



BOROUGH OF RUMSON

80 East River Road,
Rumson, NJ 07760
732-842-3022

Date of Application

Month: 03 Date: 26 Year: 2026

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

MAJOR SUBDIVISION <input type="checkbox"/>	MINOR SUBDIVISION <input checked="" type="checkbox"/>
MAJOR SITE PLAN <input type="checkbox"/>	MINOR SITE PLAN <input type="checkbox"/>

PROJECT NAME Mulheren

<u>15 and 17 North Ward Avenue</u>	<u>80</u>	<u>16, 17 & 17.01</u>
Location of subdivision/site plan	Street Address	Block Lot

<u>Nancy Mulheren</u>	<u>c/o Alexander (Sandy) Mulheren Rumson Management 95 Avenue of Two Rivers</u>	<u>Rumson</u>	<u>NJ</u>	<u>07760</u>
Name of Applicant	Address	City	State	Zip code

<u>(732) 513-5209</u>	<u>mulheren@hotmail.com</u>
Applicant Phone	Applicant email

<u>N/A</u>	<u></u>	<u></u>	<u></u>	<u></u>
Owner (if other than Applicant) Address	City	State	Zip code	Phone

Minor subdivision/lot line adjustment to add approximately 21,318 sf (from former Lot 17.01) to existing Lot 16, to form proposed new Lot 16.01, and to create proposed new Lot 17.02.

DEVELOPMENT PLANS:

Number of proposed lots Two
 Area of entire tract Lot 16: Approx. 154,112 sf
Lot 17: Approx. 137,558 sf
Lot 17.01: Approx. 21,318 sf

Area being subdivided ANSELL GRIMM & AARON, P.C., Attorneys for Applicant/Owner

Signature of applicant By: 
RICK BRODSKY, ESQ.

Received by _____ Date _____



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PROJECT CONTACT INFORMATION

ATTORNEY

Name: Rick Brodsky, Esq. Address: Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807
Ocean, NJ 07712
Phone: (732) 922-1000 Email: rbrodsky@ansell.law

