



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Jill Fallon fallonjill193@gmail.com 732 890 4727

Name of Applicant Email Phone Number

73 AVE. OF TWO RIVERS, RUMSON, NJ 07760 66 2
Property Address 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.

Applicant's Attorney and contact information (if any)

AL SHISSIAS, RA, RIA ashissias@gmail.com 856.448.0865
Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

Jill Fallon 8/4/2025
Signature of Applicant or Agent Date

Proposed plan 2nd Floor ADDITION, COVERED FRONT PORCH ADDITION,
REAR DECK ADDITION AND OUTDOOR IMPROVEMENTS TO
AN EXISTING SINGLE FAMILY RESIDENCE.

Hardship Encountered
EXISTING DEVELOPMENT/CONDITIONS

Variances Requested (22-7.3f2) ENLARGEMENT OF NONCONFORMING BUILDING,
(22-7.3c) RECONSTRUCTION OF MORE THAN PARTIALLY DESTROYED BUILDING,
MIN. FYSB: 35 FEET REQUIRED, 28.3 FEET EXISTING AND PROPOSED,
MIN. FYSB (FRONT PORCH) 30 FEET REQUIRED, 25.4 FEET EXISTING, 21.3 FEET PROPOSED,
MIN. SFSB: 6 FEET REQUIRED, 4.7 FEET EXISTING AND PROPOSED.



Borough of Rumson
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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: July 31, 2025

Applicant: Jill Fallon
Address: 73 Avenue of Two Rivers, Rumson, NJ 07760
Block 66, Lot 2, Zone: R-5

I have reviewed the Land Use & Development Permit application for a second floor addition, covered front porch, rear deck and outdoor improvements.

The application was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations

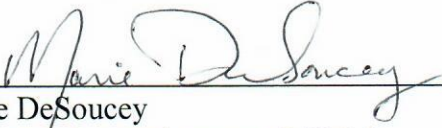
- (22-7.3f2) the enlargement, extension or addition to a nonconforming building must conform to all requirements and not result in the creation of any new nonconformity related to the lot and the aggregate of all structures or building.
 - The proposed additions will intensify existing nonconformities and create 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 extent of the additions will cause the existing nonconforming building to be more than partially destroyed.
- (Schedule 5-1) FYSB of 28.3', whereas 35' is required is intensified with second floor.
- (Schedule 5-1) FYSB for new front porch of 21.3', whereas 33' is a new nonconformity.
- (Schedule 5-1) SYSB of 4.7', whereas 7' is required is intensified with second floor.
- (22-7.8j) SYSB for rear deck and steps of 6', whereas 7' is a new nonconformity.
- Existing nonconformities that are unchanged with this application include: Accessory building SYSB and RYSB of 2.8' and 4.4', respectively, whereas 5' is required.

Supporting documents to the application include:

- Topographic Survey prepared, signed & sealed by Charles Surmonte, PE & PLS, dated June 2, 2025, no revisions, consisting of one sheet.

- Architectural Plans for Fallon Residence prepared, signed & sealed by Alec P. Shissias, RA, RLA, dated July 17, 2025, no revisions, consisting of two (2) 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

ZONING REGULATIONS

R-5 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	8,482 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	50 FT	60 FT / 60 FT	NO CHANGE
MIN. FRONT YARD SETBACK	35 FT	25.4 FT	28.3 FT
MIN. FRONT YARD SETBACK (PORCH)	30 FT	N/A	21.3 FT
MIN. SIDE YARD SETBACK / COMBINED	6 FT / 16 FT	4.7 FT / 23 FT	NO CHANGE
MIN. REAR YARD SETBACK	45 FT	45.1 FT	NO CHANGE
INT. LOT SHAPE - MIN. DIA.	34 FT	44 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	18.9 FT / 11.3 FT	31 FT / 20 FT
MAX. BLDG. STORIES	2.5 ST	1.5 ST	2.5 ST
MIN. HABITABLE GROUND FLOOR (2 ST.)	600 FT	902 SF	872 SF
MAX. LOT COVERAGE	3,485 SF	2,152 SF	2,370 SF
MAX. BUILDING COVERAGE	1,812 SF	1,245 SF	1,274 SF
MAX. HABITABLE FLOOR AREA	3,044 SF	902 SF	1,724 SF
ACCESSORY BLDG. SIDE YARD SETBACK	5 FT	2.8 FT	NO CHANGE
ACCESSORY BLDG. REAR YARD SETBACK	5 FT	4.4 FT	NO CHANGE
ACCESSORY BLDG. STORIES / HEIGHT	1 ST / 16 FT	1 ST / ±13 FT	NO CHANGE

