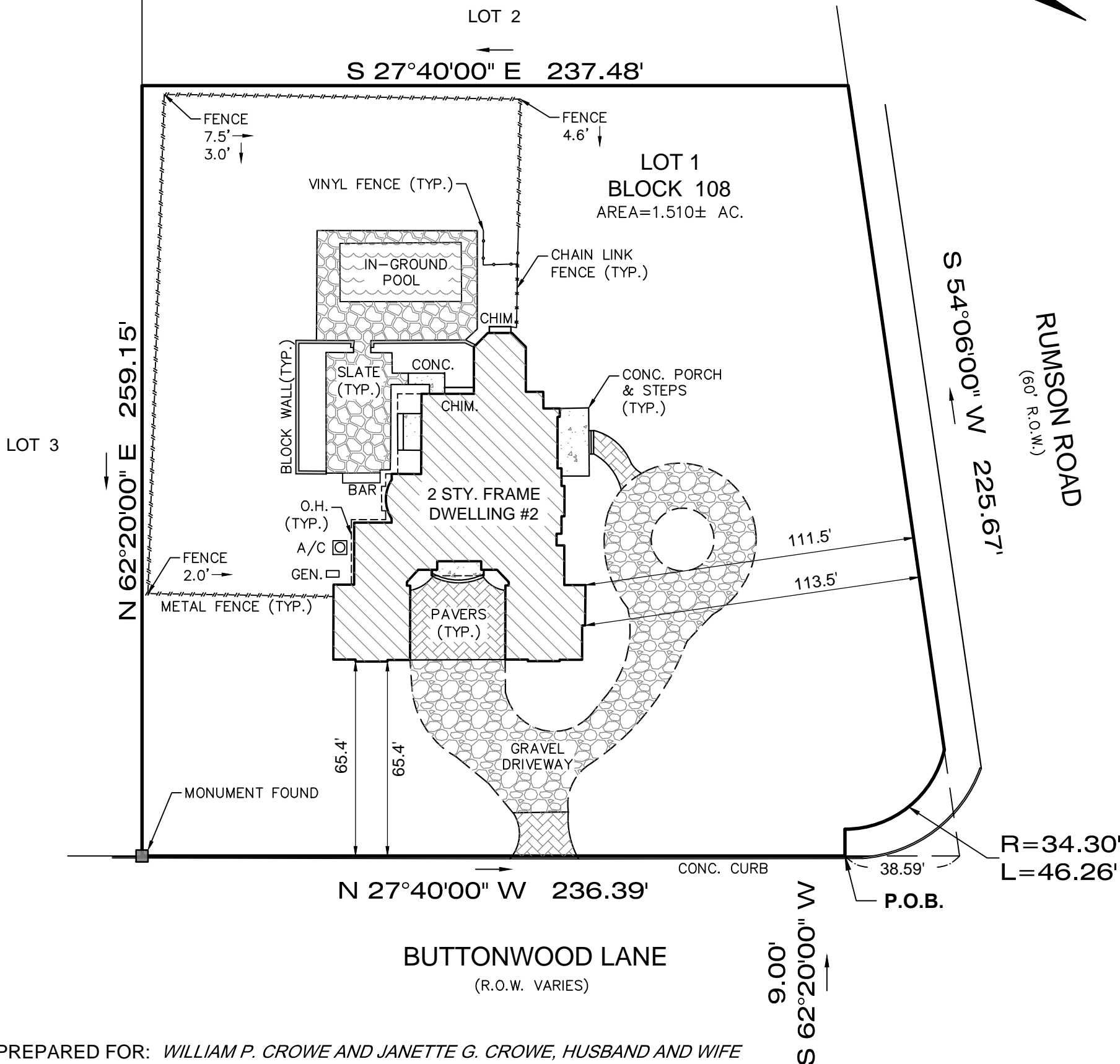
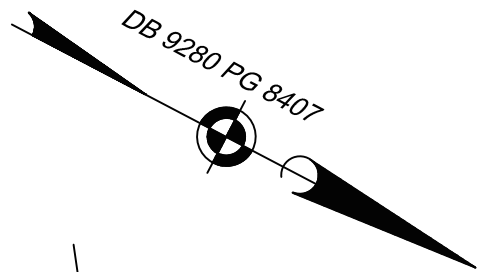
COMMENTS:

Exceed max permitted Building Coverage.

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

[Signature]
Marie DeSoucey
Land Use & Development Official

2/20/25
Date



PREPARED FOR: WILLIAM P. CROWE AND JANETTE G. CROWE, HUSBAND AND WIFE

TITLE INSURER: BROAD STREET TITLE AGENCY, LLC (B2343)
CHICAGO TITLE INSURANCE COMPANY
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: M&T BANK,
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: ANDREW W. KRANTZ, Esquire
ZAGER FUCHS, PC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10-5-20 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.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 9280 PG 8407

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying

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

SURVEY OF PROPERTY

LOT 1 BLOCK 108
BOROUGH OF RUMSON
COUNTY OF MONMOUTH NEW JERSEY

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

Scale: 1"=40'	Drawn By: JD	Date: 10-5-20	JOB #: 20-10478	CAD File #: 20-10478	Sheet #: 1 OF 1
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CROWE RESIDENCE

