



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Deck Remodelers, LLC	production@deckremodelers.com	(973) 729-2125 x3	
Name of Applicant	Email	Phone Number	
59 Wardell Ave, Rumson, NJ 07760		105	34
Property Address		Block	Lot

Bobby and Lauren Weber
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.

Applicant's Attorney and contact information (if any)

Applicant's Architect and contact information (if any)

Ryan D. Fennell, Architect (Contact: Ryan Fennell) (908) 752-9369 fennellryan@hotmail.com

Applicant's Engineer and contact information (if any)

9/10/25

Signature of Applicant or Agent

Date

Proposed plan

Construction of a new 469 square foot louvered pergola on the existing, raised, rear patio.

Hardship Encountered

The existing nonconformities limits the new homeowners the ability to add necessary coverage to the home's existing exterior deck.

Variations Requested

1. (Schedule 5-3) Proposed Building coverage of 5,194.4 sf whereas 4,728 sf is existing and 4,111 sf is permitted (Existing nonconformity, intensified)
2. (Schedule 5-3) Proposed Lot Coverage of 14,467 sf whereas 14,467 sf is existing and 10,196 sf is permitted (Existing nonconformity, unchanged)



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

Denial Memorandum

Date: September 9, 2025
Revised November 4, 2025

Applicant: Bobby & Lauren Weber
Address: 59 Wardell Avenue, Rumson, NJ 07760
Block 105, Lot 34, Zone: R-2

I have reviewed the Land Use & Development Permit application for construction of a new 469 square foot louvered pergola on the existing, raised, rear patio. The interior lot is conforming in size and currently has nonconformities of building and lot coverage.

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

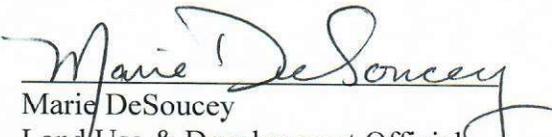
Borough of Rumson Ordinances/Development Regulations Schedule 5-3 Zoning District Regulations

- (22-7.3) Expansion of nonconforming building. **(New)**
- (Schedule 5-4) Proposed Building Coverage of 5,196 sf whereas 4,728 sf is existing and 4,111 sf is permitted. **(Existing nonconformity, intensified)**
- (Schedule 5-4) Proposed Lot Coverage of 14,467 sf whereas 14,467 sf is existing and 10,196 sf is permitted. (Existing nonconformity, unchanged)

Supporting documents to the application include:

- Copy of Survey prepared Lakeland Surveying and signed by Marc J Cifone, PLS, dated January 8, 2024, no revisions, consisting of one sheet.
- Renovation Plans prepared, signed & sealed by Ryan D. Fennell, AIA, dated June 13, 2025, last revised August 11, 2025, consisting of three (3) sheets.