ZONING CALCULATIONS

LOT COVERAGE			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF
5,000 - 10,000 SF	3,482 SF	x0.319	1,110 SF
			3,485 SF
EXISTING			
BUILDING FOOTPRINT	962 SF		
DETACHED GARAGE	283 SF	(413 SF - 130 SF / DETACHED GARAGE CREDIT)	
DRIVEWAY	861 SF		
FRONT STEPS	17 SF		
FRONT WALKWAY	81 SF	WALKWAY EXCLUSION	
REAR DECK & STEPS	35 SF	(35 SF - 180 SF / 20% GROUND FLOOR AREA)	
REAR PAVING	29 SF		
TOTAL	2,152 SF		
PROPOSED			
BUILDING FOOTPRINT	930 SF		
FRONT PORCH	61 SF	(148 SF - 87 SF / 10% GROUND FLOOR AREA)	
DETACHED GARAGE	283 SF	(413 SF - 130 SF / DETACHED GARAGE CREDIT)	
FRONT STEPS	16 SF		
FRONT WALKWAY	208 SF	WALKWAY EXCLUSION	
DRIVEWAY	861 SF		
REAR DECK & STEPS	67 SF	(67 SF - 174 SF / 20% GROUND FLOOR AREA)	
REAR PATIO	219 SF	(480 SF - 261 SF / 30% GROUND FLOOR AREA)	
TOTAL	2,370 SF		
BUILDING COVERAGE			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF
5,000 - 10,000 SF	3,482 SF	x0.186	647 SF
			1,812 SF
EXISTING			
BUILDING FOOTPRINT	962 SF		
DETACHED GARAGE	283 SF	(413 SF - 130 SF / DETACHED GARAGE CREDIT)	
TOTAL	1,245 SF		
PROPOSED			
BUILDING FOOTPRINT	930 SF		
FRONT PORCH	61 SF	(148 SF - 87 SF / 10% GROUND FLOOR AREA)	
DETACHED GARAGE	283 SF	(413 SF - 130 SF / DETACHED GARAGE CREDIT)	
TOTAL	1,274 SF		
HABITABLE FLOOR AREA			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.4	2,000 SF
5,000 - 10,000 SF	3,482 SF	x0.3	1,044 SF
			3,044 SF
EXISTING			
1st FLOOR	902 SF		
TOTAL	902 SF		
PROPOSED			
1st FLOOR	872 SF		
2nd FLOOR	852 SF		
TOTAL	1,724 SF		

DRAWING LIST

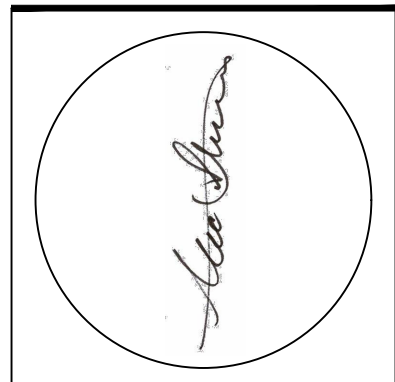
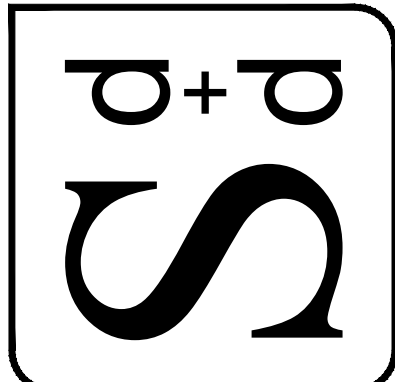
A1	SITE PLAN / ZONING
A2	FLOOR PLANS / EXTERIOR ELEVATIONS

SHISSIAS

DESIGN + DEVELOPMENT

956.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07760

Allec P. Shissias, RA, RLA
Architect #24019220
NJ Landscape Architect #21A50017900



