



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 16, 2026

Applicant: **Ryan & Courtney Zanetich**
Address: 4 North Cherry Lane, Rumson, NJ 07760
Block, Lot & Zone: Block 23, Lot 8, Zone: R-4

I have reviewed the Land Use & Development Permit application for a 171 square foot, second floor addition. The premises is an oversized conforming lot in the R-4 residential zone. The applicant is seeking relief from the FA cap.

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

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations

- (Schedule 5-1) Proposed Floor Area of 3,807 square feet, whereas the existing Floor Area is 3,696 square feet and the R-4 maximum permitted floor area is capped at 3,500 square feet.

Supporting documents to the application include:

- Architectural Plans entitled 'Zanetich Residence' prepared by Alec P. Shissias, RA, RLA, dated November 17, 2025, rev (1) January 23, 202 for Variance Application, two sheets.
- Copy of "Plan of Survey" Seneca Survey Co., Inc., dated June 14, 2018, one (1) sheet.

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

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
R-4 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)				
MIN. LOT AREA	10,000 SF	15,097 SF	NO CHANGE	NO
MIN. LOT WIDTH / FRONTAGE	75 FT	100.55 FT	NO CHANGE	NO
FRONT YARD SETBACK	35 FT	50 FT	NO CHANGE	NO
SIDE YARD SETBACK / COMBINED ¹	9.5 FT / 25.5 FT	9.2 FT / 36.4 FT	NO CHANGE	EXISTING VARIANCE
REAR YARD SETBACK	45.57 FT (30%)	46.4 FT	NO CHANGE	NO
MAX. STORIES	2.5 ST	2.5 ST	NO CHANGE	NO
MAX. BUILDING HT. (RIDGE / EAVE)	35 FT / 26 FT	23'-9" / 20'-6"	NO CHANGE	NO
MIN. GROSS FLOOR AREA (2 ST)	600 SF	1,606 SF	NO CHANGE	NO
MAX. LOT COVERAGE	4,946 SF	4,679 SF	NO CHANGE	NO
MAX. BUILDING COVERAGE	2,411 SF	2,246 SF	NO CHANGE	NO
MAX. HABITABLE FLOOR AREA	4,009 SF	3,636 SF	3,807 SF	NO
MAX. HABITABLE FLOOR AREA (CAP)	3,500 SF	3,636 SF	3,807 SF	VARIANCE

ZONING CALCULATIONS

LOT COVERAGE				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF	
5,000 - 10,000 SF	5,000 SF	x0.319	1,595 SF	
10,000 - 70,000 SF	5,097 SF	x0.1915	976 SF	
			4,946 SF	
EXISTING				
RESIDENCE			2,246 SF	
COVERED FRONT PORCH			110 SF	(100 SF - 160 SF / 10% GROUND FLOOR AREA)
DRIVEWAY			1,695 SF	
FRONT WALKWAY			143 SF	(NO CREDIT DUE TO WIDTH)
FRONT STEPS			25 SF	
A/C EQPM PADS			12 SF	
PATIO			558 SF	(1,039 SF - 481 SF / 30% GROUND FLOOR AREA)
TOTAL			4,679 SF	
PROPOSED				
RESIDENCE			2,246 SF	
COVERED FRONT PORCH			110 SF	(100 SF - 160 SF / 10% GROUND FLOOR AREA)
DRIVEWAY			1,695 SF	
FRONT WALKWAY			143 SF	(NO CREDIT DUE TO WIDTH)
FRONT STEPS			25 SF	
A/C EQPM PADS			12 SF	
PATIO			558 SF	(1,039 SF - 481 SF / 30% GROUND FLOOR AREA)
TOTAL			4,679 SF	
BUILDING COVERAGE				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF	
5,000 - 10,000 SF	5,000 SF	x0.186	930 SF	
10,000 - 70,000 SF	5,097 SF	x0.062	316 SF	
			2,411 SF	
EXISTING				
RESIDENCE			2,246 SF	
COVERED FRONT PORCH			110 SF	(100 SF - 160 SF / 10% GROUND FLOOR AREA)
TOTAL			2,246 SF	
PROPOSED				
RESIDENCE			2,246 SF	
COVERED FRONT PORCH			110 SF	(100 SF - 160 SF / 10% GROUND FLOOR AREA)
TOTAL			2,246 SF	
HABITABLE FLOOR AREA				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.4	2,000 SF	
5,000 - 10,000 SF	5,000 SF	x0.3	1,500 SF	
10,000 - 70,000 SF	5,097 SF	x0.1	509 SF	
			4,009 SF	
EXISTING				
1st FLOOR			1,606 SF	
2nd FLOOR			1,546 SF	
ATTACHED GARAGE			484 SF	
TOTAL			3,636 SF	
PROPOSED				
1st FLOOR			1,606 SF	
2nd FLOOR			1,717 SF	
ATTACHED GARAGE			484 SF	
TOTAL			3,807 SF	

