



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 & Rear Yard setback & principal structure.
Side & Rear yard setback & accessory structure. Lot coverage,
building coverage, maximum floor area, floor area ratios



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

29

0.49

1

1

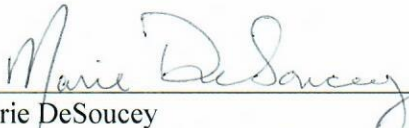
10	Sched 5-1: New 17' x 10.5' Shed SYSB Accessory RYSB Accessory	5' / 5'		3' / 1'	New
11	Sched 5-1: (AC Units x2) SYSB Accessory	5'		4.6'	New
12	22-5.8b Required Accessory Uses: An attached or detached garage for the storage of at least one but not more than three vehicles shall be provided. When an 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.)				Removal of 1 car garage, not replaced – New Variance
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>				Not ZB authority?
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				2 curb cuts, Variance is
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 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: 36 Allen Street Block: 32 Lot 10 Zone: R-5
- Applicant's Name: Stephen & Stephanie Rosone Address: 36 Allen Street, Rumson, NJ
Email Eanderson@scardonanderson.com Tel. 732-758-8070
- Property Owner's Name: Stephen & Stephanie Rosone Address: 36 Allen Street, Rumson, NJ
Email Eanderson@scardonanderson.com Tel. 732-758-8070
- 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 of Applicant

Date

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

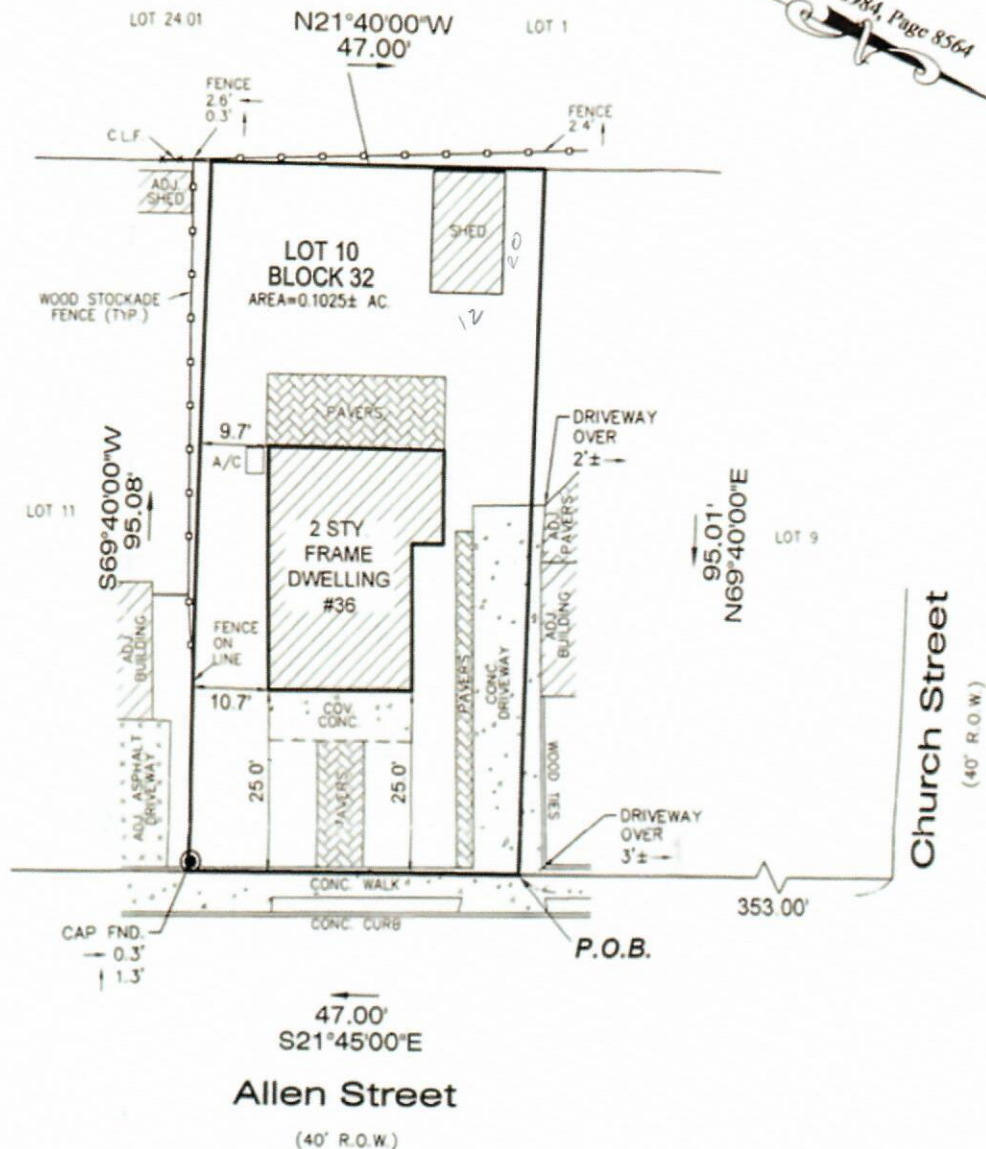
Non conforming Construction.

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.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

Date

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



SURVEY OF PROPERTY

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
Principal Structure			
	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.	
Accessory Building			
Minimum Side Yard setback	5 ft.	3 ft.	VARIANCE REQUIRED
Rear Yard setback	5 ft.	1 ft.	VARIANCE REQUIRED
Height	15 ft.	15 ft.	
Accessory Structure			
Minimum Side Yard setback	5 ft.	N/A	
Minimum Rear Yard setback	5 ft.	N/A	
Permitted Lot Coverage, Building Coverage Floor Area			
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)
 $4,466 - 0 = 4,466 \times 0.4750 = 2,121$

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

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

No Garage?



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
 Updated based on *Revised Plan September 15, 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; new detached garage; addition of second driveway (second curb-cut) on the south side of the dwelling. The existing shared driveway easement on the north side of dwelling shall remain in tact.

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

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	
1	Sched 5-1: Min Lot Size (SF)	6,000	4,466		Existing, n/c
2	Sched 5-1: Min Lot Frontage/Width	50'	47'		Existing, n/c
4	Sched 5-3: Max Floor Area (SF)	1,786	na	1,980 (+ 11%)	New
5	Sched 5-3: FAR (D-Variance)	0.40	na	0.44 (+ 10%)	New
6	Sched 5-4: Building Coverage (SF)	1,040	na	1,280 (+ 23%)	New
7	Sched 5-4: Lot Coverage (SF)	2,121	na	2,562 (+ 21%)	New
8	Sched 5-1 (note 18): FYSB Principal Dwelling / Porch	35' / 30'	25' / 18'	21' / 18'	New
9	Sched 5-1: RYSB Principal Dwelling	35'	40'	29'	New
10	Sched 5-1: New Detached Garage SYSB Accessory RYSB Accessory	5' / 5'		1' / 1'	New

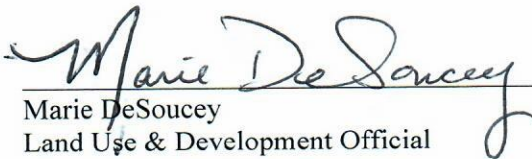
13	22-7.25 Fences: All fences, walls and hedgerows must be erected or installed within the property lines. <i>The existing fence is on adjacent properties. New proposed fence on either side of house intends to connect to those existing fences. May need approval from neighbors...?</i>	Not ZB authority?
15	22-7.26h Maximum number of driveways/curb openings in R-5 - 1 permitted	2 curb cuts proposed

The following topic remain to be resolved:

- The deed describes a 7' x 94.95' easement to be used as a common private driveway for ingress and egress.
 - AC units and generator are in the shared easement.
 - The existing / proposed fence on the north side of the property is in the easement. Note: a zoning permit was issued by the Borough for the fence to relocated to its present location in 2021. There is no reference to an existing shared easement.