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ISSUE	REVISIONS

Fallon Residence

Residential Addition & Renovation

73 Ave. of Two Rivers, Rumson, NJ 07760

Block 66 / Lot 2

Proj. No: 2025.24

Issued For: Zoning

Date: 07 / 17 / 2025

SITE PLAN / ZONING

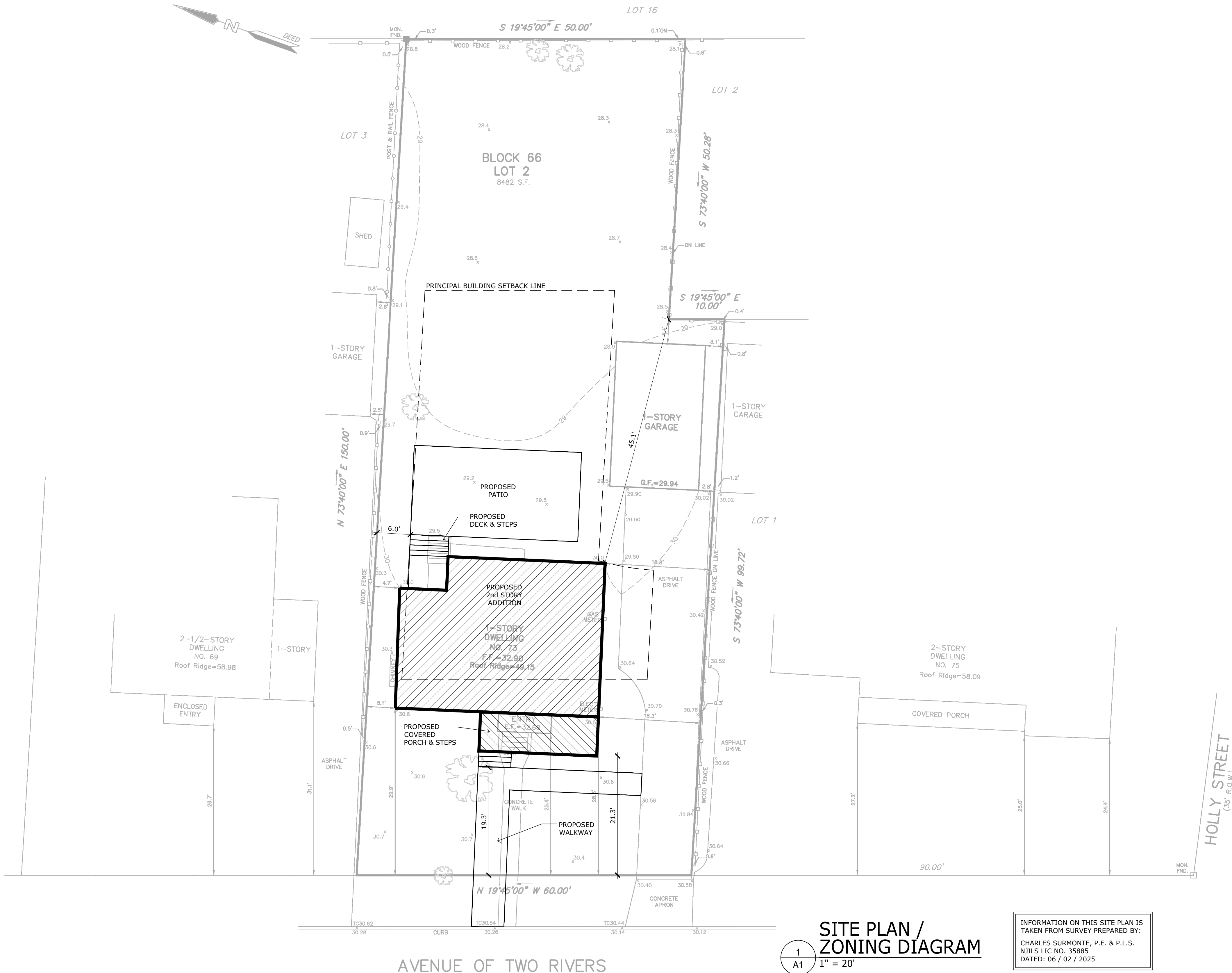
A1

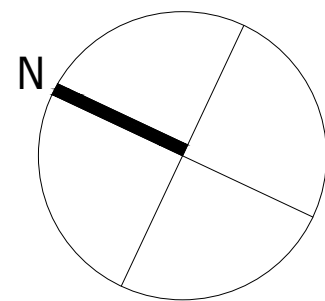
Single Family Addition & Renovation

Fallon Residence

73 Ave. of Two Rivers, Rumson, NJ 07760

Block 66 / Lot 2





5
A2

REAR ELEVATION
3/16" = 1'-0"



6
A2

LEFT SIDE ELEVATION
3/16" = 1'-0"



