



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

**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

Stephen + Stephanie Rosone eanderson@cardonanderson.com (732) 758-8070  
 Name of Applicant Email Phone Number  
36 Allen Street, Rumson, NJ 32 10  
 Property Address Block Lot

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.*

Erik Anderson - eanderson@cardonanderson.com (732) 758-8070  
 Applicant's Attorney and contact information (if any)

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent

Date

**Proposed plan**

Demolition of existing home and constructing of new home.

**Hardship Encountered**

Non-conforming lot.

**Variances Requested**

Front Yard and Rear Yard setback + principal structure. Side & Rear yard setback + accessory structure. Lot coverage, building coverage, maximum floor area, floor area ratio



**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: February 10, 2025  
 Applicant: Stephen & Stephanie Rosone  
 Address: 36 Allen Street, Rumson, NJ 07760  
 Block: 32, Lot 10, Zone: R-5

### Applicant's Request to:

Demolition of existing 2-story dwelling and construction of new, 2.5 story, 3-bedroom dwelling with home office and finished basement; removal of existing detached garage; construction of new 177 SF shed; addition of second 53' driveway on the south side of the dwelling, with one conforming parking spot behind the required front yard setback (second curb cut required). The existing driveway on north side of dwelling is proposed to be shortened to 53' leaving one conforming parking spot behind the required front yard setback.

Was **denied** for a Land Use & Development Permit from the Borough of Rumson Zoning Department for the following non-conformities:

**Borough of Rumson Ordinances/Development Regulations, Chapter 22 Development Regulations: 22-5.8 Regulations Controlling the R-5 Zone; 22-7.25 Fences; 22-7.26 Parking, Garages, Driveways; 22-9.2 Improvement Standards; Schedule 5-1 Zoning District Regulations, Schedule 5-3 Maximum Permitted Floor/FAR, Schedule 5-4 Maximum Permitted Lot & Building Coverage**

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	
1	Sched 5-1: Min Lot Size (SF)	6,000	4,466		<b>Existing, n/c</b>
2	Sched 5-1: Min Lot Frontage/Width	50'	47'		<b>Existing, n/c</b>
3	Sched 5-1 (note 16) : Interior Lot Shape Circle	34'	<sup>47</sup> <sub>16</sub> 31 34'	<del>32'</del>	<b>New</b>
4	Sched 5-3: Max Floor Area (SF)	1,786	na unk	2,154 (+ 21%)	<b>New</b>
5	Sched 5-3: <b>FAR (D-Variance)</b>	0.40	na unk	0.48 (+ 20%)	<b>New</b>
6	Sched 5-4: Building Coverage (SF)	1,040	na unk	1,326 (+ 28%)	<b>New</b>
7	Sched 5-4: Lot Coverage (SF)	2,121	na unk	2,275 (+ 7%)	<b>New</b>
8	Sched 5-1 (note 18): FYSB Principal Dwelling / Porch	35' / 30'	25' / 18'	<sup>22</sup> 25' / 20'	<b>New</b>
9	Sched 5-1: RYSB Principal Dwelling	35'	40'	25'	<b>New</b>

29

0.49

1

1

10	Sched 5-1: New 17' x 10.5' Shed SYSB Accessory RYSB Accessory	5' / 5'		3' / 1'	New
11	Sched 5-1: (AC Units x2) SYSB Accessory	5'		4.6'	New
12	22-5.8b Required Accessory Uses: An attached or detached garage for the storage of at least one but not more than three vehicles shall be provided. When an existing garage is converted to something else, a new garage with same number of spaces must replace it (attached or detached).  (22-7.26e: In the R-4, R-5 and R-6 Zone Districts, the minimum size of a one car attached or detached garage shall be 260 square feet.)				<b>Removal of 1 car garage, not replaced – New Variance</b>
13	22-7.25 Fences: All fences, walls and hedgerows must be erected or installed within the property lines.  <i>The existing fence is on adjacent properties. New proposed fence on either side of house intends to connect to those existing fences. May need approval from neighbors...?</i>				<b>Not ZB authority?</b>
14	22-9.2b5(b&c) Required Parking 3-bedroom housing units require 2-car parking to be located in access drives outside of any required front yard – each driveway contains one conforming parking spot				<b>2 curb cuts, Variance is</b>
15	22-7.26h Maximum number of driveways/curb openings in R-5	1	1 (shared)	2	New

The following information is required prior to finalization:

- Architectural or specification plans for the shed. Provide dimensions, height, and intent of use.
- Half-story status: confirm that the area of house above second floor, 5' or above, is not greater than 570 SF (60 % of floor below it). ✓ 505 SF
- Show correct building envelope on the site plan. ✓
- What is the height in the basement? ✓ 9'
- There is no generator shown, is one anticipated? ✓

The comments above were evaluated based on architectural drawings prepared by Anthony M. Condouris, architect, dated December 2, 2024, no revisions, consisting of four (4) 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



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

**RECEIVED**  
JAN 17 2025  
**ZONING OFFICE**

**Marie DeSoucey**  
Land Use & Development Official  
office 732.842.3022  
mdesoucey@rumsonnj.gov

**DENIED**

## LAND USE & DEVELOPMENT PERMIT

Date: 1/15/25

Fee: \$ 50

Check # 15547

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](mailto: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: 36 Allen Street Block: 32 Lot 10 Zone: R-5
2. Applicant's Name: Stephen & Stephanie Rosone Address: 36 Allen Street, Rumson, NJ  
Email Eanderson@scardonanderson.com Tel. 732-758-8070
3. Property Owner's Name: Stephen & Stephanie Rosone Address: 36 Allen Street, Rumson, NJ  
Email Eanderson@scardonanderson.com Tel. 732-758-8070
4. Description of Work: \_\_\_\_\_  
Demolition of existing house & construction of  
new home.