The comments above were evaluated based on new architectural drawings prepared by Anthony M. Condouris, architect, dated October 17, 2025, revision (2) September 10, 2025, consisting of four (4) sheets and the Easement Deed, presented as Exhibit A-8 at the August 28, 2025 Zoning Board of Adjustment meeting.

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

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

Deed Book 8984, Page 8564



DB 8984 PG 8564



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

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

RTTEXT: file open error

proposed new dwelling for

ROSONE RESIDENCE

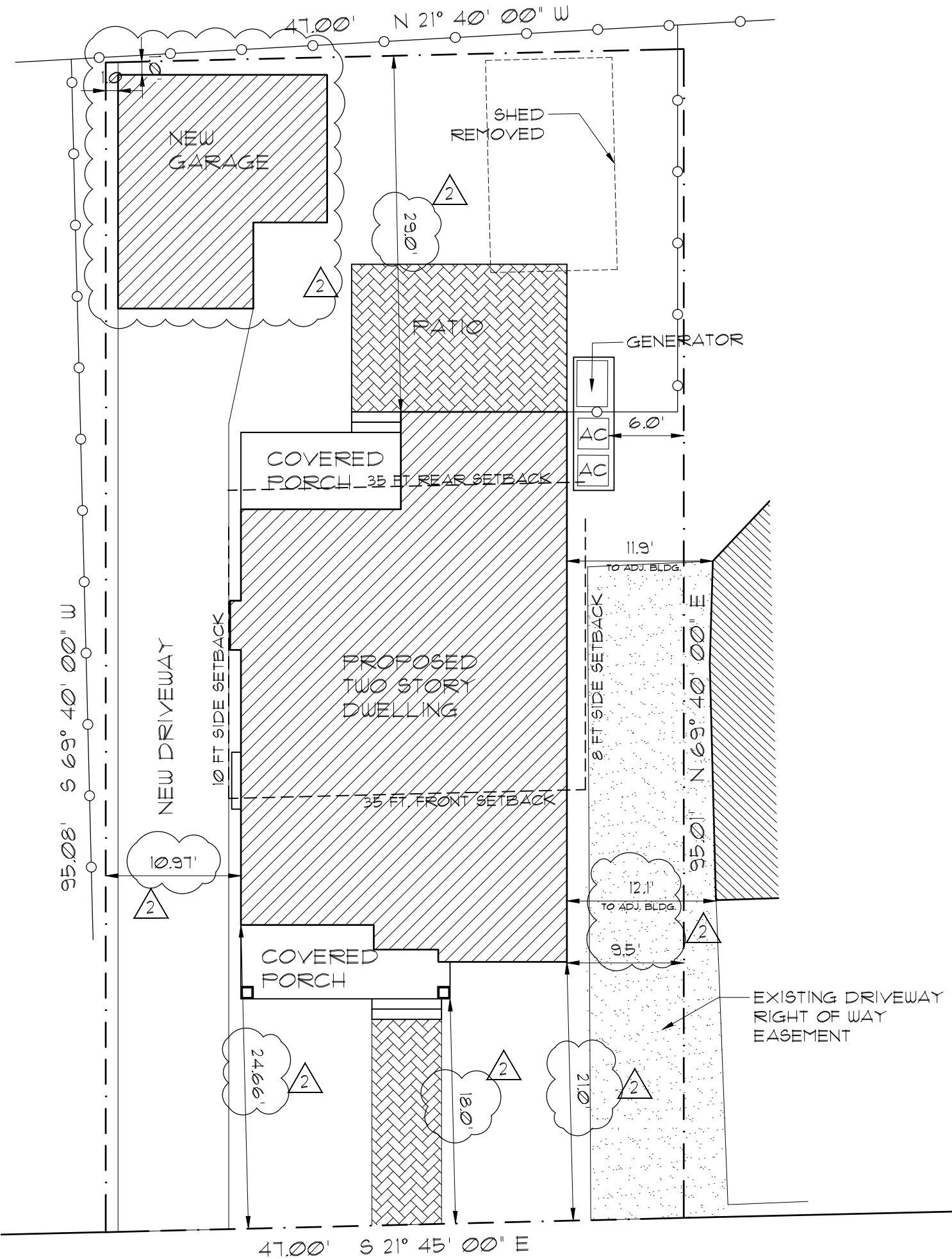
36 ALLEN STREET
RUMSON, NEW JERSEY
BLOCK 32 ~ LOT 10



Borough of Rumson
Interior Lot

Zone: R-5
Applicant:
Address: 36 ALLEN STREET

Date: 9/17/24
Block: 32
Lot: 10



ALLEN STREET

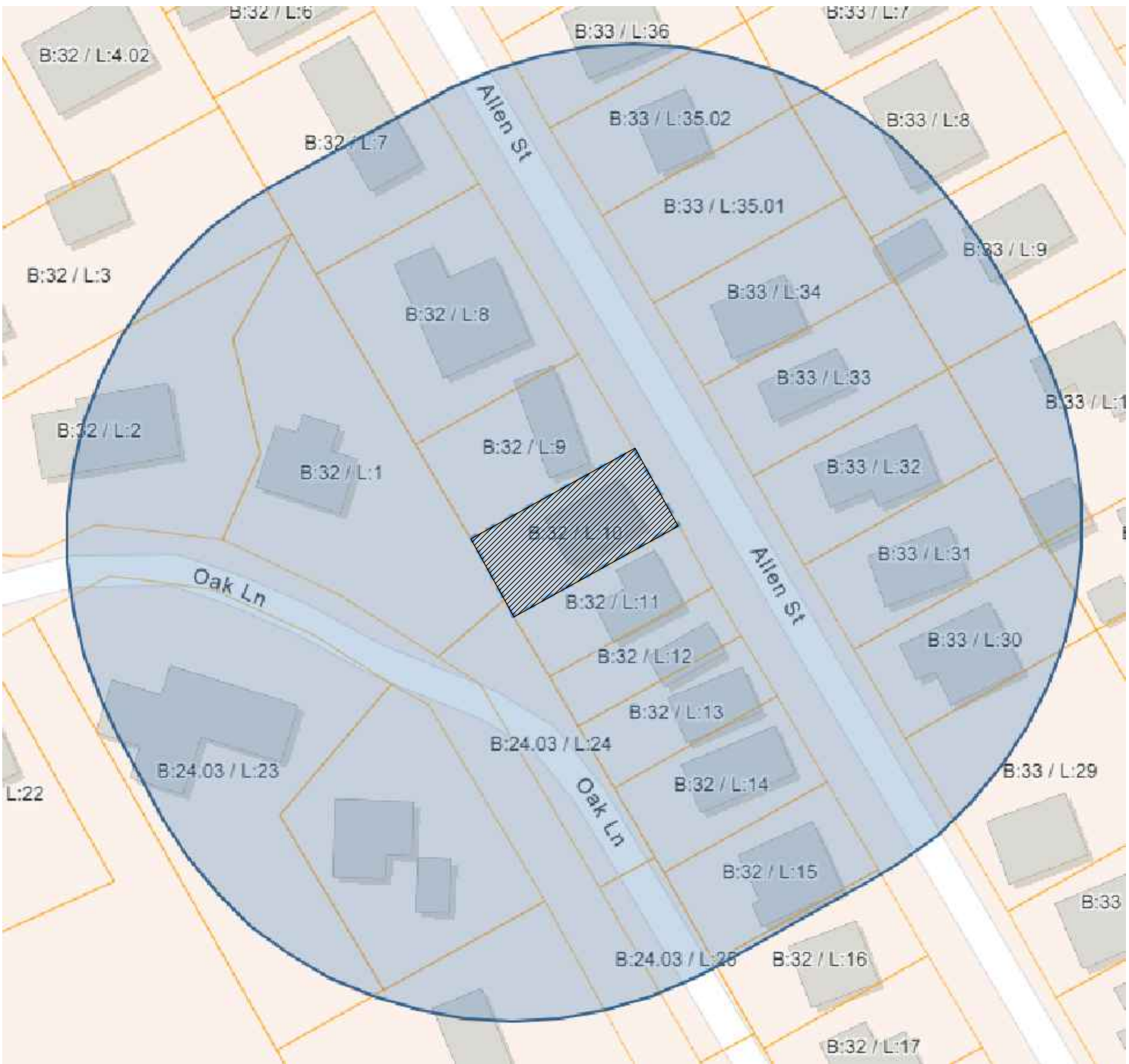
SITE PLAN
SCALE: 1" = 10'-0"

