



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Patrick Armstrong patrick.armstrong@gmail.com (203) 731-1682
Name of Applicant Email Phone Number

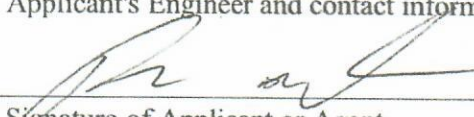
2 oyster bay drive, Rumson, NJ, 07760 128 1
Property Address Block Lot

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.

Applicant's Attorney and contact information (if any)
Elite Landscapes & Pools; Steve LeMoine, LLA; Steve@elitescapesnj.com; 908-910-1277 (cell); 732-993-6436 x 1 (office)

Applicant's Architect and contact information (if any)
Shore Point Engineering; Kevin E. Shelly, P.E.; KShelly@shorepointengineering.com; C: 908-415-4335;
O: 732-924-8100 x 1001

Applicant's Engineer and contact information (if any)

 5/7/25
Signature of Applicant or Agent Date

Proposed plan

Proposed rear yard improvements, including pool and patio

Hardship Encountered

Existing front yard setback encroaches on rear yard limiting available space for pool and patio, while previous approvals have allowed existing house to be set within front yard setback due to irregular lot configuration

Variances Requested

A variance requested from Schedule 5-1 (22 Attachment 4) for front yard setback



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: May 15, 2025

Applicant: Patrick Armstrong
Property Address: 2 Oyster Bay Drive, Rumson, NJ 07760
Block, Lot & Zone: Block 128, Lot 6, Zone R-1


I have reviewed the Land Use & Development Permit application for the installation of an in-ground swimming pool and expansion of raised deck.

The application has been **denied** for the following:

- Raised pool in the front yard setback
- Raised patio in the front yard setback
- The new, expanded covered porch and upper raised deck are in the front yard setback
- Accessory equipment (pool equipment and pole lights) in the front yard setback

Supporting documents include the Pool Grading Plan, signed and sealed by Kevin E. Shelly, P.E., dated April 23, 2025, no revisions, consisting of four sheets. Please correct the scale and add the setback lines on revised plans. Note that all accessory structures attached to the principal dwelling (without 5' separation) are required to meet the principal dwelling setbacks.

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

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHY & EXISTING CONDITIONS INFORMATION BASED ON PLANS OF PROPERTY ENTITLED "EXISTING CONDITIONS SURVEY; BLOCK 128 LOT 1; 2 OYSTER BAY DRIVE; BOROUGH OF RUMSON, MONMOUTH COUNTY, N.J." PREPARED BY PATTERSON SURVEYING & ENGINEERING, L.L.C., DATED 04/18/2025 AND PROVIDED BY THE PROPERTY OWNER. PROPERTY OWNER SHALL HOLD ELITE LANDSCAPES AND PAVERS, INC. AND ITS PROFESSIONALS HARMLESS FROM ANY INACCURACIES CONTAINED WITHIN THE PROVIDED SURVEY.
- A BULK VARIANCE IS REQUESTED FROM SCHEDULE 5-1 ON 22 ATTACHMENT 4. THE REQUIRED MINIMUM SECONDARY FRONT YARD SETBACK IS 65 FT. THE PROPOSED SECONDARY FRONT YARD SETBACK TO THE REAR ATTACHED RAISED PATIO IS 48.6 FT.
- A BULK VARIANCE IS REQUESTED FROM SCHEDULE 5-1 ON 22 ATTACHMENT 4. THE REQUIRED MINIMUM SECONDARY FRONT YARD SETBACK IS 65 FT. THE PROPOSED SECONDARY FRONT YARD SETBACK TO THE IN-GROUND POOL IS 48.4 FT.
- A BULK VARIANCE IS REQUESTED FROM SCHEDULE 5-1 ON 22 ATTACHMENT 4. THE REQUIRED MINIMUM SECONDARY FRONT YARD SETBACK IS 65 FT. THE PROPOSED SECONDARY FRONT YARD SETBACK TO THE POOL PATIO IS 35.4 FT.
- A BULK VARIANCE IS REQUESTED FROM SCHEDULE 5-1 ON 22 ATTACHMENT 4. THE REQUIRED MINIMUM SECONDARY FRONT YARD SETBACK IS 65 FT. THE PROPOSED SECONDARY FRONT YARD SETBACK TO THE POOL EQUIPMENT PAD IS 35.6 FT.

