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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Jesse Harty	c/o Jennifer S. Krimko, Esq. jkrimko@ansell.law	(732) 643-5284
Name of Applicant	Email	Phone Number

23 Avenue of Two Rivers	49	25
Property Address	Block	Lot

Same as Applicant

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.

Jennifer S. Krimko, Esq., Ansell Grimm & Aaron PC, 1500 Lawrence Avenue, Ocean, NJ 07712, (732) 643-5284, jkrimko@ansell.law

Applicant's Attorney and contact information (if any)

Anthony Condouris, AIA, 20 Bingham Avenue, Rumson, NJ 07760, (732) 842-3800, tony@amcarchitect.com

Applicant's Architect and contact information (if any)

Douglas Clelland, PE, InSite Engineering, LLC, 1955 Route 34, Suite 1A, Wall, NJ 07719, (732) 531-7100, doug@insiteeng.net

Applicant's Engineer and contact information (if any)

	8.4.25
Signature of Applicant or Agent Jennifer S. Krimko, Esq., Attorney for Owner/Applicant	Date

Proposed plan

By Resolution dated June 21, 2022, the Zoning Board granted Applicant approvals to construct additions and renovations to the existing, single-family house on the property as well as an in-ground swimming pool. Applicant did not obtain the necessary building permits within one year of the adoption of the Resolution and the approval expired. Applicant now seeks approval for minor modifications over what was previously approved. A copy of the Resolution of Approval is attached hereto.

Hardship Encountered

See attached Zoning Denial.

Variances Requested

See attached.

List of Variances
23 Avenue of Two Rivers

Previously approved variances that remain unchanged:

- Lot area of 5,820 square feet, whereas a minimum of 6,000 square feet is required.
- Front setback of 27.6 feet, whereas a minimum of 35 feet is required. APPROVED)
- Side yard setback of 7.5 feet, whereas a minimum of 8 feet is required.
- Driveway setback to side property line of 0 feet, whereas a minimum of 5 feet is required.

Previously approved variances that are being improved:

- Setback back to navigable waterway of 36.82 feet, whereas a minimum of 50 feet is required and 32.57 feet was previously approved.

Three variances (building coverage, floor area and floor area ratio) that were previously approved are being ELIMINATED.

RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
BOROUGH OF RUMSON
BLOCK 49, LOT 25

WHEREAS, Jesse Harty has applied to the Board of Adjustment of the Borough of Rumson for permission to renovate the house and expand the third floor and construct a new rear addition and rear yard pool at the existing premises located at 23 Avenue of Two Rivers and known as Block 49, Lot 25 on the Tax Map of the Borough of Rumson, and which premises are in the R-5 Zone; and

WHEREAS, on May 17, 2022, at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and the public, including a plot plan by D. Clelland, P.E., 2 sheets dated 10/14/21; site/architectural plans by A. Condouris, A.A., sheets V1, V2, V3, V4, dated November 2/2/22, Administrative Officer data sheet; aerial photograph (A1), and Google Map of property (A2)has made the following factual findings:

1. The property is an existing 1 & 1/2 story single family house on a raised foundation with a rear yard shed. The applicant proposes to renovate the house, renovating the loft to a full height floor, removing the covered stairs and deck on the south side, and add a rear deck and pool, all as shown on the Plans. The existing first floor, as per FEMA Rules, has no habitable space; it contains the garage and storage. The rear shed is to be removed. The residence is currently nonconforming in rear setback (50 feet required, 36.8 feet existing, 32.57 feet proposed), and maximum building coverage (1317 S.F. permitted, 1512 existing). The new construction will decrease the nonconformity in maximum building coverage (1317 S.F. permitted, 1325 S.F. proposed), and create a nonconformity in maximum floor area (2246 S.F. permitted, 1430 S.F. existing 2312 S.F. proposed).

2. The lot abuts the Navesink River in the rear, and is Slightly undersized, (6000 S.F. required, 5820 S.F. existing). The house is elevated for FEMA compliance; the ground floor being garage and storage space. The proposal is to provide a reasonable additional amount of living space by expanding the third floor (the second habitable floor). The Board finds the lot Shape and size mandates variance relief to provide

adequate expansion. The applicant is removing the existing shed and the existing side covered stairway and reducing building coverage by 187 S.F. The exceedance on floor area is relatively minimal (66 S.F.) No neighbors or objectors appeared. The Board concluded that the improvements will enhance the appearance and utility of the property without any substantial detrimental impact to the Zone Plan.

WHEREAS, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 21st day of June, 2022 that the application of Jesse Harty for a variance to renovate the house and expand the third floor and construct a new rear addition and rear yard pool on the existing premises in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.

2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.

3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any responsibility or liability for the structural design of the project or for any damage which may be caused by the project.

4. Prior to issuance of any Certificate of Occupancy the applicant must repair or replace any curb, sidewalk, or street pavement damaged, in the judgment of the Borough Administrative Officer, as part of or by reason of the construction of the project.

5. The following must be accomplished prior to the issuance of a development, zoning and/or building permit:

   a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a,4 of the Development Regulations have, where applicable, been obtained.

   b. Taxes must be current.

   c. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.

   d. Any outstanding review fees or escrow deficiency must be paid.

   e. Notice must be published as required by subsection 22-3.3e,5 of the Development Regulations.

Above Resolution moved by Mr. Brodsky seconded by Mr. Hofferber, and on roll call the following vote was recorded:

In the Affirmative: 1220, Hofferber, Curras, Carey, Brodsky

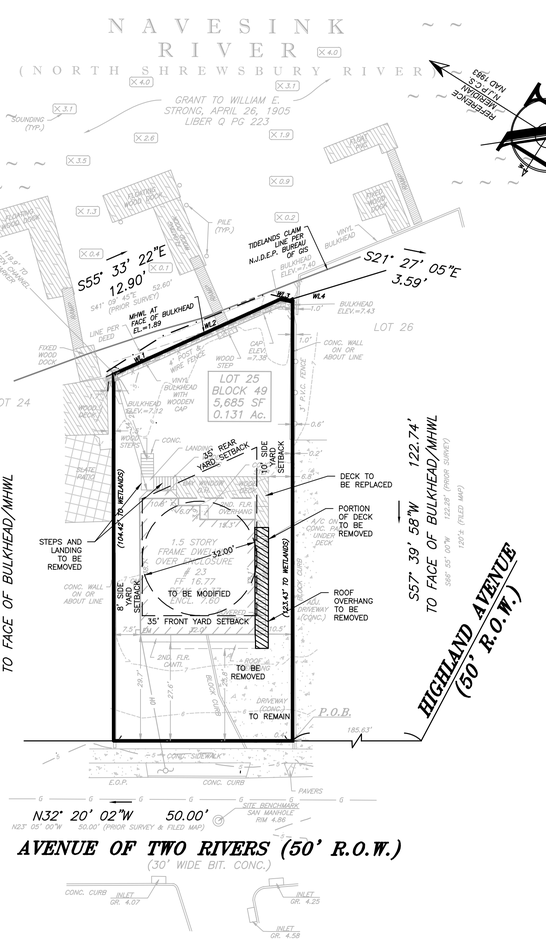
In the Negative:

Abstain:

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on June 21, 2022, as copied from the Minutes of the said meeting.

DATE: June 21, 2022

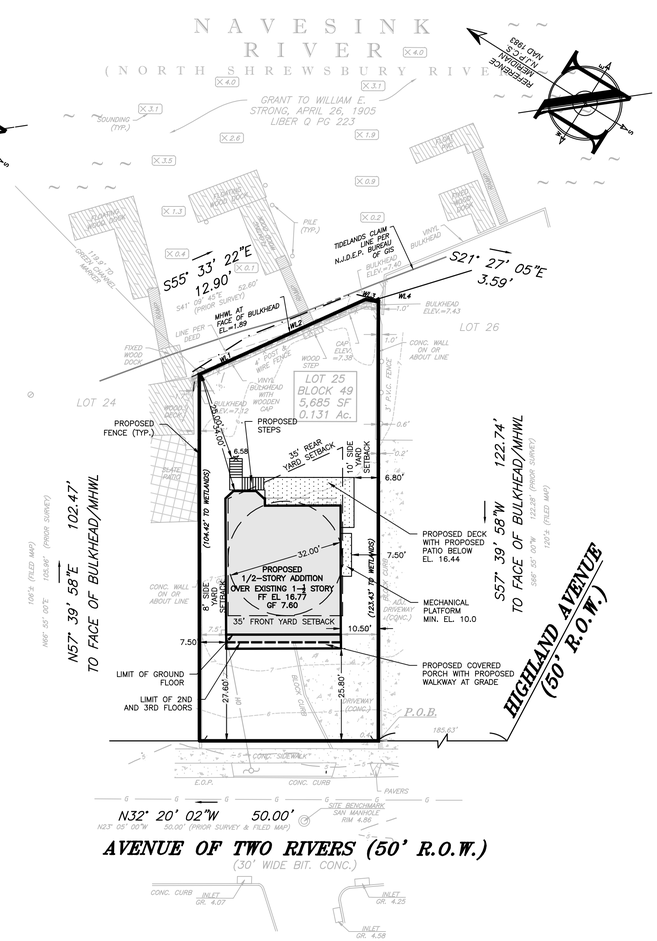
Secretary
Board of Adjustment



EXISTING CONDITIONS PLAN

20 0 20 40

Scale: 1"=20'



PROPOSED CONDITIONS PLAN

20 0 20 40

Scale: 1"=20'