	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
Principal Structure			
	Bldg/Porch	Bldg/Porch	
Front Yard Setback	35 ft. / 30 ft.	21 ft. / 18 ft.	VARIANCE REQUIRED
Minimum Side Yard setback			
One Side	8 ft.	9.5 ft.	
Total Both Sides	18 ft.	20.47 ft.	
Minimum Rear Yard setback	35 ft.	29 ft.	VARIANCE REQUIRED
Building Height			
Ridge	35 ft.	32 ft.	
Eaves	26 ft.	19.8 ft.	
Accessory Building			
Minimum Side Yard setback	5 ft.	1 ft.	VARIANCE REQUIRED
Rear Yard setback	5 ft.	1 ft.	VARIANCE REQUIRED
Height	15 ft.	15 ft.	
Accessory Structure			
Minimum Side Yard setback	5 ft.	N/A	
Minimum Rear Yard setback	5 ft.	N/A	
Permitted Lot Coverage, Building Coverage Floor Area			
Max. Lot Coverage	2,121 sf.	2,562 sf.	VARIANCE REQUIRED
Max. Build Coverage	1,040 sf.	1,280 sf.	VARIANCE REQUIRED
Maximum Floor Area	1,786 sf.	1,980 sf.	VARIANCE REQUIRED
Floor Area Ratio	0.40	0.44	VARIANCE REQUIRED

() Lot Coverage (Schedule 5-4)
 $4,466 - 0 + 4,466 \div 0.4150 = 2,121$

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

() Floor Area (Schedule 5-3)
 $4,466 - 0 + 4,466 \div 0.41 = 1,786$



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

FLOOR AREA CALCULATIONS	
	PROPOSED
FIRST FLOOR (INSIDE WALLS)	960 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	890 SQ. FT.
GARAGE (PRE CREDIT)	260 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.
TOTAL FLOOR AREA	1,980 SQ. FT.
60% OF SECOND FLOOR AREA	534
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	440

BUILDING COVERAGE CALCULATIONS	
	PROPOSED
HOUSE (INCLUDING COVERED PORCHES)	1,217 SQ. FT.
GARAGE (PRE CREDIT)	281 SQ. FT.
SUB TOTAL	1,498 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	-96 SQ. FT.
TOTAL BUILDING COVERAGE	1,280 SQ. FT.

LOT COVERAGE CALCULATIONS	
	PROPOSED
HOUSE (INCLUDING COVERED PORCHES)	1,217 SQ. FT.
GARAGE (PRE CREDIT)	281 SQ. FT.
AC PAD	36 SQ. FT.
PATIOS	217 SQ. FT.
NEW DRIVEWAY	683 SQ. FT.
PAVED EASEMENT	408 SQ. FT.
SUB TOTAL	2,842 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	-96 SQ. FT.
DECK CREDIT (20% OF GROUND FLOOR AREA)	-192 SQ. FT.
TOTAL LOT COVERAGE	2,562 SQ. FT.