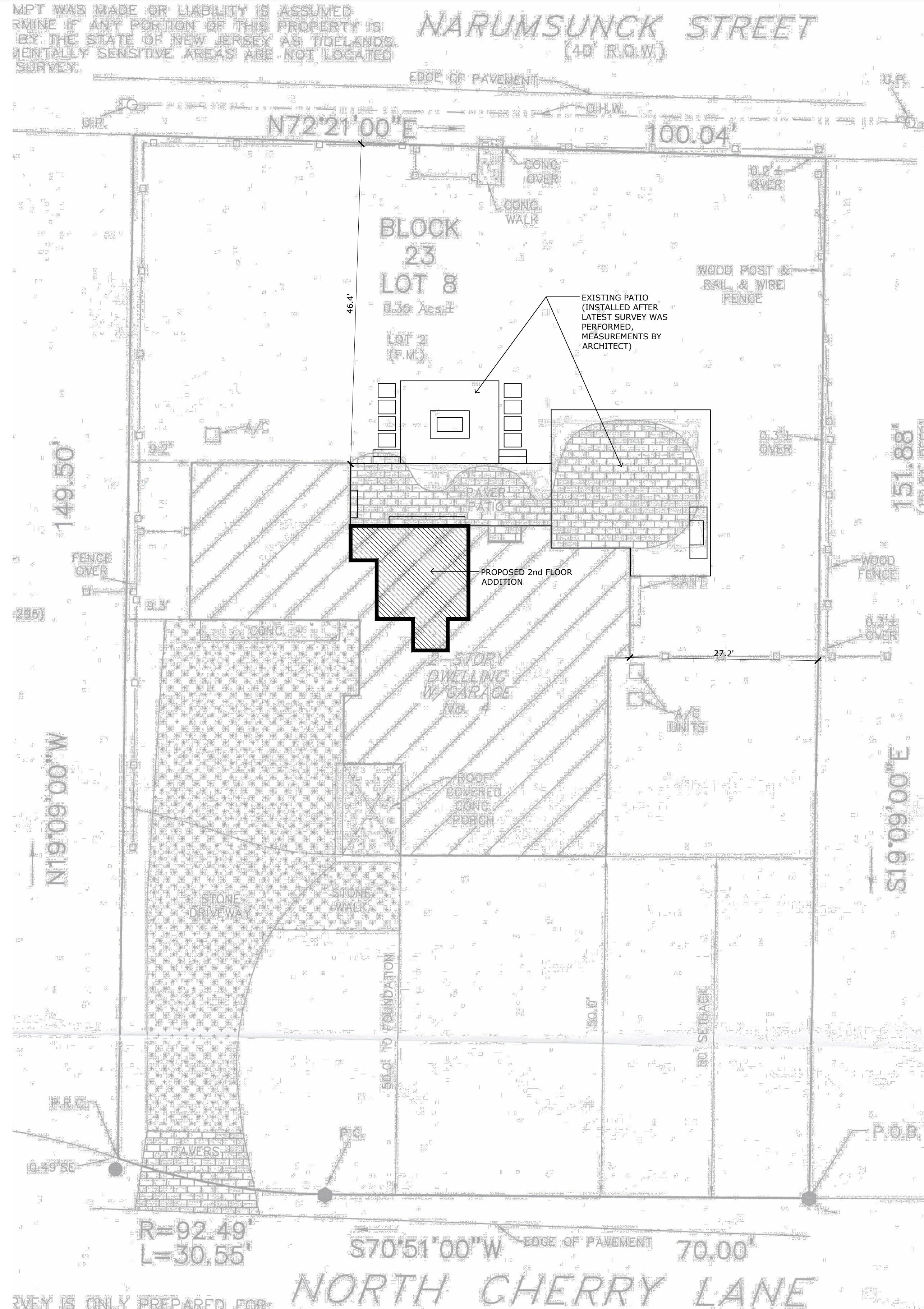
Residential Addition & Renovation

Zanetich Residence

4 N Cherry Lane, Rumson, NJ 07760
Block 23 / Lot 8

DRAWING LIST

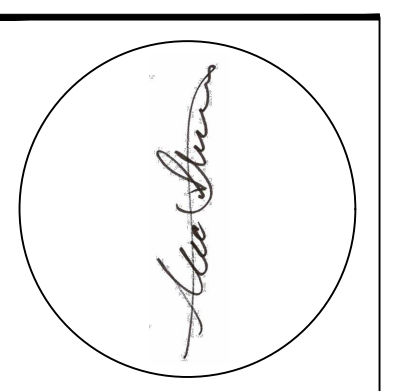
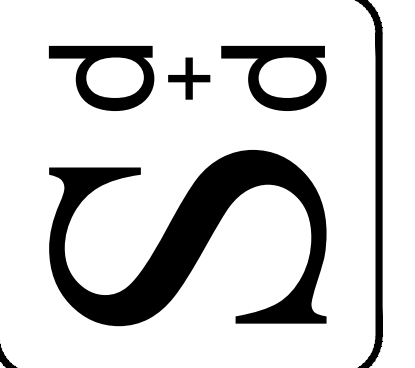
- A1 ZONING / SITE PLAN
- A2 FLOOR PLANS & EXTERIOR ELEVATIONS



INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
ROBERT W. SMITH, JR., P.L.S.
NJLS LIC NO. 023934
DATED: 06/14/18

1 SITE PLAN / ZONING DIAGRAM
A1 1" = 10'

SHISSIAS
DESIGN + DEVELOPMENT
956.448.0865
www.shissias.com
ashissias@gmail.com
271st St. Rumson, NJ 07760



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

ISSUE	REVISIONS
01/23/25	Variance Application

Zanetich Residence
Residential Addition & Renovation
4 N Cherry Lane, Rumson, NJ 07760
Block 23 / Lot 8

