

BOROUGH HALL 80 East River Road Rumson, New Jersey 07760-1689

rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Baliby & Ellen Gedo el	50121 @ aol. com 732-245-3004
Name of Applicant E	Phone Number
19 Highland Ave.	49 36
Property Address	Block Lot
N/A	
Name of Owner (IF NOT APPLICANT)	
A corporation, S-Corp, LLC or LLP MUST be repres	sented by a licensed attorney in the State of New Jersey.
NA	
Applicant's Attorney and contact information (if any)	
Applicant's Architect and contact information (if any)	AIA Carolhewte gnowl. com 908-451-316
Carol C. Hewr YE AIA	Carolhewitegmail. Com 908-451-3161
Applicant's Engineer and contact information (if any)	
De la companya de la	s, terang sampum a taling fallshe age digestark. 🗡
Signature of Applicant or Agent	Date
D	
Proposed plan Add a garage with	na partial second floor above for a
master Bath and clas	ets. The site work includes adding a pad
master Bath and Clas	ets, The site work includes adding a pool,
master Bath and clas papo + Converting old gar	ets, The site work includes adding a pool, age into a sunroom. The driveway will be
papo + Converting old gar relocated and made strall Hardship Encountered Since he wont	ets, The site work includes adding a peol, age into a sunroom. The driveway will be yourd is on Riverview the wirth the front
master Bath and class pape + Converting old gar relocated and made small Hardship Encountered Since he mant	ets. The site work includes adding a pool, age into a sunroom. The driveway will be yard is on Riverview Are. with the fruit
door located there, the lo	it is unbuildable as the required lot width
Tof Storting second 15 75 and the exist	no is 50' Then that leaves us with (-) 20'
Tof Storting second 15 75 and the exist	no is 50' Then that leaves us with (-) 20'
of Stanlag second 15 75 and The exist which connot be with an Variances Request Bible coverage - Regimed	of is unbuildable as the required lot widty of is 50', Then that leaves us with (-) 20' 1759 SF BATT 1557 SF PROPOSED 3127 SF [38]
Joan located there, the lo in f Srankup secondary is 75 and the exist which connot be with an Variances Requeste Bilitis coverage - Regular Lot width /het Grantage Secondary - Regular	of is unbuildable as the required lot widty of is 50', Then that leaves us with (-) 20' 1759 SF BATT 1557 SF Proposed 2000 SF 1 2958 SF(34) EVERT 2231 SF Proposed 3 127 SF [.38] 2 15', CYNST SO', proposed SO'
John located there, the lo inf Standay score 1s 75 and the exist which cannot be with an Variances Requestibility coverage - Regimed Lot width /bt frontage Secondary - Regime Primary Front Yard Selback - Regime	of is unbuildable as the required but widty of is 50', Then that leaves us with (-) 20' 1759 SF BUTT 1557 OF PROPOSED 3127 SF [.38] 2958 SF(34) PIET 2231 SF PROPOSED 3127 SF [.38] 2 15', Opist 50', proposed 50'



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:

May 28, 2025, updated July 1, 2025

Applicant:

Bobby & Ellen Ojeda

Address:

19 Highland Avenue, Rumson, NJ 07760

Block 49, Lot 36, Zone: R-5

Applicant's Request to:

Construct new attached, two-car garage with second story living area above, and in-ground pool. The corner lot is nonconforming in frontage, property width and lot shape circle.

Was denied for the preliminary reasons listed below.

Borough of Rumson Ordinances/Development Regulations - Schedule 5-1 Zoning District Regulations, Schedule 5-4 Maximum Floor Area / FAR and Schedule 5-4 Maximum Permitted Lot & Building Coverage

		Permitted	Existing	Proposed	
1	Sched 5-3: Floor Area Ratio	0.36		0.38	New
2	Sched 5-3: Floor Area (SF)	2,958 SF	2,231 SF	3,127 SF (169 SF over)	New (5.7 % over)
3	Sched 5-4: Building Coverage (SF)	1,759 SF	1,557 SF	2, 090 SF (331 SF over)	New
4	Sched 5-1: Front Yard Setback / Porch	35' / 30'	12' / 8'	12.35' @ addition	Existing, intensified
5	Sched 5-1: Rear Yard Setback	35'	7.7' / 12.3'	8' @ addition	Existing, intensified
6	Location of pool in side/secondary front yard	No	n/a	Yes	New
	Existing Lot Nonconformities Lot Shape Circle	33'	<0,	No Change	