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

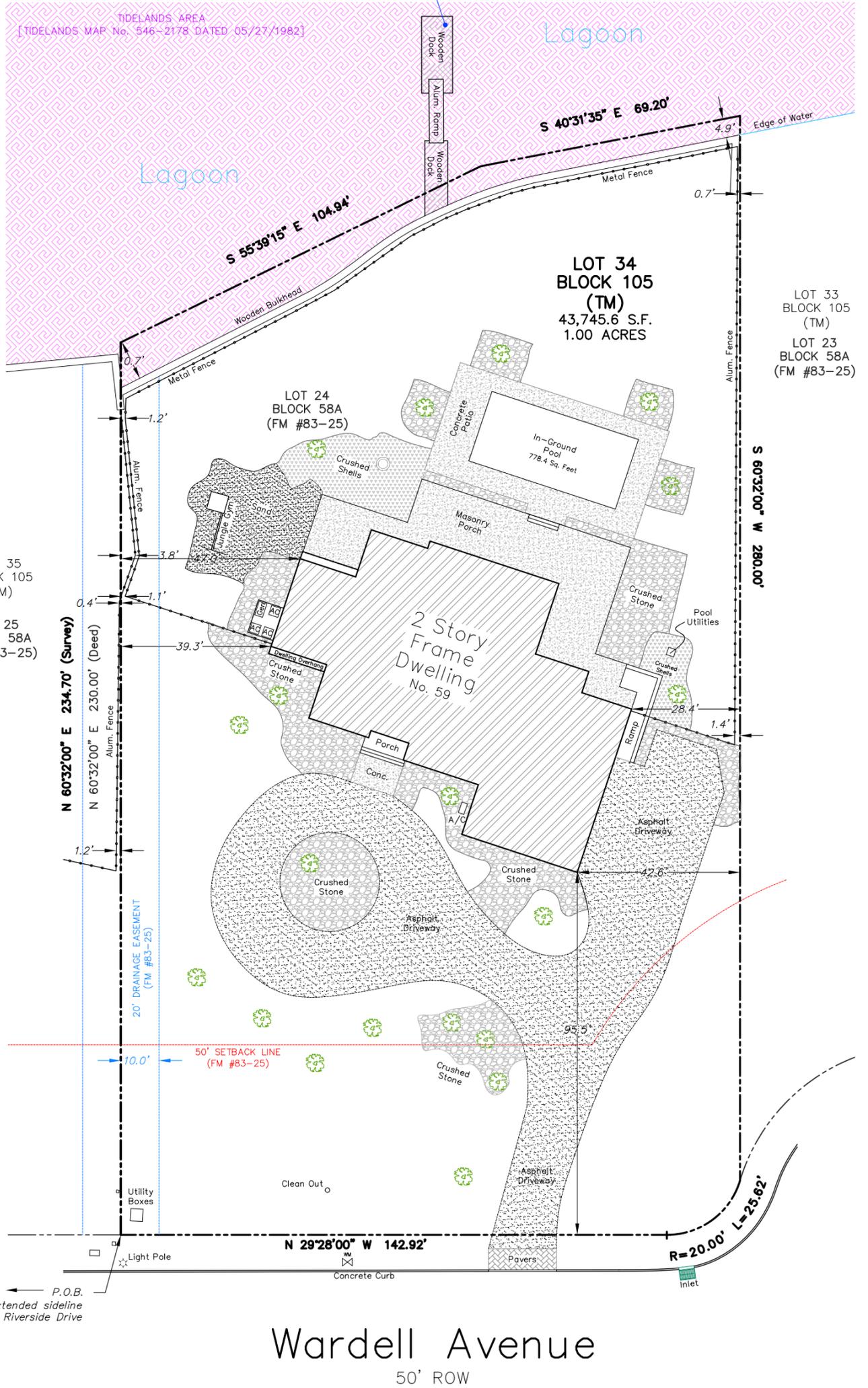

Marie DeSoucey
Land Use & Development Official

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



Coverage Calculations		
Category	Area (s.f.)	Percentage (%)
Lot	43,745.60	100.00%
Dwelling	4,567.10	10.44%
Asphalt Driveway	6,112.00	13.97%
Masonry Porch/Front Porch	1,659.30	3.79%
Concrete (Front Porch)	95.60	0.22%
Concrete Patio (Pool Area)	960.30	2.20%
Ramp	150.70	0.34%
Utility Deck	62.20	0.14%
Pool Utilities	5.90	0.01%
AC Unit	4.40	0.01%
Wooden Bulkhead	355.50	0.81%
Fire Pit	9.60	0.02%
Total Coverage	13,982.60	31.96%

REVOCABLE LICENSE
[A RENTAL AGREEMENT FROM THE
STATE OF NEW JERSEY]
FILE No. 1342-09-0036.1 TD/210001
PERMIT No. 88-1046-1



This survey certified to:
Bobby Weber and Lauren Weber
Morgan Stanley Private Bank, National Association,
its successors and/or
assigns as their interest may appear
Pure Title LLC
Fidelity National Title Insurance Company
Anthony P. Bufano, Esq

P.O.B.
379.00' to the extended sideline
of Riverside Drive

INTENDED TO BE Lot 24 Block 58-A as shown on a certain map entitled,
"Subdivision Plat of Property for Robert Lee, Borough of Rumson, Monmouth
County, New Jersey" filed in the Monmouth County Clerk's Office on May 31, 1966
as Map No. 83-25.

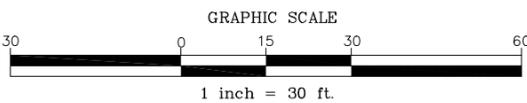
This survey references:

- 1) Deed Book 9116 Page 5261
- 2) Monmouth County Filed Map No. 83-25

Notes:

- 1) Field Survey Performed on 01/04/2024
- 2) Subject to documents of record
- 3) This survey is prepared in accordance with a title search provided by Pur Title LLC for Commitment No. PURE-2154 and Commitment Date of 12/12/23

REVISED 12/17/2025 JMCJES: SURVEY UPDATE W/ COV. CALCULATIONS



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely for the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein.

SURVEY OF PROPERTY				PROJECT NUMBER
Tax Lot 34 - Block 105				233757
59 Wardell Avenue, Borough of Rumson				REFERENCE NUMBER
Monmouth County, New Jersey				PURE-2154
FIELD:	DWN BY:	CHECKED:	DATE	SCALE
WCB	DB	MJC	01/08/2024	1"=30'

Lakeland
Surveying

Certificate of Authorization
#24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