Proj. No: 2025.48
Issued For: Zoning Permit
Date: 11/17/2025

ZONING / SITE PLAN

A1



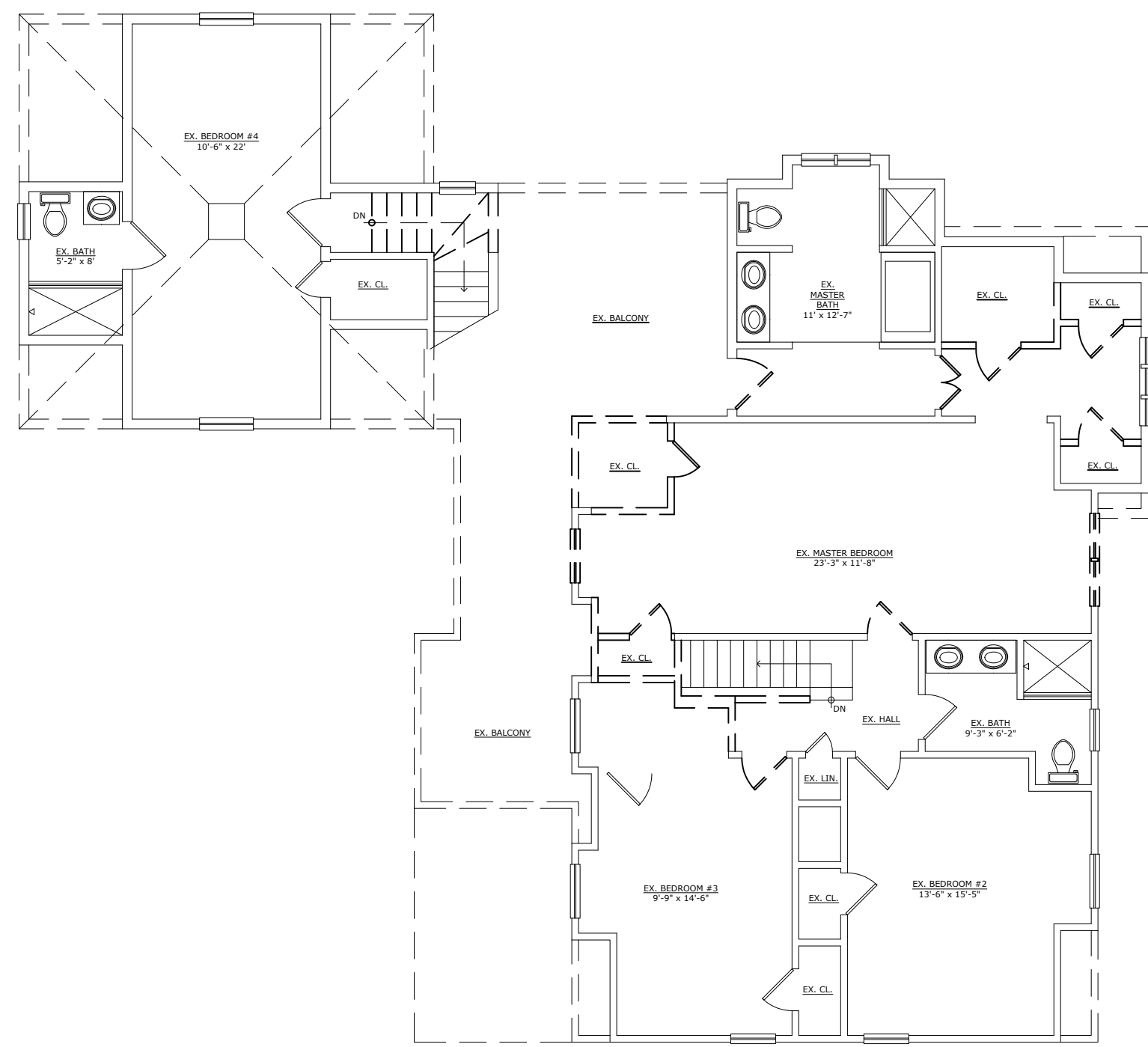
4 FRONT ELEVATION
1/8" = 1'-0"