ARCHITECT N/A

Name: _____ Address: _____
Phone: _____ Email: _____

ENGINEER

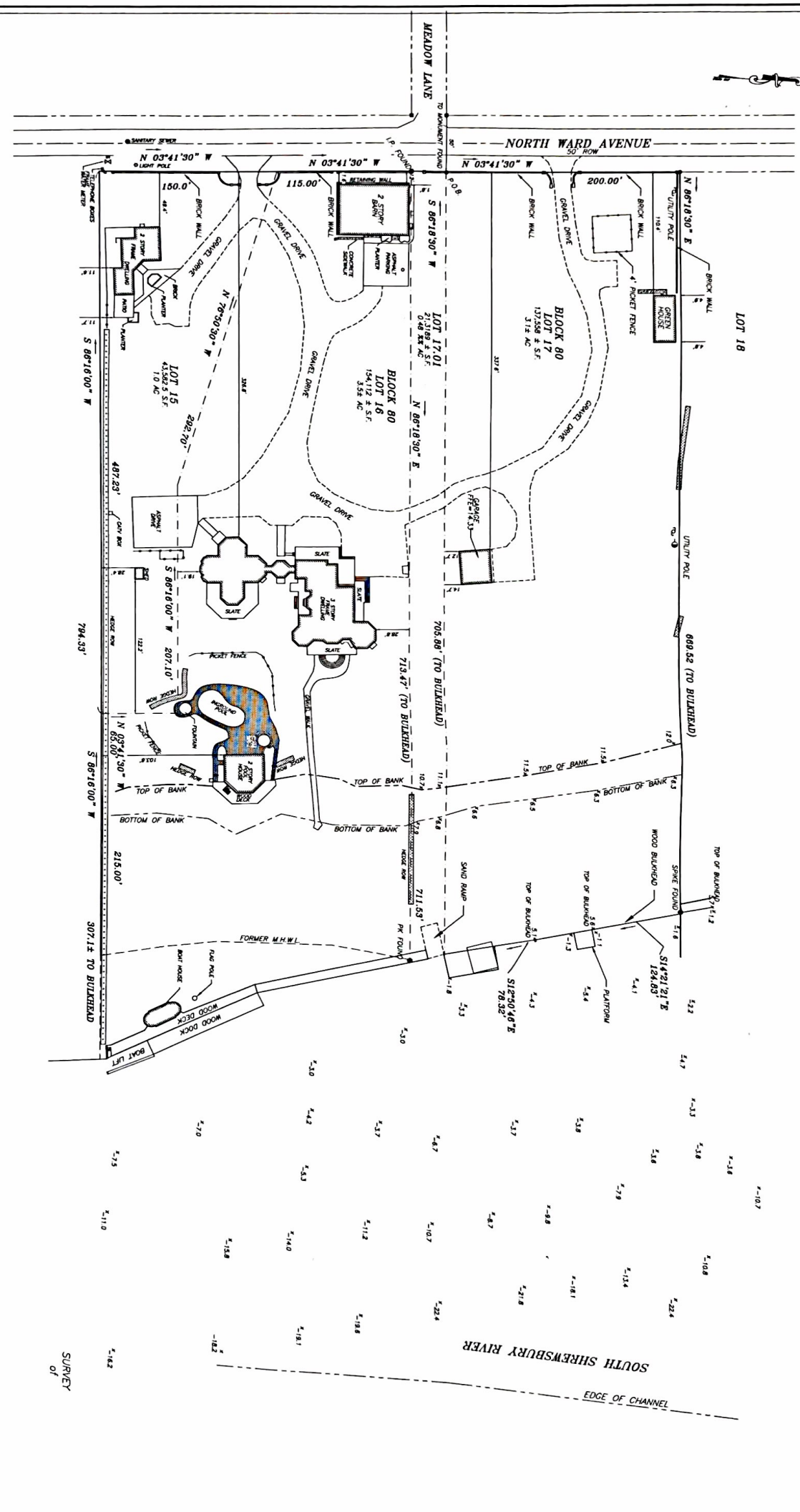
James A. Kennedy, P.E.
Name: Kennedy Consulting Engineers, LLC Address: 211 Maple Avenue, Red Bank, NJ 07701
Phone: (732) 922-1000 Email: jkennedy@k-c-e.com

ENVIRONMENTAL ENGINEER N/A

Name: _____ Address: _____
Phone: _____ Email: _____

PLANNER N/A

Name: _____ Address: _____
Phone: _____ Email: _____

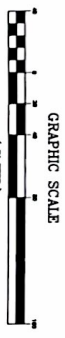


NOTE: MAPS OF SETTING OF CORNER MARKERS WAS OBTAINED FROM ULTIMATE USER PLANNING AND SURVEYING REGULATION N.J.A.C. 17:27-8.1(d)

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND, THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.
 IF THIS DOCUMENT DOES NOT CONTAIN A PROFESSIONAL SEAL, IT IS NOT AN ORIGINAL.

RESPONSIBLE PROFESSIONAL:
THOMAS P. SANTRY, JR., P.L.S.
 PROFESSIONAL LAND SURVEYOR
 No. 25230

DATE:
 9-1-99



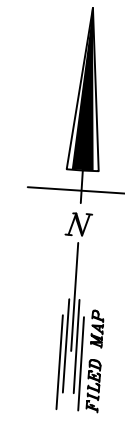
SURVEY of

SURVEY
 of
Lots 17, 17.01, 16 & 15 - Block 80
 Borough of Rumson
 Monmouth County, New Jersey