The variances identified above were evaluated based on the plans prepared by CCH Architect & Engineering, signed & sealed by Carol C. Hewit, PE, AIA, dated May 30,

2025, no revisions, consisting of three (3) sheets and Location Survey, Lot 36 in Block 49, prepared by Richard E. Stockton & Assoc. Inc., signed & sealed by Richard E. Stockton, PLS, dated June 10, 2020.

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

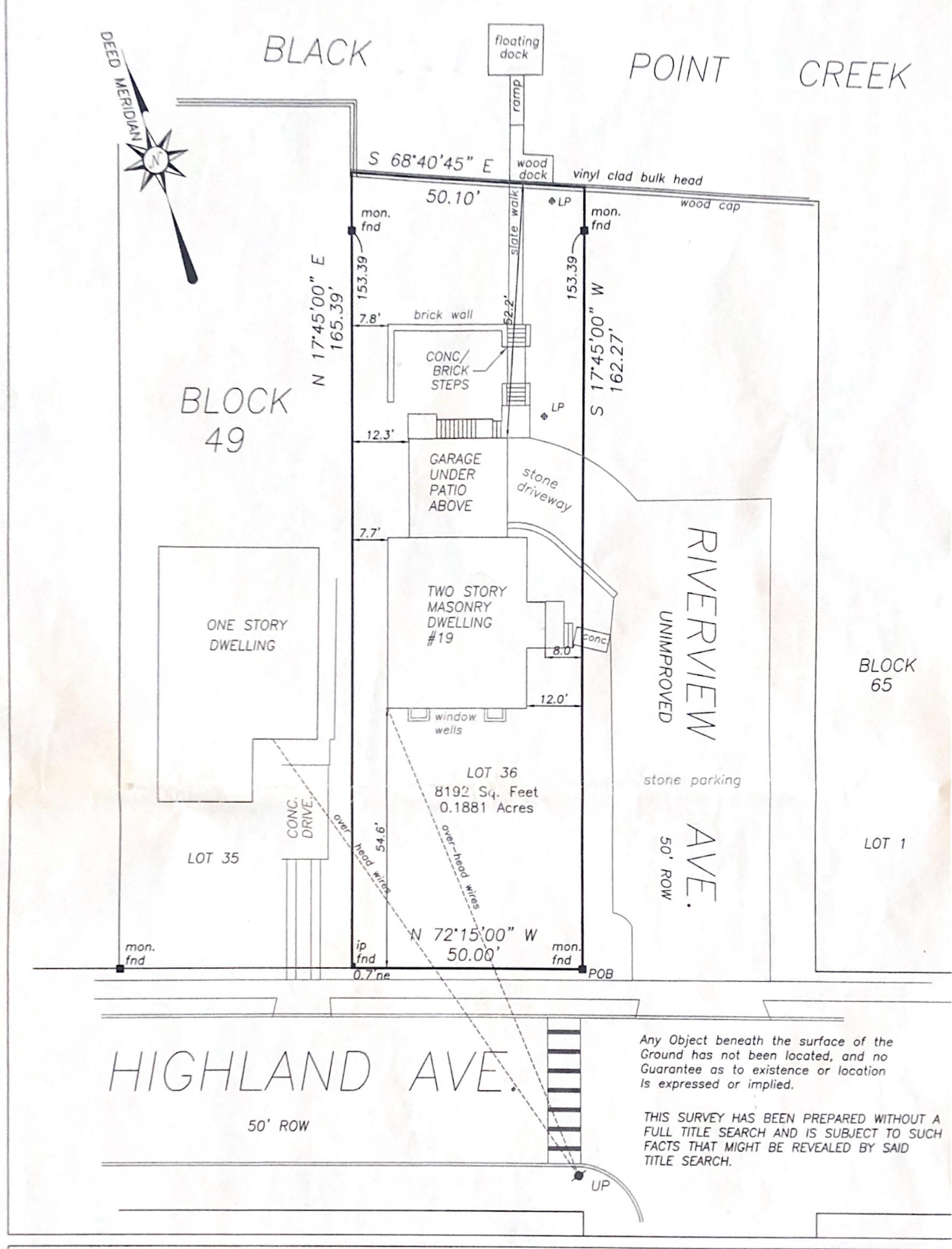
Marie De Soucey

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



LOCATION SURVEY FOR: ROBERT OJEDA and ELLEN OJEDA

Being Lot 36 Block 49, as shown on the tax assessment map for the Borough of Rumson, Monmouth County, New Jersey. More commonly known as 19 Highland Ave., Rumson, New Jersey.

I hereby certify to the above mentioned owners, Robert Ojeda and Ellen Ojeda.

This survey has been accurately prepared with the best of my information, knowledge and belief. No apparent encroachments exist either way across property lines except as shown hereon.

Richard E. Stockton & Assoc.,Inc.
Surveying & Mapping<>Land Planning<>Construction Surveying
PO Box 124, Atlantic Highlands, NJ 07716

JOB: 7994 SCALE: 1" = 20' CAD: 0-7994.dwg

RICHARD E, STOCKTON Licensed Professional Land Surveyor New Jersey License No. 15102

DATE: 6-10-20 DWG: B-2651

OJEDA RESIDENCE

19 HIGHLAND AVENUE, RUMSON, NEW JERSEY

SCHEDULE OF DRAWINGS

TITLE SHEET - ZONING DATA - CODE DATA, INDEX OF DRAWINGS **GENERAL NOTES & SECTION**

FLOOR PLANS **ELEVATIONS**

CODE DATA

BLOCK LOT NO.

BUILDING USE GROUP:

TYPE Vb IRC 2021 NJ CONSTRUCTION CLASSIFICATION:

FIRE SUPPRESSION:

R-5 RESIDENTIAL SINGLE FAMILY

573 SF SECOND FLOOR 353 SF 2824 CF

AREAS ADDED

NOT REQUIRED AND NOT PROVIDED

LEGEND

_____ _ _ _ _ _ 7/////

EXISTING PARTITION WALLS TO BE REMOVED **NEW PARTITION WALLS** NEW CMU WALL

EXISTING PARTITION WALLS TO REMAIN

EGRESS WINDOW

SHEAR WALL: 1/2" PLYWOOD ON THE INSIDE

STRUCTURAL DESIGN CRITERIA

1ST FLOORS LIVE LOAD 40 LBS/SQ FT 1ST FLOORS DEAD LOAD 10 LBS/SQ FT 2ND FLOOR LIVE LOAD 30 LBS/SQ FT 2ND FLOOR DEAD LOAD 10 LBS/SQ FT 30 LBS/SQ FT 3RD FLOOR LIVE LOAD 10 LBS/SQ FT 3RD FLOOR DEAD LOAD 30 LBS/SQ FT ROOF LIVE LOAD ROOF DRIFT LOAD 15 LBS/SQ FT