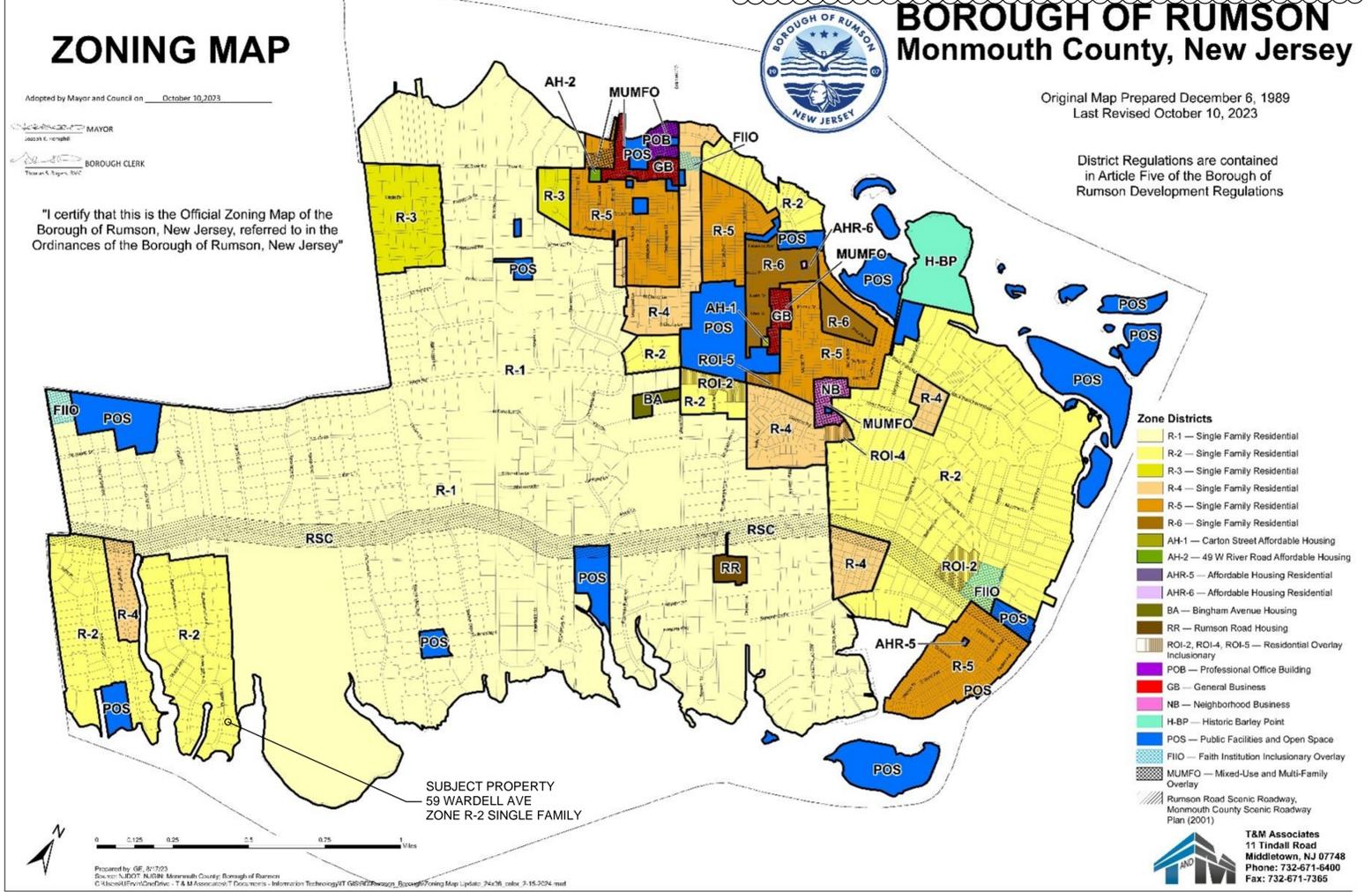
Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

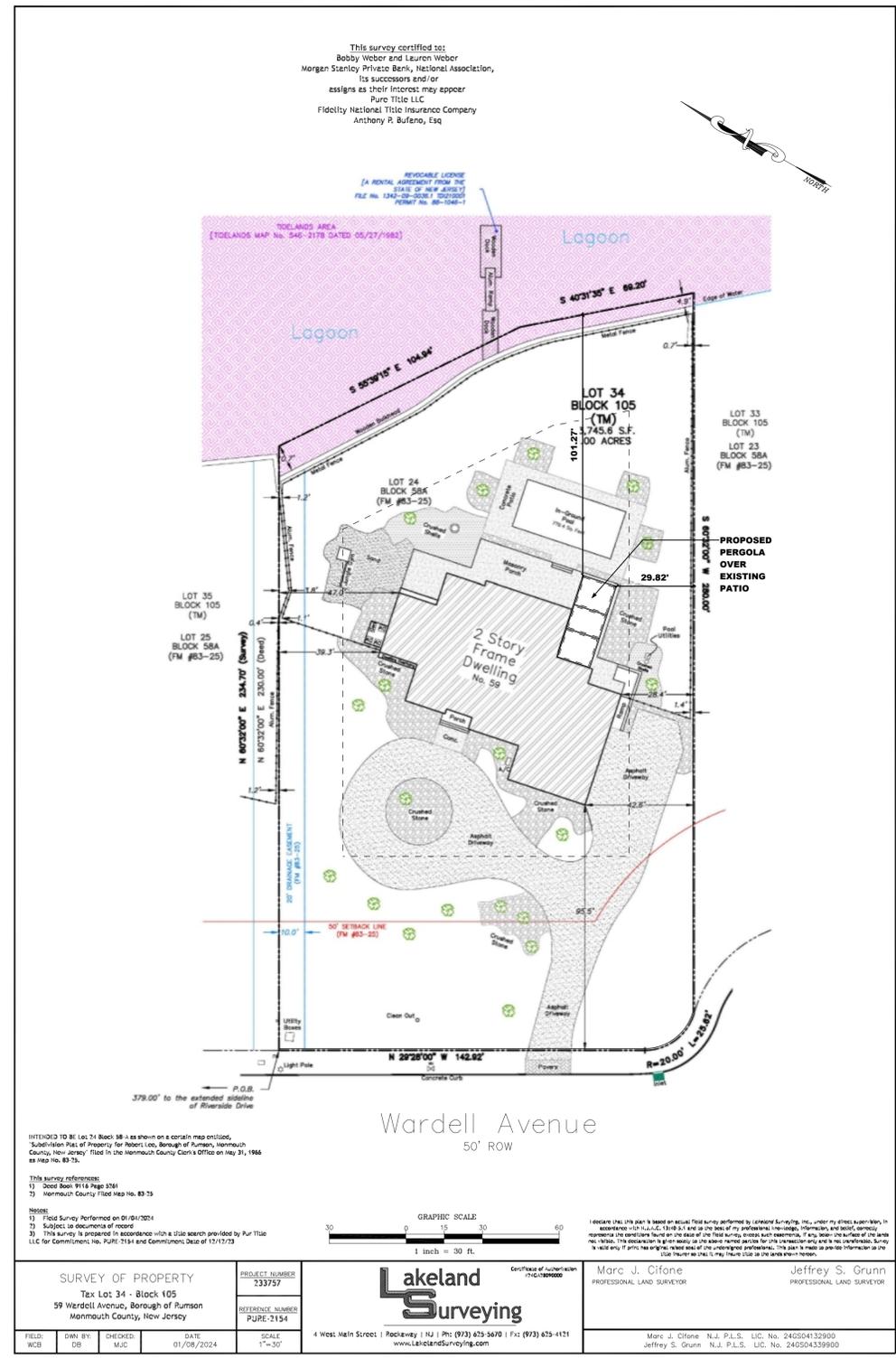
Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900