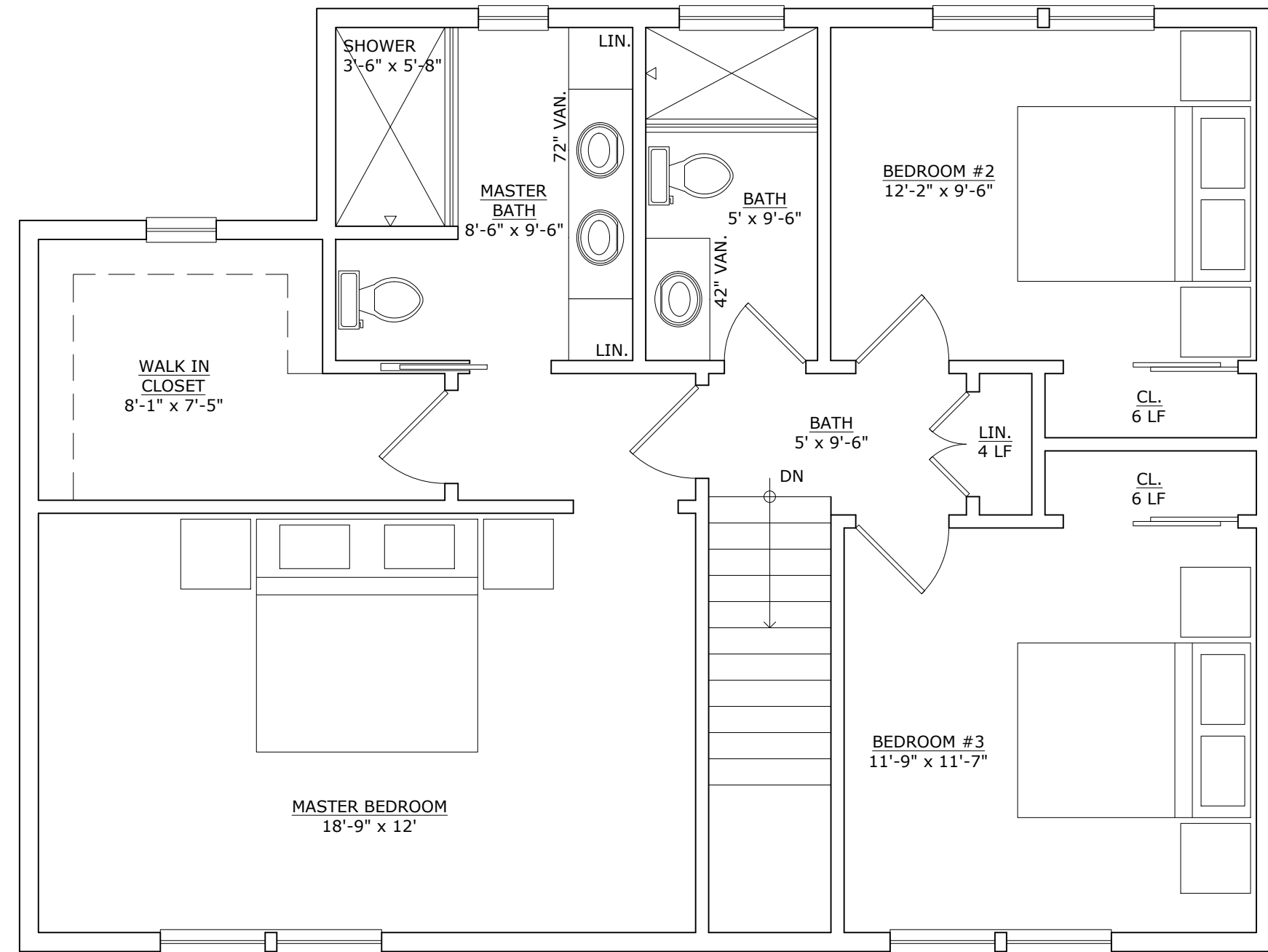
3
A2

FRONT ELEVATION
3/16" = 1'-0"



4
A2

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



2
A

2nd FLOOR PLAN
1/4" = 1'-0"

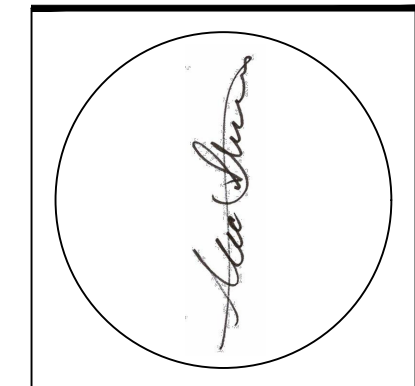
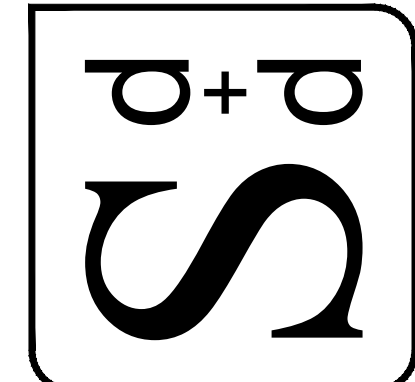


1
A2

1st FLOOR PLAN
1/4" = 1'-0"

SHISSIAS

DESIGN + DEVELOPMENT
Alec P. Shissias, RA, RLA
Architect #240192200
NJ Landscape Architect #24AS0017900
www.shissias.com
956.448.0865
ashissias@gmail.com
27 1st St. Rumson, NJ 07760