ZONING CHART	ZONE: F	R-5 BLC	OCK 49	LOT 36
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMMENTS
MIN. LOT AREA	8000 SF	8192 SF (USABLE)	NO CHANGE	TAX MAP: 9100SF
LOT WIDTH/LOT FRONTAGE PRIMARY	75 FT	162.27 FT	NO CHANGE	OK
LOT WIDTH/LOT FRONTAGE SECONDARY	75 FT	50 FT	NO CHANGE	EXISTING (50-35-35=-20)
CORNER LOT SHAPE CIRCLE	33 FT	0	NO CHANGE	
PRINCIPAL BUILDING	BLDG / PORCH	BLDG / PORCH	BLDG / PORCH	OK
PRIMARY FRONT YARD SETBACK	35 FT 30 FT	12 FT / 8 FT	12.35 FT	EXISTING/ INTENSIFY @ ADDITION
SECONDARY FRONT YARD SETBACK	35 FT 30 FT	54.6 FT	35.1 FT	OK
MIN. WATER SETBACK	50 FT	52.2 FT	NO CHANGE	OK 22-7.32 (BORDERING ON RIVER
MIN. REAR YARD SETBACK	35 FT	8 FT	NO CHANGE	EXISTING
BUILDING HEIGHT				
RIDGE	35 FT	27'-3"	29'-7"	OK
EAVES	26 FT	14'-6"	19'-0"	OK
ACCESSORY BUILDING: POOL TO COPING				
MIN. SIDE YARD SETBACK -POOL	10 FT	N.A.	33 FT	OK
MIN. REAR YARD SETBACK -POOL	10 FT	N.A.	10 FT	OK
MIN. FRONT YARD SETBACK	35 FT	N.A.	18 FT	OK POOL IN FRONT YARD
ACCESSORY STRUCTURE				
HEIGHT	15 FT	N.A.		N.A.
MIN. SIDE YARD SETBACK	5 FT	N.A.		N.A
MIN. REAR YARD SETBACK	5 FT	N.A.		N.A.
PERMITTED LOT COVERAGE BUILDING				
COVERAGE FLOOR AREA				
MAX. LOT COVERAGE	3393 SF	2024 SF	2839 SF	OK
MAX. LOT BUILD COVERAGE	1759 SF	1557 SF	2130 SF	VARIANCE
MAX. FLOOR AREA	2958 SF	2231 SF	3127 SF	VARIANCE
FLOOR AREA RATIO	0.361	0.248	0.347	OK

ELECTRIC LEGEND

- SWITCH **DUPLEX, QUAD OUTLET CLOCK OUTLET**
- CEILING MOUNTED LIGHT FIXTURE (LED SOFT WHITE) ON DIMMER SWITCH (OWNER TO SUPPLY)
- WALL MOUNTED LIGHT FIXTURE ON DIMMER SWITCH (OWNER TO SUPPLY)
- CEILING MOUNTED FAN (OWNER TO SUPPLY) CEILING MOUNTED LIGHT FIXTURE (LED SOFT WHITE) RECESSED HIGH HAT, RECESSED 4" Ø EYEBALL LIGHT ON DIMMER SWITCH (LED SOFT WHITE)
- ALL RECESSED LIGHTS IN CLOSET & SHOWER TO HAVE COVER MINI RECESSED LIGHT ON DIMMER SWITCH (LED SOFT WHITE) ALL RECESSED LIGHTS IN CLOSET & SHOWER TO HAVE COVER
- UNDER CABINET (LED SOFT WHITE) EXHAUST FAN BY NUTONE (100 CFM MIN.)
- EXHAUST FAN/LIGHT CEILING BY NUTONE (100 CFM MIN.)
- TELEPHONE RECEPTACLE CABLE CONNECTION
- SMOKE DETECTOR (HARDWIRED TOGETHER WITH BATTERY BACKUP) ONE PER FLOOR & ONE PER BEDROOM CARBON MONOXIDE DETECTOR TIED INTO SMOKE ALARM LOW VOLTAGE LIGHT FIXTURE (RECESSED IN RISERS)

SITE PLAN SCALE: 1" = 20.0'