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

ANTHONY M. COONDOURIS

ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS

DATE

2-24-25

2-24-25

9-10-25

PER ZONING REVIEW

REVISED FLOOR AREA, GARAGE

CLIENT

ROSONE RESIDENCE

ADDRESS

36 ALLEN STREET
RUMSON, NEW JERSEY

JOB NUMBER

24-061

LOT

10

BLOCK

32

DRAWN BY

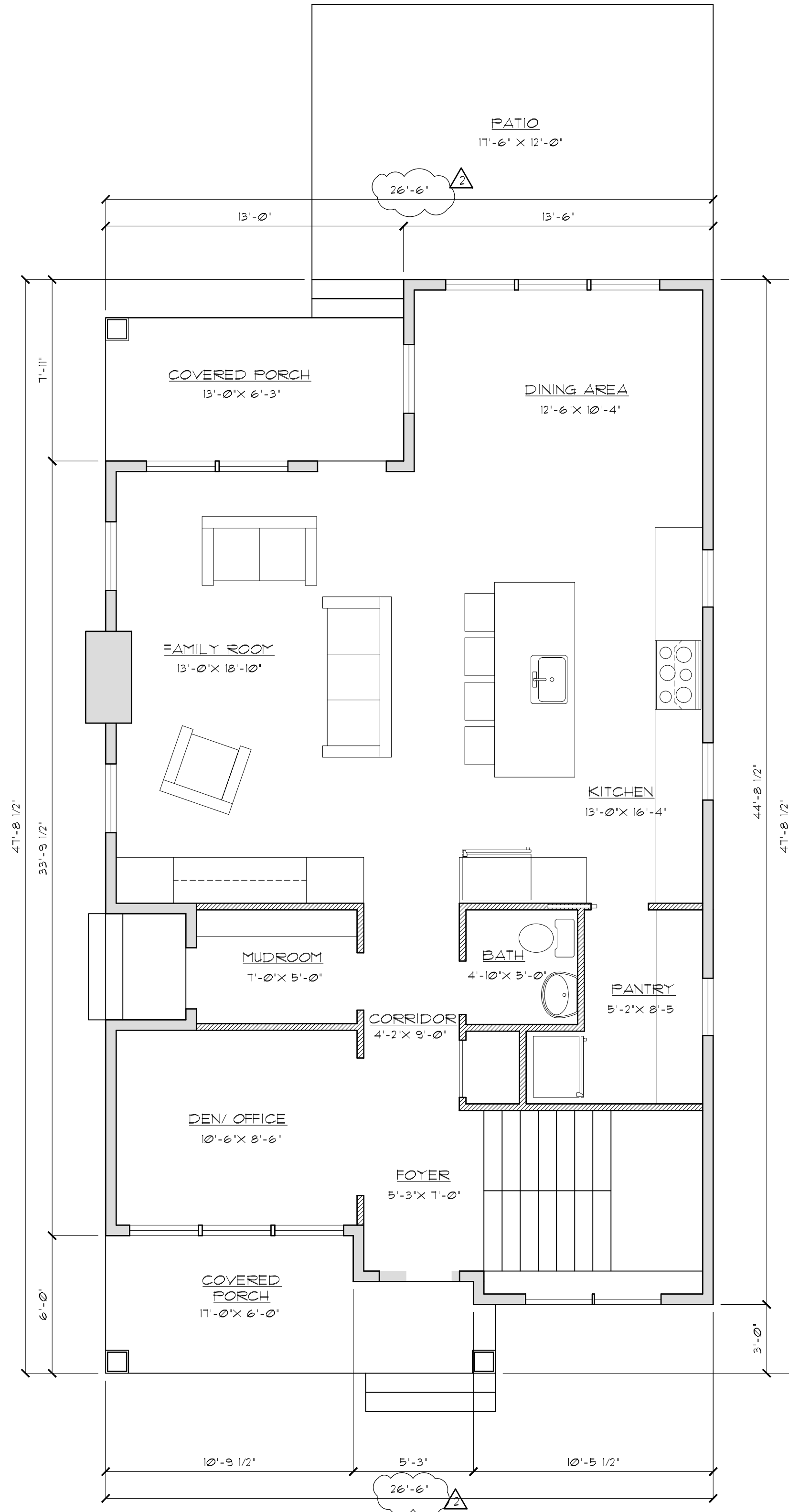
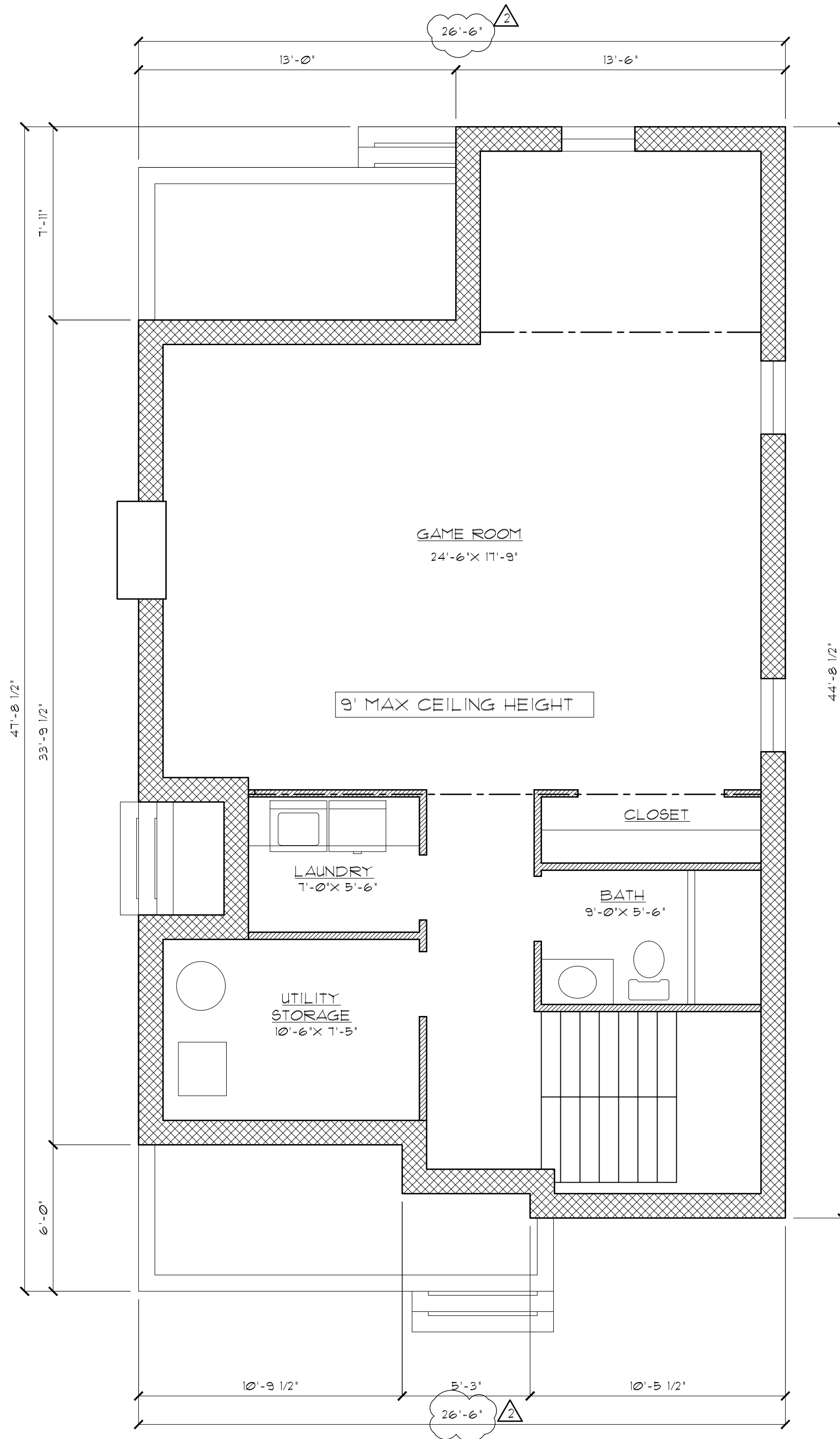
MB

DATE

10/17/24

SHEET NO.

V-1



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

DATE 10/17/24	DRAWN BY MB	CLIENT ROSONE RESIDENCE	REVISIONS A PER ZONING REVIEW 2-10-25 A REVISED FLOOR AREA GARAGE 9-10-25	DATE 2-24-25
SHEET NO. V-2		ADDRESS 36 ALLEN STREET RUMSON NEW JERSEY	JOB NUMBER 24-061	
		BLOCK 32	LOT 10	