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ISSUE	REVISIONS

Fallon Residence
Residential Addition & Renovation

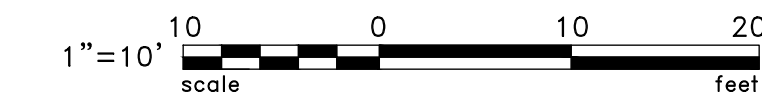
73 Ave. of Two Rivers, Rumson, NJ 07760
Block 66 / Lot 2

Proj. No: 2025.24
Issued For: Zoning
Date: 07 / 17 / 2025

PLANS

A2

2 OF 2



No.	DATE	DESCRIPTION		
TOPOGRAPHIC SURVEY				
73 AVENUE OF TWO RIVERS LOT 2 BLOCK 66				
BOROUGH OF RUMSON		MONMOUTH COUNTY		NEW JERSEY
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 35885			301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
PROJECT No. _____ 25-441		DATE: 06-02-25	SCALE: 1"=10'	SHEET: 1 OF 1

R-5 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	8,482 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	50 FT	60 FT / 60 FT	NO CHANGE
MIN. FRONT YARD SETBACK	35 FT	25.4 FT	28.3 FT
MIN. FRONT YARD SETBACK (PORCH)	30 FT	N/A	21.3 FT
MIN. SIDE YARD SETBACK / COMBINED	7 FT / 19 FT	4.7 FT / 23 FT	NO CHANGE
MIN. REAR YARD SETBACK	45 FT	45.1 FT	NO CHANGE
INT. LOT SHAPE - MIN. DIA.	34 FT	44 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	18.9 FT / 11.3 FT	31 FT / 20 FT
MAX. BLDG. STORIES	2.5 ST	1.5 ST	2.5 ST
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MAX. LOT COVERAGE	3,485 SF	2,152 SF	2,370 SF
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ACCESSORY BLDG. SIDE YARD SETBACK	5 FT	2.8 FT	NO CHANGE
ACCESSORY BLDG. REAR YARD SETBACK	5 FT	4 FT	NO CHANGE
ACCESSORY BLDG. STORIES / HEIGHT	1 ST / 16 FT	1 ST / +13 FT	NO CHANGE

LOT COVERAGE			
<u>ALLOWABLE</u>			
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF
5,000 - 10,000 SF	3,482 SF	x0.319	1,110 SF
			3,485 SF
<u>EXISTING</u>			
BUILDING FOOTPRINT			962 SF
DETACHED GARAGE			283 SF
DRIVEWAY			861 SF
FRONT STEPS			17 SF
FRONT WALKWAY			81 SF
REAR DECK & STEPS			38 SF
REAR PAVING			29 SF
TOTAL			2,152 SF
<u>PROPOSED</u>			
BUILDING FOOTPRINT			930 SF
FRONT PORCH			61 SF
DETACHED GARAGE			283 SF
FRONT STEPS			16 SF
FRONT WALKWAY			208 SF
DRIVEWAY			861 SF
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TOTAL			2,370 SF