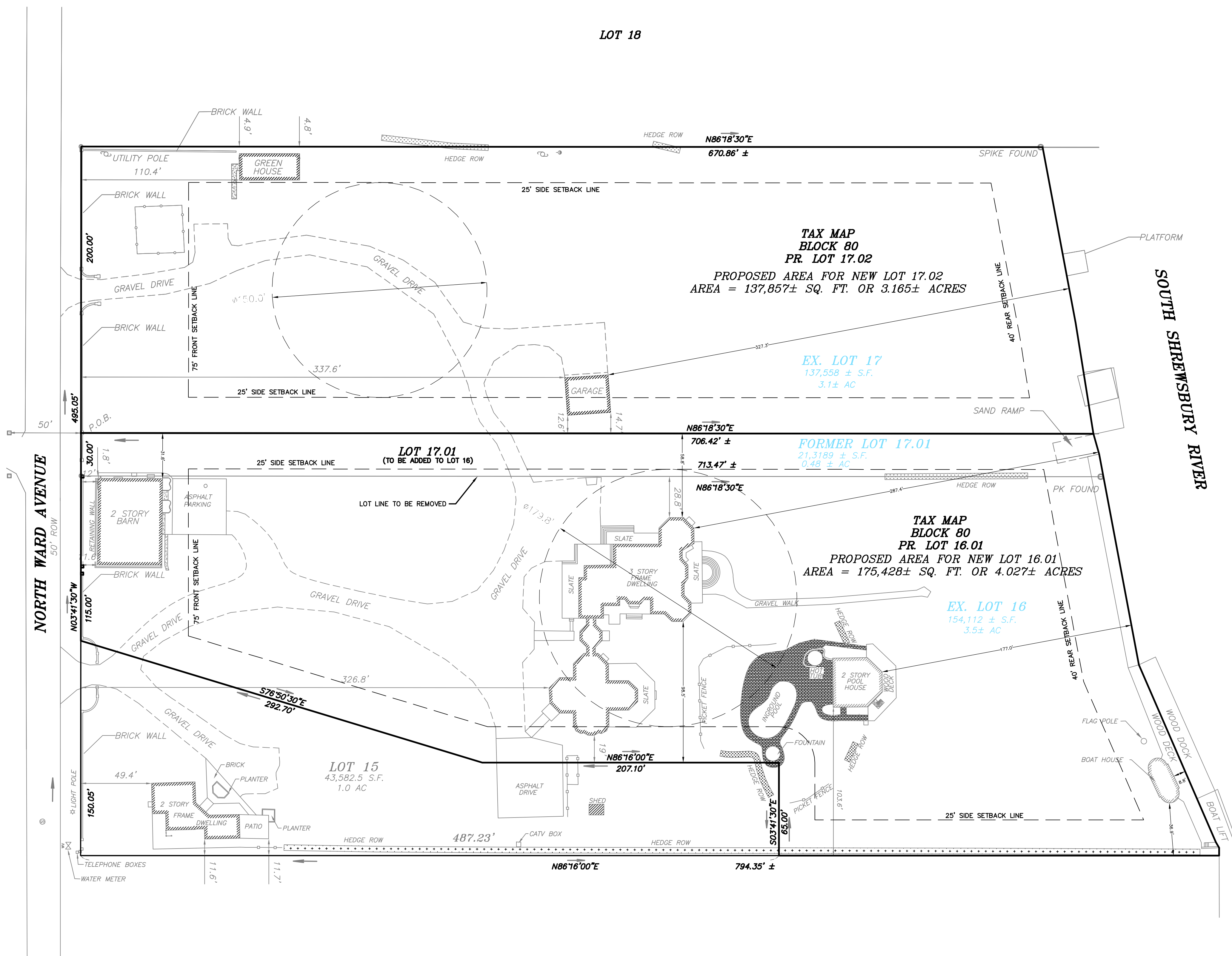
THOMAS P. SANTRY, P.A.
 DONALD E. SANTRY, JR. & ASSOCIATES
 1000 ROUTE 1
 RUMSON, NEW JERSEY 07760
 PHONE (709) 711-0000
 FAX (709) 711-0000