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: \_\_\_\_\_ (Submit a copy of the Resolution)

Board: ZONING Resolution # (if any): 5595

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

1/15/25  
Date

Stephen Rosore  
Print Applicant's Name

\_\_\_\_\_  
Signature of Owner (if different than applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Owner's Name (if different than applicant)

**FOR OFFICE USE**

Approved \_\_\_\_\_ Denied

**DENIED**

COMMENTS:

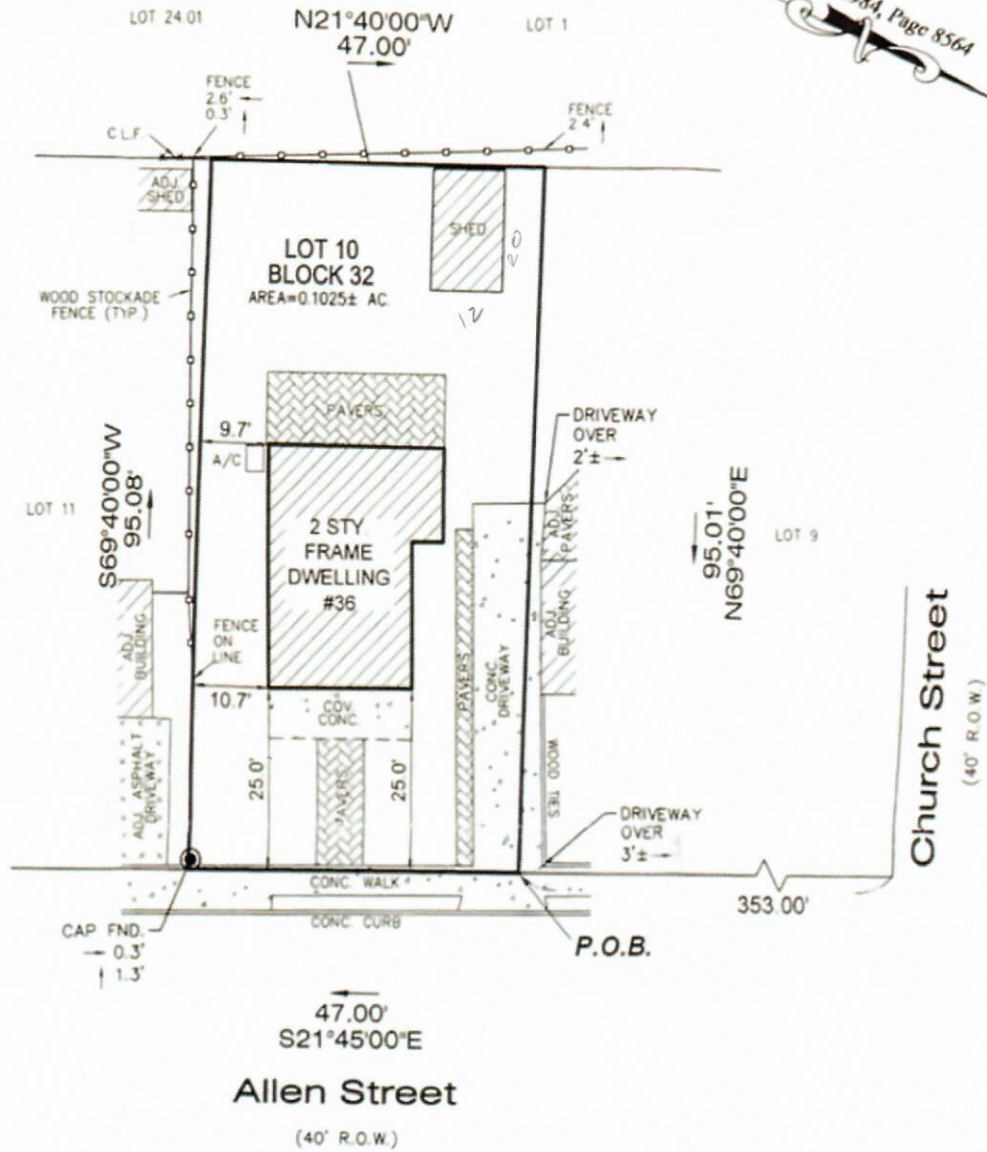
See Attached  
Non conforming Construction.

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

1/31/25  
Date

\*Architectural plans by Anthony M. Condouris, signed & sealed, dated 12/2/24, no revisions, 4 Sheets



PREPARED FOR: **JUSTIN WEIR AND HEATHER WEIR**  
 TITLE INSURER: **GUARDIAN SETTLEMENT AGENTS, INC. (15-30696M&M)**  
**STEWART TITLE GUARANTY COMPANY**  
 MORTGAGE HOLDER: **QUICKEN LOANS, INC.,**  
*its successors and/or assigns as their interest may appear.*  
 CLOSING ATTORNEY: **McNALLY & MCGINN, LLC**

I declare that, to the best of my professional knowledge and belief, this map or plan made on 9/2/15 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 or above ground encroachments, utilities, services lines or structures, wetlands, or riparian rights. Offset dimensions from structures to property lines shown hereon are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easement record and/or unrecorded. Property corners have not been set as per contractual agreement.(N.J.A.C. 13:40-5.1(d))

DB 8984 PG 8564

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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

**SURVEY OF PROPERTY**

www.morganengineeringllc.com

Borough of Rumson  
Interior Lot

**DENIED**

Zone: R-5

Date: 9/17/24

Applicant:

Block: 32

Address: 36 ALLEN STREET

Lot: 10

	REQUIREMENTS	PROPOSED	COMMENTS
Minimum Lot Area	6,000 SF	4,466 SF	EXISTING NON-CONFORMITY
Minimum Lot Width/Lot Frontage	50 ft.	47 ft.	EXISTING NON-CONFORMITY
Interior Lot Shape Circle	34 ft.	29 ft.	EXISTING NON-CONFORMITY
<b>Principal Structure</b>			
	Bldg/Porch	Bldg/Porch	
Front Yard Setback	35 ft / 30 ft	25 ft / 22 ft	VARIANCE REQUIRED
Minimum Side Yard setback			
One Side	8 ft.	8 ft.	
Total Both Sides	18 ft.	18.97 ft.	
Minimum Rear Yard setback	35 ft.	25 ft.	VARIANCE REQUIRED
Building Height			
Ridge	35 ft.	31.5 ft.	
Eaves	26 ft.	19.8 ft.	
<b>Accessory Building</b>			
Minimum Side Yard setback	5 ft.	3 ft.	VARIANCE REQUIRED
Rear Yard setback	5 ft.	1 ft.	VARIANCE REQUIRED
Height	15 ft.	15 ft.	
<b>Accessory Structure</b>			
Minimum Side Yard setback	5 ft.	N/A	
Minimum Rear Yard setback	5 ft.	N/A	
<b>Permitted Lot Coverage, Building Coverage Floor Area</b>			
Max. Lot Coverage	2,121 sf.	2,275 sf.	VARIANCE REQUIRED
Max. Build Coverage	1,040 sf.	1,326 sf.	VARIANCE REQUIRED
Maximum Floor Area	1,786 sf.	2,154 sf.	VARIANCE REQUIRED
Floor Area Ratio	0.40	0.48	VARIANCE REQUIRED