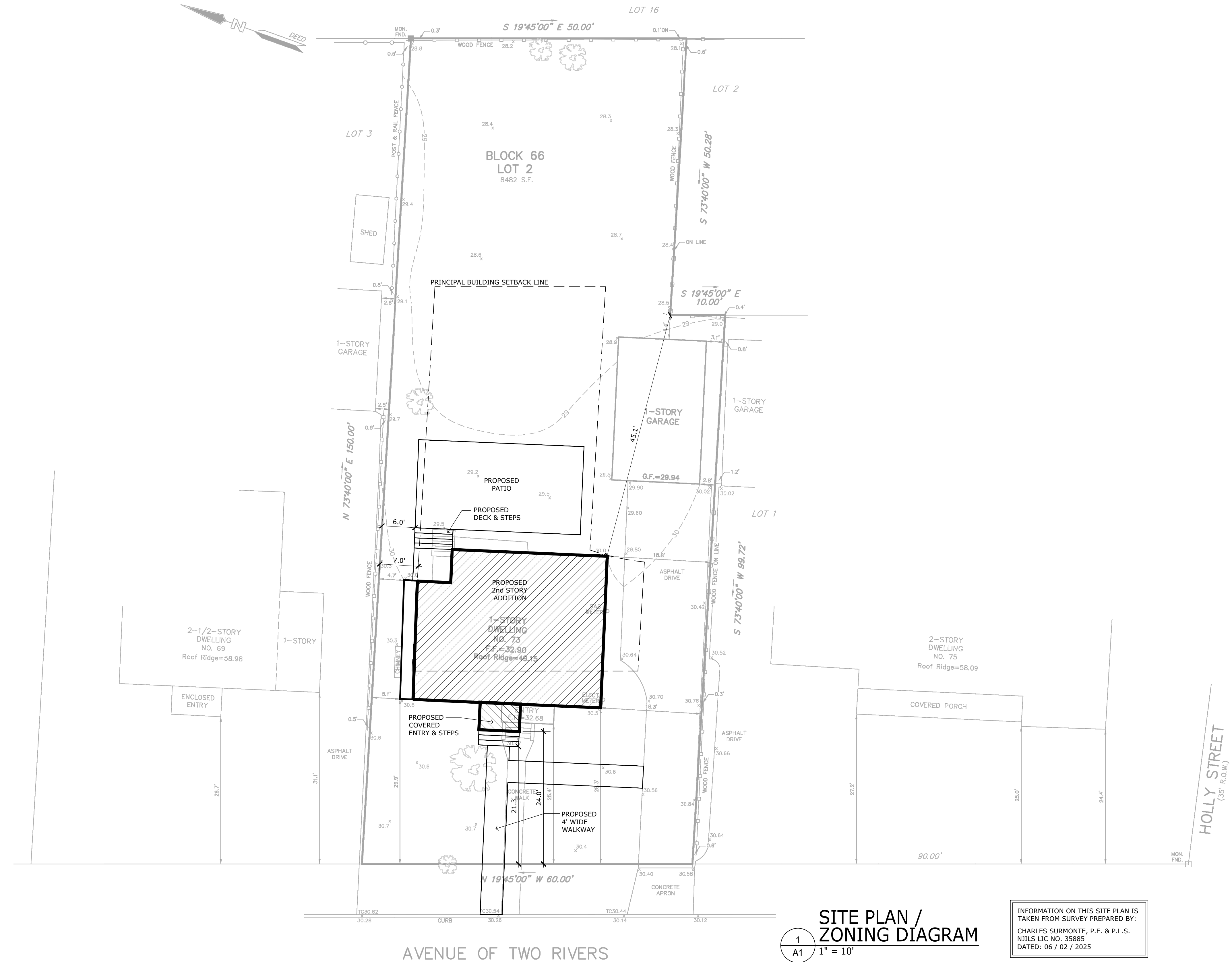
<u>ALLOWABLE</u>			
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF
5,000 - 10,000 SF	3,482 SF	x0.186	647 SF
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 <u>EXISTING</u>			
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			(413 SF - 130 SF / DETACHED GARAGE CREDIT)
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1st FLOOR			902 SF
TOTAL			902 SF
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1st FLOOR			872 SF
2nd FLOOR			852 SF
TOTAL			1,724 SF

A1	SITE PLAN / ZONING
A2	FLOOR PLANS / EXTERIOR ELEVATIONS

Fallon Residence

73 Ave. of Two Rivers, Rumson, NJ 07760
Block 66 / Lot 2

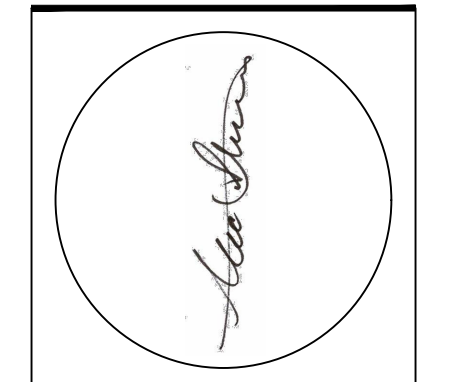
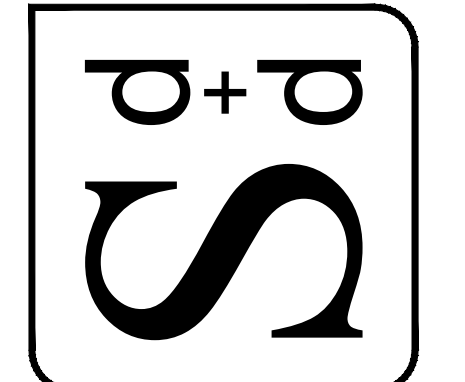


SHISSIAS

DESIGN + DEVELOPMENT

Alec P. Shissias, RA, RLA
101 Archited #21401/1925500
NJ Landscape Archited # 2145300/17900

856.448.0865
www.shissias.com
ashissias@gmail.com
271 St. Rumsion, NJ 07760



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ISSUE	REVISIONS
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Fallon Residence