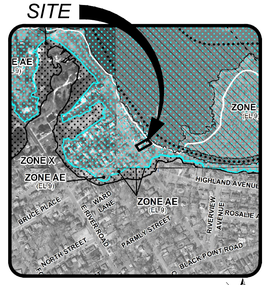
GENERAL NOTES

1. **SUBJECT PROPERTY**
   TAX MAP #12, BLOCK 49, LOT 25; 23 AVENUE OF TWO RIVERS, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
2. **OWNER / APPLICANT**
   JESSE HARTY
   23 AVENUE OF TWO RIVERS
   RUMSON, NJ 07760
3. **PURPOSE OF THIS PLAN SET**
   THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE MUNICIPALITY (FOR ENGINEERING AND ZONING APPROVAL).
4. **SURVEY DATA**
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 49, LOT 25", WITH THE LATEST REVISION DATED 9/11/2026. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
5. **ARCHITECTURAL INFORMATION**
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY ANTHONY M. CONDOURIS, ARCHITECT, INC., ENTITLED "HARTY RESIDENCE".
6. **FRESHWATER/COASTAL WETLANDS AND STREAMS**
   FRESHWATER/COASTAL WETLANDS SHOWN ON THIS PLAN (TAKEN FROM THE REFERENCED SURVEY OR LOCATED WITH GPS EQUIPMENT WITH SUB-FOOT ACCURACY) WERE DELINEATED IN THE FIELD BY INSITE SURVEYING, LLC ON OR ABOUT 05/01/21.
7. **BASE FLOOD ELEVATION**
   SUBJECT PROPERTY IS IN FEMA EFFECTIVE FLOOD ZONE AE, ELEVATION 9.0 PER FLOOD HAZARD DATA PANEL #34025C0088G DATED 6/20/18. SUBJECT PROPERTY IS IN FEMA PRELIMINARY FLOOR ZONE AE, ELEVATION 10.0 PER FLOOD HAZARD DATA PANEL #34025C0088H DATED 1/31/2014. FEMA MAP REFERENCE THE NAVD88 VERTICAL DATUM.
8. **CONSTRUCTION STAKEOUT**
   SPECIAL CARE SHALL BE TAKEN DURING STAKEOUT AND CONSTRUCTION TO ADHERE TO THE LOCATION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS. THE BUILDING TIES ARE TO THE FOUNDATION.
9. **UNDERGROUND UTILITIES NOTIFICATION**
   FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
10. **VERIFICATION OF UTILITIES**
    EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS. ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
11. **SPECIFICATIONS**
    UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. **LIMIT OF DISTURBANCE**
    PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
13. **RESTORATION**
    ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
14. **NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
    RELEVANT APPLICATIONS WILL BE MADE TO THE NJDEP. IT IS UNDERSTOOD THAT FINAL SITE PLAN APPROVAL WILL BE CONTINGENT UPON SECURING ALL PROPER APPROVAL FROM THE NJDEP.
15. **FLOOD VENTING**
    7 SMART VENTS (1540-510) TO BE INSTALLED IN AT LEAST 2 WALLS OF DWELLING ENCLOSURE. BOTTOM OF ROUGH OPENING SHALL BE NO MORE THAN 12" ABOVE FINISHED GRADE (SEE DETAIL).
16. THE APPLICANT MUST REPAIR OR REPLACE ANY CURB, SIDEWALK, OR STREET PAVEMENT DAMAGED, IN THE JUDGEMENT OF THE BOROUGH ADMINISTRATIVE OFFICER, AS PART OF OR BY REASON OF THE CONSTRUCTION OF THE PROJECT.



BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE

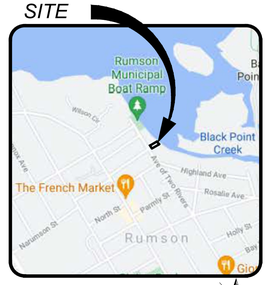
NTS



EFFECTIVE FLOOD INSURANCE RATE MAP

600 0 600 1200

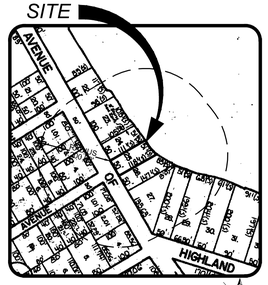
Scale: 1"=600'



LOCATION MAP

1000 0 1000 2000

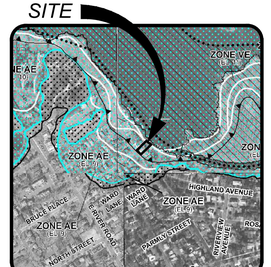
Scale: 1"=1000'



TAX MAP

200 0 200 400

Scale: 1"=200'



PRELIMINARY FLOOD INSURANCE RATE MAP

600 0 600 1200

Scale: 1"=600'

WETLANDS LINE SEGMENT TABLE

LINE No.	LENGTH	DIRECTION
L1	18.40'	S64° 58' 52"E
L2	31.61'	S54° 18' 31"E
L3	6.57'	S18° 37' 40"E
L4	0.68'	S32° 20' 02"E

LOT COVERAGE CALCULATIONS

BUILDING COVERAGE	EXISTING (SF)	PROPOSED (SF)
DWELLING	1,400.3	1,266.05
FRONT PORCH	0 (50.0 EXEMPT)	0 (58.64 EXEMPT)
DECK	163.9	220.70
TOTAL BUILDING COVERAGE	1,564.2	1,486.75
LOT COVERAGE		
BUILDING COVERAGE	1,564.2	1,486.75
STEPS	0 (53.8 EXEMPT)	0 (51.62 EXEMPT)
DRIVEWAY	576.2	576.20
MECHANICAL PLATFORM	N/A	36.00
TOTAL	2,140.4	2,098.95

BUILDING COVERAGE CALCULATIONS

ITEM	EXISTING (SF)	PROPOSED (SF)
BUILDING	1,400.3	1,266.05
FRONT PORCH	0 (50.0 EXEMPT)	0 (58.64 EXEMPT)
DECK	163.9	220.70
TOTAL	1,564.2	1,486.75

USABLE LOT AREA : 5,685 SF

ZONING COMPLIANCE CHART

R-5 (SINGLE FAMILY) ZONE (§ 22)

SINGLE FAMILY DWELLING: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED 5-1	MIN. LOT AREA (SF)	6,000	5,685.0 (N)	NO CHANGE (N)	NO
SCHED 5-1	MIN. LOT WIDTH (FT)	50	50.0	NO CHANGE	YES
SCHED 5-1	MIN. LOT FRONTAGE (FT)	50	50.0	NO CHANGE	YES
SCHED 5-1	MIN. LOT CIRCLE DIAMETER (FT)	34	32.0 (N)	NO CHANGE (N)	NO
	PRINCIPAL BUILDING				
SCHED 5-1	MIN. FRONT YARD SETBACK (FT)	35 (8)	27.6 (N)	NO CHANGE (V)	NO
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	35 (7)(8)	34.0 (N)	NO CHANGE (V)	NO
SCHED 5-1	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	8 (8)(10)	6.8 (N)	NO CHANGE (V)	NO
	BOTH SIDES (FT)	16	14.3 (N)	NO CHANGE (V)	NO
22-7.32b2	MIN. SETBACK TO NAVIGABLE WATERWAY (FT)	50	34.0 (N)	NO CHANGE (V)	NO
SCHED 5-2	MAX. BUILDING HEIGHT (GABLE/HIP ROOF)				
	RIDGE (FT)	35 (3)(9)	(a)	34.00	YES
	EAVES (FT)	26 (3)(9)	(a)	26.00	YES
SCHED 5-2	MAX. BUILDING HEIGHT (STORIES)	2.5	1.5	2	YES
22-7.32b2	MIN. SHED SETBACK TO NAVIGABLE WATERWAY (FT)	5	24.9	N/A	YES
	LOT COVERAGE				
SCHED 5-4	MAX. BUILDING COVERAGE (SF)	1,292.41 (5)(6)	1,564.2 (N)	1,486.75 (I)	NO
SCHED 5-4	MAX. LOT COVERAGE (SF)	2,593.52 (4)(5)(6)	2,140.4	2,098.95	YES
SCHED 5-3A	MAX. PERMITTED FLOOR AREA (SF)	2,205.5 (1)	1,526.0	2,312.00 (V)	NO
SCHED 5-3A	MAX. FLOOR AREA RATIO	0.39	0.27	0.41 (V)	NO
22-7.26c	MIN. DRIVEWAY SETBACK TO SIDE PROPERTY LINE (FT)	5	0.0 (N)	NO CHANGE (N)	NO
22-7.26c	MIN. DRIVEWAY SETBACK TO REAR PROPERTY LINE (FT)	15	>15.0	NO CHANGE	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER

(a) - THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) - PER SCHEDULE 5-1 NOTE #16, IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS TWO (2) FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.

(2) - PER ORDINANCE SECTION 22-7.32b2, ANY PRINCIPAL OR ACCESSORY BUILDING, EXCEPT A BOATHOUSE BUT INCLUDING ANY BUILDING ASSOCIATED WITH A SWIMMING POOL (CABANAS, FILTER BUILDINGS, STORAGE BUILDINGS, ETC.) SHALL BE THE GREATER OF:
   (a) THE MINIMUM SETBACK REQUIRED BY SCHEDULE 5-1, OR
   (b) FIFTY (50) FEET, OR
   (c) THE AVERAGE OF THE SETBACKS, EXCLUDING UNROOFED PORCHES OR DECKS, OF BUILDINGS CLOSEST TO THE WATERWAY ON ADJACENT LOTS, NOT TO EXCEED SEVENTY-FIVE (75) FEET.

(3) - BUILDING HEIGHT SHALL MEAN THE VERTICAL DIMENSION MEASURED TO THE HIGHEST POINT OF A BUILDING (SUBJECT TO THE EXCEPTIONS IN SUBSECTION 22-7.12) FROM THE LOWEST ORIGINAL LEVEL OF GRADE OR ANY REVISED LOT GRADE SHOWN ON A SITE PLAN, SUBDIVISION PLAN, OR PLOT PLAN APPROVED BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT WHEN ACTING PURSUANT TO N.J.S.A. 40:55D-1 ET SEQ. AND THIS CHAPTER. SUCH REVISED LOT GRADE SHALL NOT INCLUDE MOUNDING, TERRACING, OR OTHER DEVICES DESIGNED TO ALLOW INCREASED BUILDING HEIGHT.

(4) - LOT COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #5.
   (a) WALKWAYS CONSTRUCTED ON GRADE.
   (b) THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
   (c) IN THE R-1, R-2 AND R-3 ZONES, THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
   (d) IN THE R-4, R-5 AND R-6 ZONES, AND FOR PERMITTED SINGLE-FAMILY DWELLINGS IN THE POB, GB, NB ZONES, THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
   (e) ENTRY STEPS, AND UNROOFED STOOPS AND LANDINGS, IN AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR
   IN SUBSECTION 17-4.3B., USE OF OTHER BASEFLOOD DATA.

