



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

tom@hemphilassociatesnj.com 732-861-4983

Name of Applicant	Email	Phone Number
Tom Conley		

Property Address	Block	Lot
66 Lafayette Street, Rumson NJ 07760	33	11

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)

Applicant's Architect and contact information (if any)

Anthony M. Condouris Architect, Inc.

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent

Date

8-29-25

Proposed plan

Proposes to expand the existing non-conforming principal dwelling
creating additional non-conformities that require bulk variances.

Hardship Encountered

Variances Requested

See list attached

Borough of Rumson Ordinances/Development Regulations
Schedule 5-1 Zoning District Regulations

- (22-7.3) A nonconforming building or structure may not be enlarged, extended, increased in height, width or depth; moved or relocated, unless the enlargement, extension or addition conforms to all requirements of this chapter and will not result in the creation of any nonconformity related to the lot and the aggregate of all structures or building.
- (Schedule 5-1) wrap around porch intensifies the FYSB nonconformity at 20.5' whereas 30' is required.
- The rear, second story addition intensifies the SYSB nonconformity at 3.86' to two floors whereas 8' is required.
- (22-7.8j) Attached rear, raised deck requires SYSB variance, proposed at 3.86' whereas 8' is required.
- Schedule 5-4) Proposed Building Coverage of 1,481 square feet (17% over),
 - where 1,262 square feet is permitted

Existing non-conformities that remain unchanged include:

1. Minimum lot area of 5,524 sf, whereas 6,000 sf is required.
2. Lot shape circle of 32' whereas 34' is required.
3. Princ dwelling FYSB of 27' whereas 35' is required.
4. Accessory bldg. SYSB of 4.73' whereas 5' is required
5. Accessory bldg. height of 18' whereas 15' is permitted.



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714

mdesoucey@rumsonnj.gov

Denial Memorandum

Date: August 12, 2025,
Revised October 16, 2025

Applicant: Tom Conley
Address: 66 Lafayette Street, Rumson, NJ 07760
Block 33, Lot 11, Zone: R-5

I have reviewed the Land Use & Development Permit application for the above referenced property. The applicant proposes to expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances. The improvements include a 220 SF 2-story addition to the side of the house, a 278 SF, second-story addition to the rear of the house, 132 SF habitable attic, new rear deck and a wraparound front porch.

The application was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations

- (22-7.3) A nonconforming building or structure may not be enlarged, extended, increased in height, width or depth; moved or relocated, unless the enlargement, extension or addition conforms to all requirements of this chapter and will not result in the creation of any nonconformity related to the lot and the aggregate of all structures or building.
- The rear, second story addition intensifies the SYSB nonconformity at 3.86' to two floors whereas 8' is required.
- (Schedule 5-1) wrap around porch intensifies the FYSB nonconformity at 20.5' whereas 30' is required.
- (22-7.8j) New, attached rear, raised deck requires SYSB variance, proposed at 3.86' whereas 8' is required.
- (Schedule 5-4) Proposed Building Coverage of 1,481 square feet (17% over), where 1,262 square feet is permitted.
- Existing nonconformities eliminated:
 - Existing driveway has been extended to comply with three parking spots behind the front yard setback.

- Existing nonconformities that remain unchanged include:
 - Minimum lot area of 5,524 sf, whereas 6,000 sf is required.
 - Lot shape circle of 32' whereas 34' is required (incorrect in chart).
 - Princ dwelling FYSB of 27' whereas 35' is required.
 - Accessory bldg. SYSB of 4.8' whereas 5' is required.
 - Accessory bldg. height of 18' whereas 16' is permitted. {Alternatively, *in accordance with Sched 5-1, note 17: the minimum rear yard and side yard setback in the R-4, R-5 and R-6 Zone Districts for accessory buildings and structures should be increased one (1) additional foot for each foot of accessory building height in excess of fifteen (15') feet*}.