A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c. 14 (C45:8-36.3) and N.J.A.C. 13:40-5.1(d).

WEBER: 59 Wardell Ave, Rumson, NJ 07760						
ZONE: R-2						
	Existing		Proposed		Allowed	
	sq ft	%	sq ft	%	times	sq ft
Lot Area	43,745.60		43,745.60			
EX Building Footprint	4,567.10	10.44%	4,567.10	10.44%	0.0620	33,745.60
Pergola	0.00	0.00%	468.00	1.07%	plus	2,092.23
						2,095.00
Total Building coverage	4,567.10	10.44%	5,035.10	11.51%		4,187.23
Impervious						
EX Driveway	6,112.00	13.97%	6,112.00	13.97%		
EX/ALT. Masonry Patio	1,659.30	3.79%	1,191.30	2.72%		
EX Concrete Front Porch	95.60	0.22%	95.60	0.22%		
EX Concrete Patio (Pool Area)	960.30	2.20%	960.30	2.20%		
EX Ramp	150.70	0.34%	150.70	0.34%		
EX Utility Deck	62.20	0.14%	62.20	0.14%		
EX Pool Utilities	5.90	0.01%	5.90	0.01%		
EX AC unit	4.40	0.01%	4.40	0.01%		
EX Wooden Bulkhead	355.50	0.81%	355.50	0.81%		
EX Fire Pit	9.60	0.02%	9.60	0.02%		
					0.1915	
					times	33,745.60
Total Impervious coverage	9,415.50	21.52%	8,947.50	20.45%	plus	6,462.28
						3,970.00
Total Building & Impervious coverage	13,982.60	31.96%	13,982.60	31.96%		10,432.28



PROJECT SUMMARY
 INSTALL NEW ALUMINUM PERGOLA SYSTEM AND GLASS RAILING SYSTEM ON EXISTING RAISED PATIO.
 EXISTING RAISED PATIO IS WITHIN THE BUILDING SETBACKS ON THE PROPERTY. NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED. PERGOLAS SMALLER THAN 30% OF THE GROUND FLOOR DWELLING ARE EXEMPT FROM THE MAX BUILDING COVERAGE CALCULATION.



**BOROUGH OF RUMSON—SCHEDULE 5-1
 SCHEDULE OF ZONING DISTRICT REGULATIONS**

(Ord. 5/19/05 § 2; Ord. No. 13-003 § 3; Ord. No. 14-011 § 7; Ord. No. 15-007D § 5; Ord. No. 17-009D; 9-10-2024 by Ord. No. 24-009D)