( ) Lot Coverage (Schedule 5-4)  
 $4,466 - 0 = 4,466 * 0.4750 = 2,121$

( ) Building Coverage (Schedule 5-4)  
 $4,466 - 0 = 4,466 * 0.2330 = 1,040$

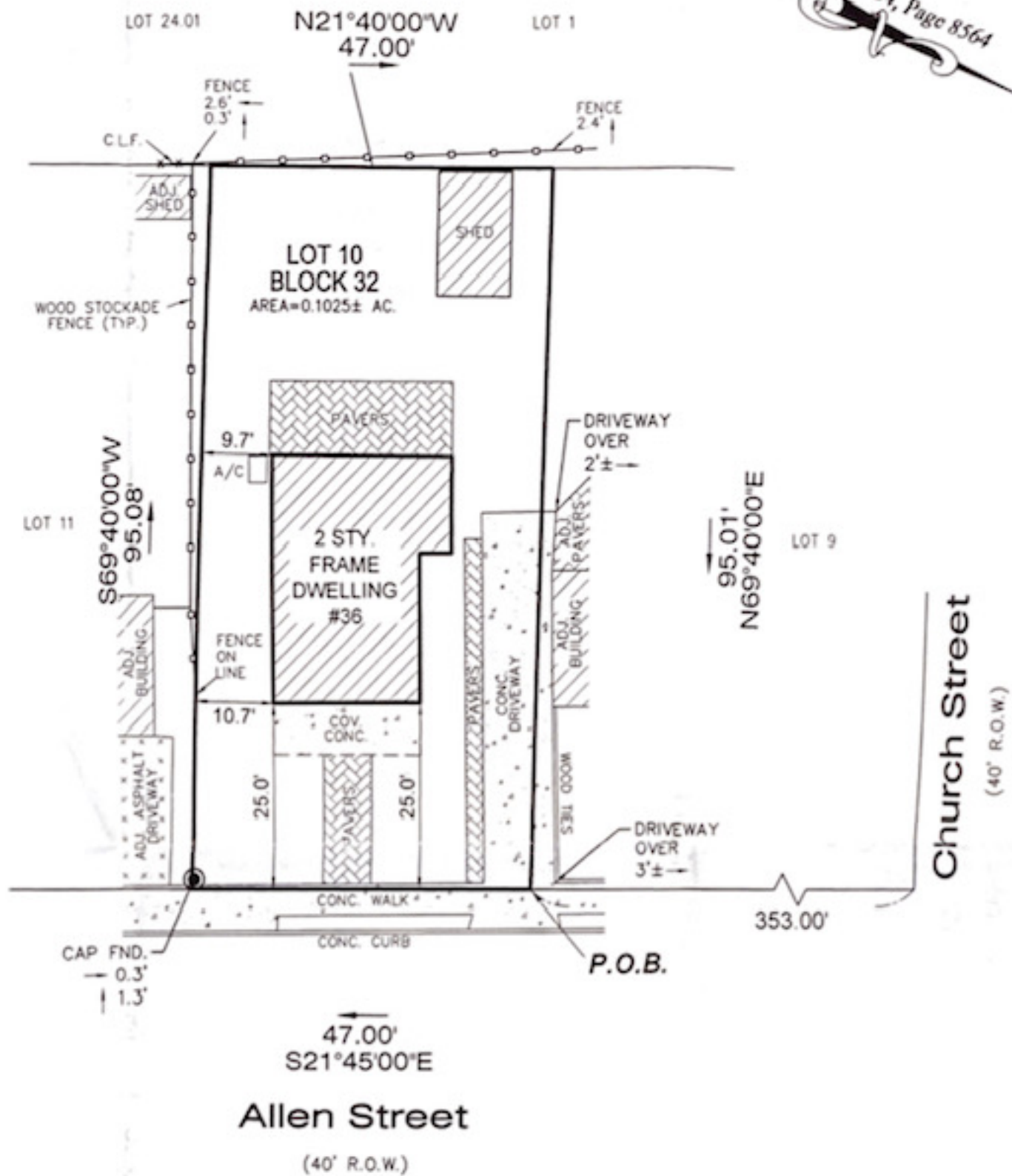
( ) Floor Area (Schedule 5-3)  
 $4,466 - 0 = 4,466 * 0.4 = 1,786$

No Garage?

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, THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH WOULD DISCLOSE.

NOTE: DRIVEWAY ON SUBJECT LOT ENCROACHES ONTO ADJ. LOT 9

Deed Book 8984, Page 8564



PREPARED FOR: **JUSTIN WEIR AND HEATHER WEIR**  
 TITLE INSURER: **GUARDIAN SETTLEMENT AGENTS, INC. (15-30696M&M)**  
**STEWART TITLE GUARANTY COMPANY**  
 MORTGAGE HOLDER: **QUICKEN LOANS, INC.,**  
*its successors and/or assigns as their interest may appear.*  
 CLOSING ATTORNEY: **McNALLY & MCGINN, LLC**

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DB 8984 PG 8564

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

*Frank R. DeSantis*  
**FRANK R. DeSANTIS**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. No. 42001

**SURVEY OF PROPERTY**

LOT 10 BLOCK 32  
 BOROUGH OF RUMSON  
 COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=20'	RICH	9/2/15	15-5938	15-5938	1 OF 1