PROPOSED COVERED PORCH ADDITION

2 BUTTONWOOD LANE

RUMSON, NJ

BLOCK : 108 LOT: 1

NUMERIC SUMMARY

EXISTING TWO (2)-STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE WITH A PROPOSED REAR COVERED OUTDOOR LIVING ROOM:

	HOUSE (EXIST. STRUCTURE)	GARAGE (EXISTING)	FRONT COVERED PORCH (EXISTING)	REAR COVERED VERANDA (PROPOSED)	SIDE PORCH (EXISTING)	COV. OUTDOOR LIVING (PROPOSED)
1ST FLOOR	3,774.00 SF.	1,268.00 SF.	221.00 SF.	207.00 SF.	95.00 SF.	461.00 SF.
2ND FLOOR	3,487.00 SF.					
TOTAL	7,261.00 SF.	1,268.00 SF.	221.00 SF.	207.00 SF.	95.00 SF.	461.00 SF.

SCOPE OF WORK

THE PROJECT SCOPE CONSISTS OF THE ADDITIONS TO AN EXISTING TWO-STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE AS INDICATED ON THESE DRAWINGS. THE ADDITION CONSISTS OF A PROPOSED REAR COVERED LIVING ROOM, MASONRY BBQ AND PATIO ADDITION. THE MAJORITY OF THE EXISTING FOUNDATION, FIRST FLOOR FRAMING, AND EXTERIOR WALLS OF THE HOUSE ARE TO REMAIN AND BE ACQUIRED AS REQUIRED TO ACCOMMODATE THE PROPOSED WORK. CONSULT WITH THE ARCHITECT AS REQUIRED.

NOTE

ANY ELEMENTS ON THESE DRAWINGS WHICH REQUIRES FURTHER CLARIFICATION OR INTERPRETATION SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT. ANY IMPLEMENTATION OF ALTERATIONS TO THIS DESIGN WITHOUT INVOLVEMENT FROM THE ARCHITECT SHALL CONSTITUTE A TRANSFERENCE OF LIABILITY FOR THAT ELEMENT TO THE CONTRACTOR.

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NUMERIC SUMMARY
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RIGHT SIDE ELEVATION

SHEET #5: PLOT PLAN
KEY MAP
TEMPORARY SOIL STOCKPILE
SLT FENCE

DESIGN LOADS

1ST FLOOR-	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
2ND FLOOR-	40 PSF LIVE LOAD,	20 PSF DEAD LOAD
ROOF-	20 PSF LIVE LOAD, SNOW LOAD 125% ¹	20 PSF DEAD LOAD

NOTE:
FOR ALL HORIZONTAL STRUCTURAL MEMBERS THE MAXIMUM ALLOWABLE DEFLECTION UNDER TOTAL LOAD, AT MID-SPAN, SHALL BE 3/32" MAXIMUM.

USE GROUP: R5 IBC / IRC 2021 NJ
CONSTRUCTION TYPE: SB IBC 2021 NJ

ZONING SCHEDULE

R-1 SINGLE-FAMILY RESIDENCE ZONE

HOUSE				
HEIGHT:	MAX. BLDG.	REQUIRED 40 FT. 2 1/2 STORY	EXISTING 39.92 FT. 2 STORES	PROPOSED 39.92 FT. 2 STORES
LOT:	MIN. LOT AREA	65,340.00 SF.	65,780.00 SF.	65,780.00 SF.
	MIN. LOT FRONTAGE	250.00 FT.	274.98 FT. (BUTTONWOOD LN.)	274.98 FT. (BUTTONWOOD LN.)
	MIN. LOT WIDTH	250.00 FT.	261.89 FT. (RUMSON RD.)	261.89 FT. (RUMSON RD.)
	MAX. LOT COVERAGE	14,661.00 SF.	265.87 FT. (BUTTONWOOD LN.)	265.87 FT. (BUTTONWOOD LN.)
	MAX. BLDG. COVERAGE	5,555.00 SF.	261.89 FT. (RUMSON RD.)	261.89 FT. (RUMSON RD.)
	F.A.R.	9,578.00 SF.	12,961.00 SF.	13,408.00 SF.
	MIN. SHAPE REQUIREMENTS	115.00 FT. DIAMETER	5,521.00 SF.	5,954.00 SF.**
			8,219.00 SF.	8,201.00 SF.
			106.59 FT. DIAMETER*	106.59 FT. DIAMETER*

BUILDING:	MIN. FRONT SETBACK	100.00 FT.	111.58 FT. (HOUSE)	111.58 FT. (HOUSE)
	MIN. SECONDARY FRONT SETBACK	65.00 FT.	102.50 FT. (PORCH)	102.50 FT. (PORCH)
	MIN. SIDE SETBACK	40.00 FT.	65.67 FT.	65.67 FT.
	MIN. REAR SETBACK	50.00 FT.	81.50 FT.	81.50 FT.
			64.34 FT. (HOUSE)	63.67 FT. (OUTDOOR L.R.)