ZONE DISTRICT	INTERIOR LOTS		CORNER LOTS		MINIMUM YARD REQUIREMENTS (FEET) (4)										Interior Lot Shape Rgmts	Corner Lot Shape Rgmts	Maximum Building Height (10)	Minimum Gross Residential Ground Floor Area Square Feet (1) (2)			Minimum Lot and Building Coverage (5) (9) (19)	Maximum Floor Area Ratio (9)			
	Minimum Lot Area	Minimum Lot Width and Frontage (Feet) (12)	Minimum Lot Area	Minimum Lot Width and Frontage (Feet) (12)	Principal				Accessory Building		Accessory (4) Structure							1 Story	1 1/2 Story	2 Story			Square Feet	***	***
					Front (18), (20)	One Side Yard (7), (16), (20)	Total of Two Side Yards (16)	Rear Yard (20)	Side Yard (17)	Side Yard (17)	Side Yard (6)	Side Yard (6)	Minimum Diameter (Feet) (8)	Minimum Diameter (Feet) (8)											
RESIDENTIAL R-1 SINGLE FAMILY	1.5 AC.	200	1.5 AC.	250	100	40	80 (7)	50	15	15	15	15	15	115	115		2400	1800	1400	N/A					
R-2 SINGLE FAMILY	1.0 AC.	150	1.0 AC.	200	75	25	50 (7)	40	15	15	15	15	100	100		2000	1400	1200	N/A						
R-3 SINGLE FAMILY	75 AC.	125	35000 S.F.	165	60	20	40 (7)	40	15	15	15	15	85	85		1500	1200	1000	N/A						
R-4 SINGLE FAMILY	10000 S.F.	75	12500 S.F.	100	35	7 (11)	18 (7)	40 (13)	5	5	5	5	50	50		900	800	600	N/A						
R-5 SINGLE FAMILY	6000 S.F.	50	8000 S.F.	75	35	6 (11)	16 (7)	35 (14)	5	5	5	5	34	33		800	700	600	N/A						
R-6 SINGLE FAMILY	5000 S.F.	50	7000 S.F.	70	30	6 (11)	16 (7)	35 (15)	5	5	5	5	34	33		800	700	600	N/A						
BUSINESS POB PROFESSIONAL OFFICE BUILDING	12000 S.F. (3)	100	12000 S.F. (3)	100	25	10	20	35	5	5	5	5	55	55		800	700	600	600 (3)						
NB NEIGHBORHOOD BUSINESS	12000 S.F. (3)	100	12000 S.F. (3)	100	25	10	20	30	5	5	5	5	65	65		800	700	600	600 (3)						
GB GENERAL BUSINESS	12000 S.F. (3)	100	12000 S.F. (3)	100	20	10	20	30	5	5	5	5	60	60		800	700	600	600 (3)						
POS PUBLIC FACILITIES AND OPEN SPACE	---	---	---	---	---	---	---	---	---	---	---	---	---	---		---	---	---	---						

(19) Exclusions from lot and building coverage for permitted single-family dwellings:
 a. Eaves-First twelve (12") inches of the eave width may be excluded from the calculation of maximum lot and building coverage.
 b. Pergolas-Located on an approved patio, deck or terrace may exclude that portion of the pergola, which does not exceed thirty (30%) percent of the principal building ground floor area from the calculation of maximum building coverage. (Ord. No. 17-009D)



RYAN D FENNELL ARCHITECT
 1920 ROY LANE
 EASTON, PENNSYLVANIA 18040
 908.752.9369

RYAN D. FENNELL, AIA

NJ CERT. NO. 21A101811400
 NY CERT. NO. 042634-01
 PA CERT. NO. RA406160

01/07/26	REVISION FOR ZONING VARIANCE
08/11/25	REVISION FOR ZONING VARIANCE
07/18/25	REVISION FOR ZONING VARIANCE
06/02/25	SUBMIT TO BLDG. DEPT.

2 WILSON DRIVE, SUITE 1
 SPARTA, NJ 07871
 PHONE: (973) 729-2125

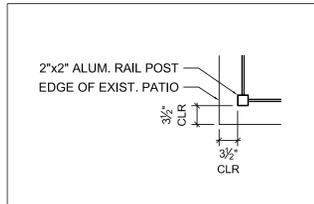
**WEBER RESIDENCE
 RENOVATION TO EXISTING PATIO**
**59 WARDELL AVE.
 RUMSON, NJ 07760**

SHEET TITLE:
**SITE PLAN
 ZONING DATA**

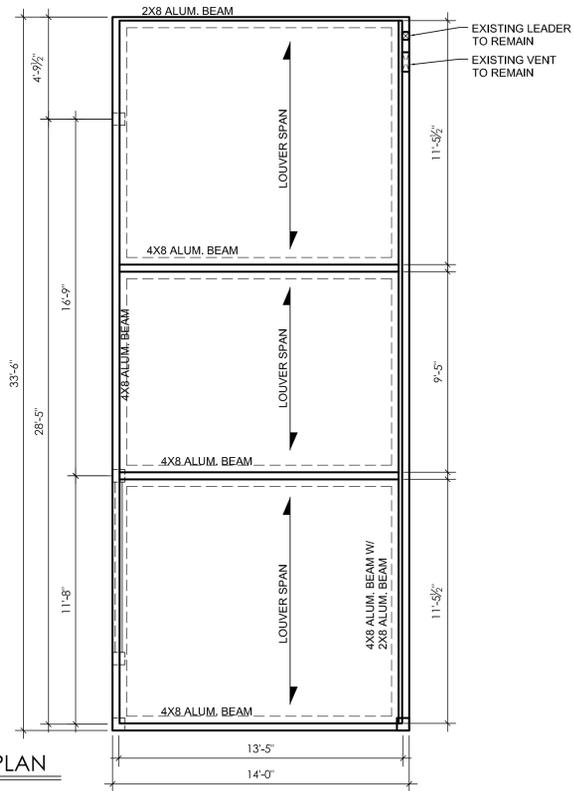
JOB NUMBER: P25.21
 DATE: 01/07/26
 SCALE: AS NOTED