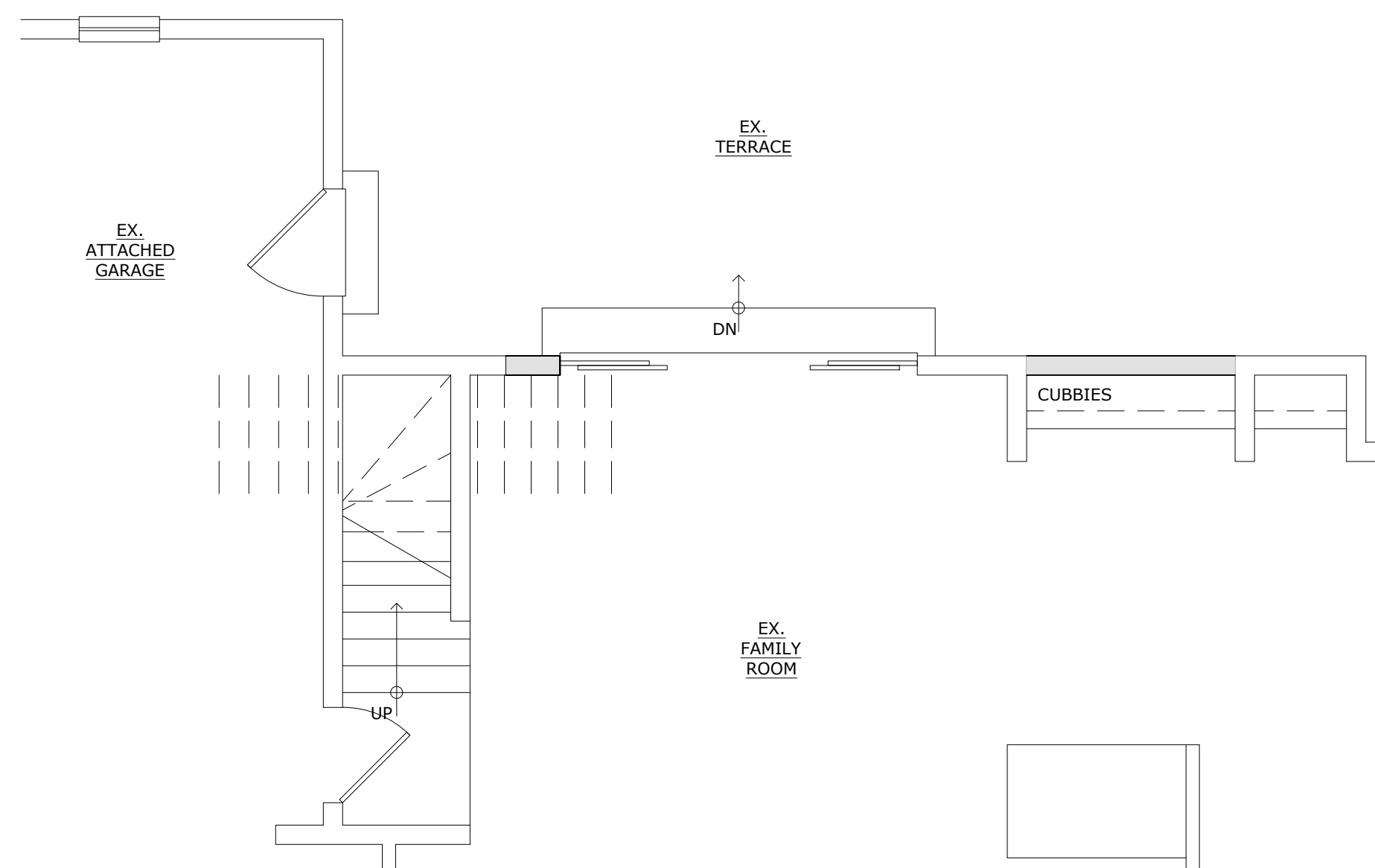
5 LEFT SIDE ELEVATION
1/8" = 1'-0"