NO. 25230	DATE
9-1-99	9-1-99
BY	DATE
THOMAS P. SANTRY, P.A.	9-1-99

NOTED 7/10/00

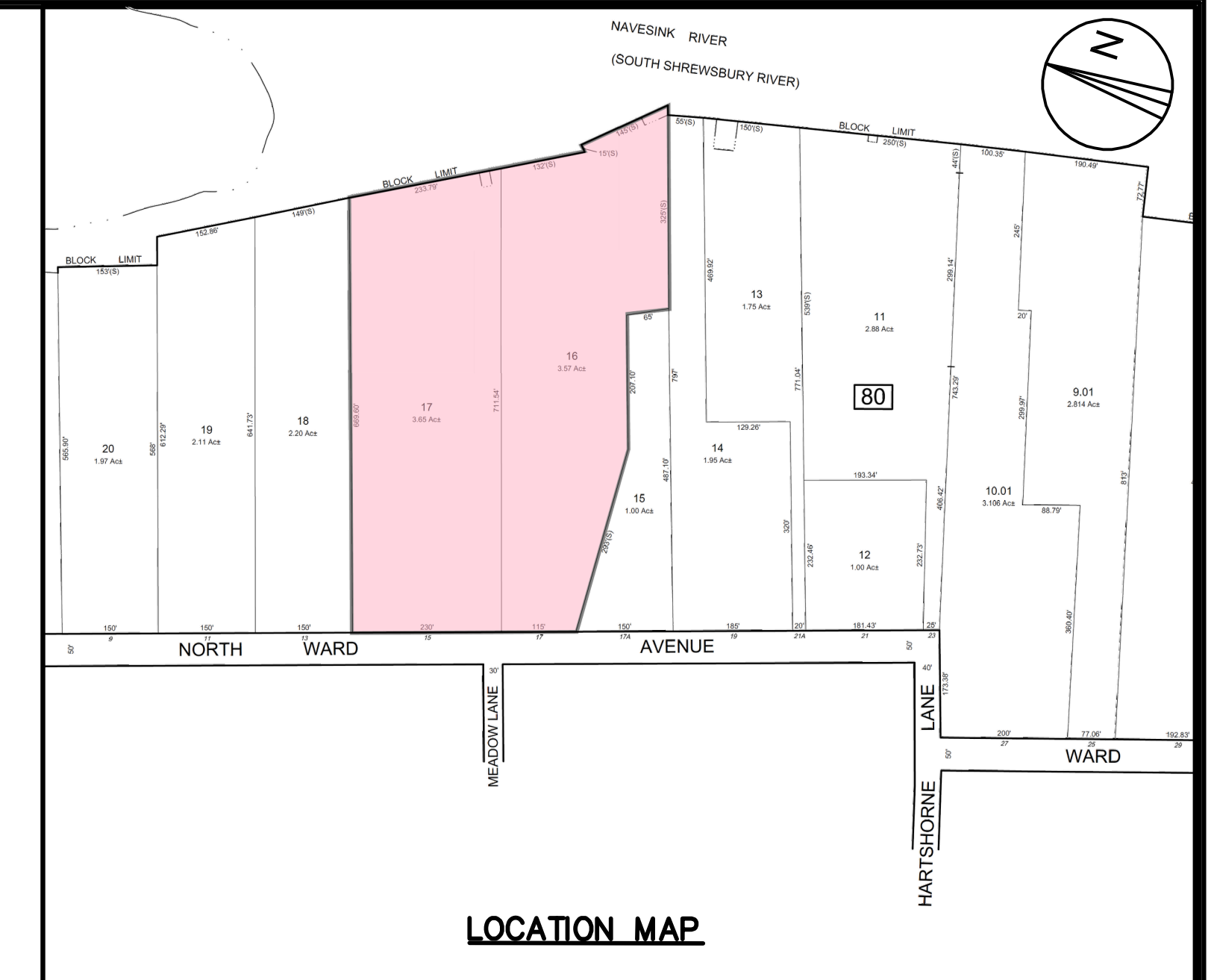
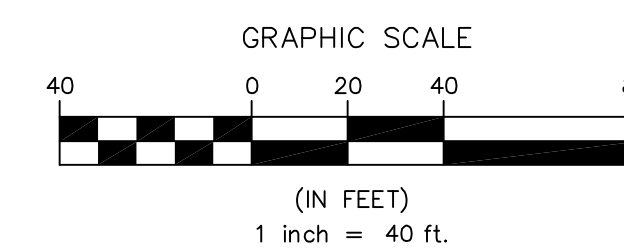


MEADOW LANE



SURVEY REFERENCE NOTE:

1. SURVEY INFORMATION TAKEN FROM "SURVEY OF LOTS 17, 17.01, 16 & 15 - BLOCK 80 - BOROUGH OF RUMSON - MONMOUTH COUNTY NEW JERSEY" PREPARED BY THOMAS P. SANTRY, P.A. DATED SEPTEMBER 1, 1999.
2. MINOR SUBDIVISION PARCELS TAKEN FROM DEED PLOTTING PREPARED BY YORKANIS & WHITE SURVEYING, INC.
3. PROPOSED MINOR SUBDIVISION SHALL BE FILED BY DEED IN THE COUNTY OF MONMOUTH USING METES AND BOUNDS DESCRIPTIONS PREPARED BY A LICENSED LAND SURVEYOR.
4. PROPOSED LOT NUMBERS SUBJECT TO TAX ASSESSOR REVIEW AND APPROVAL.