ACCESSORY STRUCTURE (POOL):				
	MIN. SIDE SETBACK	25.00 FT.	52.75 FT.	52.75 FT.
	MIN. REAR SETBACK	25.00 FT.	66.58 FT.	66.58 FT.

ACCESSORY STRUCTURE (PATIO):				
	MIN. SIDE SETBACK	15.00 FT.	48.75 FT.	48.75 FT.
	MIN. REAR SETBACK	15.00 FT.	51.75 FT.	51.75 FT.

EXISTING LOT COVERAGE INCLUDES:
EXISTING FIRST FLOOR (3,792 SF.)
EXISTING (2) 2-CAR GARAGES (1,268 SF.)
EXISTING FRONT PORCH (0 SF. - REFER TO NOTE #2)
EXISTING REAR COVERED VERANDA (207 SF.)
EXISTING SIDE PORCH (95 SF.)
EXISTING ROOF EAVES (107 SF.)
EXISTING SECOND FLOOR CANTILEVERS (52 SF.)
EXISTING DRIVEWAY (5,395 SF.)
EXISTING POOL (806 SF.)
EXISTING PATIO (1,042 SF. - REFER TO NOTE #5)
EXISTING CELLAR STAIR (86 SF.)
EXISTING GARDEN WALLS (111 SF.)

PROPOSED LOT COVERAGE INCLUDES:
EXISTING FIRST FLOOR TO REMAIN (3,774 SF.)
EXISTING (2) 2-CAR GARAGES (1,268 SF.)
EXISTING FRONT PORCH (0 SF. - REFER TO NOTE #2)
EXISTING REAR COVERED VERANDA (207 SF.)
EXISTING SIDE PORCH (95 SF.)
EXISTING ROOF EAVES (107 SF.)
EXISTING SECOND FLOOR CANTILEVERS TO REMAIN (22 SF.)
EXISTING DRIVEWAY (5,395 SF.)
EXISTING POOL (806 SF.)
EXISTING PATIO TO REMAIN (920 SF. - REFER TO NOTE #5)
EXISTING CELLAR STAIR (86 SF.)
EXISTING GARDEN WALLS TO REMAIN (100 SF.)
PROPOSED COVERED OUTDOOR LIVING (461 SF.)
PROPOSED BBQ AND PATIO (167 SF.)

EXISTING BLDG. COVERAGE INCLUDES:
EXISTING FIRST FLOOR (3,792 SF.)
EXISTING (2) 2-CAR GARAGES (1,268 SF.)
EXISTING FRONT PORCH (0 SF. - REFER TO NOTE #2)
EXISTING REAR COVERED VERANDA (207 SF.)
EXISTING SIDE PORCH (95 SF.)
EXISTING ROOF EAVES (107 SF.)
EXISTING SECOND FLOOR CANTILEVERS (52 SF.)

PROPOSED BLDG. COVERAGE INCLUDES:
EXISTING FIRST FLOOR TO REMAIN (3,774 SF.)
EXISTING (2) 2-CAR GARAGES (1,268 SF.)
EXISTING FRONT PORCH (0 SF. - REFER TO NOTE #2)
EXISTING REAR COVERED VERANDA (207 SF.)
EXISTING SIDE PORCH (95 SF.)
EXISTING ROOF EAVES (107 SF.)
EXISTING SECOND FLOOR CANTILEVERS TO REMAIN (22 SF.)
PROPOSED COVERED OUTDOOR LIVING (461 SF.)

F.A.R. COVERAGE INCLUDES:
EXISTING FIRST FLOOR (3,663 SF.)
EXISTING SECOND FLOOR (3,356 SF.)
EXISTING (2) 2-CAR GARAGES (1,170 SF.)

PROPOSED F.A.R. COVERAGE INCLUDES:
EXISTING FIRST FLOOR TO REMAIN (3,645 SF.)
EXISTING SECOND FLOOR (3,356 SF.)
EXISTING (2) 2-CAR GARAGES (1,170 SF.)

- F.A.R. NOTE:
THE NUMERIC SUMMARY SHOWS FLOOR AREA TAKEN FROM OUTSIDE FACE OF EXTERIOR WALLS. THE F.A.R. CALCULATIONS SHOWN ABOVE REFLECT FLOOR AREA TAKEN FROM INSIDE FACE OF EXTERIOR WALLS. THE ATTACHED GARAGE HAS BEEN INCLUDED IN THE F.A.R. CALCULATIONS.
- FRONT COVERED PORCH NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #9 (10% OF FIRST FLOOR (3,792 SF.) = 379 SF. PORCH AREA OF 221 SF. MINUS 379 SF. = -158 SF. (0 SF.) 10% OF FIRST FLOOR TO REMAIN (3,774 SF.) 374 SF. (221 SF. MINUS 374 SF.) = 0 SF.
- ROOF EAVE NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #19, THE FIRST TWELVE INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.
- WALKWAYS NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #5 A WALKWAYS CONSTRUCTED AT GRADE ARE EXCLUDED FROM LOT COVERAGE.
- UNROOFPED PATIO NOTE: AS PER THE RUMSON ZONING ORDINANCE SCHEDULE 5-1, NOTE #5, THAT PORTION OF UNROOFPED PORCHES AND DECKS WHICH DOES NOT EXCEED 50% OF THE PRINCIPAL GROUND FLOOR AREA MAY BE EXCLUDE FROM LOT COVERAGE CALCULATIONS.
EXISTING UNROOFPED PATIO AREA OF 2,119 SF. (50% OF EXISTING PRINCIPAL GROUND FLOOR AREA OF 3,792 SF.) 1,157 = 1,042 SF.
EXISTING TO REMAIN UNROOFPED PATIO AREA OF 2,092 SF. (50% OF PRINCIPAL GROUND FLOOR AREA TO REMAIN OF 3,774 SF.) 1,152 = 920 SF.