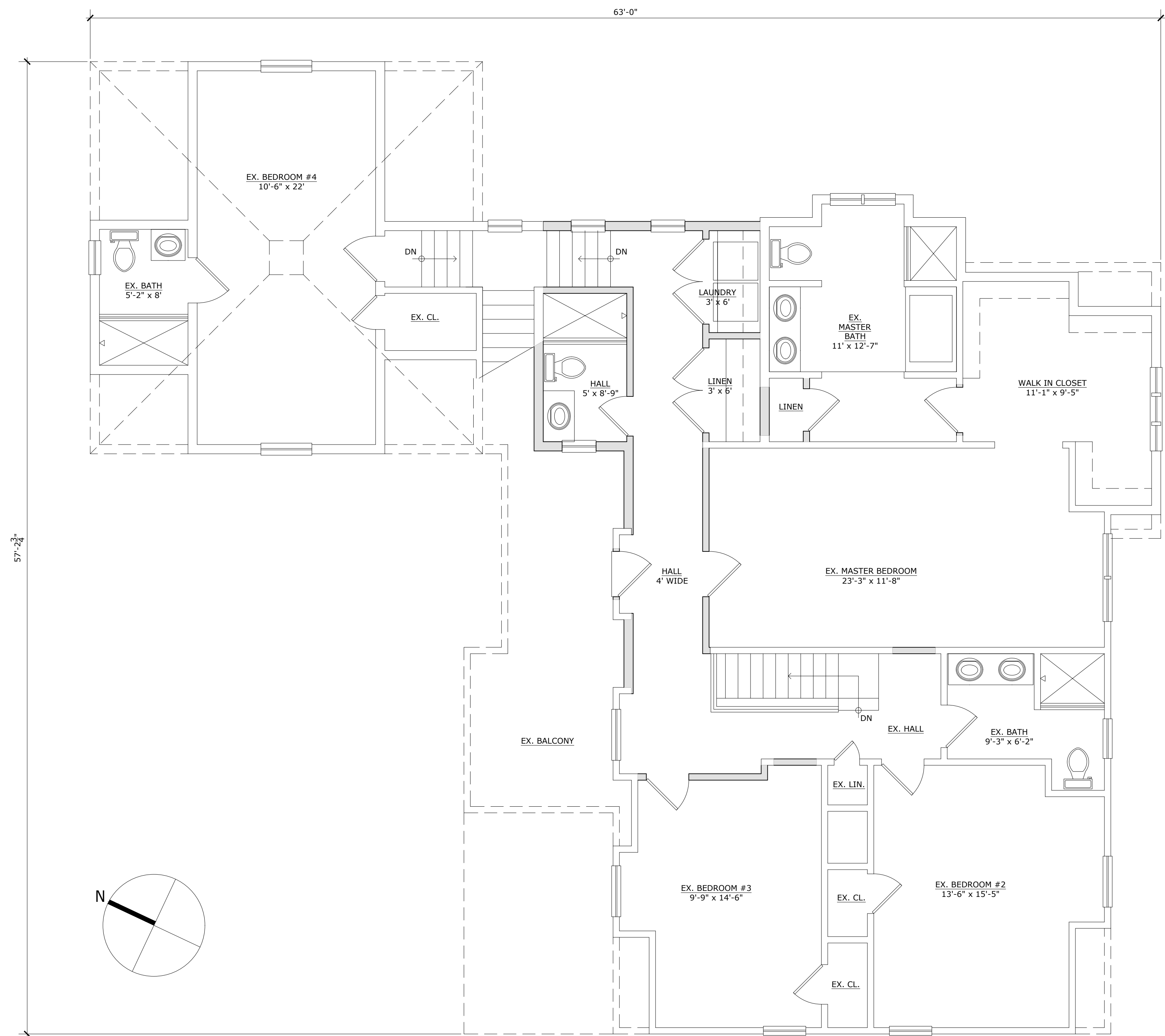
6 REAR ELEVATION
1/8" = 1'-0"



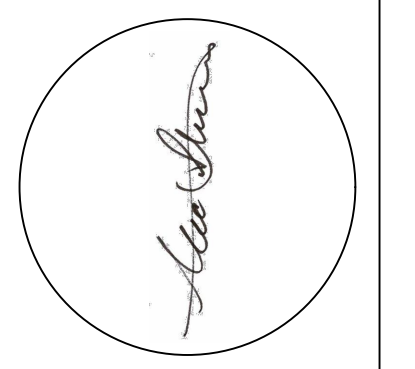
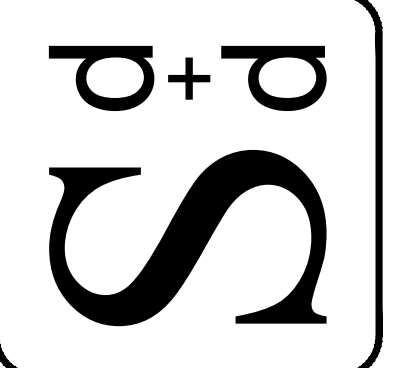
1 EXISTING / DEMOLITION -
2nd FLOOR PLAN
1/8" = 1'-0"