Residential Zone District (R-1) Zoning Schedule				
2 Oyster Bay Drive - Block 128, Lot 1				
	Required	Existing	Proposed	Complies
Min. Lot Area	1.5 Acres	1.51 Acres	No Change	Yes
Min. Lot Width	250 Ft	353.9 Ft	No Change	Yes
Min. Lot Frontage	250 Ft	269 Ft	No Change	Yes
Min. Principal Front Yard Setback				
Oyster Bay Drive	100 Ft	85.0 Ft	No Change	No**
Shrewsbury Drive	65 Ft	48.6 Ft	No Change	No**
Avenue of Two Rivers South	65 Ft	161.4 Ft	No Change	Yes
Min. Principal Side Yard Setback				
One Side	40 Ft	39.7 Ft	No Change	No**
Combined	80 Ft	N/A	No Change	Yes
Min. Principal Rear Yard Setback	50 Ft	N/A	N/A	Yes
Max. Building Height	2.5 Stories	2.5 Stories	No Change	Yes
Max. Building Coverage*	5,548 SF	4,721 SF	No Change	Yes
Max. Lot Coverage*	14,635 SF	11,941 SF	14,246 SF	Yes

*See Coverage Chart Below
**Existing Non-conformity

Site Coverage Chart	
Lot Area: 65,695 SF	
Existing Impervious Coverage:	
Existing Residential Dwelling: 3,027 SF	
Existing Garage: 851 SF	
Existing Carport: 228 SF	
Existing Covered Front Porch & Steps (252 SF): 0 SF*	
Existing Covered Rear Porch: 615 SF	
Existing Driveway: 7,204 SF	
Existing Raised Patio & Steps (654 SF): 0 SF**	
Existing Driveway Pillars: 16 SF	
Total Existing Impervious: 11,941 SF	
Proposed Impervious Coverage	
Existing Residential Dwelling: 3,027 SF	
Existing Garage: 851 SF	
Existing Carport: 228 SF	
Existing Covered Front Porch & Steps (252 SF): 0 SF*	
Existing Driveway: 7,204 SF	
Existing Driveway Pillars: 16 SF	
Proposed Covered Rear Porch: 635 SF	
Proposed Raised Patio & Steps (675 SF): 0 SF**	
Proposed In-ground Pool: 945 SF	
Proposed Pool Paver Patio: 854 SF	
Proposed Retaining Walls: 207 SF	
Proposed Rear Steps: 185 SF	
Proposed Outdoor Kitchen: 34 SF	
Proposed Pool Equipment: 60 SF	
Total Impervious: 14,246 SF	
TOTAL IMPERVIOUS AREA: 14,246 SF	

*Open sided Front Porch Excluded up to 10% First Floor Area (2,748 SF), exemption of 275 SF