RTEXT: file open error



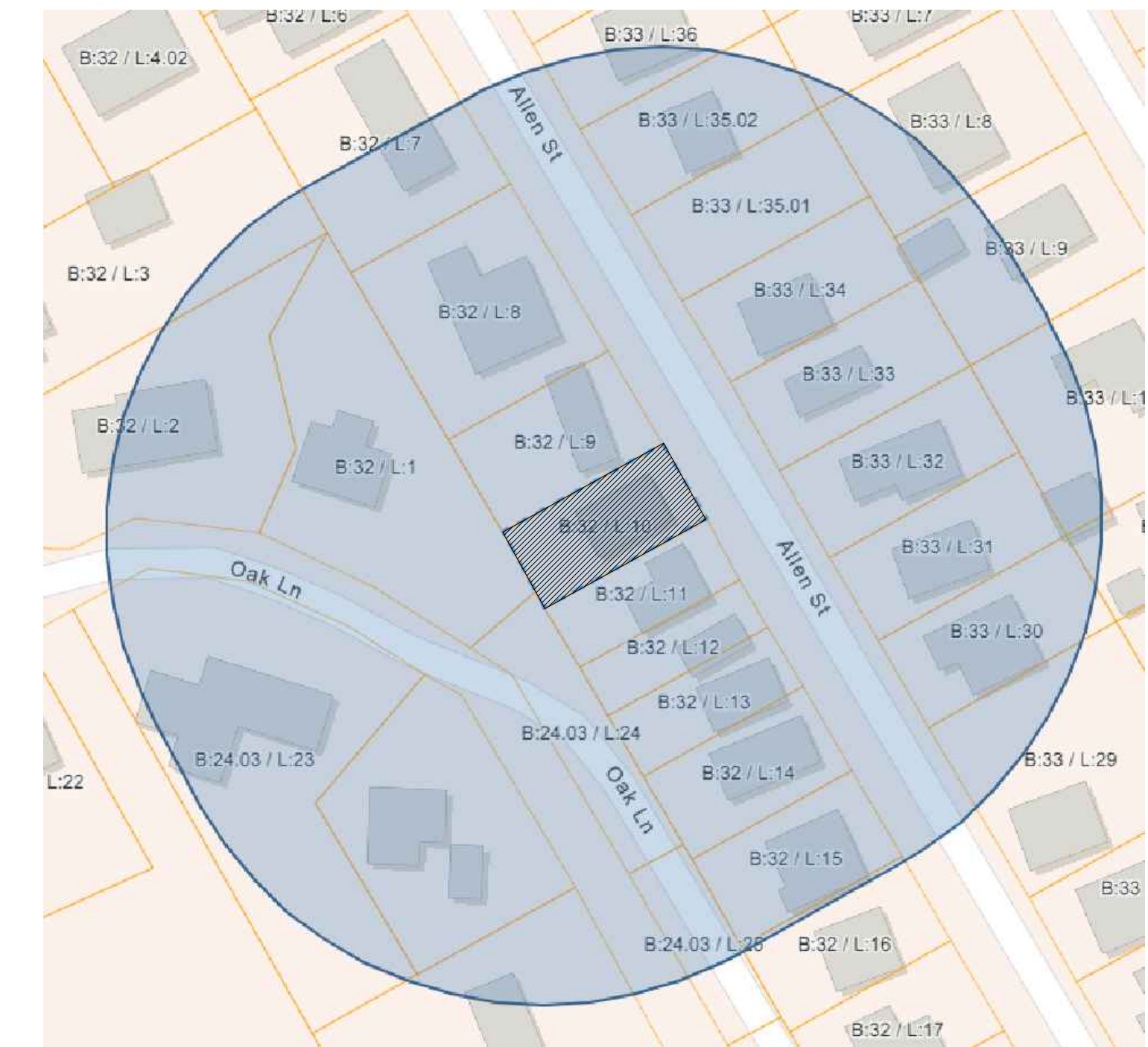
# proposed new dwelling for ROSONE RESIDENCE

