



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

## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

|                   |                           |                  |      |
|-------------------|---------------------------|------------------|------|
| Mel Karmazin      | c/o maikins@aikinslaw.com | c/o 732-280-2606 |      |
| Name of Applicant | Email                     | Phone Number     |      |
| 29 WARD AVENUE    |                           | 80               | 8.01 |
| Property Address  |                           | Block            | Lot  |

Same as above

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.*

c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606

Applicant's Attorney and contact information (if any)

J. Kest & Company, 10 Lincoln Place, Unit No. 212, Madison, New Jersey 07940

Applicant's Architect and contact information (if any)

N/A

Applicant's Engineer and contact information (if any)

*MLK*

Signature of Applicant or Agent

Mark R. Aikins, Attorney for Applicant/Owner  
Mel Karmazin

May 13, 2025  
Date

### Proposed plan

Construct a pickleball court, fence atop of retaining wall with fixed rafter (non-louvered) pergola and removal of trees.

### Variances requested

SEE ADDENDUM ATTACHED HERETO & MADE A PART HEREOF.

Not Applicable

ADDENDUM TO APPLICATION

BLOCK 80, LOT 8.01

29 WARD AVENUE

KARMAZIN APPLICATION

BOROUGH OF RUMSON

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Applicant seeks to construct a pickleball court, fence atop of retaining wall with fixed rafter (non-louvered) pergola and removal of trees on the existing property.

Applicant seeks the following variances from *Rumson's Development Regulations Schedules 5 and 22* as follows:

- Minimum side yard setback                      50 feet required, whereas 43.75 feet is proposed.  
River/navigable waterway:
- Minimum side yard setback                      50 feet required, whereas 17.92 feet is proposed.  
Residential sports facility:



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**Marie DeSoucey**  
Land Use & Development Official  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: April 29, 2025

Applicant: Mel Karmazin  
Property Address: 29 Ward Avenue, Rumson, NJ 07760  
Block 80, Lot 8.01, Zone: R-2

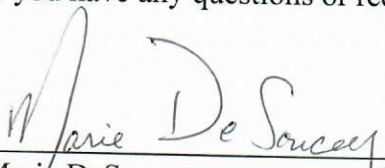
**Applicant's Request to:** construct a pickleball court, fence atop of retaining wall, louvered pergola and removal of trees.

Was **denied** for the following non-conformities related to the Borough of Rumson Ordinances/Development Regulations:

- The Zoning Chart on sheet L2-01, with date 3/15/2025 has not been updated to the latest existing conditions as approved following the project meeting of December 17, 2024.
- Schedule 5-4 Maximum Permitted Building Coverage: The 243 SF louvered pergola is added to building coverage which has been previously 100% built out.
- 22-7.32: The minimum setback from a river or navigable waterway for any accessory building (louvered pergola) shall be 50 feet.
- 22-7.33: The setback of a residential sports facility from any side or rear property line shall be 50 feet.

The variances identified above were evaluated based on plans submitted by J. Kest & Co., signed & sealed by Jared S. Kest, LLA, dated (varied), consisting of eleven (11) 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





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DENIED

Marie DeSoucey  
Land Use & Development Official

office 732.842.3022  
mdesoucey@rumsonnj.gov

RECEIVED

MAK 18 2025

## LAND USE & DEVELOPMENT PERMIT

PLANNING OFFICE

Date: 3.14.2025

Fee: \$ 50

Check # 1182

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)

- Location of property for which Permit is desired:  
Street Address: 29 Ward Avenue Block: 80 Lot: 8.01 Zone: R-2
- Applicant's Name: Mel Karmazin Address: 934 Navesink Rd. Rumson, NJ  
Email: MK@melkarmazin.com Tel. 917.647.3036
- Property Owner's Name: Mel Karmazin Address: 29 Ward Avenue, Rumson, NJ  
Email: MK@melkarmazin.com Tel. 917.647.3036
- Description of Work:  
1. Construct Sport Court with fence & pergola w/patio  
2. Remove trees

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: \_\_\_\_\_ Resolution # (if any): \_\_\_\_\_

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 of Applicant

Print Applicant's Name

Date

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved \_\_\_\_\_

Denied ☒

**DENIED**

COMMENTS:

- Does not comply with Ordinance  
22-7.33 or 22-7.25

- Tree permit is separate application

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.