(5) - PER SCHEDULE 5-1 NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

(6) - LOT & BUILDING COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #19.
   (a) EAVES-FIRST TWELVE (12") INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.
   (b) PERGOLAS-LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED THIRTY (30%) PERCENT OF THE PRINCIPAL BUILDING
   GROUND FLOOR AREA FROM THE CALCULATION OF MAXIMUM BUILDING COVERAGE.

(7) - PER SCHEDULE 5-1 NOTE #14, MINIMUM REAR YARD REQUIRED SHALL BE 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FEET, WHICHEVER IS GREATER, BUT NOT EXCEED 50 FEET.

(8) - WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 17-4.3B., USE OF OTHER BASE FLOOD DATA, THE MAXIMUM RIDGE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION OR ADVISORY BASE FLOOD ELEVATION, WHICHEVER IS GREATER

(9) - PER SCHEDULE 5-2, NOTE #3, WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 17-4.3B., USE OF OTHER BASE FLOOD DATA, THE MAXIMUM RIDGE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION OR ADVISORY BASE FLOOD ELEVATION, WHICHEVER IS GREATER

(10) - PER SCHEDULE 5-1, IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN THE SCHEDULE 5-1 PLUS (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.

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PROJECT INFORMATION

PROJECT NAME:

HARTY RESIDENCE

PROJECT LOCATION:
BLOCK 49, LOT 25
23 AVENUE OF TWO RIVERS
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT:
JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
ANTHONY M. CONDOURIS, ARCHITECTS, INC
20 BINGHAM AVENUE
RUMSON, NJ 07760

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
9	10/09/26	PER ZONING OFFICER
8	04/09/26	PER ATTORNEY
7	02/19/26	PER ARCHITECT
6	12/12/25	PER ZONING OFFICER
5	07/22/25	PER ATTORNEY
4	06/10/25	GENERAL REVISIONS
3	02/20/25	PER ARCHITECT
2	07/27/22	REV PER RESOLUTION COMPLIANCE
1	02/28/21	REV PER ARCHITECT
0	10/14/21	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DDC
DATE: 10/14/21	DRAWN BY: AMC
JOB #: 21-1376-02	CHECKED BY: DDC
CAD ID: 21-1376-02r6	

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
PLAN

SHEET NO:
1 OF 2

DETAIL DIAGRAM
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT

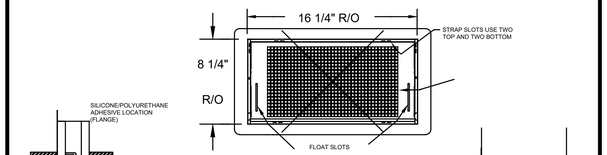


FIGURE 1
Front View

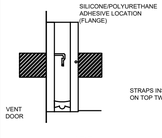


FIGURE 2
Side View

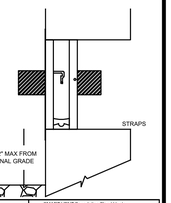


FIGURE 3
Side View

STRAP DETAIL.
TEETH MUST CLICK IN TIGHT TO INSURE SECURE INSTALLATION.



TOLERANCES UNLESS OTHERWISE SPECIFIED
FRACT. ±1/16
X.XX ±0.03
X.XXX ±0.005

SMART VENT
877-441-8368
WWW.SMARTVENT.COM

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SMART VENT, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SMART VENT, INC

SMART VENT Foundation Flood Vents
450 Andrea Dr. Suite 2B
Pitman NJ 08071

DUAL FUNTION FLOOD AND VENTILATION VENT
MODEL 1540-510

SIZE: A | DWG NO. | REV: 0
DATE: 5-15-09 | SHEET 1 OF 2

Smart VENT
877- 441- 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
REV. 5-15-09

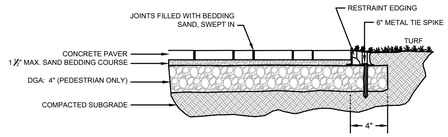
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 Sq. Ft per Vent
VENTILATION: 51 Sq. In. per Vent NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION
REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

SHEET 2 OF 2

SMART VENT (1540-510)
NTS



NOTES:
1. CONCRETE PAVER STYLE, COLOR AND PATTERN TO BE SELECTED BY OWNER OR ARCHITECT.
2. COMPACTED AGGREGATE SHOULD EXTENT BEYOND PAVEMENT PERIMETER EQUAL TO DEPTH OF BASE.
3. ALL MATERIALS MUST BE INSTALLED IN COMPLIANCE WITH SPECIFICATIONS ESTABLISHED BY MANUFACTURER FOR COMPACTION, ETC.
4. DETAIL NOT INTENDED FOR VEHICULAR TRAFFIC.

CONCRETE PAVER INSTALLATION
NTS

PROJECT INFORMATION

PROJECT NAME:

HARTY RESIDENCE

PROJECT LOCATION:
BLOCK 49, LOT 25
23 AVENUE OF TWO RIVERS
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT:
JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
ANTHONY M. CONDOURIS, ARCHITECTS, INC
20 BINGHAM AVENUE
RUMSON, NJ 07760

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev.#	Date	Comment
9	10/09/26	PER ZONING OFFICER
8	04/09/26	PER ATTORNEY
7	02/19/26	PER ARCHITECT
6	12/12/25	PER ZONING OFFICER
5	07/22/25	PER ATTORNEY
4	06/10/25	GENERAL REVISIONS
3	02/20/25	PER ARCHITECT
2	07/27/22	REV PER RESOLUTION COMPLIANCE
1	02/28/21	REV PER ARCHITECT
0	10/14/21	INITIAL RELEASE

SCALE: AS SHOWN	DESIGNED BY: DDC
DATE: 10/14/21	DRAWN BY: AMC
JOB #: 21-1376-02	CHECKED BY: DDC
CAD ID: 21-1376-02r6	

NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
2 OF 2

File: X:\Jobs\1376 - Jesse Harty\21-1376-02 - 23 Avenue of Two Rivers_Rumson, NJ\21376002CAD\dwg\01-Plot Plan.dwg, ---> 02- DETAILS
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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

Zoning Review & Denial Memorandum

Date: August 14, 2025; *updated July 30, 2026 and November 9, 2026*

Applicant: Jesse Harty
Address: 23 Avenue of Two Rivers, Rumson, NJ 07760
Block 49, Lot 25, Zone: R-5

I have reviewed the Land Use & Development Permit application for the above referenced property. The lot is an existing nonconforming, interior, slightly undersized parcel in a flood zone. The 2024 bulkhead installation further reduced the usable development area and affected the applicable setback and building-coverage calculations. The existing 1-½ story principal dwelling was elevated following Super Storm Sandy and does not conform to the required front-, side-, and rear-yard setbacks, and building coverage. The existing 164 SF attached rear deck does not conform to the rear yard setback and, together with the shed, contributes to the overall building coverage nonconformity.

The proposed development includes complete renovation of the existing elevated first floor and the uninhabitable lower level (located below the flood elevation), removal of the existing half-story, and construction of a new second story within the existing building footprint. Additional improvements include a minor expansion of the front covered overhang, new 220 SF rear deck, and construction of a new utility platform. The plan shows the removal of the existing shed to reduce building coverage.

The applicant previously obtained Zoning Board approval for a similar development under Resolution #8013 in 2022. That approval has since expired, and the proposed development has been substantially modified. Additionally, the bulkhead has been replaced closer to the existing dwelling. Accordingly, the current proposal is being reviewed as a new application requiring Zoning Board approval.

Rear Deck / Covered Porch Interpretation: The applicant disputes the Borough's administrative classification of the proposed raised rear deck located above the lower-level walkout patio. This configuration has traditionally been classified as a covered porch, included in building coverage, and subject to a 50-foot setback from the bulkhead. The applicant maintains that the improvement should instead be classified as a raised deck, subject to a 45-foot setback and excluded from building coverage. Under the applicant's interpretation, the proposed building coverage would comply with the maximum permitted requirement.

The proposed improvements are in conflict with respect to the Borough's zoning ordinances, as identified below.

- Expansion of a Nonconforming Building (§22-7.3c, e, and f): Proposed reconstruction and second-story expansion of the existing nonconforming dwelling. **(New)**
- Front-Yard Setback (Schedule 5-1): 35 feet required; 27.6 feet existing and proposed at the principal dwelling. **(Existing, Intensified Vertically)**
- Minimum Side-Yard Setback (Schedule 5-1): 8 feet required; 7.5 feet existing and proposed. **(Existing, Intensified Vertically)**

- Combined Side-Yard Setback (Schedule 5-1): 18 feet required; 14.3 feet existing and proposed. **(Existing, Intensified Vertically)**
- Rear-Yard Setback – Principal Building (§22-7.32): 50 feet required; 34 feet proposed following the bulkhead replacement. The previously reported 36.8-foot setback was measured before the bulkhead installation. **(Existing, Intensified Vertically)**
- Rear-Yard Setback – Covered Porch and Steps (§22-7.8; Schedule 5-1, Note 20): 50 feet required for the covered porch; approximately 32.5 feet proposed. A 40-foot setback is required for the steps within the flood zone; approximately 25 feet proposed. Alternatively, if classified as an attached raised deck, a 45-foot setback applies. The applicant disputes the covered-porch classification. **(New; Ordinance Interpretation Requested)**
- Required Off-Street Parking (§22-9.2b(5)(d); Exhibit 9-1, footnote): Three parking spaces required behind the 35-foot front-yard setback for the proposed five-bedroom dwelling; one qualifying parking space provided. **(New)**
- Maximum Floor Area (Schedule 5-3): 2,205.5 square feet permitted; 2,312 square feet proposed, exceeding the permitted maximum by approximately 4.8%. **(New)**
- Maximum Floor Area Ratio (Schedule 5-3): 0.379 permitted; 0.397 proposed, calculated using 5,820 square feet of lot area. **(New; d-Variance Required, subject to confirmation of classification)**
- Building Coverage (Schedule 5-4): 1,292 square feet permitted; 1,486 square feet proposed when the raised rear deck is classified as a covered porch, exceeding the maximum by 194 square feet (approximately 15%). The applicant disputes inclusion of the proposed improvement in building coverage. **(New; Subject to Ordinance Interpretation)**

Existing Nonconformities - Unchanged

- Minimum Lot Area (Schedule 5-1): 6,000 square feet required; 5,820 square feet existing and proposed. **(Existing, Unchanged)**
- Driveway Setback (§22-7.26g): 1 foot required; 0 feet existing and proposed. **(Existing, Unchanged)**

Documents Reviewed:

- Plot Plan, prepared, signed, and sealed by Douglas D. Clelland, PE, dated October 14, 2021, rev (9) October 9, 2026, consisting of two (2) sheets.
- Architectural Plans prepared, signed, and sealed by Anthony Condouris, Architect, dated August 10, 2026, no revisions, consisting of six (6) sheets.
- Boundary & Topographic Survey prepared by Insite Engineering & Surveying, dated May 11, 2021, rev (7) October 7, 2026, one (1) sheet.
- NJDEP Permit for Bank stabilization, docks/piers, bulkhead, house additions, dated August 23, 2023.