36 ALLEN STREET  
RUMSON, NEW JERSEY  
BLOCK 32 ~ LOT 10

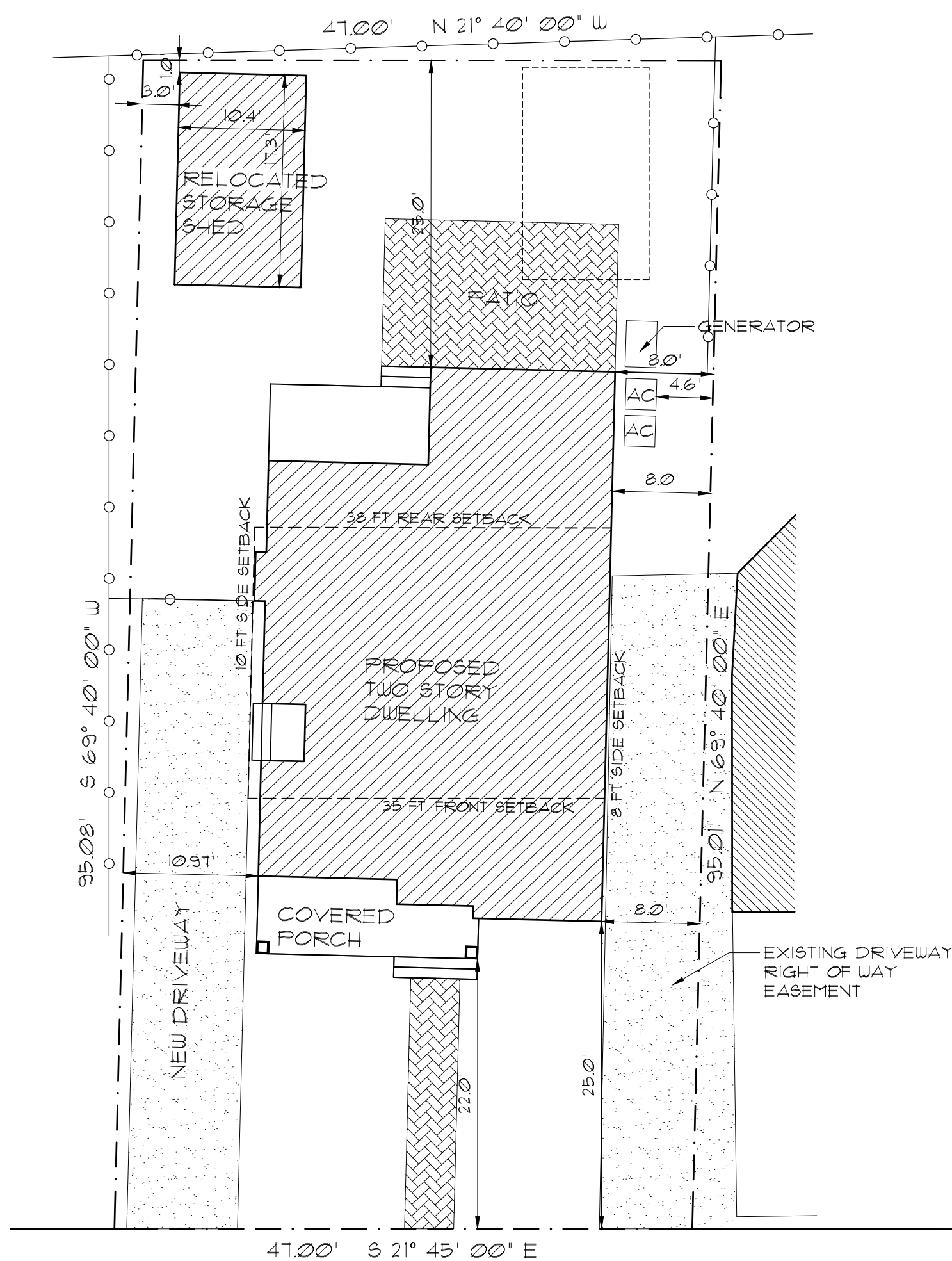


BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	1,108 SQ. FT.
SECOND FLOOR	1,010 SQ. FT.
TOTAL	2,118 SQ. FT.
VOLUME	21,657 CU. FT.
CONSTRUCTION CLASS	5B
USE GROUP	R-5

\* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS



200 FT KEY MAP  
SCALE: N.T.S.



ALLEN STREET

SITE PLAN  
SCALE: 1" = 10'-0"

### Borough of Rumson Interior Lot

Zone: R-5 Date: 9/17/24  
Applicant: Block: 32  
Address: 36 ALLEN STREET Lot: 10

	REQUIREMENTS	PROPOSED	COMMENTS
Minimum Lot Area	6,000 SF	4,466 SF	EXISTING NON-CONFORMITY
Minimum Lot Width/Lot Frontage	50 ft.	47 ft.	EXISTING NON-CONFORMITY
Interior Lot Shape Circle	34 ft.	29 ft.	EXISTING NON-CONFORMITY
<b>Principal Structure</b>			
	<b>Bldg/Porch</b>	<b>Bldg/Porch</b>	
Front Yard setback	35 ft / 30 ft	25 ft / 22 ft	VARIANCE REQUIRED
Minimum Side Yard setback			
One Side	8 ft.	8 ft.	
Total Both Sides	16 ft.	16.97 ft.	
Minimum Rear Yard setback	35 ft.	25 ft.	VARIANCE REQUIRED
Building Height			
Ridge	35 ft.	32 ft.	
Eaves	26 ft.	19.8 ft.	
<b>Accessory Building</b>			
Minimum Side Yard setback	5 ft.	3 ft.	VARIANCE REQUIRED
Rear Yard setback	5 ft.	1 ft.	VARIANCE REQUIRED
Height	15 ft.	15 ft.	
<b>Accessory Structure</b>			
Minimum Side Yard setback	5 ft.	N/A	
Minimum Rear Yard setback	5 ft.	N/A	
<b>Permitted Lot Coverage, Building Coverage Floor Area</b>			
Max. Lot Coverage	2,121 sf.	2,293 sf.	VARIANCE REQUIRED
Max. Build Coverage	1,040 sf.	1,326 sf.	VARIANCE REQUIRED
Maximum Floor Area	1,786 sf.	2,218 sf.	VARIANCE REQUIRED
Floor Area Ratio	0.40	0.49	VARIANCE REQUIRED

( ) Lot Coverage (Schedule 5-4)  
4,466-0 + 4,466 + 0.4750 + 2,121

( ) Building Coverage (Schedule 5-3)  
4,466-0 + 4,466 + 0.2330 + 1,040

( ) Floor Area (Schedule 5-3)  
4,466-0 + 4,466 + 0.41,786

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR (INSIDE WALLS)	1,043 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	950 SQ. FT.
ATTIC FLOOR (INSIDE WALLS)	64 SQ. FT.
SHED (INSIDE WALLS)	161 SQ. FT.
TOTAL FLOOR AREA	2,218 SQ. FT.
60% OF SECOND FLOOR AREA	570
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	505

BUILDING COVERAGE CALCULATIONS	
	PROPOSED
HOUSE	1,149 SQ. FT.
SHED	171 SQ. FT.
FRONT PORCH	59 SQ. FT.
SUB TOTAL	1,385 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	-59 SQ. FT.
TOTAL BUILDING COVERAGE	1,326 SQ. FT.

LOT COVERAGE CALCULATIONS	
	PROPOSED
HOUSE	1,149 SQ. FT.
SHED	171 SQ. FT.
FRONT PORCH	59 SQ. FT.
PATIO	309 SQ. FT.
NEW DRIVEWAY	458 SQ. FT.
PAVED EASEMENT	408 SQ. FT.
SUB TOTAL	2,560 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	-59 SQ. FT.
DECK CREDIT (20% OF GROUND FLOOR AREA)	-208 SQ. FT.
TOTAL LOT COVERAGE	2,293 SQ. FT.