LOCATION MAP

ZONING INFORMATION: ZONE R-2: SINGLE FAMILY RESIDENCE ZONE			
DESCRIPTION	REQUIRED R-2 ZONE	PROPOSED LOT 16.01	PROPOSED LOT 17.02
MINIMUM LOT SIZE:			
MIN. LOT SIZE	1.0 AC	4.027 AC	3.165 AC
MIN. LOT CIRCLE	100 FT	179.8 FT	150 FT
MIN. LOT WIDTH	150 FT	145 FT	200 FT
MIN. LOT FRONTAGE	150 FT	167.7 FT	200 FT
MINIMUM REQUIRED YARD AREAS:			
PRINCIPAL BUILDING:			
FRONT YARD SETBACK	75 FT	326.8 FT	N/A
ONE SIDE YARD SETBACK	25 FT	19 FT	N/A
BOTH SIDE SETBACK	50 FT	77.8 FT	N/A
REAR SETBACK	40 FT	287.4 FT	N/A
ACCESSORY BUILDING:			
SIDE YARD SETBACK	15 FT	31.8' BARN 103.6' POOL HOUSE 36.9' BOAT HOUSE	4.8' GREEN HOUSE 12.6' GARAGE
REAR YARD SETBACK	15 FT	177.0' POOL HOUSE 8.8' BOAT HOUSE	327.3' GARAGE
MAX. BUILDING COVERAGE	SCHEDULE 5-4	18,474.8 SF EX. 10,110 SF	9,004.3 SF EX. 1571.6 SF
MAX. LOT COVERAGE	SCHEDULE 5-4	32,302 SF EX. 34,884 SF	26,995.7 SF EX. 9,733 SF
MAXIMUM PERMITTED FLOOR AREA	SCHEDULE 5-3A	17,196 SF EX. 16,716 SF	14,589 SF
MIN. GROSS FLOOR AREA (2 STORY)	1200 SF	COMPLIES	N/A

ZONING NOTES

1. MAXIMUM FLOOR AREA FOR PROPOSED LOT 16.01 TAKEN FROM MONMOUTH COUNTY TAX RECORDS. THE FLOOR AREA HAS NOT BEEN INDEPENDENTLY VERIFIED.
2. ZONING BOARD VARIANCE FOR MAINTAINING AN ACCESSORY STRUCTURE WITHOUT A PRINCIPAL BUILDING GRANTED ON JUNE 18, 1996.
3. ENCROACHMENTS BETWEEN PROPOSED LOTS 16.01 AND 17.02 SHALL BE RESOLVED AT THE TIME OF FILING OF DEEDS EITHER THROUGH AN AGREEMENT BETWEEN PROPERTY OWNERS OR THROUGH THE DEMOLITION OF ENCROACHMENTS.
4. IN ADDITION TO THE NONCONFORMING CONDITIONS NOTED ABOVE, ACCESSORY STRUCTURES EXIST BUT ARE NOT PERMITTED WITHIN THE FRONT YARD.

MINOR SUBDIVISION APPLICATION

17 NORTH WARD AVENUE
 LOTS 16 & 17 IN BLOCK 80, BOROUGH OF RUMSON
 MONMOUTH COUNTY - NEW JERSEY
 TAX MAP SHEET 18 - LAST REVISED OCTOBER 2022

MINOR SUBDIVISION LAYOUT PLAN

FILENAME:	SP-1
DRAWN BY:	JK
DATE:	03/19/2026

JAMES A. KENNEDY, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

DIGITAL SIGNATURE VALID FOR PDF ONLY