DRAWING NUMBER:
A0

BUILDING CODE DATA	
USE GROUP:	(R-1) RESIDENTIAL LOW DENSITY
CONSTRUCTION:	VB
DESIGN LOADS	FIRST FLOOR: 40#LL+10#DL PER SF ROOF: 30#LL (SNOW)+10#DL PER SF WIND SPEED: 130 MPH (3 SECOND GUST)
GOVERNING CODE	- IRC - 2021/ NJ EDITION
PROPOSED PERGOLA AREA:	469 SF
PROPOSED ROOF HEIGHT (PERGOLA):	9'-9"



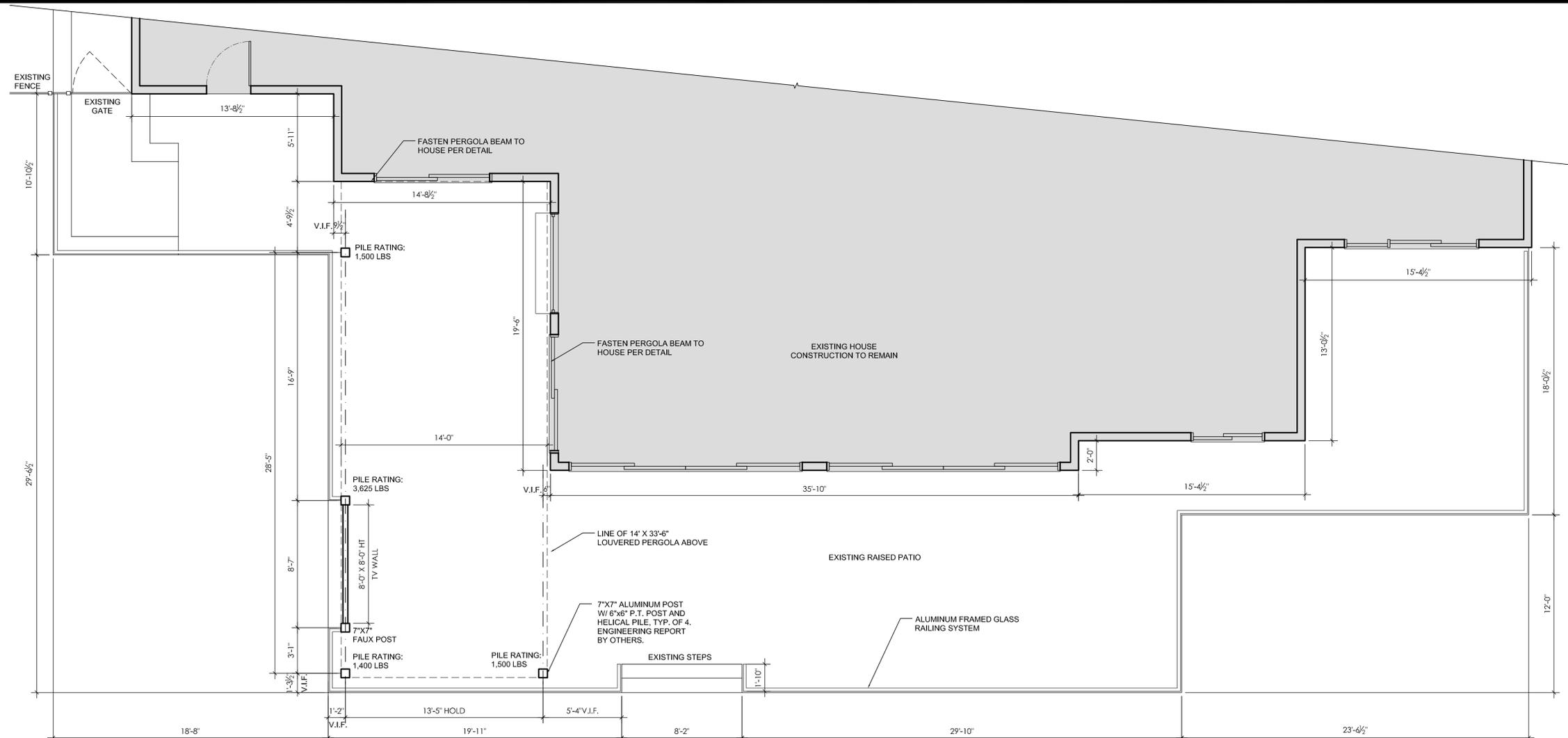
3 RAIL DETAIL
3/4" = 1'-0"



2 PERGOLA PLAN
1/4" = 1'-0"



DESIGN RENDERING 1



1 FLOOR PLAN w/ PERGOLA FOUNDATION
1/4" = 1'-0"

RDFA

RYAN D FENNELL ARCHITECT
1920 ROY LANE
EASTON, PENNSYLVANIA 18040
908.752.9369

RYAN D. FENNELL, AIA

R. Fennell

NJ CERT. NO. 21A101811400
NY CERT. NO. 042634-01
PA CERT. NO. RA406160

06/13/25 SUBMIT TO BLDG. DEPT.