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

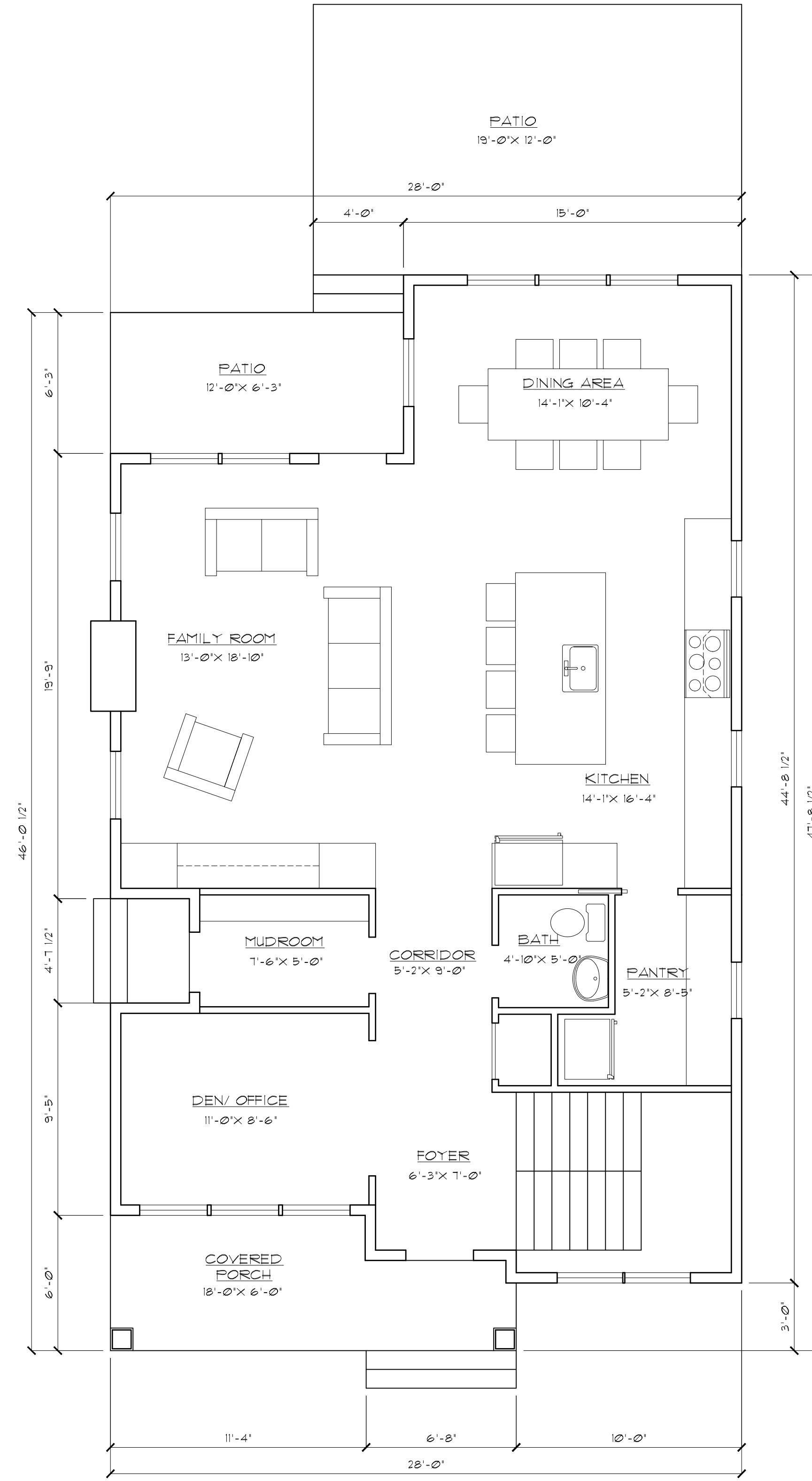
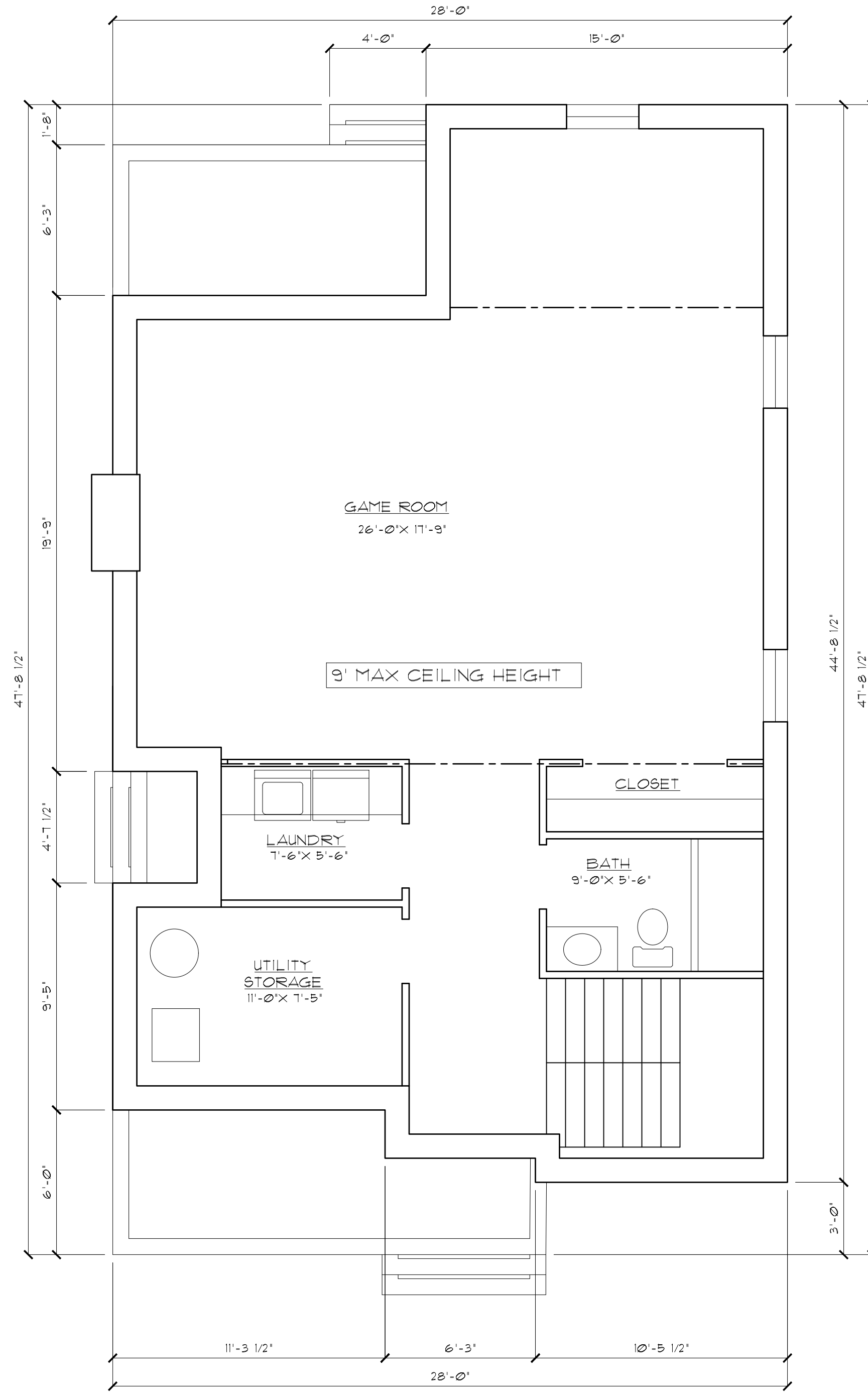