Based upon the foregoing, the Land Use & Development Permit application is denied. The applicant may proceed with a Zoning Board of Adjustment application addressing the required variance relief and the outstanding ordinance interpretation.

Marie DeSoucey
Land Use & Development Official

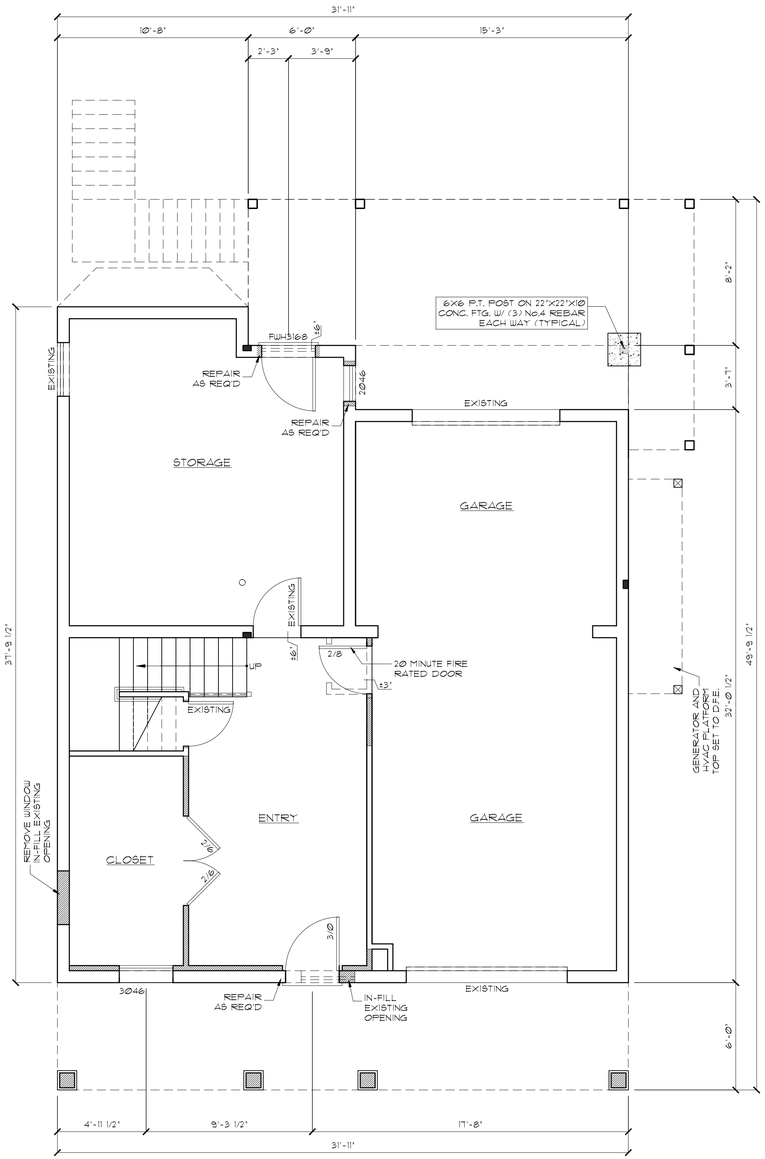
Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

PROPOSED ADDITIONS AND RENOVATIONS FOR THE

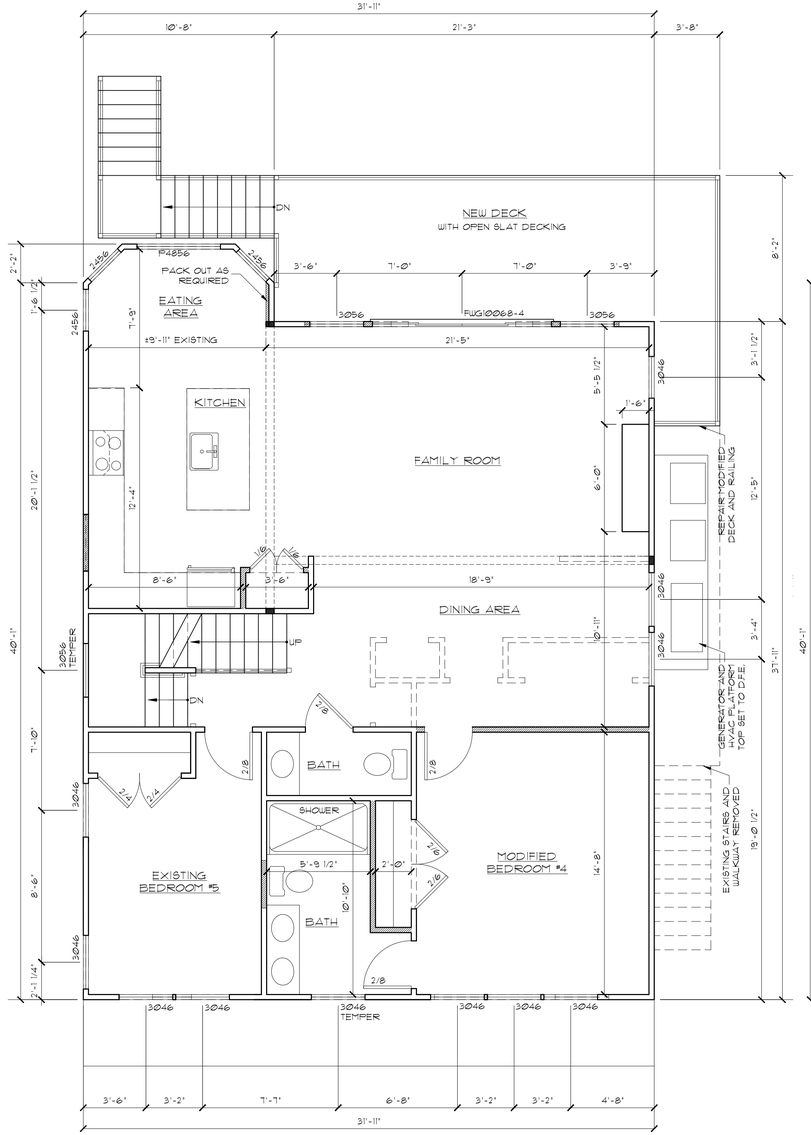
HARTY RESIDENCE

23 AVENUE OF TWO RIVERS
RUMSON, NEW JERSEY
BLOCK 49 ~ LOT 25

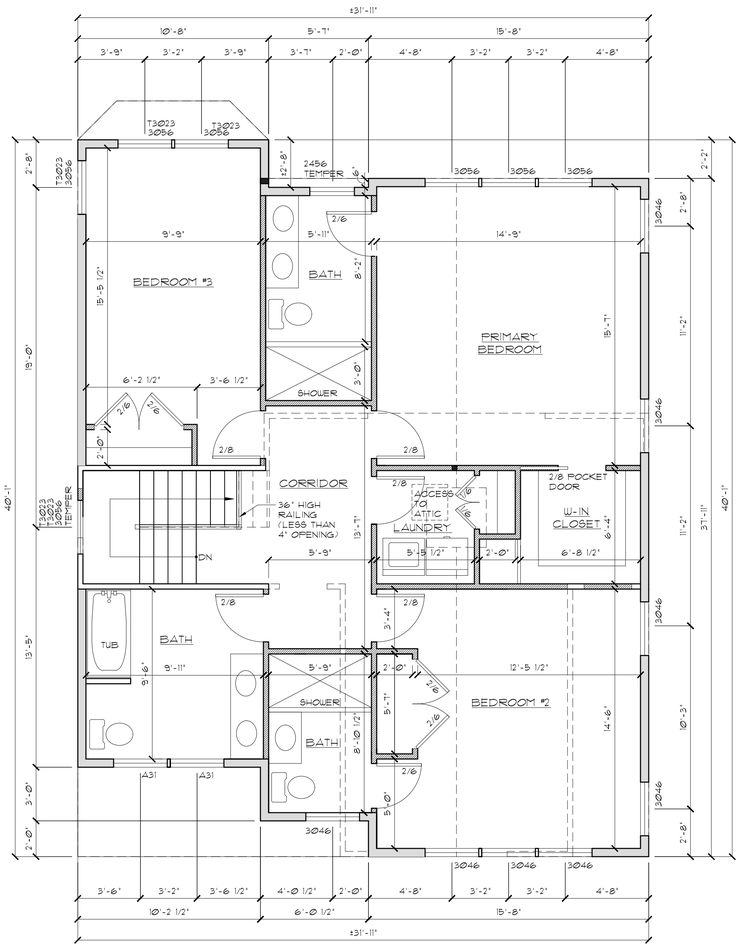
PARTITION LEGEND
- WALLS TO BE DEMOLISHED
- EXISTING WALLS
- NEW WALLS



GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"



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



SECOND FLOOR PLAN
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
telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcarchitect.com
NJ STATE LIC#AI13804