**Unroofed Porches, Decks, & Patios Exclude Up to 30% First Floor Area (2,748 SF), exemption of 825 SF

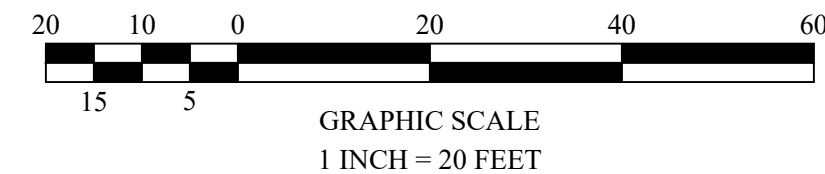
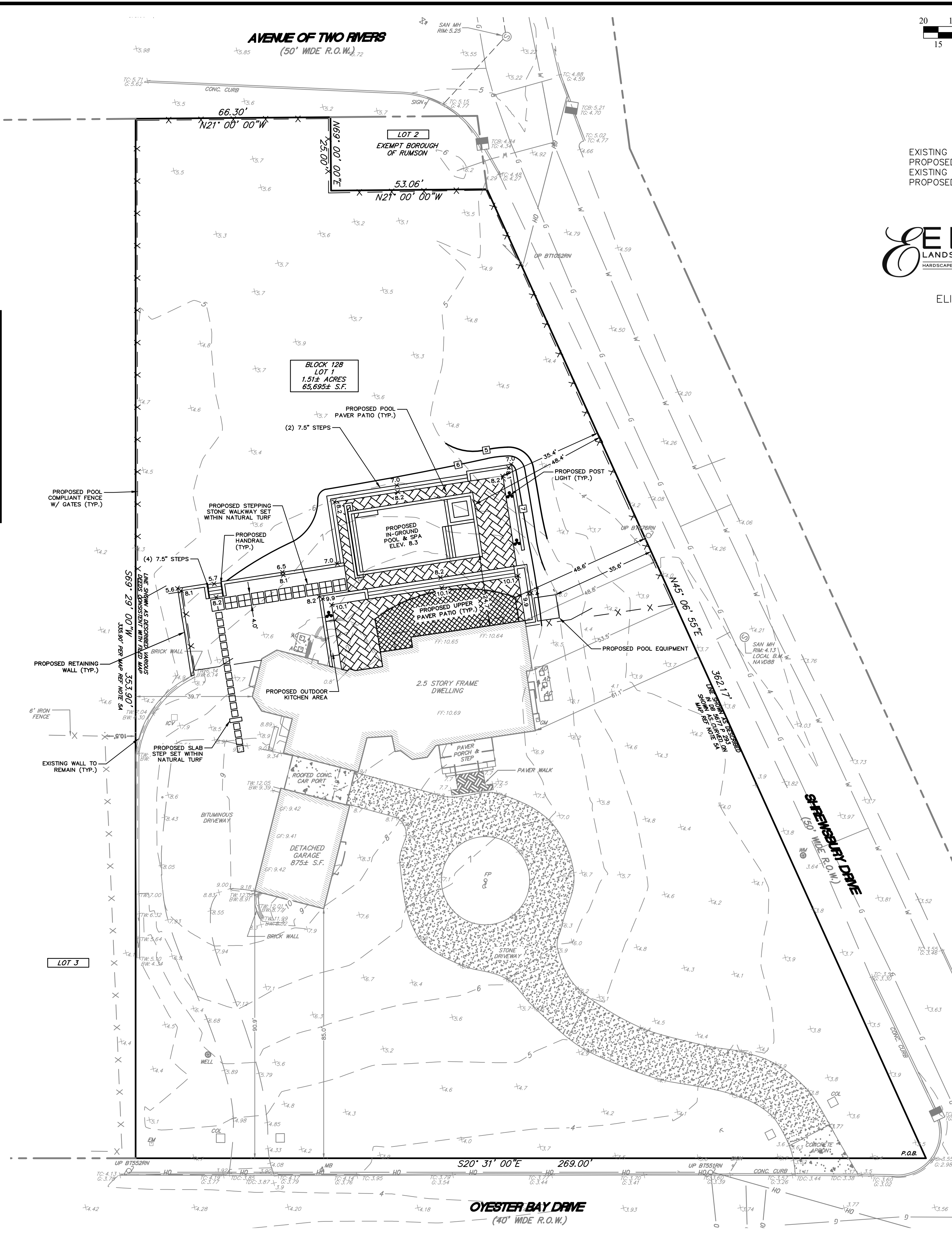
***Walkways Constructed on Grade are to be Excluded

Building Coverage Chart	
Lot Area: 65,695 SF	
Existing/Proposed Building Coverage:	
Existing Residential Dwelling: 3,027 SF	
Existing Garage: 851 SF	
Existing Carport: 228 SF	
Existing Covered Front Porch & Steps (252 SF): 0 SF*	
Existing Covered Rear Porch: 615 SF	
Total Existing Building Coverage: 4,721 SF	

*Open sided Front Porch Excluded up to 10% First Floor Area (2,748 SF), exemption of 275 SF