ANTHONY M. COONDOURIS - ZC  
ARCHITECT  
20 BINGHAM AVENUE, RUMSON, NJ 07760  
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ WWW.amcarchitect.com

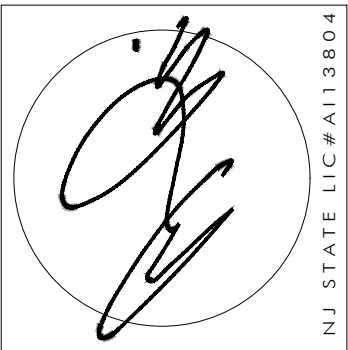
REVISIONS	DATE	DESCRIPTION
Δ	2-24-25	PER ZONING REVIEW 2-10-25

CLIENT: ROSONE RESIDENCE  
ADDRESS: 36 ALLEN STREET, RUMSON, NEW JERSEY  
JOB NUMBER: 24-061  
BLOCK: 32  
LOT: 10

DATE: 10/17/24  
DRAWN BY: MB  
SHEET NO.: V-1



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

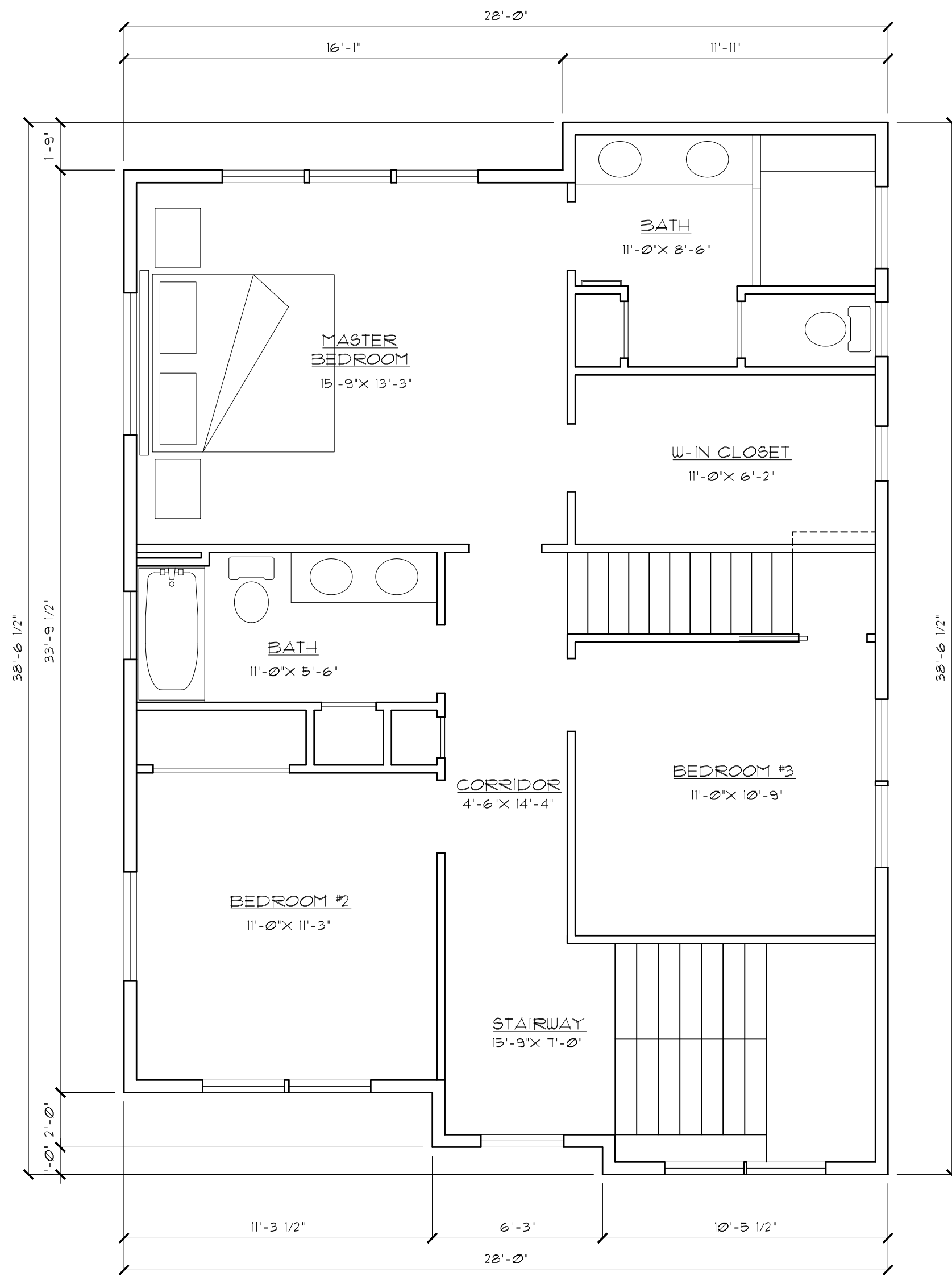


ANTHONY M. CONDOURIS - NC  
**ARCHITECT**  
 20 BINGHAM AVENUE, RUMSON, NJ 07760  
 phone: 732-842-3800 - fax: 732-842-7777 - email: info@amcarchitect.com - www.amcarchitect.com