2 WILSON DRIVE, SUITE 1
SPARTA, NJ 07871
PHONE: (973) 725-2125

WEBER RESIDENCE
RENOVATION TO EXISTING PATIO
59 WARDELL AVE.
RUMSON, NJ 07760

SHEET TITLE:

FLOOR PLANS
CODE DATA
DETAILS

JOB NUMBER: P25.21

DATE: 06/13/25

SCALE: AS NOTED

DRAWING NUMBER:

A1



2 WILSON DRIVE, SUITE 1
SPARTA, NJ 07871
PHONE: (973) 729-2125

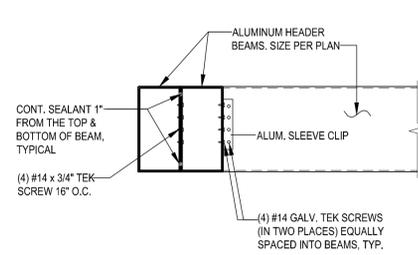
**WEBER RESIDENCE
RENOVATION TO EXISTING PATIO**
59 WARDELL AVE.
RUMSON, NJ 07760

SHEET TITLE:
EXTERIOR ELEVATIONS

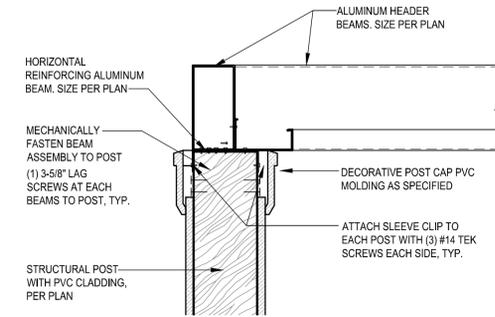
JOB NUMBER: P25.21
DATE: 06/13/25
SCALE: AS NOTED

DRAWING NUMBER:

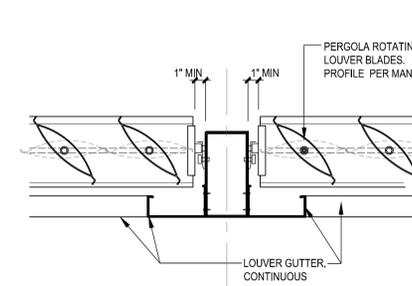
A2



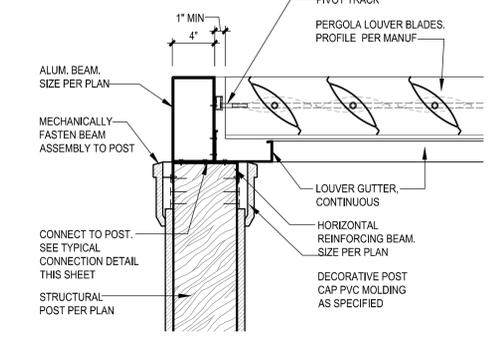
8 **DETAIL: TYPICAL BEAM CONNECTION - BEAM TO BEAM**
SCALE 1 1/2" = 1'-0"



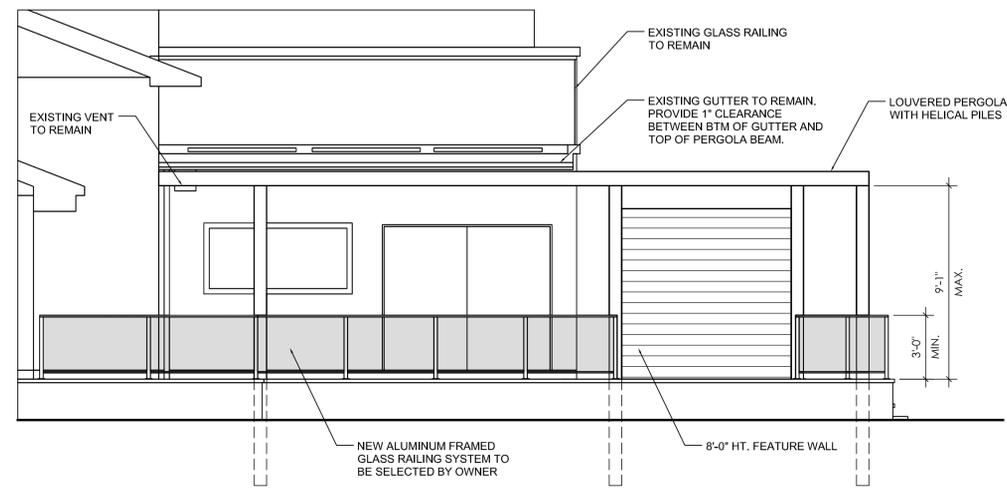
7 **DETAIL: TYPICAL BEAM CONNECTION - HEAD TO POST**
SCALE 1 1/2" = 1'-0"



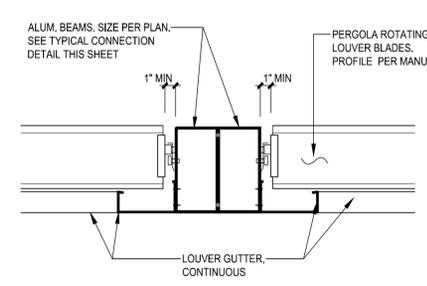
6 **DETAIL: LOUVER AT INTERMEDIATE SINGLE BEAM**
SCALE 1 1/2" = 1'-0"