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



3 2nd FLOOR PLAN
1/4" = 1'-0"



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ISSUE	REVISIONS
01 / 23 / 25	Variance Application

Proj. No: 2025.48
Issued For: Zoning Permit
Date: 11 / 17 / 2025

FLOOR PLANS
& EXTERIOR
ELEVATIONS

A2

NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NARUMSUNCK STREET
(40' R.O.W.)

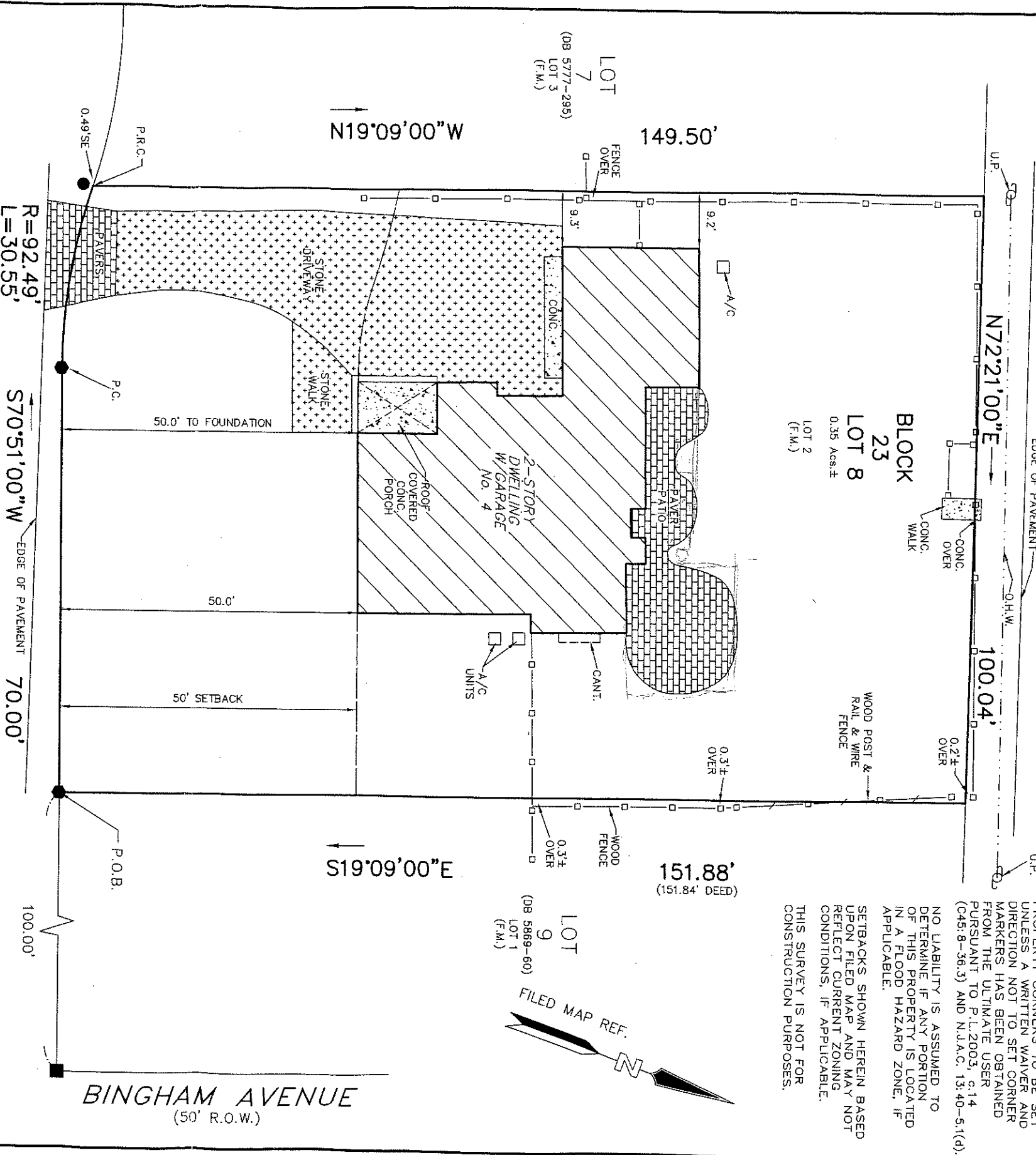
THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