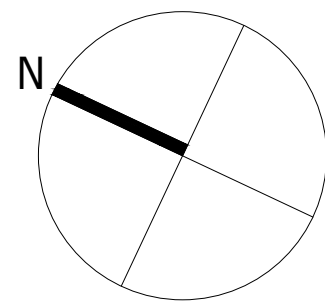
Residential Addition & Renovation

73 Ave. of Two Rivers, Rumson, NJ 07760
Block 66 / Lot 2

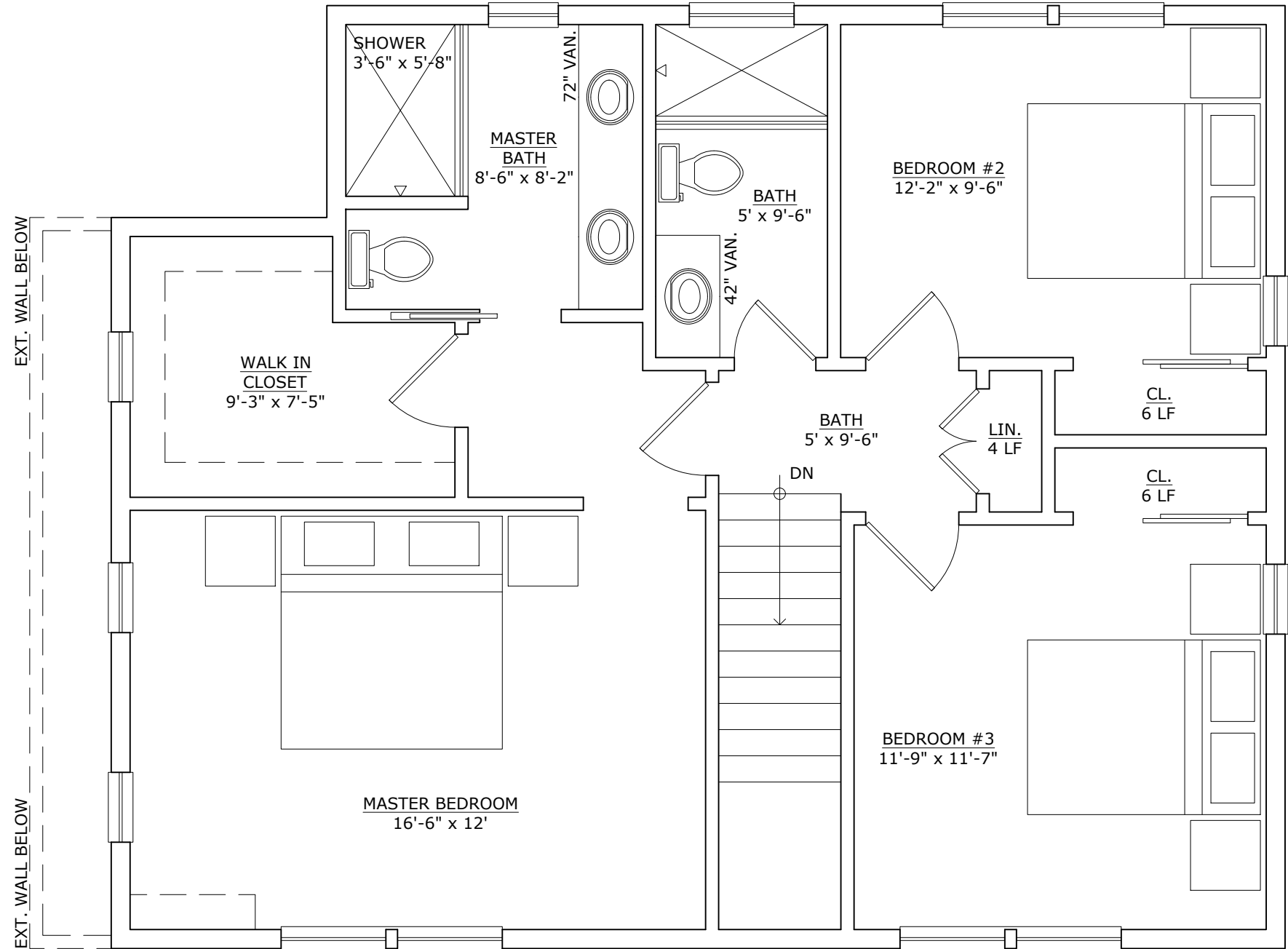
Proj. No: 2025.24
Issued For: ZB #2
Date: 11/17/2025