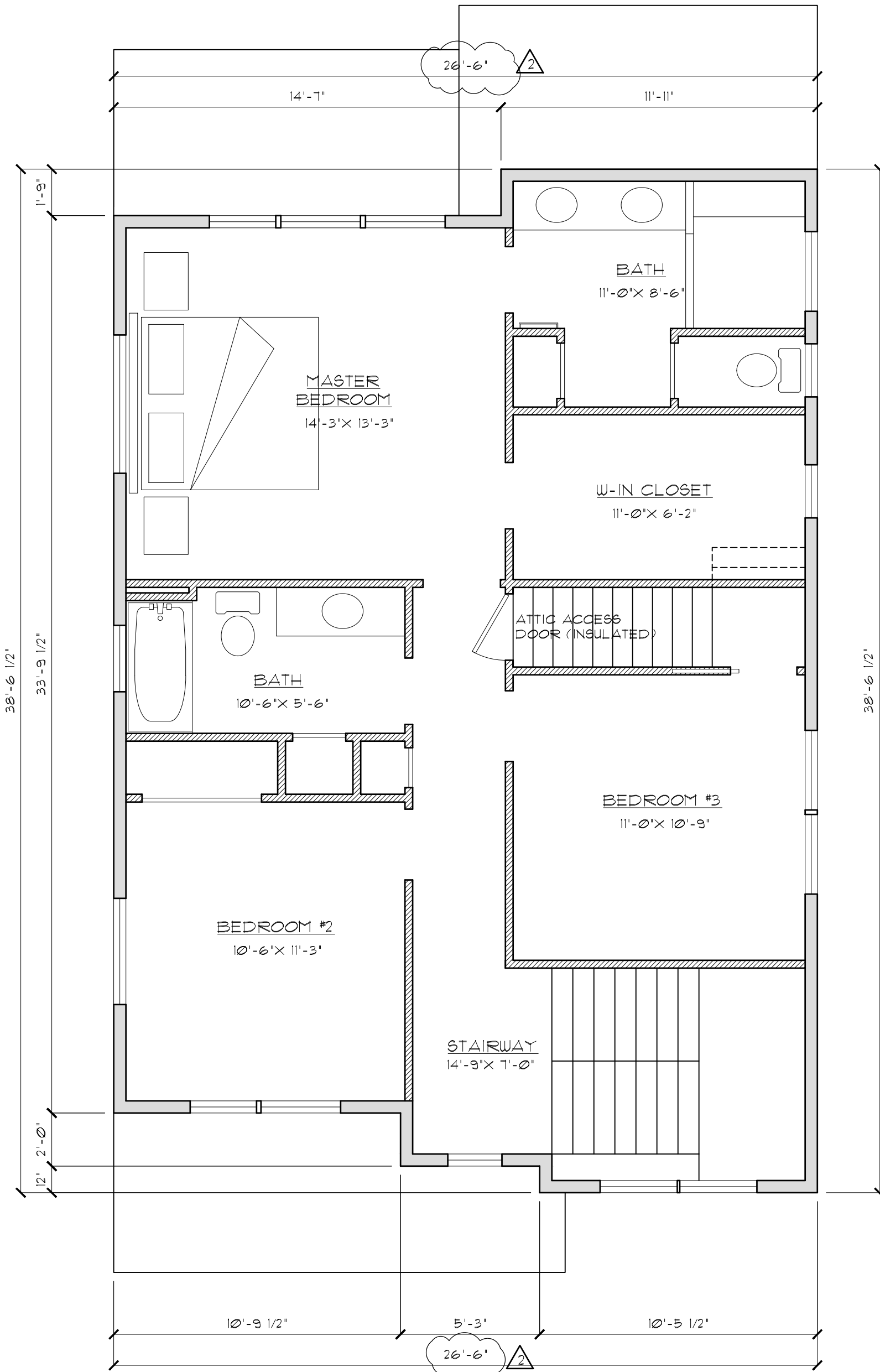
ANTHONY M. CONDOURIS

ARCHITECT

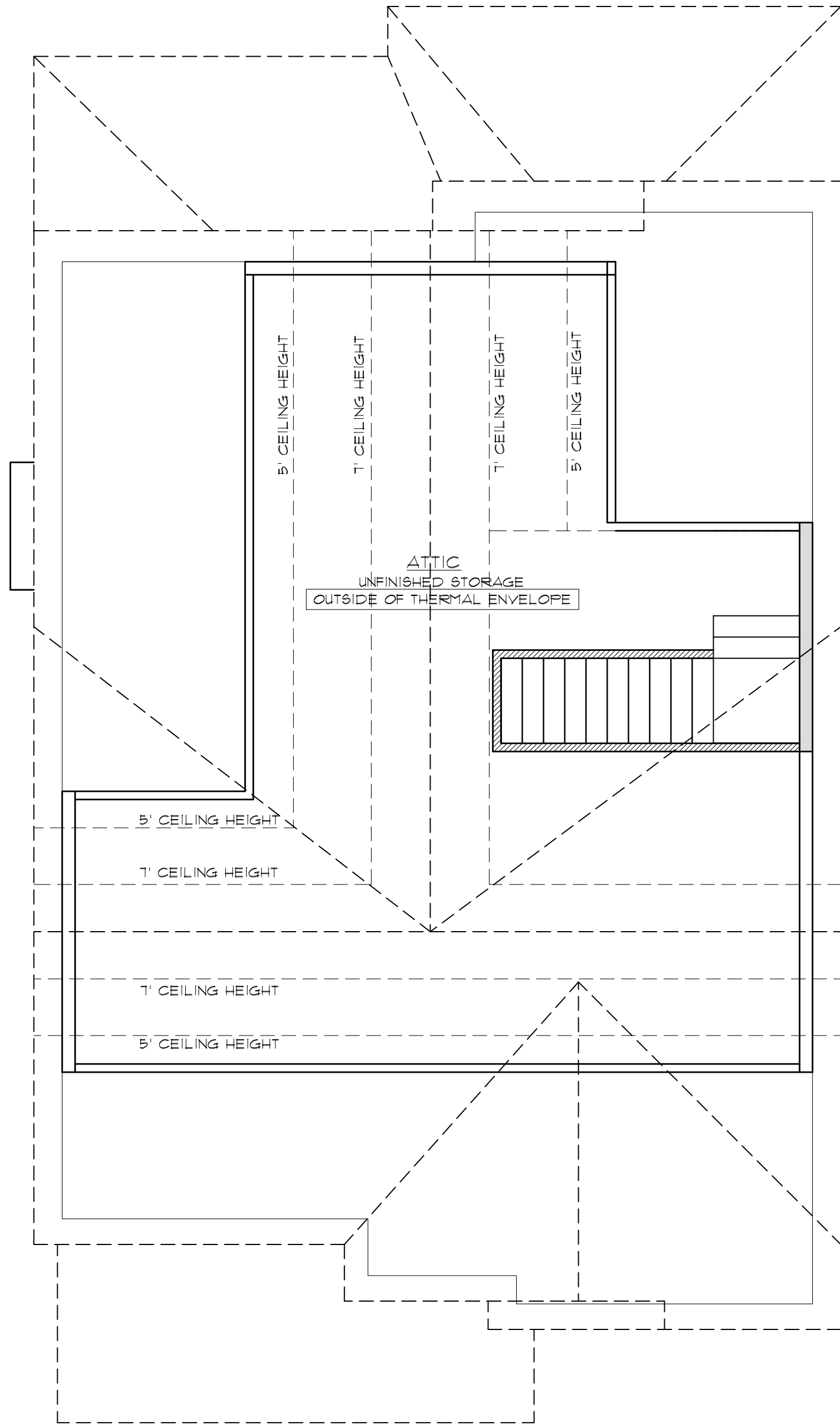
20 BINGHAM AVENUE, RUMSON NJ 07760

phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarthitect.com ~ www.amcarthitect.com