PROPERTY CORNERS TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C45:8-56.3) AND N.J.A.C. 13:40-5.1(d).

NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE, IF APPLICABLE.

SETBACKS SHOWN HEREIN BASED UPON FILED MAP AND MAY NOT REFLECT CURRENT ZONING CONDITIONS, IF APPLICABLE.

THIS SURVEY IS NOT FOR CONSTRUCTION PURPOSES.



NORTH CHERRY LANE
(40' R.O.W.)

THIS SURVEY IS ONLY PREPARED FOR:
RYAN ZANETICH & COURTNEY ZANETICH, H/W

BROAD STREET TITLE AGENCY, LLC (B1737)
CHICAGO TITLE INSURANCE COMPANY

AMY P. BURR, ESQUIRE
THE BURR LAW GROUP, LLC
DAVID A. CAFARO & DORANN CAFARO

DEED DESCRIPTION:
BEING KNOWN AS LOT 2 AS SHOWN ON A MAP ENTITLED, "SECTION NUMBER ONE, MAP OF OLD FARM VILLAGE, RUMSON, N.J.," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON APRIL 4, 1938 IN CASE No. 69, SHEET 1.

ALSO KNOWN AS LOT 8 IN BLOCK 23 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY.

DEED REFERENCE(S):
DB 5107-900
- DEED BEARINGS CHANGED TO COINCIDE WITH F.M. ANGLES ARE SAME.

- LEGEND:**
- - REBAR FOUND
 - - PIPE FOUND
 - - MONUMENT FOUND

"TO ANY INSURER OF TITLE RELYING HEREON AND ANY PARTIES OF INTEREST HEREIN, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW JERSEY UNDER MY SUPERVISION.

(EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY AND LIABILITY SHALL BE LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY AND SHALL BE LIMITED TO ONLY THE PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATION HEREIN. IF THIS SURVEY IS USED IN CONJUNCTION WITH A SURVEY AFFIDAVIT FOR THE TRANSFER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME NULL AND VOID. NO LIABILITY SHALL BE ASSUMED FOR ANY EASEMENTS, DEDICATIONS AND OR INSTRUMENTS NOT SUPPLIED PRIOR TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVIEW ANY SUCH INSTRUMENTS AND TO MAKE SUCH EXCEPTIONS AND OR REVISIONS AS A REVIEW MAY WARRANT.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

DATE	CERTS	REVISIONS

DATE: 6/20/2018

ROBERT W. SMITH, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 023933

PLAN OF SURVEY
SITUATE
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
BLOCK 23 LOT 8

SENECA SURVEY CO., INC.
SURVEYORS & PLANNERS

1470 ROUTE No. 88 WEST
BRICK, NEW JERSEY, 08724
CERTIFICATE # 24GA27973900
(732)840-8040 FAX (732)840-8044
EMAIL: SENECACOO@COMCAST.NET

Survey date: 6/14/18 Drawn by: PK
Scale: 1" = 20' Proj. No.: 18-64319