△ REVISIONS	DATE

CLIENT: HARTY RESIDENCE
ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY
JOB NUMBER: 24-041 | BLOCK: 49 | LOT: 25

DRAWN BY: MB
DATE: 8/1/26
SHEET NO.: V-1



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

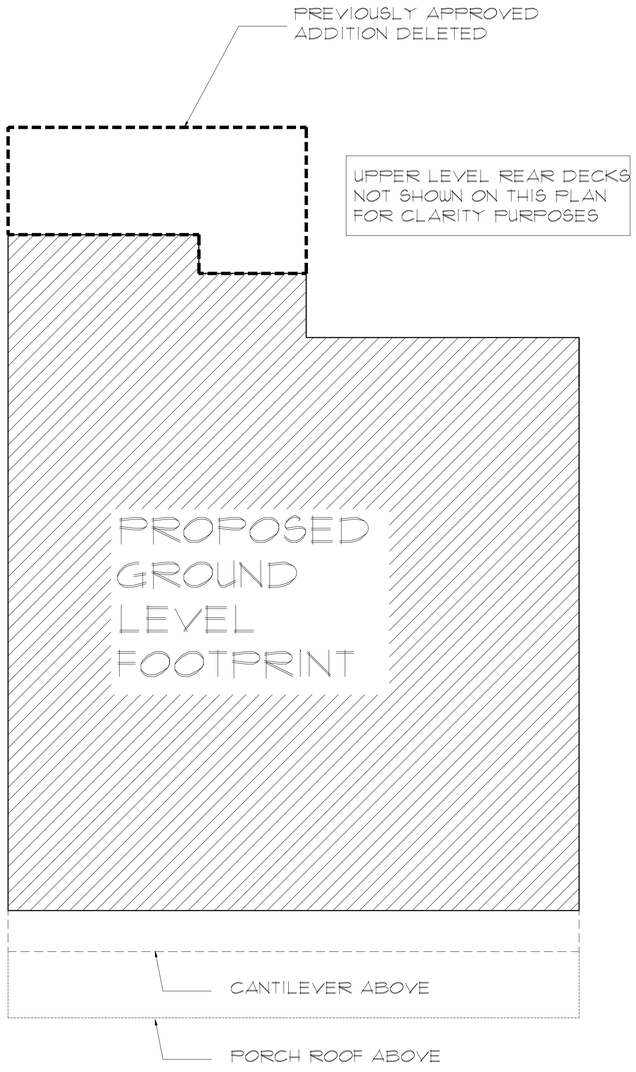
ANTHONY M. CONDOURIS
ARCHITECT, INC.
20 BINGHAM AVENUE, RUMSON NJ 07760
telephone - 732-842-3800 - fax 732-842-7777 - www.amcarchitect.com
NJ STATE LIC#AI13804

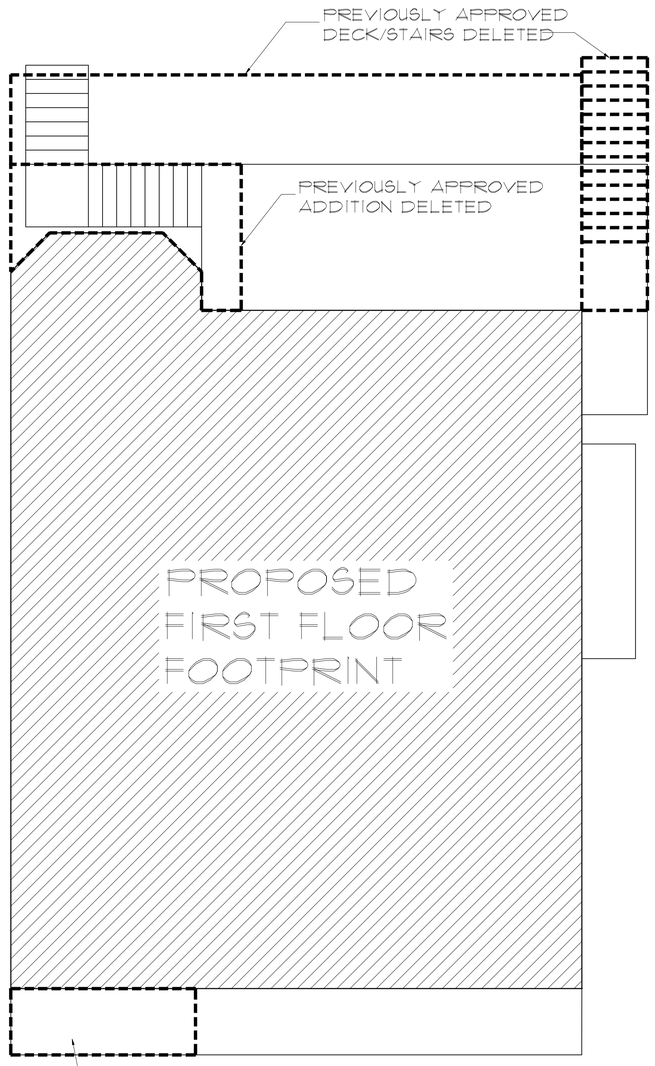
REVISIONS | DATE

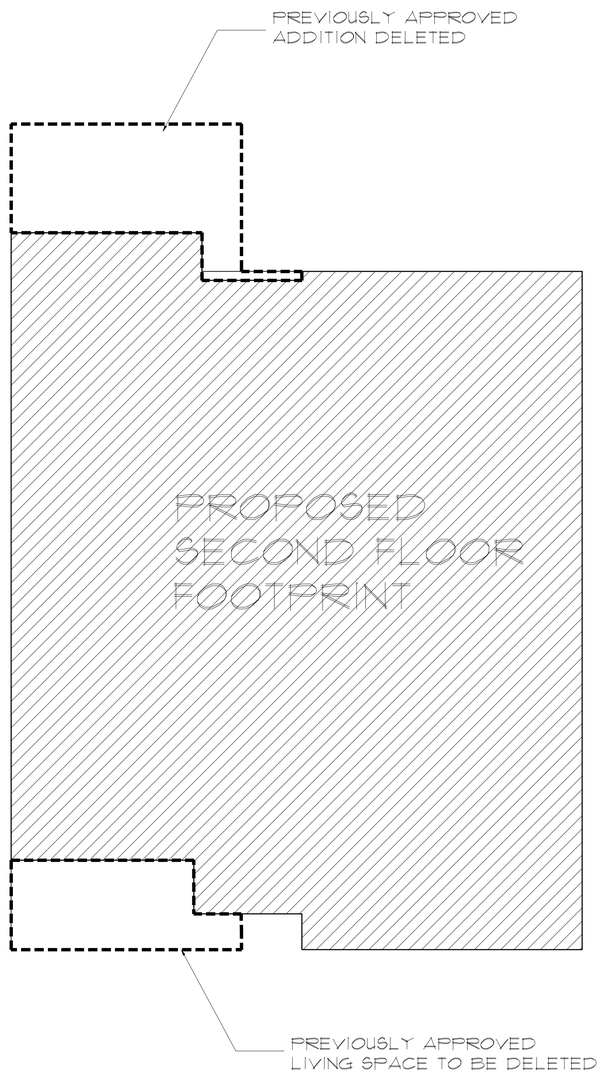
CLIENT: HARTY RESIDENCE
ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY
LOT 25 | BLOCK 49
JOB NUMBER 24-041

DRAWN BY: MB
DATE: 8/0/26

SHEET NO. V-2







FOOTPRINT COMPARISON DIAGRAMS

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

BUILDING DATA (PREVIOUSLY APPROVED)			
HABITABLE SPACES	EXISTING	ADDED	COMBINED
FIRST FLOOR	1,210 SQ. FT.	60 SQ. FT.	1,270 SQ. FT.
SECOND FLOOR	221 SQ. FT.	821 SQ. FT.	1,042 SQ. FT.
SHED	95 SQ. FT.	-95 SQ. FT.	N/A
TOTAL	1,526 SQ. FT.	776 SQ. FT.	2,312 SQ. FT.

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

BUILDING DATA (PROPOSED)			
HABITABLE SPACES	EXISTING	ADDED	COMBINED
FIRST FLOOR	1,210 SQ. FT.	0 SQ. FT.	1,210 SQ. FT.
SECOND FLOOR	221 SQ. FT.	881 SQ. FT.	1102 SQ. FT.
SHED	95 SQ. FT.	-95 SQ. FT.	N/A
TOTAL	1,526 SQ. FT.	786 SQ. FT.	2,312 SQ. FT.

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

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

ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON NJ 07760
telephone — 732-842-3800 — fax 732-842-7777 — www.amcarchitect.com
NJ STATE LIC#AI13804

REVISIONS | DATE

CLIENT: HARTY RESIDENCE
ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY
BLOCK: 49
LOT: 25
JOB NUMBER: 24-041

DRAWN BY: MB
DATE: 8/10/26
SHEET NO.: V-3



LEFT SIDE ELEVATION COMPARISON

SCALE: 1/4" = 1'-Ø"



FRONT ELEVATION COMPARISON

SCALE: 1/4" = 1'-Ø"



RIGHT SIDE ELEVATION COMPARISON

SCALE: 1/4" = 1'-Ø"



REAR ELEVATION COMPARISON

SCALE: 1/4" = 1'-Ø"

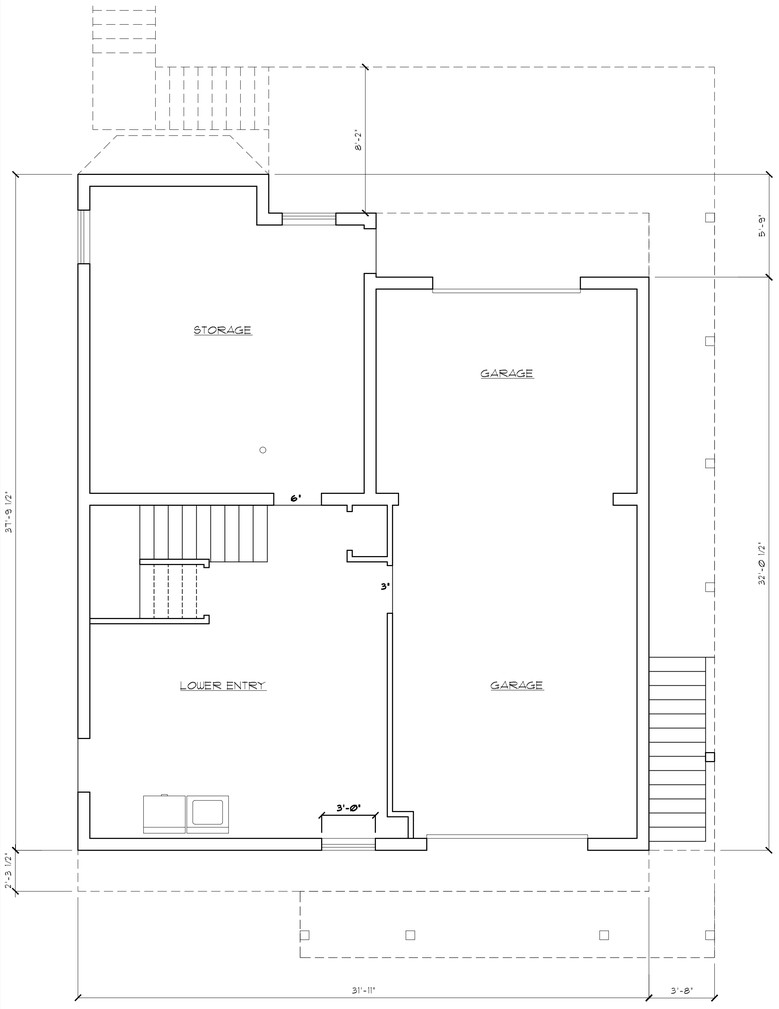
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