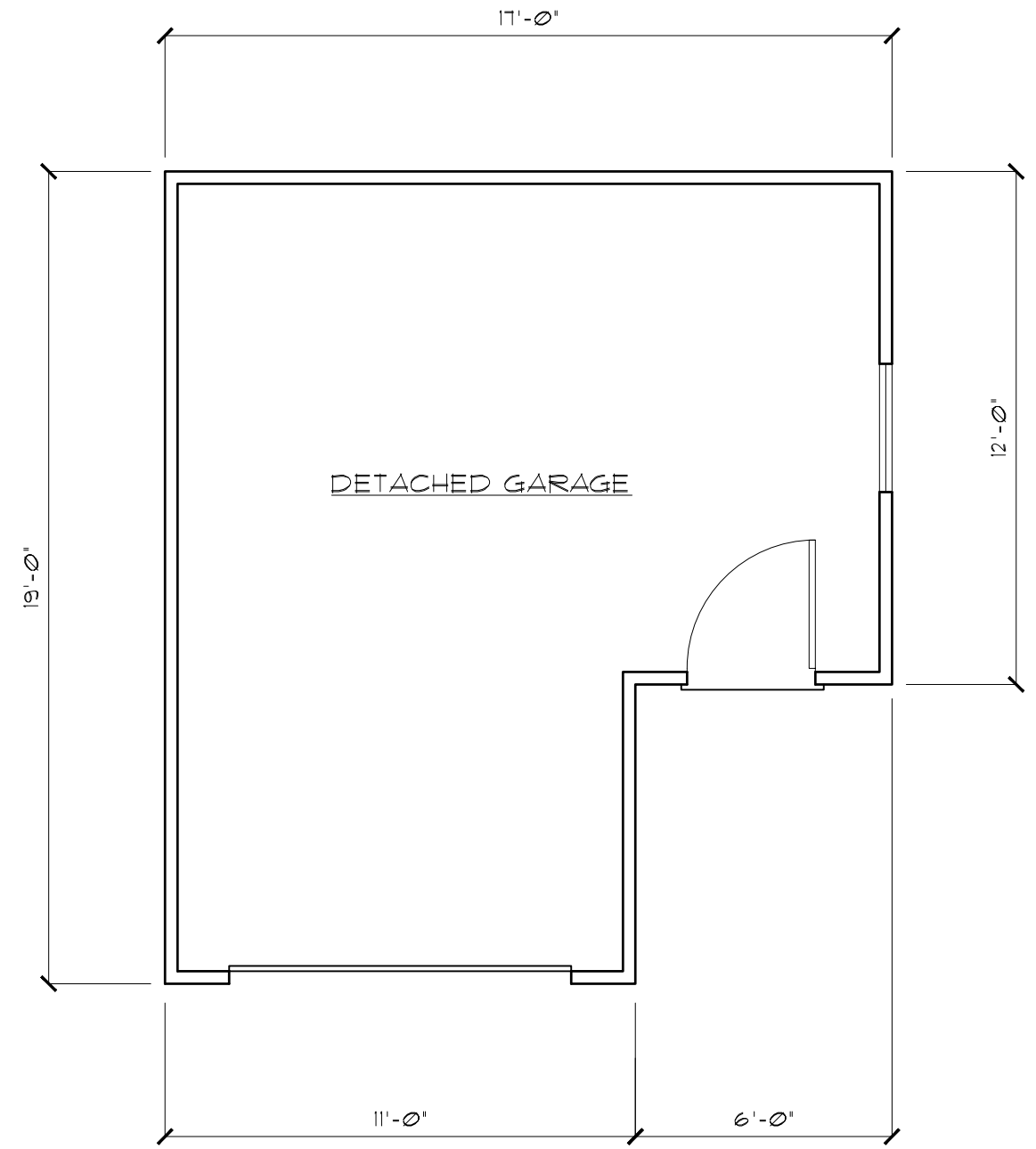
NJ STATE LIC #A13804



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



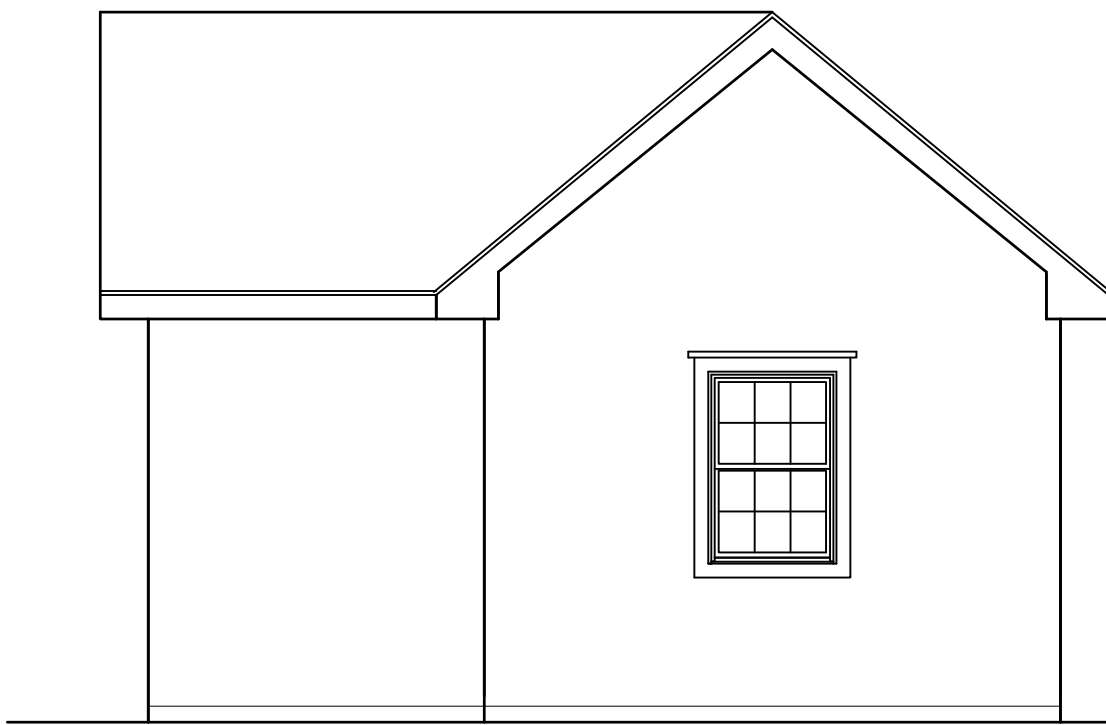
ATTIC PLAN
SCALE: 1/4" = 1'-0"



GARAGE PLAN
SCALE: 1/4" = 1'-0"

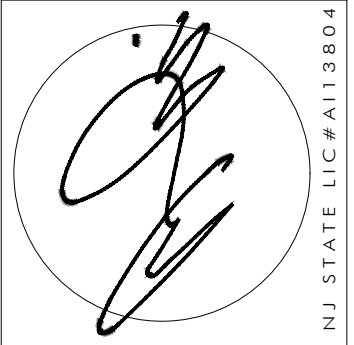


GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE NORTH 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
PER ZONING REVIEW	2-24-25
REVISED FLOOR AREA, GARAGE	9-10-25

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-3



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	2-24-25
Δ	PER ZONING REVIEW 2-10-25
Δ	REVISED FLOOR AREA, GARAGE 9-10-25