**Unroofed Porches, Decks, & Patios Exclude Up to 30% First Floor Area (2,748 SF), exemption of 825 SF

***Walkways Constructed on Grade are to be Excluded

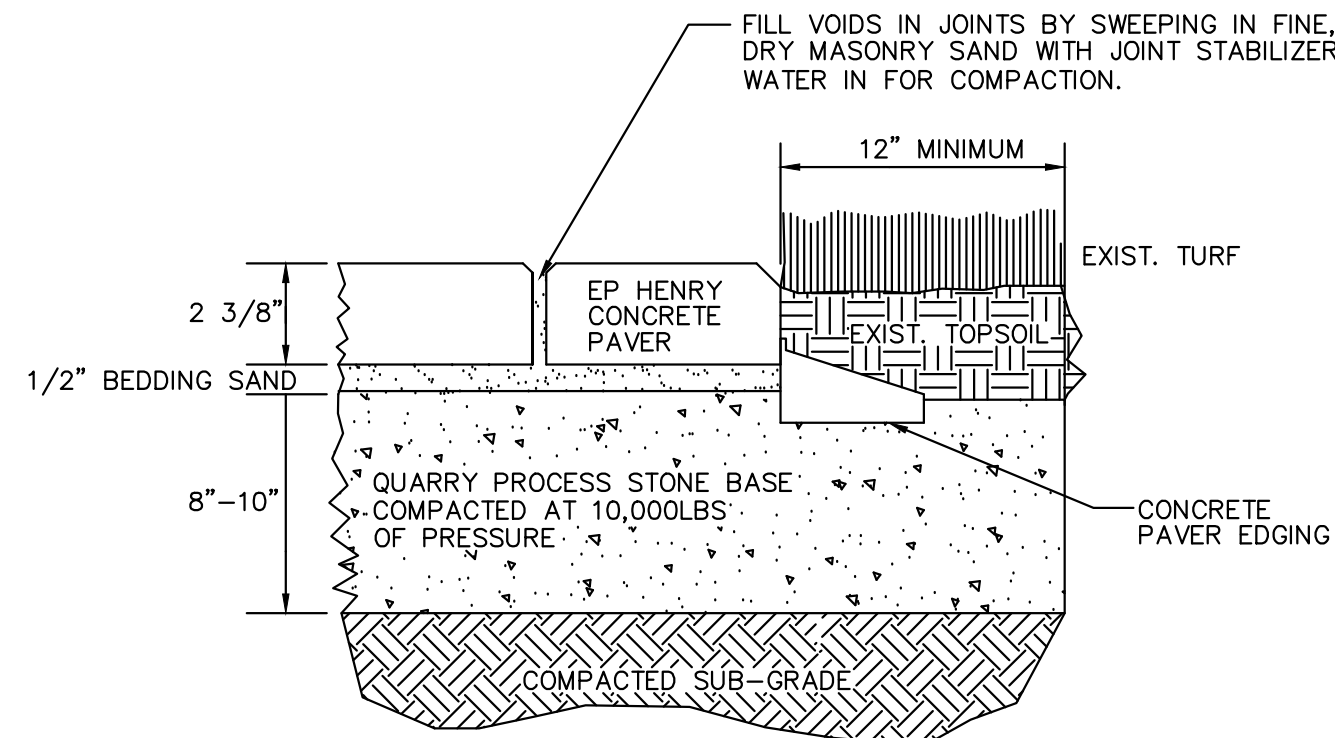
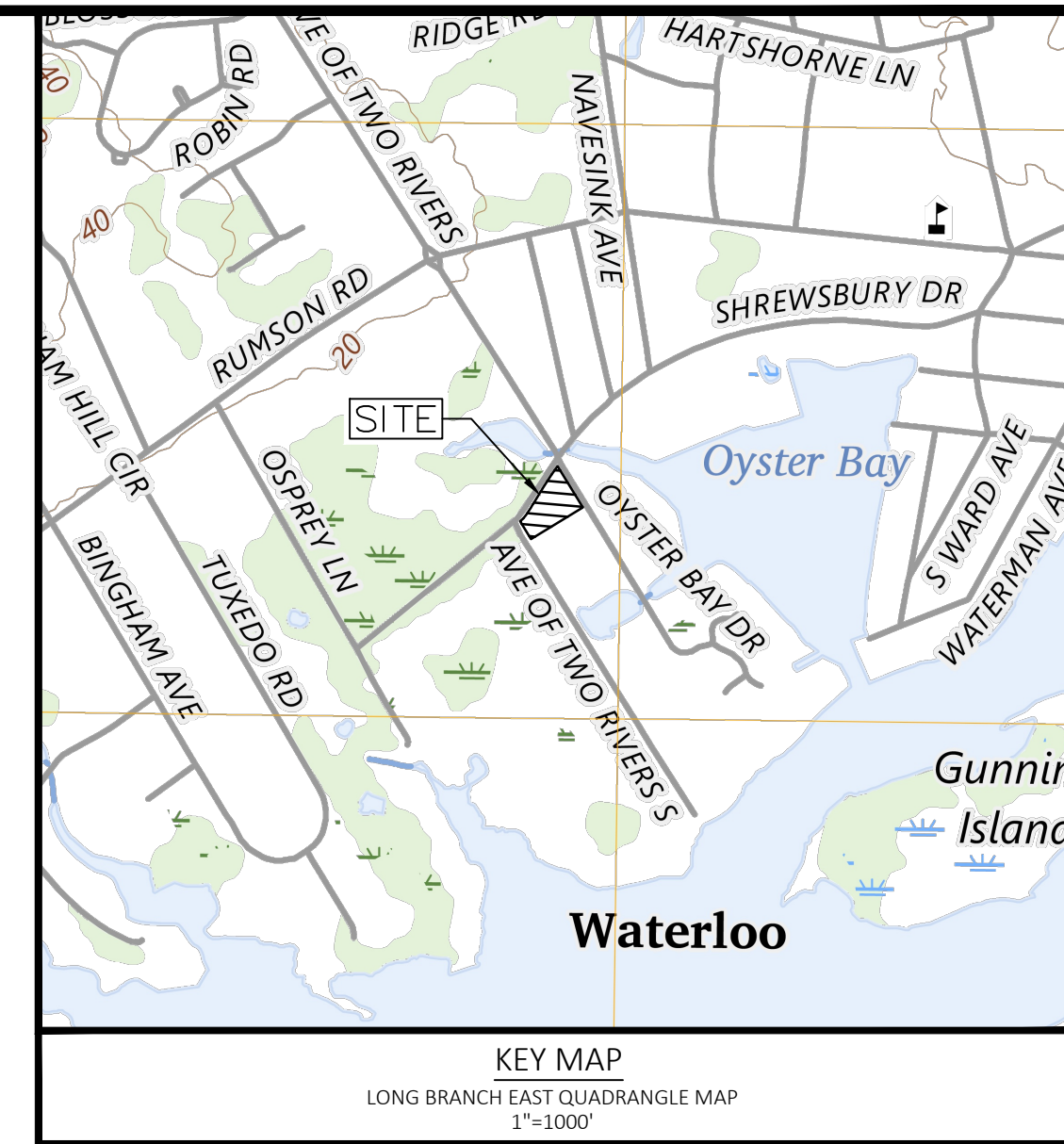