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES INCLUDING THE NEW JERSEY UNIFORM CONSTRUCTION CODE, REHABILITATION SUB CODE (NJAC 5:23-6), 2021 ENERGY CODE, AND THE 2021 INTERNATIONAL BUILDING CODE/2021 INTERNATIONAL RESIDENTIAL CODE. NEW JERSEY EDITION.; INTERNATIONAL ENERGY CODE (NJAC 5:23-3.18); ICC/ANSI 117.1-2017,
- INTERNATIONAL FUEL GAS SUBCODE 2021 (NJAC 5:23-3:22) AND ELEVATOR SUBCODE (NJAC 5:23-12) 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NJAC 5:23-3.16) AND
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL STANDARD PLUMBING CODE 2021(NJAC
- 3.5. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021 (NJAC5:23-3.20) ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD ADJUSTED WITH THE APPROVAL OF THE CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY
- DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF FOUNDATION TO CORRESPOND WITH THE SITE WITH THE SURVEYOR AS TO THE EXACT LOCATION AND FOR AS-BUILT SURVEYS AS REQUIRED. THE CONTRACTOR SHALL CARRY CONTRACTOR'S LIABILITY AND WORKERS' COMP. INSURANCE AND BE RESPONSIBLE
- ALL NEW ITEMS INSTALLED SHOULD MATCH ORIGINAL QUALITY AND DETAIL OF EXISTING. UNLESS SPECIFICALLY NOTED, INCLUDING TRIM, FIXTURES. MASONRY. CARPENTRY. ETC.
- CONTRACTOR SHALL VERIFY ALL FINISHED MATERIALS, LIGHTING FIXTURES, PLUMBING FIXTURES, CABINETRY, DOORS, WINDOWS, ETC. WITH OWNER PRIOR TO INSTALLATION.
- PATCH, REPAIR, AND MATCH ALL AREAS DISTURBED BY ADJACENT WORK. CONTRACTOR TO ESTABLISH LOCATION OF WATER MAIN, GAS LINES, AND POWER LINES PRIOR
- 11. ALL FOOTINGS AND PIERS TO BE A MINIMUM OF 3'-0" BELOW GRADE.
- 12. CONCRETE: MINIMUM 3000 PSI (28 DAY COMPRESSION TEST) AND ACI REQUIREMENTS. 12.5. ALL BLOCK MASONRY SHALL CÒNFORM TO ASTMC90 (& BE Á MIN. 2 HOUR RATED-CLASS P-2). MORTAR SHALL BE TYPE "M" ASTM DESIGNATED C270 HORIZONTAL JOINT REINFORCEMENT HOT-DIPPED GALVANIZED
- IN ALTERNATING COURSES. REINFORCEMENT BARS SHALL BE DEFORMED INTERMEDIATE GRADE PER ASTM 615 FOR
- 60,000 PSI YIELD STRENGTH. PROVIDE VERTICAL REINFORCING AS SHOWN ON THE DRAWINGS. FILL TOP AND BOTTOM COURSES AND CORES WITH REINFORCING BARS OR ANCHOR BOLTS SOLID WITH GROUT. 13. STRUCTURAL LUMBER: MINIMUM CONSTRUCTION GRADE 2 DOUGLAS FIR: FB= 1450 PSI, 1250 PSI FOR REPETITIVE USE AND E= 1.6 X 10 EE6 PSI, MICROLAMS BE GEORGIA PACIFIC TECLAMS OR EQUIV.: FB= 2850 PSI, STEEL TO BE A-36:
- FB= 21,000 PSI. ALL FASTNERS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH IRC/IBC AND LOCAL CODES. PROVIDE JOIST HANGERS @ ALL FLUSH JOINT CONNECTIONS. PROVIDE HURRICANE TIES @ ALL VERTICAL JOIST ENDS, SECURED TO FACE OF FRAMING. DOUBLE ALL FLOOR JOISTS UNDER ALL WALLS. 14. USE ACQ LUMBER WHERE IN CONTACT WITH CONCRETE OR MASONRY OR WHERE EXPOSED TO THE WEATHER.
- EXTERIOR GLULAMS BY ROSBORO; FB=2400 PSI AND E=1.8X10EE6 PSI OR EQUIV. 15. SOIL BEARING ASSUMED TO BE MINIMUM REQUIRED OR 2000 PSF, ON SOLID, UNDISTURBED EARTH. DO NOT BEAR ON
- 16. JOBSITE IS TO BE KEPT CLEAN WITH DEBRIS AND MATERIALS STACKED DAILY AND ALL DEBRIS TO BE REMOVED AT THE COMPLETION OF THE JOB. BROOMSWEEP DAILY.
- CONTRACTOR TO PROVIDE A PORTA-JOHN IF REQUIRED OR REQUESTED BY HOMEOWNER. 17. SITE TO GRADED IN ACCORDANCE WITH THE DRAWINGS AND A MINIMUM OF 2% SLOPE
- 18. ALL GROUNDS AFFECTED BY THE CONSTRUCTION TO BE GRADED, SEEDED, AND COVERED
- 19. CONTRACTOR SHOULD PRESERVE ALL EXISTING LANDSCAPING AND BE RESPONSIBLE FOR DAMAGE
- TO ADJACENT SHRUBBERY AND TREES. 20. ALL WINDOW AND DOOR HEADERS SHALL BE (2) 2"X10" UNLESS NOTED
- 21. ADD SIMPSON H-4 HURRICANE STRAPS @ 16" OC BETWEEN THE ROOF RAFTERS AND EXTERIOR WALLS. 22. ALL WINDOW SILLS 6'-0" ABOVE GRADE SHALL BE A MINIMUM OF 24" AFF. EGRESS WINDOWS MUST BE 5.7 SF OPENING, 20" W X 24"H., MIN., AND A MAX. OF 44" AFF.
- 23. ALL GLASS WITHIN 24" OF A DOOR SWING SHALL BE TEMPERED. 24. PROVIDE FLASHING @ WINDOW HEADS AND SILLS AND AT EXTERIOR DOOR HEADS AND ALL ROOF/ WALL PENETRATIONS. SEAL EXTERIOR PERIMETER WINDOWS AND DOOR WITH GE SILICONE OR EQUIV. IN MATCHING COLOR. PROVIDE APPROVED SEALANT AT ALL FIRE RATED ASSEMBLY PENETRATIONS AT ALL WALL ASSEMBLY TERMINATIONS AND
- AT UNDERSIDE OF FLOOR ABOVE. 25. FLAT ROOFING SHALL BE A MIN. 60 MIL.-SINGLE-PLY EPDM CLASS "A" ROOFING BY FIRESTONE OR EQUIV.. PROVIDE ALL COUNTER FLASHING AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. 26. ACCESS TO NEW CRAWL SPACE WILL BE MINIMUM OF .32".
- 27. STAIR NOTES: MINIMUM HEADROOM IS 80" CLEAR. RAILING HEIGHT IS 36" WITH SPACE BETWEEN THE BALUSTERS TO BE LESS THAN 4". HANDRAILS ARE AT 34" HIGH AND PROJECT NO MORE THAN 3 ½" INTO THE REQUIRED STAIR WIDTH WITH A
- 28. TEST ALL PLUMBING FOR PROPER DRAINAGE AND AT CONNECTION TO EXISTING SEWER LINES TO PREVENT A BACKUP WHEN MULTIPLE FIXTURES ARE DRAINED AT THE SAME TIME. IF SNAKING LINE TO THE STREET IS REQUIRED, THIS EXPENSE WILL BE THE OWNERS.