Marie DeSoucey

Land Use & Development Official

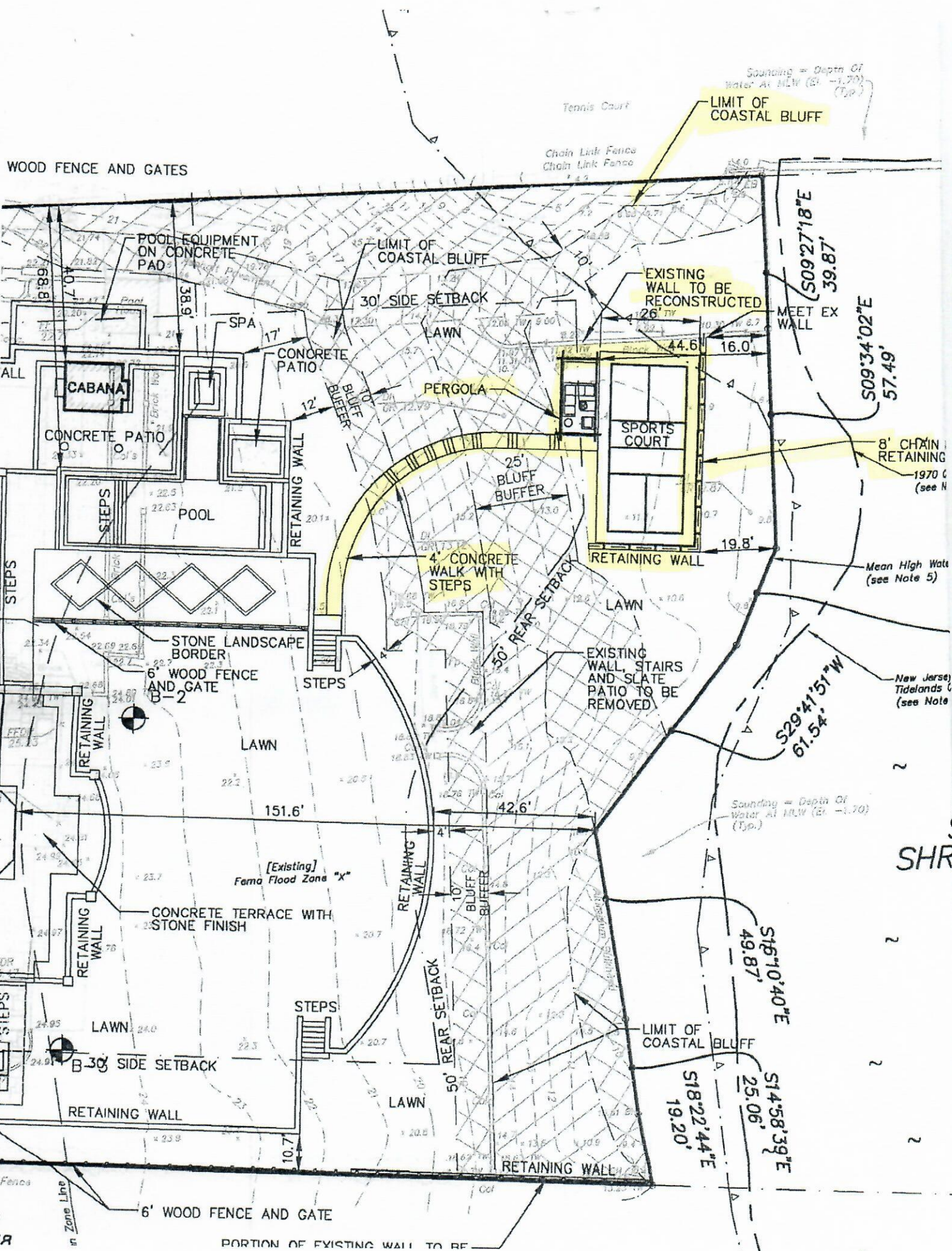
Date

\* Site Plan

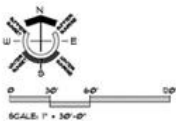
Lindstrom, Diessner & Carr PC, dates 1/20/23, rev(6) 10/11/24  
Sheet 3, 4, 5 and 9

\* Lot Coverage diagram, J Kest & Co, date 12/18/24, (2) 3/14/25  
2 sheets









| ESTIMATED LIFE DRAINAGE         |                  |            |
|---------------------------------|------------------|------------|
| PAVING STRUCTURE                | 7,571.40         | 50%        |
| SEWER MAINS ONLY                | 1,560.30         | 50%        |
| SEWER MANHOLES                  | 476.30           | 50%        |
| POCKET VALVES                   | 760.00           | 50%        |
| WATER MAINS UNDER ST. ROAD AREA | 1,560.00         | 50%        |
| PODS                            | 1,260.00         | 50%        |
| RETENTION WALLS                 | 866.40           | 50%        |
| REINFORCEMENT                   | 677.00           | 50%        |
| REINFORCING                     | 1,458.30         | 50%        |
| POCKET VALVES (PODS)            | 760.00           | 50%        |
| GRAVELLY                        | 2,520.00         | 50%        |
| DRIVEWAY, ST. ST. ALUM. AREA    | 1,260.00         | 50%        |
| <b>TOTAL LIFE DRAINAGE</b>      | <b>30,000.00</b> | <b>50%</b> |

L2-0