* NON-CONFORMING ZONING CONDITION CREATED BY EXISTING CONDITIONS.
** NON-CONFORMING ZONING CONDITION CREATED BY PROPOSED NEW WORK.

PROPOSED
COVERED PORCH
ADDITION
FOR
CROWE
2 BUTTONWOOD LANE
RUMSON, NJ

DRAWING:
COVER PAGE INFORMATION

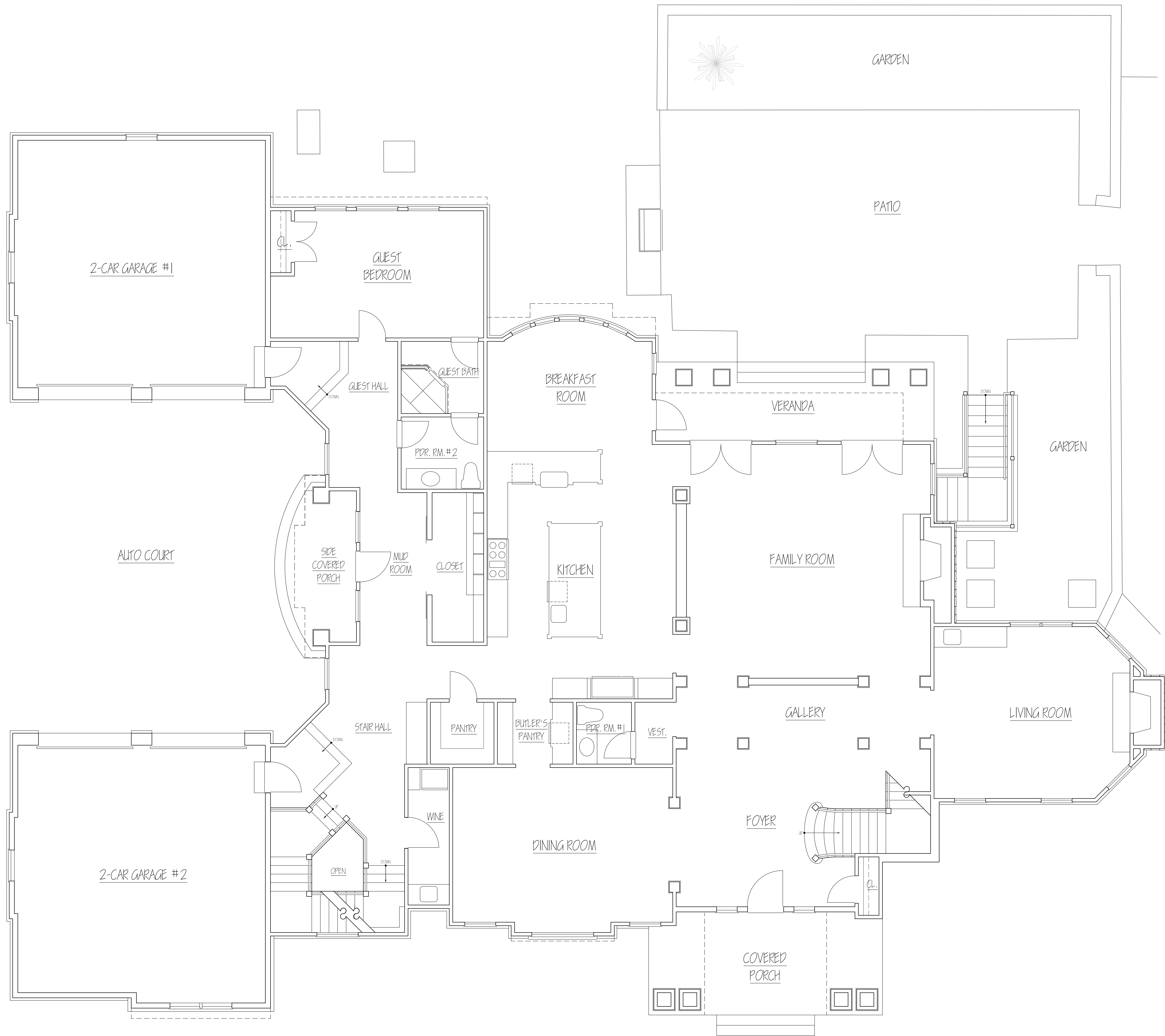
DATE:
AUGUST 15, 2025
REVISED:

ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS
WWW.ADLERASSOCIATES.COM
Tel: 732-571-1100