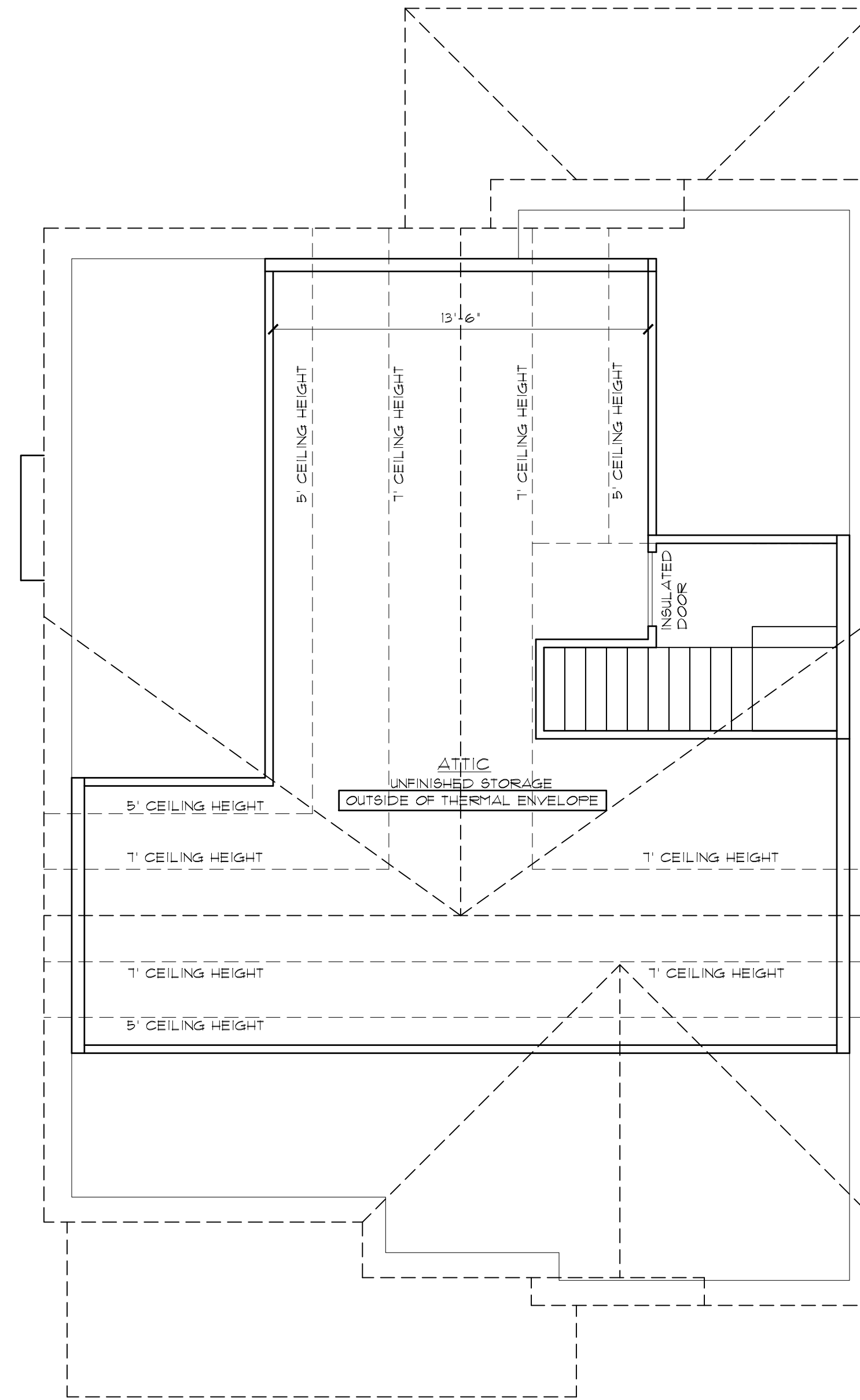
REVISIONS	DATE
PER ZONING REVIEW	2-24-25

CLIENT	ROSONE RESIDENCE
ADDRESS	36 ALLEN STREET RUMSON, NEW JERSEY
JOB NUMBER	24-061
BLOCK	32
LOT	10

DATE	10/17/24
DRAWN BY	MB
SHEET NO.	<b>V-2</b>

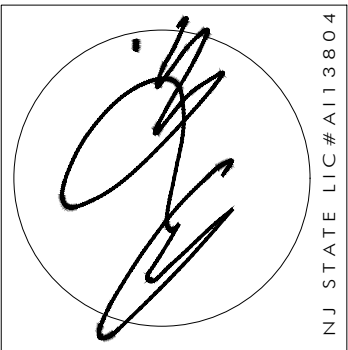


**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ATTIC PLAN**  
SCALE: 1/4" = 1'-0"

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



**A N T H O N Y M. C O N D O U R I S - Z C**  
**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
PER ZONING REVIEW	2-24-25

CLIENT	ROSONE RESIDENCE
ADDRESS	36 ALLEN STREET RUMSON, NEW JERSEY
JOB NUMBER	24-061
BLOCK	32
LOT	10

DATE	10/17/24
DRAWN BY	MB
SHEET NO.	<b>V-3</b>



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



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

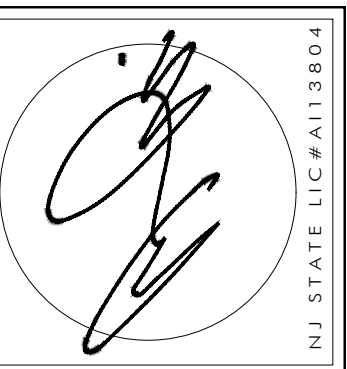


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 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 PER ZONING REVIEW	2-24-25

CLIENT	ROSONE RESIDENCE
ADDRESS	36 ALLEN STREET RUMSON, NEW JERSEY
JOB NUMBER	24-061
BLOCK	32
LOT	10

DATE	10/17/24
DRAWN BY	MB
SHEET NO.	<b>V-4</b>