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

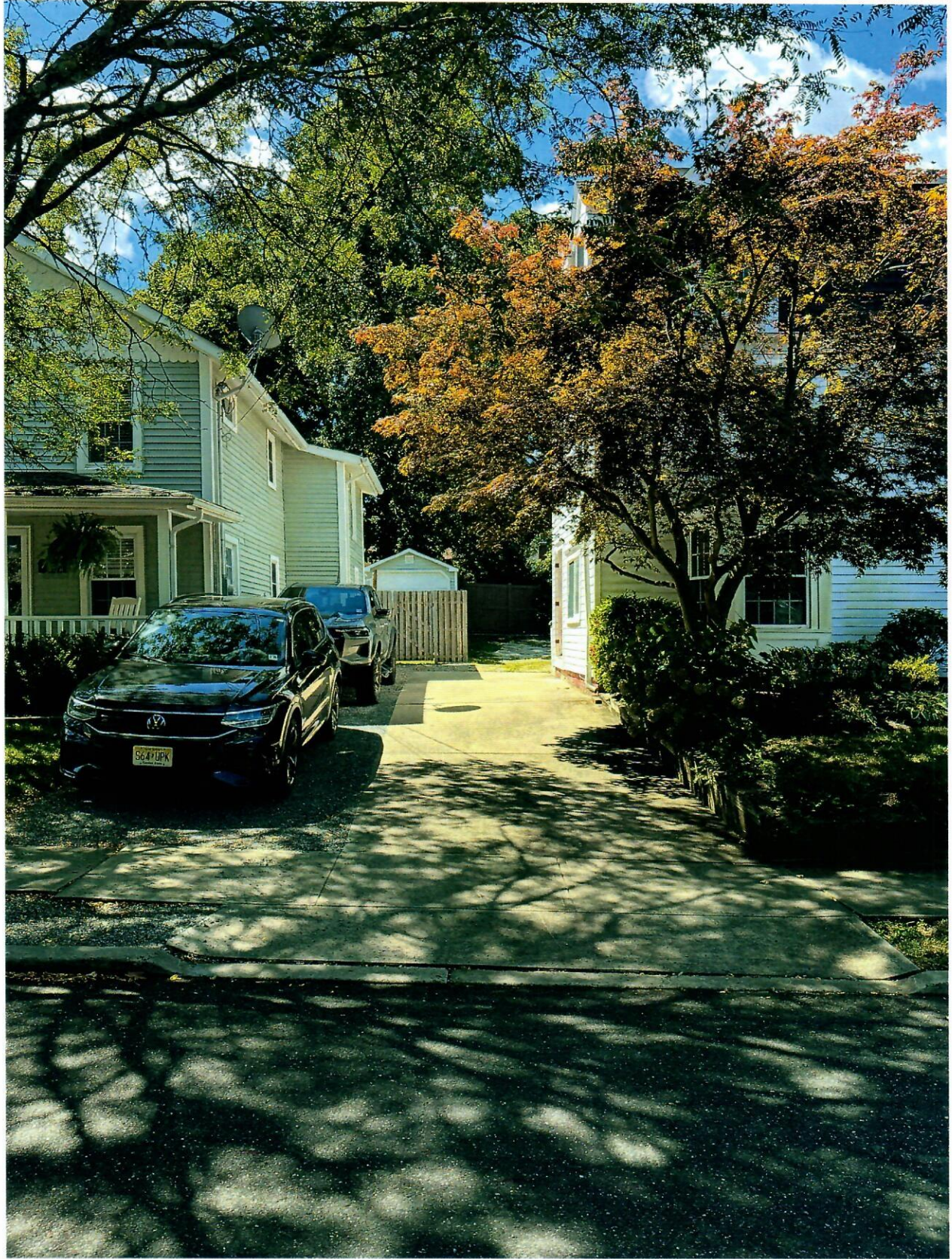
DATE	10/17/24
DRAWN BY	MB
SHEET NO.	V-4

EXHIBIT

tabbler

A-6







Untitled Map

Write a description for your map.

Legend

 36 Allen St

EXHIBIT
A-7

Oak Ln

Oak Ln

 36 Allen St

Allen St

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

300 ft

Lafayette St

Lafayette St

Untitled Map

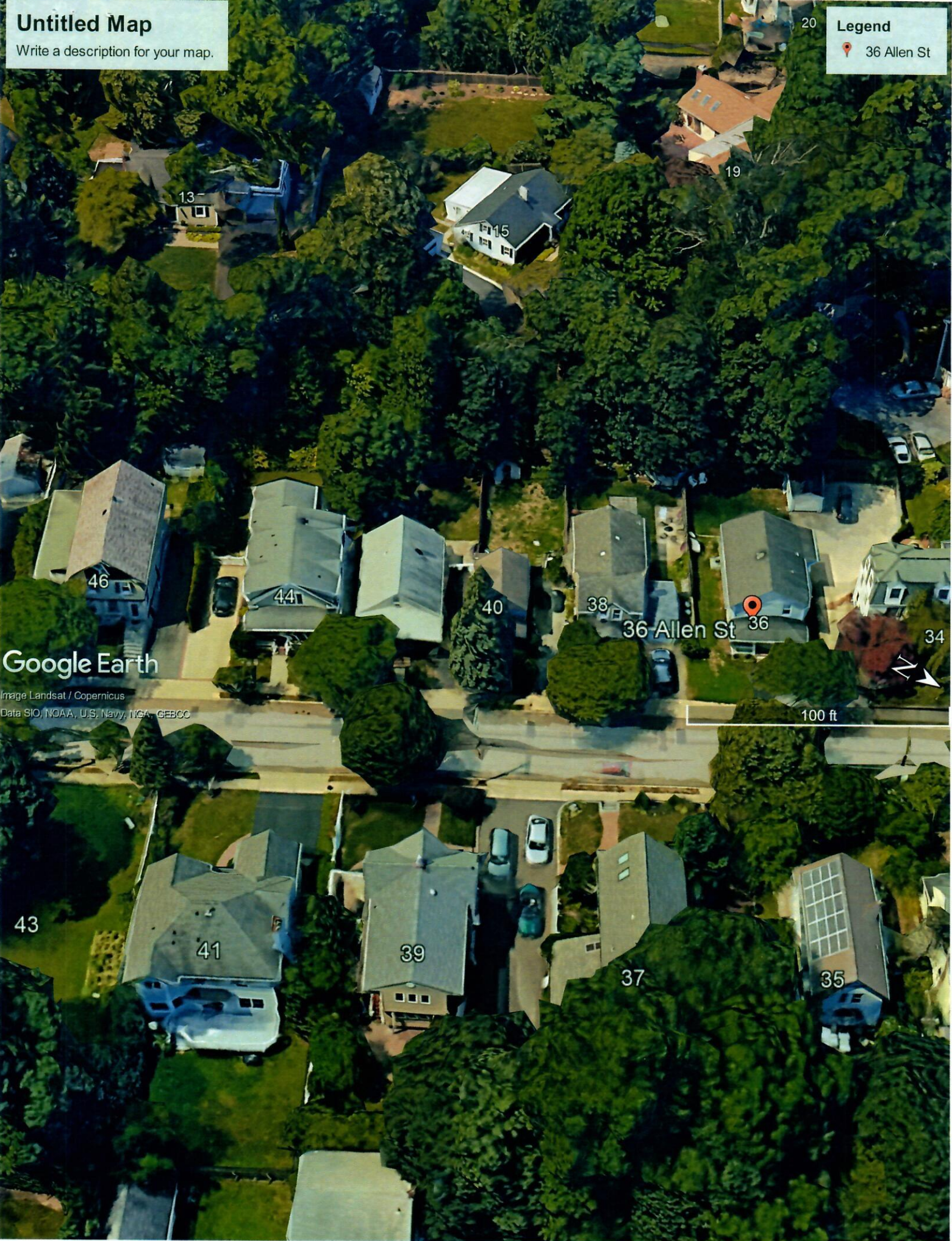
Write a description for your map.

Legend

 36 Allen St

Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



EXHIBIT

A-8

EASEMENT

THIS INDENTURE, made this 13th day of January, 1968,
by and between ADELINE M. GRANSTRAND, owner of property commonly
known as 34 Allen Street, in the Borough of Rumson, New Jersey,
and WILLIAM F. X. CONNELL, owner of property commonly known as
36 Allen Street, Borough of Rumson, New Jersey.

WITNESSETH:

The parties hereinabove described for and in considera-
tion of of the sum of One (\$1.00) Dollar, and other good and
valuable consideration paid by Adeline M. Granstrand to William
F.X.Connell, agree that they are owners of contiguous parcels
of land at 34 and 36 Allen Street, in the Borough of Rumson, and
State of New Jersey, and have a common boundary line between said
parcels of land along lots 176 and 175 as shown on "Map of Prop-
erty of George Hance, Jr., at Oceanic", which map is filed in the
Monmouth County Clerk's Office, and by These Presents, the said
William F. X. Connell does give, grant and convey unto the said
Adeline M. Granstrand and her heirs and assigns, the following
described easement:

Beginning at a point marked by a stake, in the westerly
side of Allen Street, 353.00 feet from the southwesterly corner
of the intersection of Allen Street with Church Street; thence
(1) Continuing along the westerly side of Allen Street, 7.00 feet
at a bearing of South 21 degrees 45 minutes East to a point;
thence (2) South 69 degrees 40 minutes West 94.95 feet to a
point; thence (3) North 21 degrees 40 minutes West 7.00 feet
to a point; thence (4) North 69 degrees 40 minutes East, 94.93
feet to the point and place of beginning.