ANTHONY M. CONDOURIS
ARCHITECT, INC.
NJ STATE LIC#AI13804
20 BINGHAM AVENUE, RUMSON NJ 07760
telephone — 732-842-3800 — fax 732-842-7777 — www.amcarchitect.com

△ REVISIONS	DATE

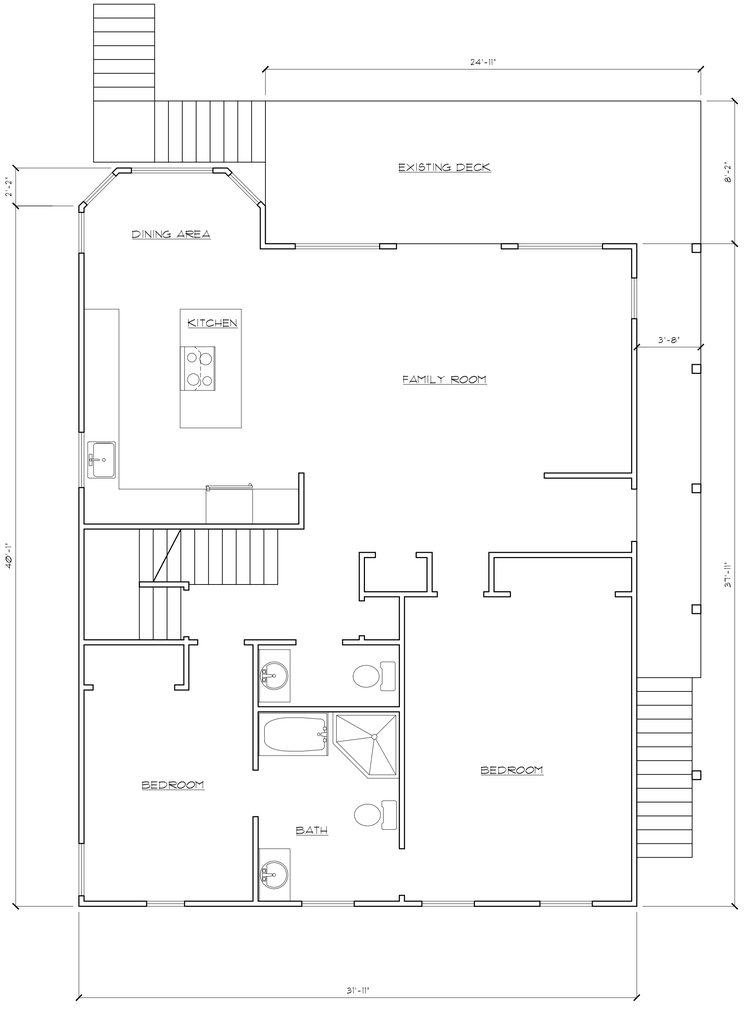
CLIENT: HARTY RESIDENCE
ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY
JOB NUMBER: 24-041 | BLOCK: 49 | LOT: 25

DRAWN BY: MB
DATE: 8/10/26
SHEET NO.: V-4



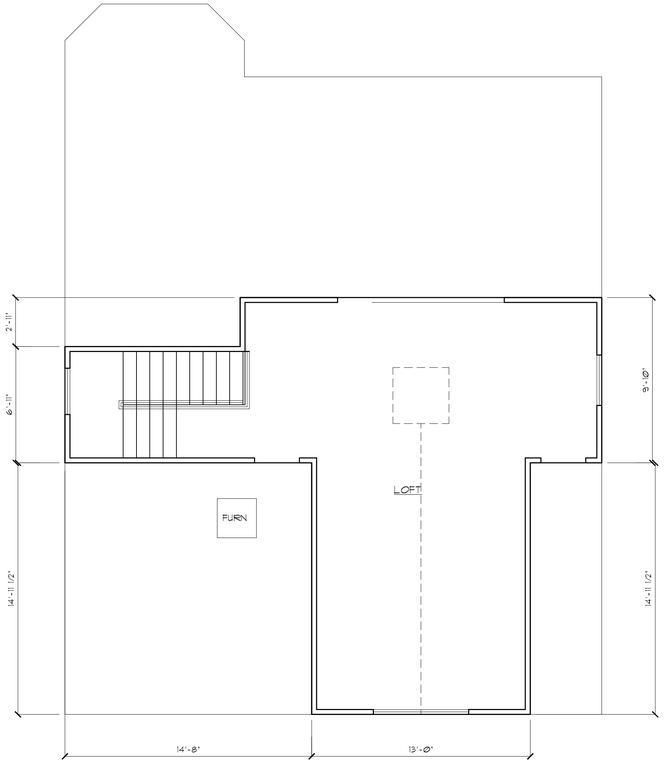
EXISTING GROUND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



EXISTING UPPER LEVEL

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

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

ANTHONY M. CONDOURIS — ARCHITECT, NJ STATE LIC#AI13804
20 BINGHAM AVENUE, RUMSON NJ 07760
telephone — 732-842-3800 — fax 732-842-7777 — www.amcarchitect.com

REVISIONS | DATE

CLIENT: HARTY RESIDENCE

ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY

JOB NUMBER: 24-041 | BLOCK: 49 | LOT: 25

DRAWN BY: MB

DATE: 8/1/26

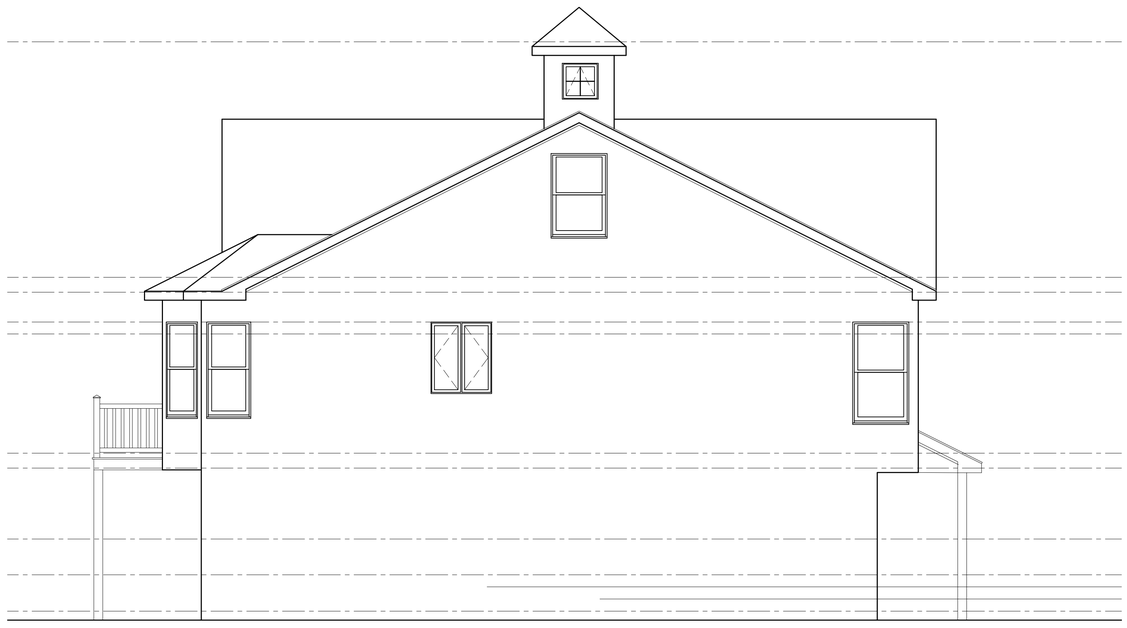
SHEET NO.: V-5



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

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

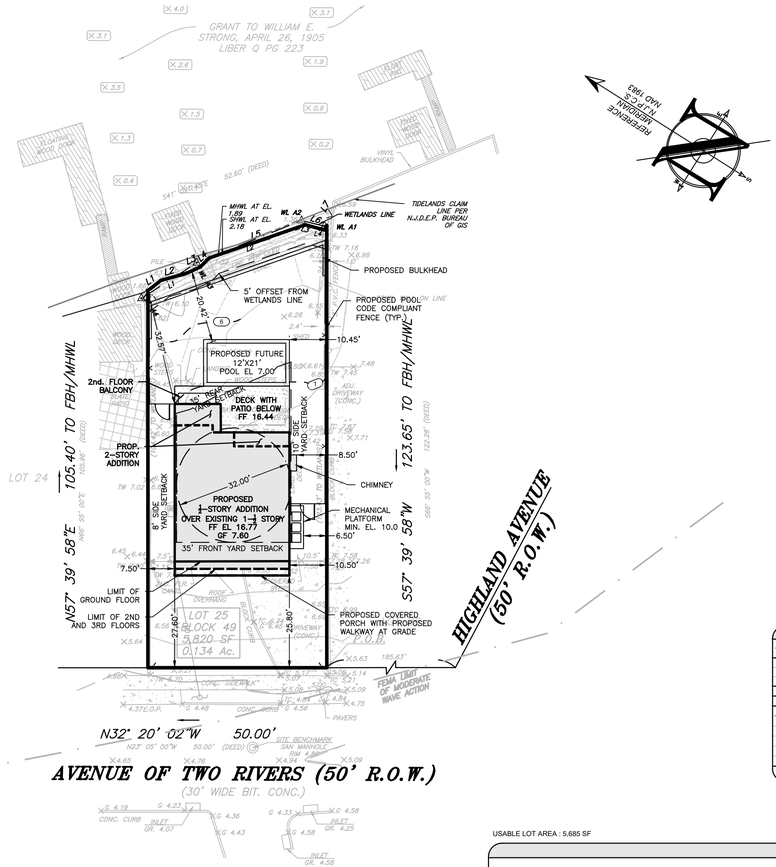
ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON NJ 07760
telephone — 732-842-3800 — fax 732-842-7777 — www.amcarchitect.com
NJ STATE LIC#AI13804