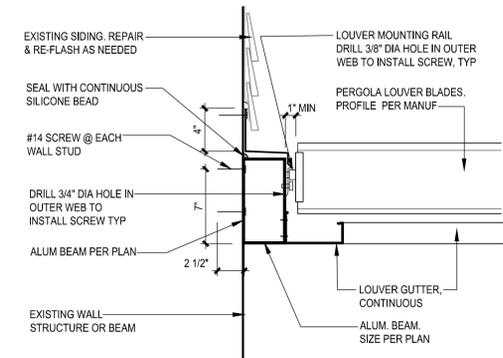
5 **DETAIL: SECTION AT FRONT PERIMETER EDGE**
SCALE 1 1/2" = 1'-0"



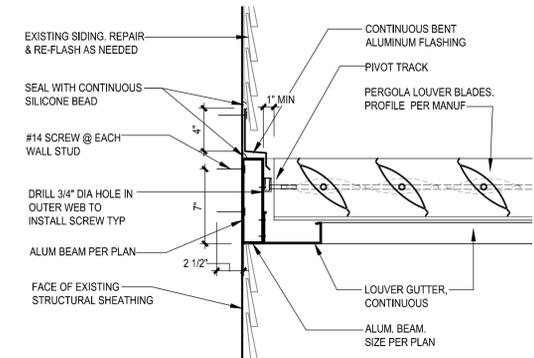
2 **SIDE ELEVATION**
1/4" = 1'-0"



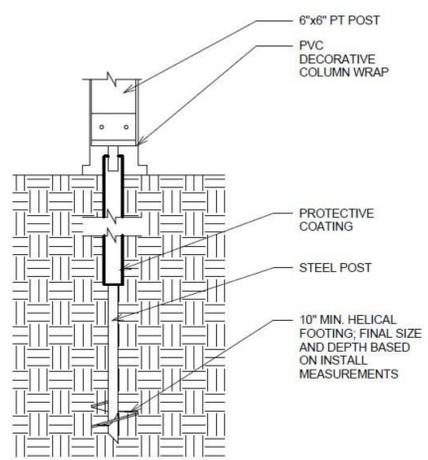
3 **DETAIL: LOUVER AT INTERMEDIATE DOUBLE BEAM**
SCALE 1 1/2" = 1'-0"



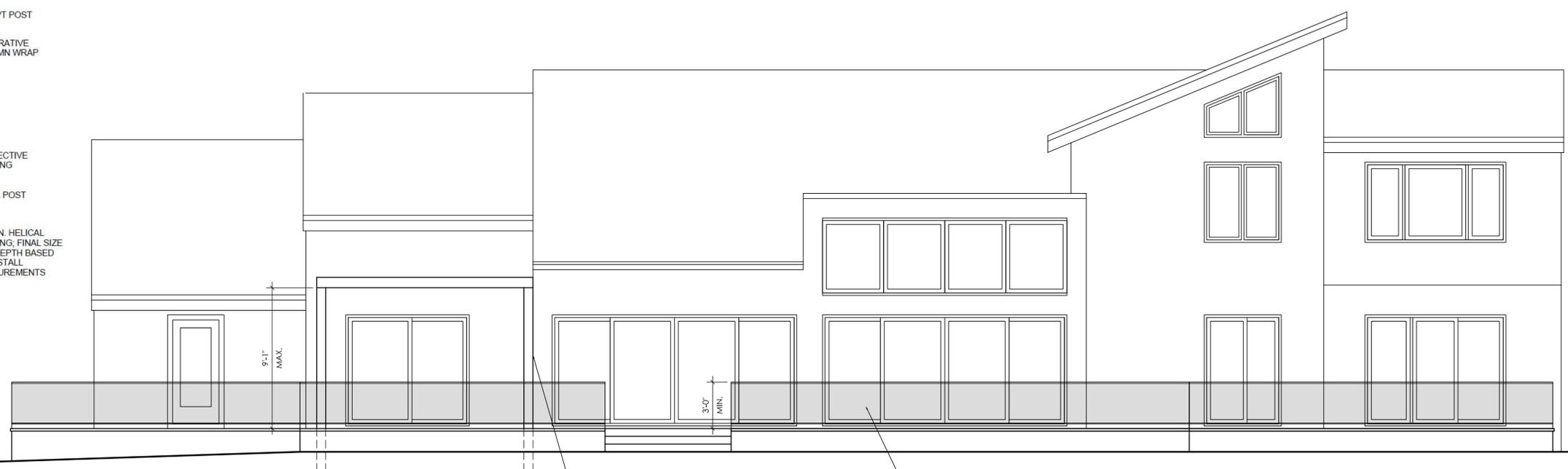
2 **DETAIL: PERGOLA TO BUILDING**
SCALE 1 1/2" = 1'-0"



1 **DETAIL: PERGOLA TO BUILDING**
SCALE 1 1/2" = 1'-0"



HELICAL FOUNDATION DETAIL



1 **REAR ELEVATION**
1/4" = 1'-0"