All of this Easement is within the boundaries of Lot 30,

D 3010 3562 PAGE 157

rec'd 1-30-68

Block 16, as shown on the Tax Map of the Borough of Rumson, and is granted for the convenience of the owner of Lot 29, Block 16 as shown on said Tax Map.

This Easement is given in substitution of a previous easement executed between the parties, dated July 26, 1967, and recorded in the Monmouth County Clerk's Office on July 31, 1967, in Book 3533 of Deeds for said County, on page 133.

It is understood and agreed that the area herein created shall be used by the said Adeline M. Granstrand, her heirs and assigns, solely as a common private driveway for ingress and egress and the use of such tenants as are in possession upon the premises.

It is further understood that the parties hereto shall keep and maintain the said driveway hereby created in a reasonable, usable manner as to ordinary maintenance and use.

It is hereby understood that it is the intention of the parties hereto to establish an ingress and egress driveway as it is presently located on the property, i.e. a concrete driveway, the said driveway however shall not encroach on any of the buildings owned by the parties hereto and abutting said driveway.

This Agreement shall be binding upon the parties, their heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto caused These Presents to be duly executed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Ronald L. Horan
Ronald L. Horan

<i>Adeline M. Granstrand</i>	L.S.
Adeline M. Granstrand	
<i>John Granstrand</i>	L.S.
John Granstrand (husband of	
Adeline M. Granstrand	
<i>William F. X. Connell</i>	L.S.
William F. X. Connell	
<i>Betty Lou Connell</i>	L.S.
Betty Lou Connell (wife of	
William F. X. Connell)	

BOOK 3562 PAGE 158

STATE OF NEW JERSEY)
:SS:
COUNTY OF PASSAIC)

BE IT REMEMBERED, that on this 26th day of January, 1968, before me, the subscriber, a Master of the Superior Court of New Jersey, personally appeared Adeline M. Granstrand and John Granstrand, her husband, who I am satisfied, are the persons mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

Ralph I. Martin
A Master of the Superior Court
of New Jersey *Ralph I. Martin*

STATE OF NEW JERSEY)
:SS:
COUNTY OF MONMOUTH)

BE IT REMEMBERED, that on this 13th day of January, 1968, before me, the subscriber, *an attorney at law* a Notary Public of New Jersey, personally appeared William F. X. Connell and Betty Lou Connell, his wife, who, I am satisfied, are the persons mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Ronald L. Horan
Notary Public of New Jersey
an attorney at law of the State of New Jersey

Chg 2.00
Percent) mCue

BOOK 3562 PAGE 159
END OF DOCUMENT

002903
RECORDED MONMOUTH
COUNTY CLERK'S OFFICE
JAN 30 9 43 AM '68
3562
157
CLERK

EASEMENT

THIS INDENTURE made this 26 day of July 1967,
by and between ADELINE M. GRANSTRAND, owner of property commonly
known as 34 Allen Street, in the Borough of Rumson, New Jersey,
and WILLIAM F. X. CONNELL, owner of property commonly known as
36 Allen Street, Borough of Rumson, New Jersey.

WITNESSETH:

The parties hereinabove described for and in considera-
tion of the sum of One (\$1.00) Dollar, to each of them paid by
the other, and other good and valuable consideration, agree that
they are owners of contiguous parcels of land at 34 and 36 Allen
Street, in the Borough of Rumson, and State of New Jersey, and
have a common boundary line between said parcels of land along
lots 176 and 175 as shown on "Map of Property of George Hance,
Jr., at Oceanic", which map is filed in the Monmouth County
Clerk's Office, and by These Presents, give, grant and convey
unto each other, and their heirs, executors and assigns, as fol-
lows:

The said Adeline M. Granstrand, a strip of land approx-
imately one (1) foot wide running along the boundary line of lots
176 and 175 described aforesaid from the street line and westerly
along said line for a distance of fifty (50) feet, said grant of
one (1) foot being along the northerly side of said lot No.176
division line and being part of her property.

The said William F.X.Connell, a strip of land approxi-
mately ten (10) feet wide running along the boundary line of lots
176 and 175 described aforesaid from the street line and westerly
along said line for a distance of fifty (50) feet, said grant of
ten (10) feet being along the southerly side of said lot No.175

BOOK 3533 PAGE 133

rec'd 7-31-67

1346 St. James Township
Wayne, N.J. 07470

division line and being part of his property.

It is understood and agreed that the area herein created shall be used by the parties, their heirs and assigns, solely as a common private driveway for the use of parties above and such tenants as are in possession upon the premises of either party hereto.

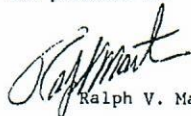
It is further understood that the parties hereto shall keep and maintain the said common driveway hereby created in a reasonable, usable manner as to ordinary maintenance and use.

It is hereby understood that it is the intention of the parties hereto to establish a common driveway as it is presently located on the property, i.e. a concrete driveway, the said driveway however shall not encroach on any of the buildings owned by the parties hereto and abutting said driveway.

This Agreement creating this common driveway shall be binding upon the parties, their heirs, executors and assigns.

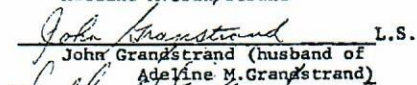
IN WITNESS WHEREOF, the parties hereto have hereunto caused These Presents to be duly executed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of

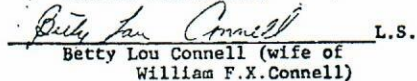

Ralph V. Martin


Nelson H. Roberts

 L.S.
Adeline M. Grandstrand

 L.S.
John Grandstrand (husband of
Adeline M. Grandstrand)

 L.S.
William F.X. Connell

 L.S.
Betty Lou Connell (wife of
William F.X. Connell)

BOOK 3533 PAGE 134

STATE OF NEW JERSEY)
:SS:
COUNTY OF PASSAIC)

BE IT REMEMBERED, That on this 28 day of July
1967, before me, the subscriber, a *attorney at law, State of N.J.*
personally appeared Adeline M. Grandstrand and John Grandstrand,
her husband, who I am satisfied, are the persons mentioned in
the within Instrument, and thereupon they acknowledged that they
signed, sealed and delivered the same as their act and deed, for
the uses and purposes therein expressed.

Robert I. Martin
attorney at law N.J.
Robert I. Martin

018935

RECORDED MONMOUTH
COUNTY CLERK'S OFFICE

JUL 31 12 00 PM '67
BOOK 3533 PAGE 133
DEEDS
CLERK

STATE OF NEW JERSEY)
:SS:
COUNTY OF *Monmouth*)

BE IT REMEMBERED, That on this 28 day of July
1967, before me, the subscriber, a *Notary Public of New Jersey*
personally appeared William F.X. Connell and Betty Lou Connell,
his wife, who, I am satisfied, are the persons mentioned in the
within Instrument, and thereupon they acknowledged that they
signed, sealed and delivered the same as their act and deed, for
the uses and purposes therein expressed.

Nelson H. Roberts
Nelson H. Roberts

NOTARY PUBLIC OF NEW JERSEY
My Comm. Exp. 12-31-68



BOOK 3533 PAGE 135

END OF DOCUMENT