CONSTRUCTION TYPE

BUILDING SUBCODE

International Building Code 2021 (IBC) with New Jersey Edits

PLUMBING SUBCODE National Standards Plumbing Code 2021 (NSPC) with New Jersey Edits

ELECTRICAL SUBCODE NFPA 70: National Electric Code 2020 (NEC)

International Energy Conservation Code 2021 (IECC)(Low-Rise Residential) Energy subcode ASHRAE90.1-2019 (Commercial and Other Residential)

MECHANICAL SUBCODE International Mechanical Code 2021 (IMC)

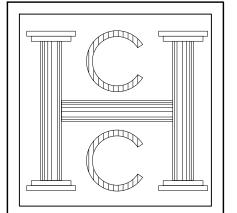
ONE-AND-TWO-FAMILY DWELLING SUBCODE International Residential Code 2021 (IRC) with New Jersey Edits

FUELS GAS SUBCODE International Fuel Gas Code 2021 (IFGC)

REHABILITATION SUBCODE

NJUCC Subchapter 6 (NJAC 5:23-6) BARRIER-FREE SUBCODE

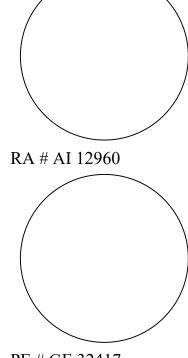
IBC Chapter 11 & ICC A117.1-201



ENGINEERING

CAROL C. HEWIT, PE AIA 468 ELLISON DRIVE MANTOLOKING, NJ 08738

(908) 451-3161



PE # GE 32417

SCALE: NOTED

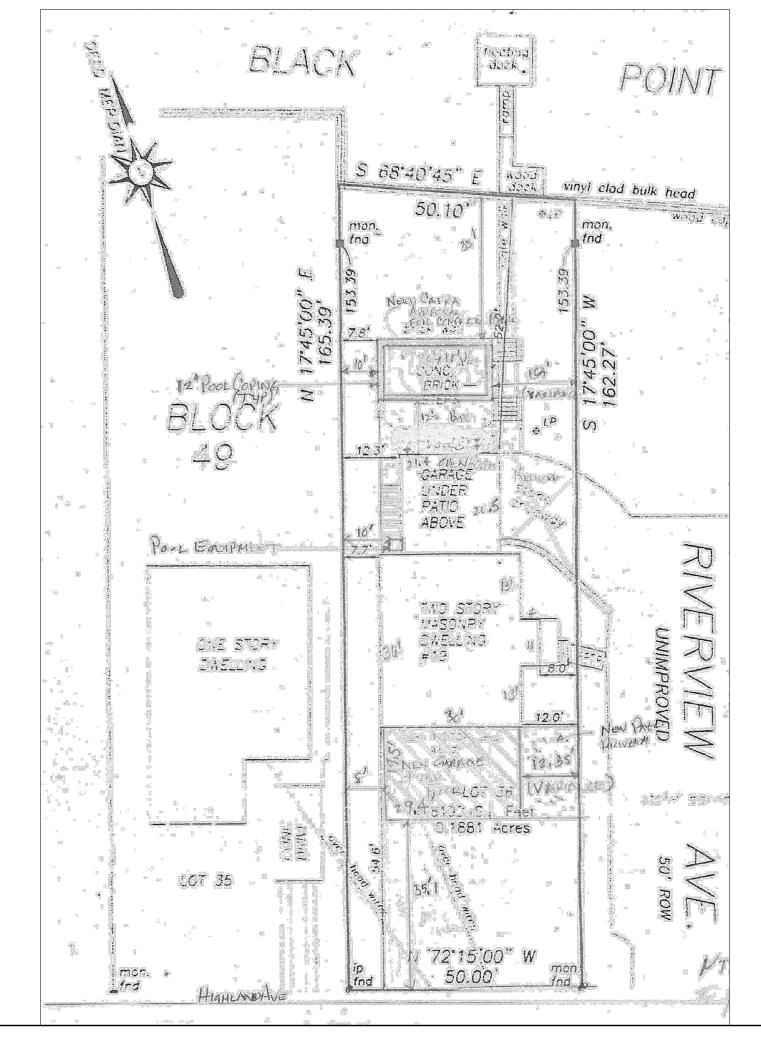
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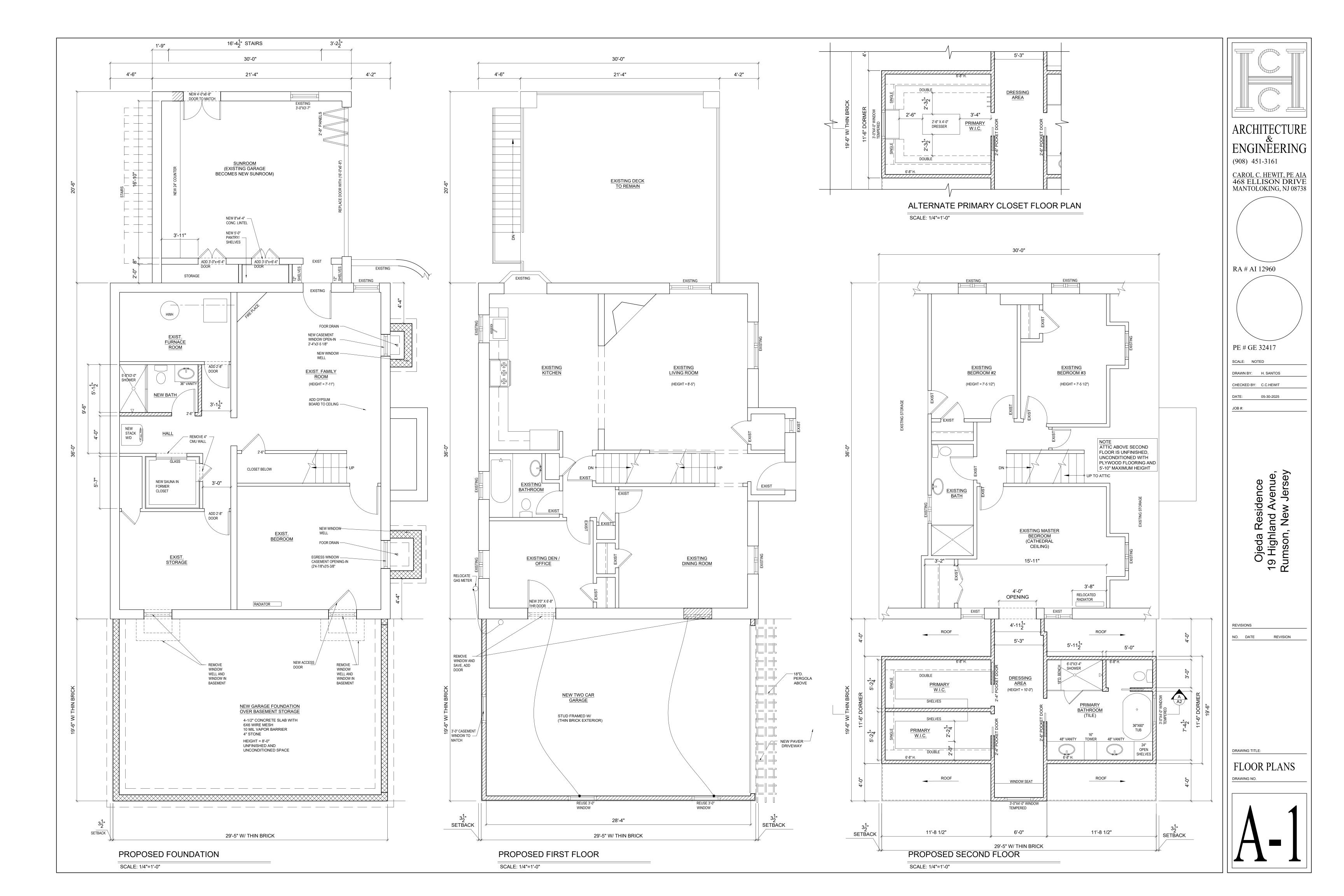
CHECKED BY: C.C.HEWIT 05-30-2025