RWA
1049 Broadway West Long Branch, NJ 07764

LICENSES:
NJ 10795
NY 024851
MD 96078
PA RA-002565-B
FL AR-180674
CT ARI-0015466

1 OF 5



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

WALL SYMBOLS LEGEND
— EXISTING CONDITION TO REMAIN AS SHOWN

PROPOSED
COVERED PORCH
ADDITION
FOR
CROWE
2 BUTTERNUT LANE
ELMONT, NJ

DRAWING:
EXISTING FIRST FLOOR PLAN

DATE:
AUGUST 19, 2025

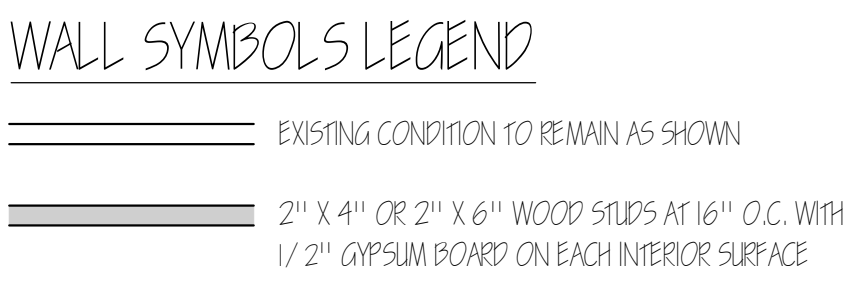
REVISED:

ROBERT W. ADLER
— & ASSOCIATES, PA —
ARCHITECTS
1049 Broadway West Long Branch, NJ 07764
Tel: 732-571-1000
WWW.RWAASSOCIATES.COM

RWA

LICENSES:
NJ 07965
NY 020651
MD 9678
PA RA-02266-B
FL AR-100674
CT AR-0015666

2 OF 5



LICENSES:	
NJ	10795
NY	026851
MD	9678
PA	RA-012365-B
FL	AR-100474
CT	ARI-0015466



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

- 16" WHITE CEDAR SHINGLES (MATCH EXISTING COLOR, THICKNESS, EXPOSURE, ETC.)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" X 8" "AZEK" (OR EQUAL) PREZE WITH 6" "AZEK" (OR EQUAL) CROWN (MATCH EXISTING) - PAINTED
- 4" "AZEK" (OR EQUAL) TRIM (TYPICAL AROUND ALL WINDOWS AND DOORS) - MATCH EXISTING
- NEW DOORS/ SIDELIGHTS TO MATCH EXISTING
- 2" STONE CAP - MATCH EXISTING
- 2" STONE VENEER - MATCH EXISTING
- 18" X 18" WOOD-FRAMED COLUMN WITH "AZEK" FINISH AND TRIM (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)
- MASONRY PORCH WITH 2" STONE VENEER - MATCH EXISTING



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

- ASPHALT/ FIBERGLASS ROOF SHINGLES (MATCH EXISTING STYLE, COLOR, ETC.)
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" "AZEK" (OR EQUAL) FASCIA (MATCH EXISTING) - PAINTED
- 5/4" X 8" "AZEK" (OR EQUAL) PREZE WITH 6" "AZEK" (OR EQUAL) CROWN (MATCH EXISTING) - PAINTED
- 18" X 18" WOOD-FRAMED COLUMN WITH "AZEK" FINISH AND TRIM (OR EQUAL) (MATCH EXISTING SIZE, TRIM, FINISH, ETC.)
- MASONRY PORCH WITH 2" STONE VENEER - MATCH EXISTING
- 2" STONE CAP - MATCH EXISTING
- 2" STONE VENEER - MATCH EXISTING

RIDGE (EXISTING)

APPROX. EXISTING GRADE (VARIES)

PROPOSED
COVERED PORCH
ADDITION
FOR
CROWE
2 BUTTERNUT LANE
ELMORH, NJ

DRAWING:
REAR ELEVATION
RIGHT SIDE ELEVATION

DATE:

AUGUST 19, 2025

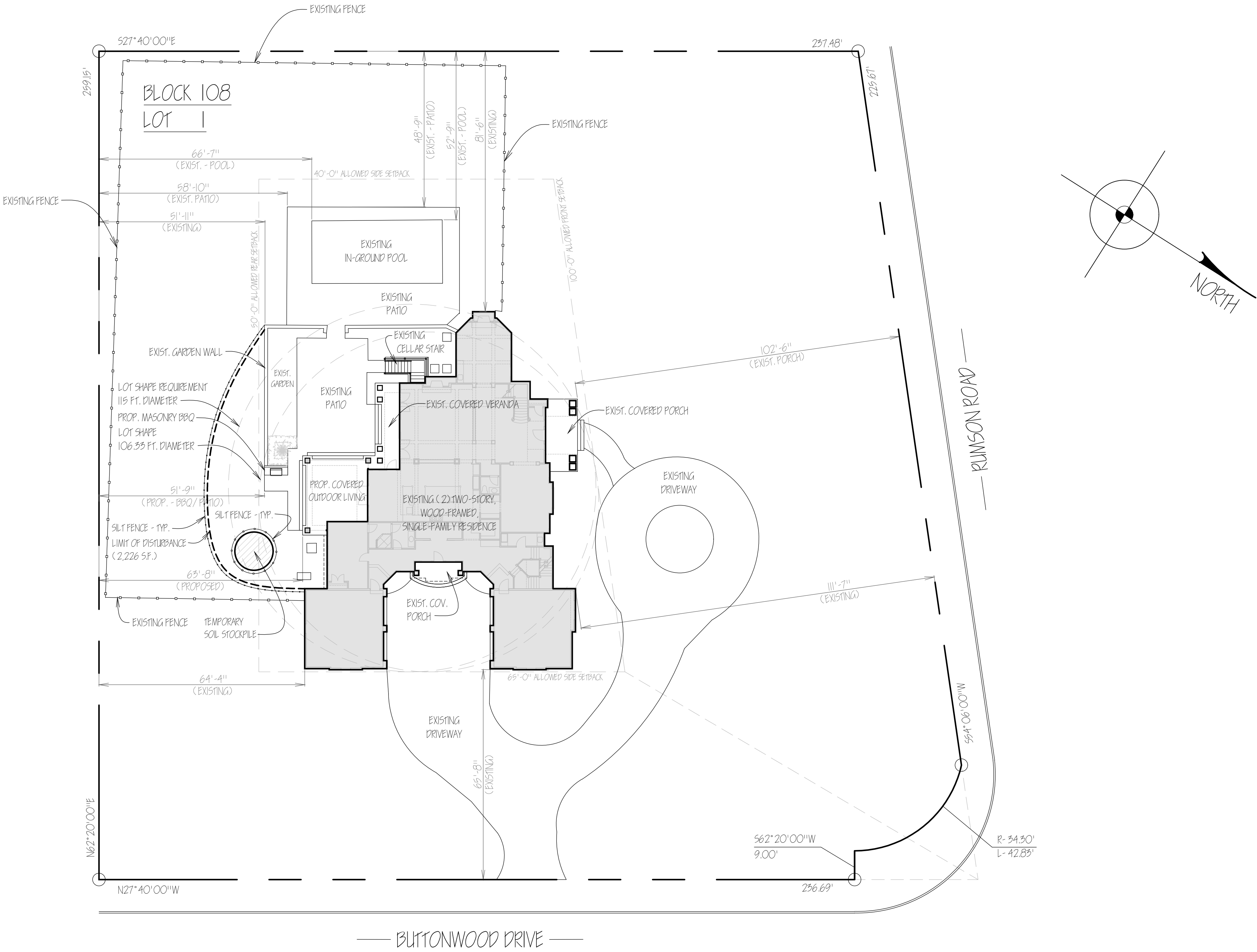
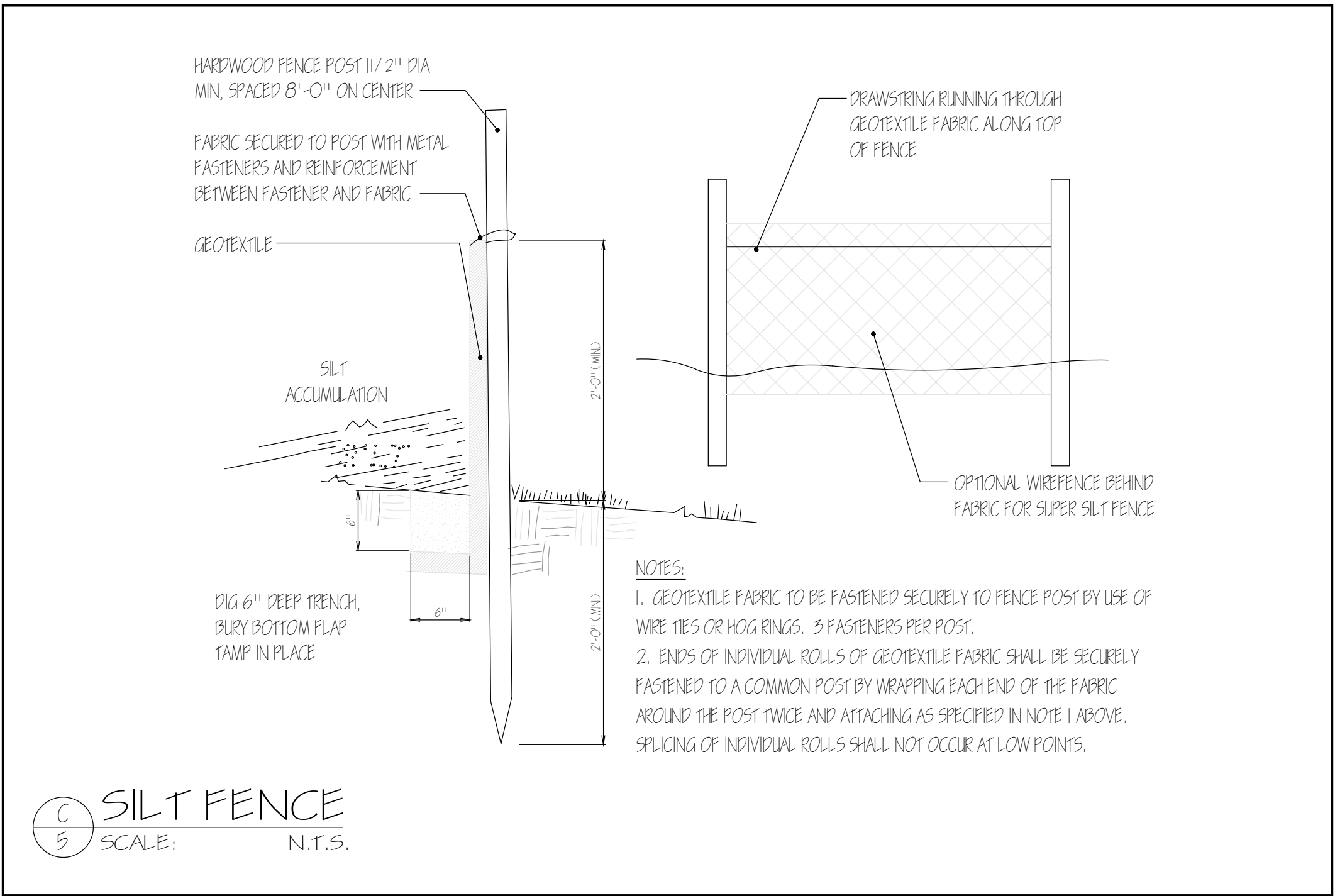
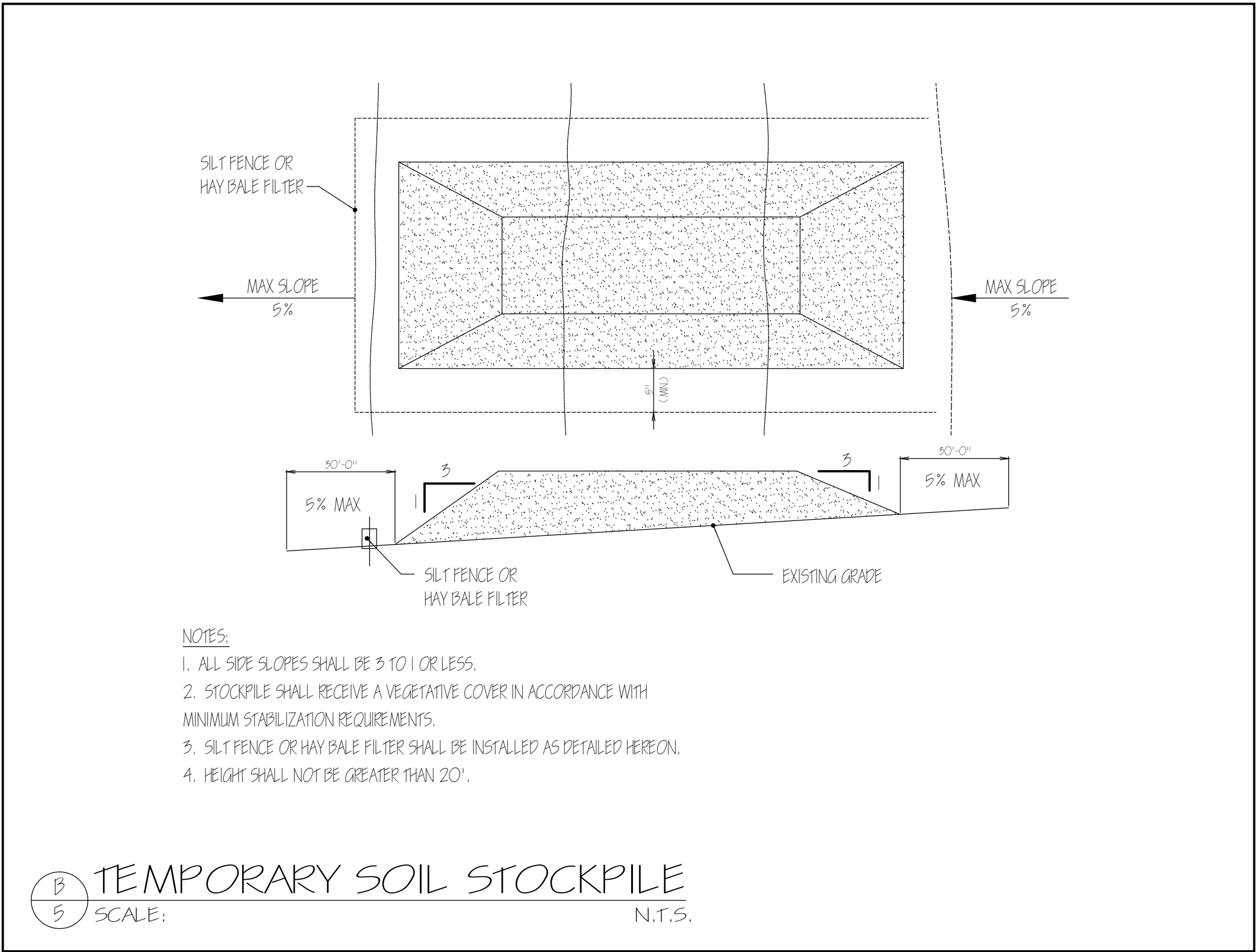
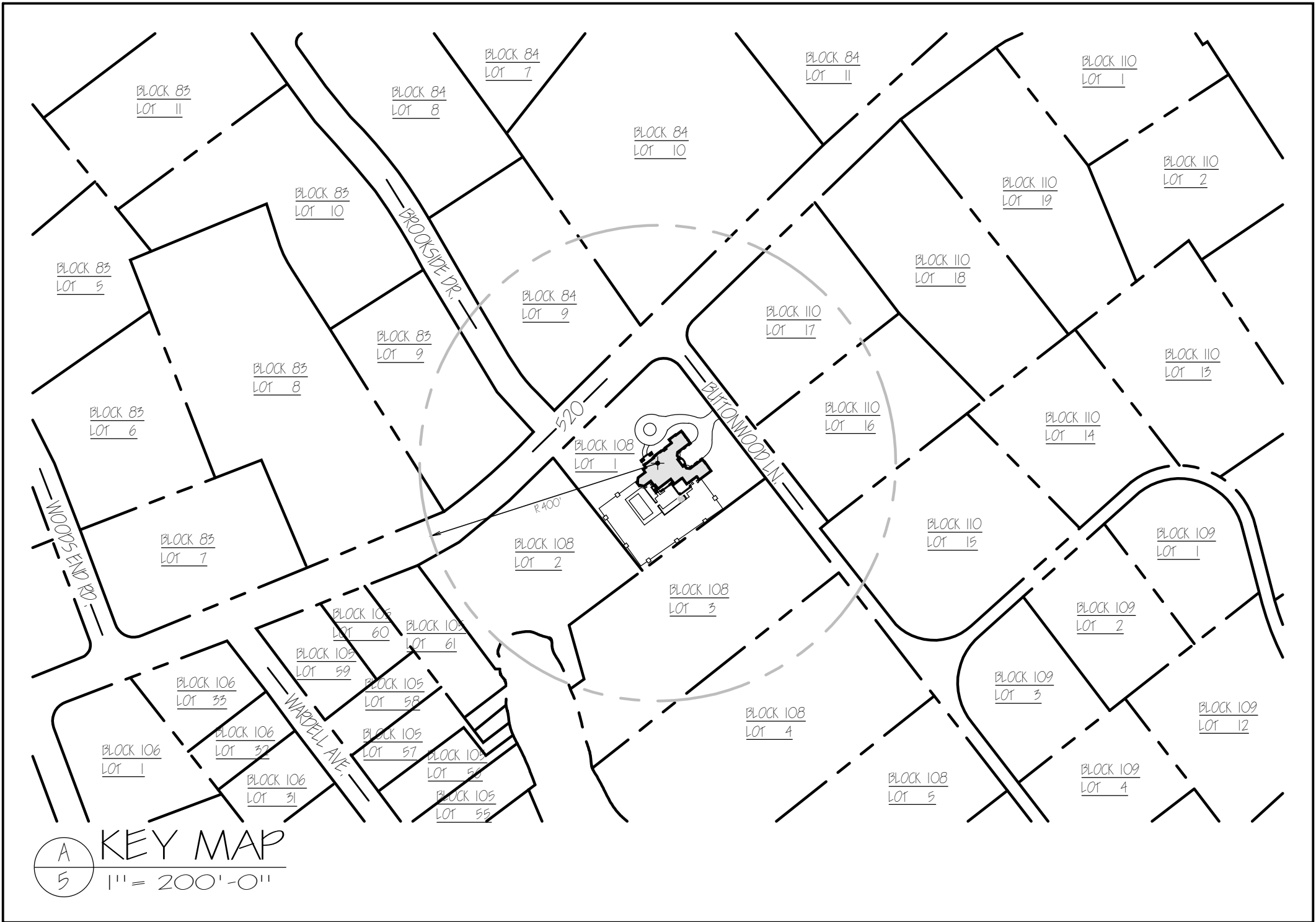
REVISED:

**ROBERT W. ADLER
& ASSOCIATES, PA**
ARCHITECTS
WWW.RWAADLERASSOCIATES.COM
Tel: 732-571-1000

RWA
1049 Broadway West Long Branch, NJ 07764

LICENSES:
NJ 03795
NY 020651
MD 9678
PA RA-022668-B
FL AR-300674
CT AR-0015666

4 OF 5



PROPOSED
COVERED PORCH
ADDITION
FOR
CROWE
2 BUTTANWOOD LANE
RUMSON, NJ

DRAWING:
PLOT PLAN
KEY MAP
TEMPORARY SOIL STOCKPILE
SILT FENCE

DATE:
AUGUST 15, 2025

REVISED:

**ROBERT W. ADLER
& ASSOCIATES, PA
ARCHITECTS**
WWW.ADLERASSOCIATES.COM
Tel: 732-571-1000

RWA

LICENSES:
NJ 03795
NY 020651
MD 9678
PA RA-012565-B
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CT AR-0015466

5 5