REVISIONS | DATE

CLIENT: HARTY RESIDENCE
ADDRESS: 23 AVENUE OF TWO RIVERS, RUMSON, NEW JERSEY
JOB NUMBER: 24-041 | BLOCK: 49 | LOT: 25

DRAWN BY: MB
DATE: 8/10/26

SHEET NO. V-6



PREVIOUSLY APPROVED PLAN

20 0 20 40

Scale: 1"=20'

LOT COVERAGE CALCULATIONS			
BUILDING COVERAGE	EXISTING (SF)	PREVIOUSLY APPROVED (SF)	PROPOSED (SF)
DWELLING	1,400.3	1,325.11	1,266.05
FRONT PORCH	0 (50.0 EXEMPT)	0 (58.64 EXEMPT)	0 (58.64 EXEMPT)
DECK	163.9	NOT INCLUDED (312.2 SF)	220.70
TOTAL BUILDING COVERAGE	1,564.2	1,325.11	1,486.75
LOT COVERAGE			
BUILDING COVERAGE	1,564.2	1,325.11	1,486.75
STEPS	0	N/A (4)	0 (51.62 EXEMPT)
DRIVEWAY	576.2	NO CHANGE	NO CHANGE
MECHANICAL PLATFORM	N/A	48.00	36.00
POOL	N/A	252.00	N/A
TOTAL	2,140.4	2,201.58	2,098.95

USABLE LOT AREA : 5,685 SF

ZONING COMPLIANCE CHART

R-5 (SINGLE FAMILY) ZONE (§ 22)

SINGLE FAMILY DWELLING: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PREVIOUSLY APPROVED	PROPOSED
SCHED 5-1	MIN. LOT AREA (SF)	6,000	5,685.0 (N)	5,820.0 (N)	5,685.00 (N)
SCHED 5-1	MIN. LOT WIDTH (FT)	50	50.0	NO CHANGE	NO CHANGE
SCHED 5-1	MIN. LOT FRONTAGE (FT)	50	50.0	NO CHANGE	NO CHANGE
SCHED 5-1	MIN. LOT CIRCLE DIAMETER (FT)	34	32.0 (N)	NO CHANGE (N)	NO CHANGE (N)
	PRINCIPAL BUILDING				
SCHED 5-1	MIN. FRONT YARD SETBACK (FT)	35 (8)	27.6 (N)	27.60 (V)	27.60 (V)
SCHED 5-1	MIN. REAR YARD SETBACK (FT)	35 (7)(8)	34.0 (N)	32.57 (V)	34.00 (V)
SCHED 5-1	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	8 (8) (10)	6.8 (N)	6.50 (V)	6.80 (V)
	BOTH SIDES (FT)	16	14.3 (N)	14.00 (V)	14.30 (V)
22-7.32b2	MIN. SETBACK TO NAVIGABLE WATERWAY (FT)	50	34.0 (N)	32.57 (V)	34.00 (V)
SCHED 5-2	MAX. BUILDING HEIGHT (GABLE/HIP ROOF)				
	RIDGE (FT)	35 (3)(9)	(a)	34.67	34.00
	EAVES (FT)	26 (3)(9)	(a)	26.00	26.00
SCHED 5-2	MAX. BUILDING HEIGHT (STORIES)	2.5	1.5	2	2
	ACCESSORY STRUCTURE - POOL				
22-7.8b2	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	N/A
22-7.8g1	MIN. SIDE YARD SETBACK (FT)	10	N/A	10.45	N/A
22-7.8g1	MIN. REAR YARD SETBACK (FT)	10	N/A	20.42	N/A
22-7.32b1	MIN. SETBACK TO NAVIGABLE WATERWAY (FT)	10	N/A	20.42	N/A
	LOT COVERAGE				
SCHED 5-4	MAX. BUILDING COVERAGE (SF)	1,292.41 (5)(6)	1,564.2 (N)	1,325.11 (I)	1,486.75 (I)
SCHED 5-4	MAX. LOT COVERAGE (SF)	2,593.52 (4)(5)(6)	2,140.4	2,201.58	2,098.95
SCHED 5-3A	MAX. PERMITTED FLOOR AREA (SF)	2,205.5 (1)	1,526.0	2,312.00 (V)	2,312.00 (V)
SCHED 5-3A	MAX. FLOOR AREA RATIO	0.39	0.27	0.397 (V)	0.41 (V)
22-7.26c	MIN. DRIVEWAY SETBACK TO SIDE PROPERTY LINE (FT)	5	0.0 (N)	0.00 (N)	0.00 (N)
22-7.26c	MIN. DRIVEWAY SETBACK TO REAR PROPERTY LINE (FT)	15	>15.0	>15.0	>15.0

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED
(V) PROPOSED VARIANCE

(a) - THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) - PER SCHEDULE 5-1 NOTE #16, IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS TWO (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.

(2) - PER ORDINANCE SECTION 22-7.32b2, ANY PRINCIPAL OR ACCESSORY BUILDING, EXCEPT A BOATHOUSE BUT INCLUDING ANY BUILDING ASSOCIATED WITH A SWIMMING POOL (CABANAS, FILTER BUILDINGS, STORAGE BUILDINGS, ETC.) SHALL BE THE GREATER OF:
- (a) THE MINIMUM SETBACK REQUIRED BY SCHEDULE 5-1, OR
- (b) FIFTY (50) FEET, OR
- (c) THE AVERAGE OF THE SETBACKS, EXCLUDING UNROOFED PORCHES OR DECKS, OF BUILDINGS CLOSEST TO THE WATERWAY ON ADJACENT LOTS, NOT TO EXCEED SEVENTY-FIVE (75) FEET.

(3) - BUILDING HEIGHT SHALL MEAN THE VERTICAL DIMENSION MEASURED TO THE HIGHEST POINT OF A BUILDING (SUBJECT TO THE EXCEPTIONS IN SUBSECTION 22-7.12) FROM THE LOWEST ORIGINAL LOT GRADE OR ANY REVISED LOT GRADE SHOWN ON A SITE PLAN, SUBDIVISION PLAN, OR PLOT PLAN APPROVED BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT WHEN ACTING PURSUANT TO N.J.S.A. 40:55D-1 ET SEQ. AND THIS CHAPTER. SUCH REVISED LOT GRADE SHALL NOT INCLUDE MOUNDING, TERRACING, OR OTHER DEVICES DESIGNED TO ALLOW INCREASED BUILDING HEIGHT.

(4) - LOT COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #5,
- (a) WALKWAYS CONSTRUCTED ON GRADE.
- (b) THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
- (c) IN THE R-1, R-2 AND R-3 ZONES, THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
- (d) IN THE R-4, R-5 AND R-6 ZONES, AND FOR PERMITTED SINGLE-FAMILY DWELLINGS IN THE POB, GB, NB ZONES, THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA.
- (e) ENTRY STEPS, AND UNROOFED STOOPS AND LANDINGS, IN AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 17-4.3B., USE OF OTHER BASEFLOOD DATA.

(5) - PER SCHEDULE 5-1 NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

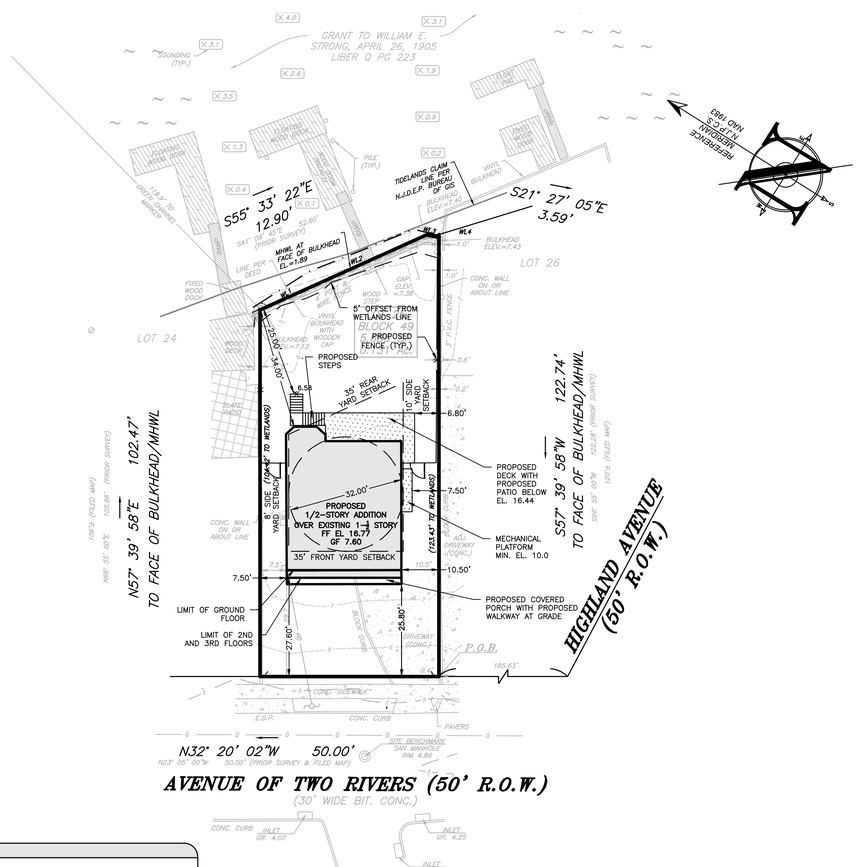
(6) - LOT & BUILDING COVERAGE EXCLUSIONS PER SCHEDULE 5-1 NOTE #19,
- (a) EAVES-FIRST TWELVE (12") INCHES OF THE EAVE WIDTH MAY BE EXCLUDED FROM THE CALCULATION OF MAXIMUM LOT AND BUILDING COVERAGE.
- (b) PERGOLAS-LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED THIRTY (30%) PERCENT OF THE PRINCIPAL BUILDING GROUND FLOOR AREA FROM THE CALCULATION OF MAXIMUM BUILDING COVERAGE.