JOB #:

GENERAL NOTES













ALL RESIDENTIAL APPLICATIONS \$50

Borough of Rumson

Fee: \$

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

Marie DeSoucey

Land Use & Development Official

office 732.842.3022 mdesoucey@rumsonnj.gov

Check #_

LAND USE & DEVELOPMENT PERMIT

-	ALL COMMERCIAL APPLICATIONS \$50 ALL COMMERCIAL APPLICATIONS \$100
CI	hecks shall be made payable to: Borough of Rumson.
ar bo	ith this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of chitectural plans. Surveys must show the existing conditions and exact location of physical features including metes and current surveys, specific utility locations and easements, all drawn to scale. All surveys must be prepared by land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5, 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 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.
1.	(Please Print Clearly) Location of property for which Permit is desired:
	Street Address: 19 Highland Ave Block: 49 Lot 36 Zone: R-5
	Applicant's Name: Bobby + Ellen Ojeda Address:
	Email ekoja (@ ao), com Tel. 732-245-3004
	Property Owner's Name:Address:
1	Email 5An = Tel 732 - 245 - 300 4
-	
	Description of Work: An Exiting aniage is being converted to a surroom and a
	new garage with a moster Bath and walk-in class to be been
	new garage with a moster Bath and walk-in class to be been
	1) July and a

1,030	olution # (if any):
Dicant further states that all inces and other permits gran	provided as part of this application are true to the best of his/he pertinent municipal ordinances, and all conditions, regulations and ted with respect to said property, shall be complied with. All Zoning the date of complete application.
	Date
t)	Date
nt) <u>FOR OFF</u>	TICE USE
d	DENIED
FA & BC.	See Attached ted 4/29, Revised 5/28/25
Memo da	ted 4/29, Revised 5/28/25
	t) FOR OFF A & BC. Memo da

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.

Marie DeSoucey Land Use & Development Official