LEGEND

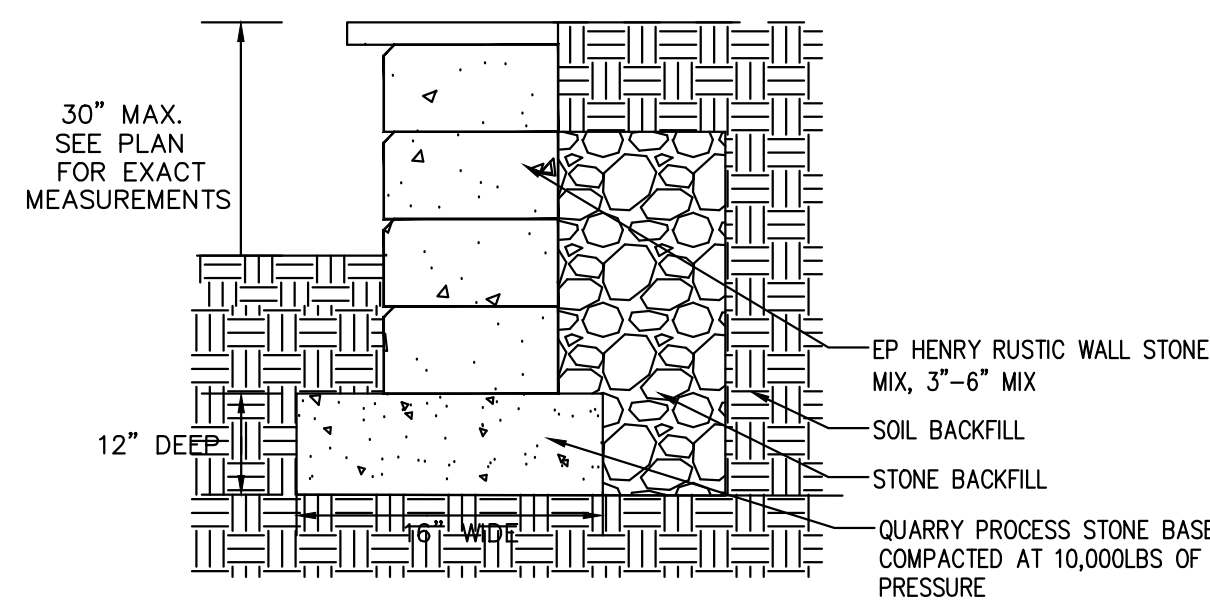
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION

ELITE LANDSCAPES & POOLS
LUXURY OUTDOOR LIVING
HARDSCAPES | GUNITE POOLS | LANDSCAPES

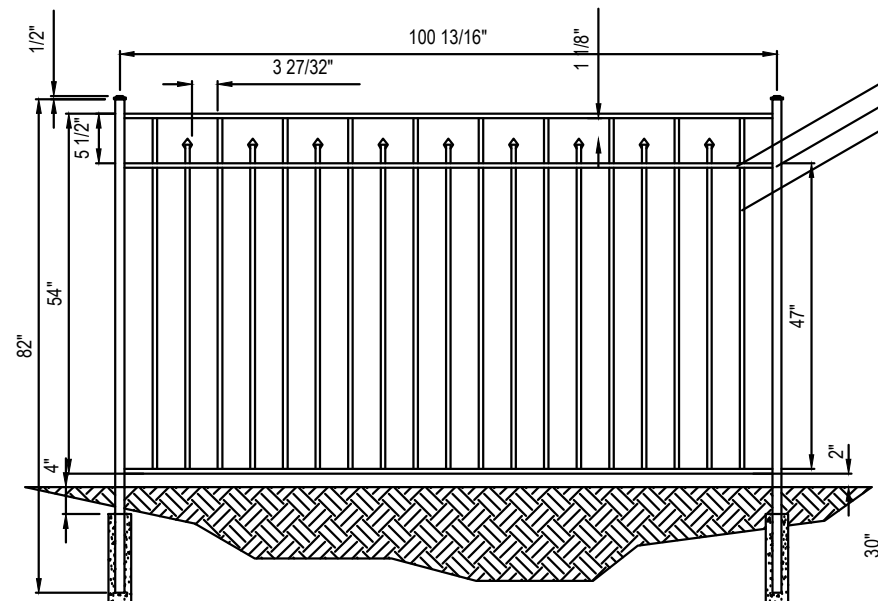
ELITE LANDSCAPES & PAVERS
732-993-6436
www.elitescapenj.com
sales@elitescapenj.com



TYPICAL PAVER PATIO DETAIL
N.T.S.



TYPICAL CONCRETE BLOCK WALL DETAIL
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. FENCE AND GATE TO MEET 2021 RESIDENTIAL BUILDING CODE REQUIREMENTS

DECORATIVE ALUMINUM FENCE DETAIL
N.T.S.

DATE	REVISIONS	BY
SHORE POINT ENGINEERING		
Certificate of Authorization No. 24GA28317800 Kevin E. Shelly P.E., PE No. GE05031300 PO Box 257, Manasquan, NJ 08736 T: 732-924-8100 F: 732-924-8110 www.shorepointengineering.com		
Kevin E. Shelly, P.E. PROFESSIONAL ENGINEER N.J. Lic. No. GE05031300		
2 OYSTER BAY DRIVE BLOCK 128, LOT 1 SITUATED IN BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY		
VARIANCE PLAN		
SCALE: 1"=20'	PROJECT No.: ELP-2436	
RELEASED BY: KES	DATE: 05/29/25	
CHECKED BY: RZH	Sheet Number 1 OF 1	
DRAWN BY: MJW		