(7) - PER SCHEDULE 5-1 NOTE #14, MINIMUM REAR YARD REQUIRED SHALL BE 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FEET, WHICHEVER IS GREATER, BUT MOT EXCEED 50 FEET.

(8) - WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 17-4.3B., USE OF OTHER BASE FLOOD DATA, UNROOFED PORCHES, LANDINGS,STOOPS AND STAIRS MAY BE PERMITTED TO EXTEND UP TO TEN (10') FEET BEYOND THE FRONT SET BACK LINE AND UP TO FIVE (5') FEET BEYOND THE SIDE AND REAR SETBACK LINES OF A RESIDENTIAL ZONE, BUT IN NO EVENT SHALL BE LOCATED CLOSER THAN FIVE (5') FEET TO A SIDE OR REAR PROPERTY LINE.

(9) - PER SCHEDULE 5-2, NOTE #3, WITHIN ALL AREAS OF SPECIAL FLOOD HAZARDS AS SET FORTH IN SUBSECTION 17-3.2, BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD, OR IN SUBSECTION 17-4.3B., USE OF OTHER BASE FLOOD DATA, THE MAXIMUM RIDGE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION OR ADVISORY BASE FLOOD ELEVATION, WHICHEVER IS GREATER

(10) - PER SCHEDULE 5-1, IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIM YARD REQUIREMENT SHOWN IN THE SCHEDULE 5-1 PLUS (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.



PROPOSED CONDITIONS PLAN

20 0 20 40

Scale: 1"=20'

PROJECT INFORMATION

PROJECT NAME:

HARTY RESIDENCE

PROJECT LOCATION:

BLOCK 49, LOT 25
23 AVENUE OF TWO RIVERS
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:

JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT:

JESSE HARTY
23 AVENUE OF TWO RIVERS
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

ARCHITECT:
ANTHONY M. CONDOURIS, ARCHITECTS, INC
20 BINGHAM AVENUE
RUMSON, NJ 07760

SURVEYOR:
INSITE SURVEYING. LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
5	10/09/26	PER ZONING OFFICER
4	04/09/26	PER ATTORNEY
3	02/19/26	PER ARCHITECT
2	12/12/25	PER ZONING OFFICER
1	07/22/25	PER ATTORNEY
0	06/10/25	INITIAL RELEASE

SCALE: 1"=20'	DESIGNED BY: DDC
DATE: 04/30/25	DRAWN BY: AMC
JOB #: 21-1376-02	CHECKED BY: DDC
CAD ID: 21-1376-02r4	

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

COMPARISON PLAN

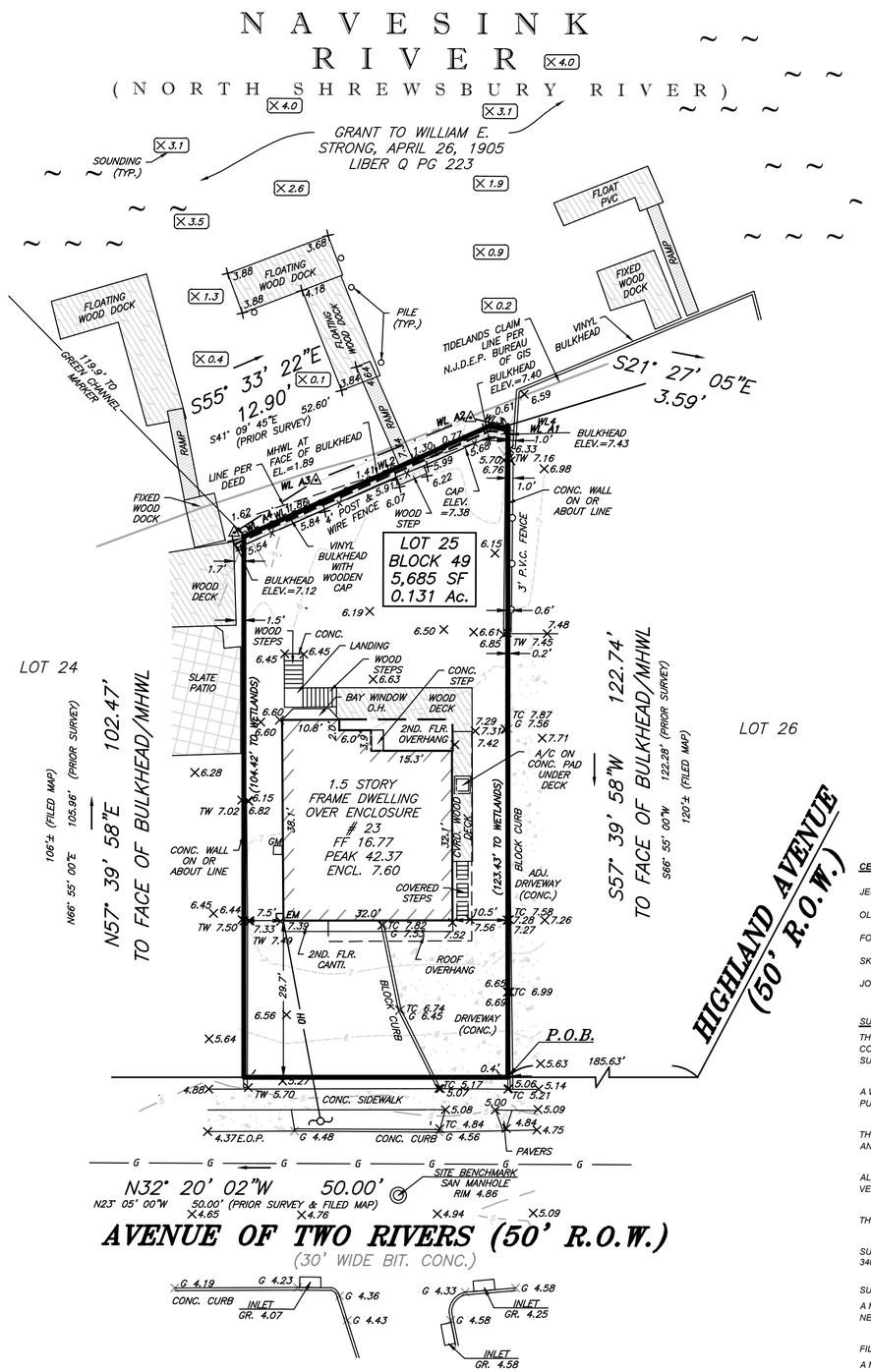
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PLAN

SHEET NO:

1 OF 1

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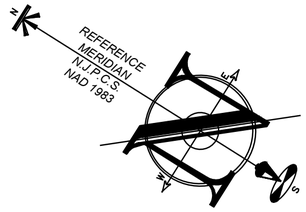




LEGEND

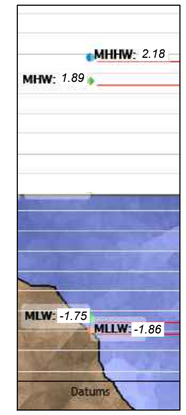
EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (×46.80)
- BUILDING
- WALL
- GAS (G — G)
- WATER (W — W)
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE (OH)
- ELECTRIC (E — E)
- TELEPHONE (T — T)
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE (x — x)
- LIGHT FIXTURE
- TEST PIT LOCATION (TP-1)
- GRADE FLOW ARROW
- SWALE CENTER LINE



TIDAL INFO

Datums for 8531753, OCEANIC, NAVESINK RIVER, NJ
All figures in feet relative to *NAVD 88*



WETLANDS LINE SEGMENT TABLE		
LINE No.	LENGTH	DIRECTION
WL1	18.40'	S64° 58' 52"E
WL2	31.61'	S54° 18' 31"E
WL3	6.57'	S18° 37' 40"E
WL4	0.66'	S32° 20' 02"E

CERTIFIED TO:

JESSE HARTY

OLD REPUBLIC TITLE INSURANCE COMPANY

FORTUNE TITLE AGENCY, INC.

SKLARIN LAW, L.L.C.

JOSHUA S. SKLARIN, ESQ.

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT NO. 339061FTA AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THE WETLANDS AREA SHOWN ON THIS MAP HAS BEEN DELINEATED BY INSITE ENGINEERING, LLC ON MAY 6, 2021.

SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD ZONE AE ELEVATION 9.0 PER FLOOD HAZARD DATA PANEL NO. 34025C0088G DATED 6-20-18.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "LOCATION SURVEY FOR FRANK DECKER LOT 25, , BLOCK 49, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," BY RICHARD E. STOCKTON & ASSOCIATES, INC., DATED 4-06-21.

FILED MAP REFERENCES:

A MAP ENTITLED, "MAP OF RUMSON SHORES AT RUMSON, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE, ON 9-28-1928 AS CASE NO. 50-2.

DEED REFERENCES:

DB 9319 PG 4313

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

ALL SOUNDINGS ARE MEASURED FROM MEAN HIGH WATER LINE ELEVATION -1.75

PROPERTY IN QUESTION IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN:

DB 1823 PG 215

DB 2202 PG 26

DB 2396 PG 213

LIBER Q PG 223

PROJECT NAME:

BOUNDARY & TOPOGRAPHIC SURVEY

OF

BLOCK 49, LOT 25

23 AVENUE OF TWO RIVERS

SITUATED IN:

BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:

INSITE Engineering • Surveying • Planning

INSITE Surveying

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InsiteSurveying.net
www.InSiteSurveying.net

REVISIONS

Rev.#	Date	Comment
R7	10/07/26	EDIT BOUNDARY LINE/BULKHEAD LINE
R6	09/11/26	ADD MUD SHOTS BELOW BULKHEAD
R5	09/11/26	UPDATED SURVEY & SIGNATURE
R4	04/30/26	UPDATED SIGNATURE
R3	02/28/22	COMMENTS
R2	05/24/21	SOUNDINGS
R1	05/18/21	CERTIFICATION
0	05/13/21	INITIAL RELEASE

SCALE: 1" 20'	DRAWN BY: GS/BLG/TS
DATE: 05/11/21	CHECKED BY: PPB/AG
JOB #: 21-S001-473	

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

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ANTHONY J. GOODWIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. 24GS04343900

SHEET NO:

1 of 1

File: S:\Jobs\2001 - InSite Engineering\21-S001-473 - 23 Avenue of Two Rivers_Rumson, NJ\21S001473CAD\dwg\21S001473 - Survey_R7.dwg, ---> 18x24 SURVEY
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