SITE PLAN / ZONING

A1



2
A 2nd FLOOR PLAN
1/4" = 1'-0"



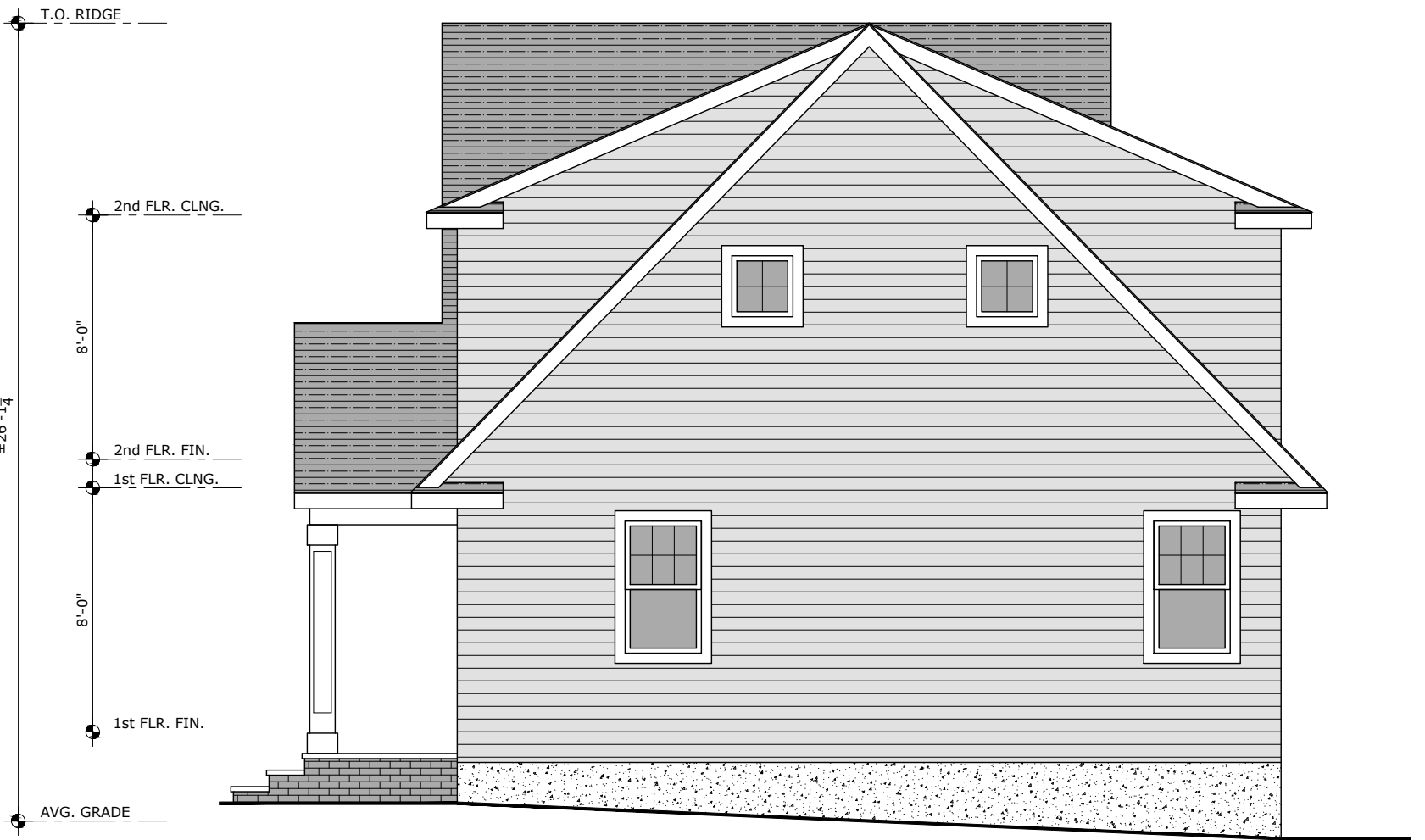
1
A2 1st FLOOR PLAN
1/4" = 1'-0"



6
A2 LEFT SIDE ELEVATION
3/16" = 1'-0"



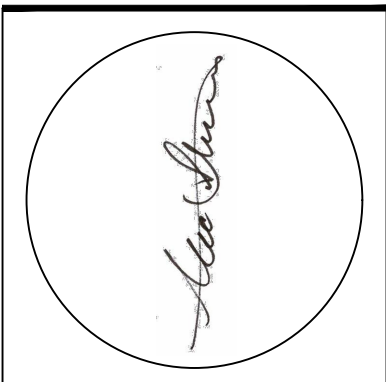
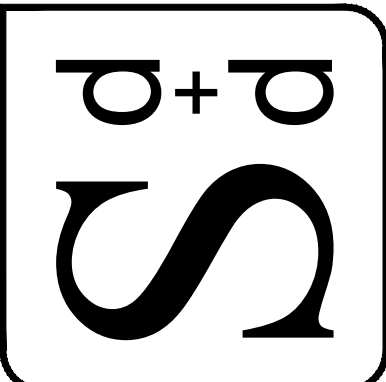
4
A2 RIGHT SIDE ELEVATION
3/16" = 1'-0"



5
A2 REAR ELEVATION
3/16" = 1'-0"



3
A2 FRONT ELEVATION
3/16" = 1'-0"



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