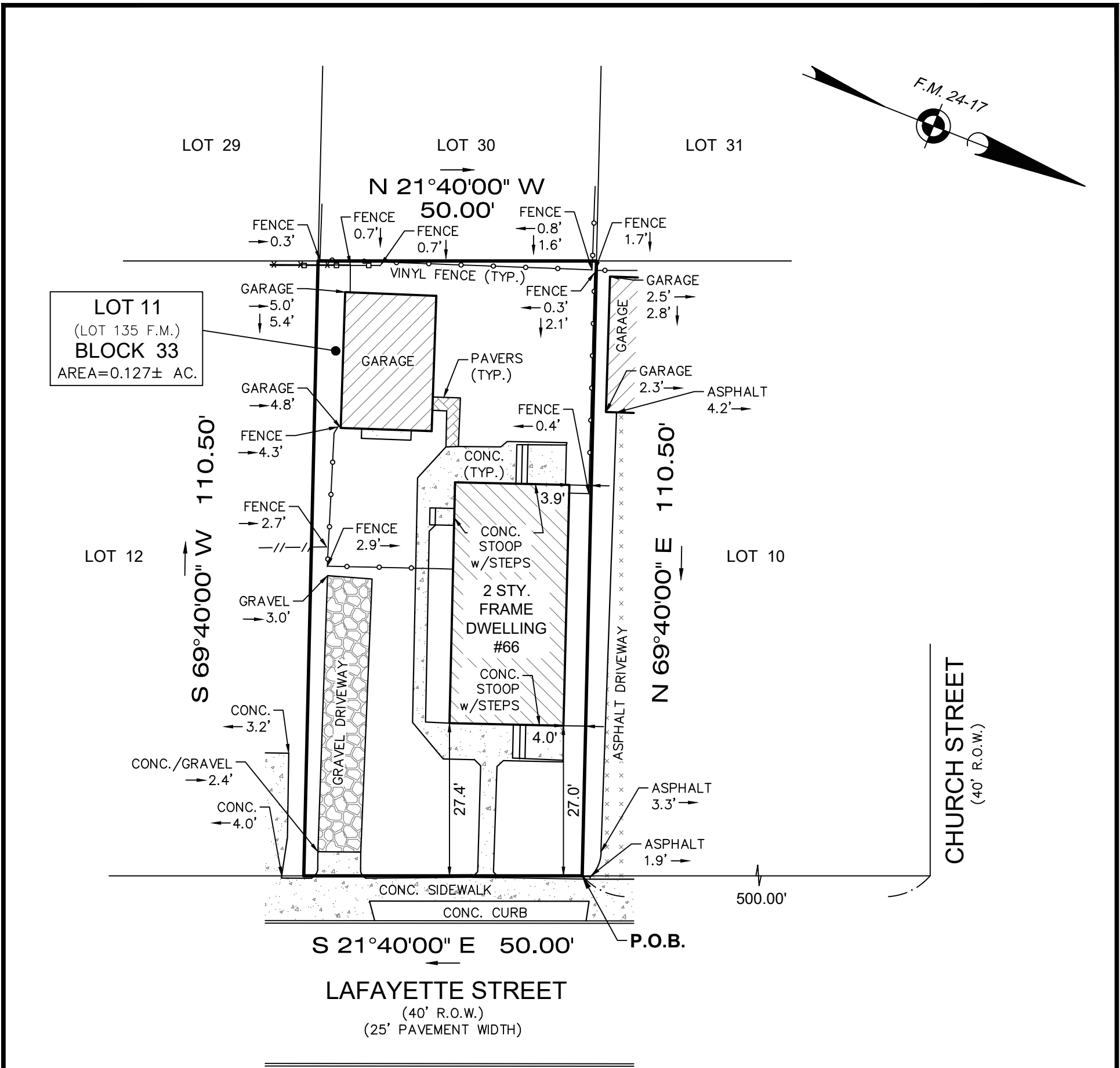
Supporting documents to the application include:

- Architectural Plans titled "Conley Residence" prepared, signed, not sealed, by Anthony Condouris, Arch, dated April 16, 2025, rev (2) August 12, 2025, consisting of three (3) sheets.
- Survey prepared by Morgan Engineering & Surveying, dated May 1, 2025, one (1) sheet.

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



PREPARED FOR: THOMAS G. CONLEY, II and CARLY CONLEY, husband and wife

TITLE INSURER: BROAD STREET TITLE AGENCY, LLC (B3306)
WESTCOR LAND TITLE INSURANCE COMPANY

MORTGAGE HOLDER: ROCKET MORTGAGE, LLC,
its successors and/or assigns, as their interest may appear.

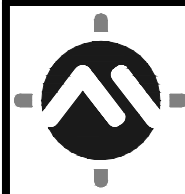
BUYER'S ATTORNEY: STACIA ROCCANOVA, Esquire
MIKITA & ROCCANOVA, LLC

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
PLAN OF LOTS AT OCEANIC, NJ, PROPERTY OF GEORGE HANCE, JR		135	6/30/1887	24-17

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/1/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 8806 PG 6395



MORGAN

engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com



DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 11BLOCK 33

BOROUGH OF RUMSON

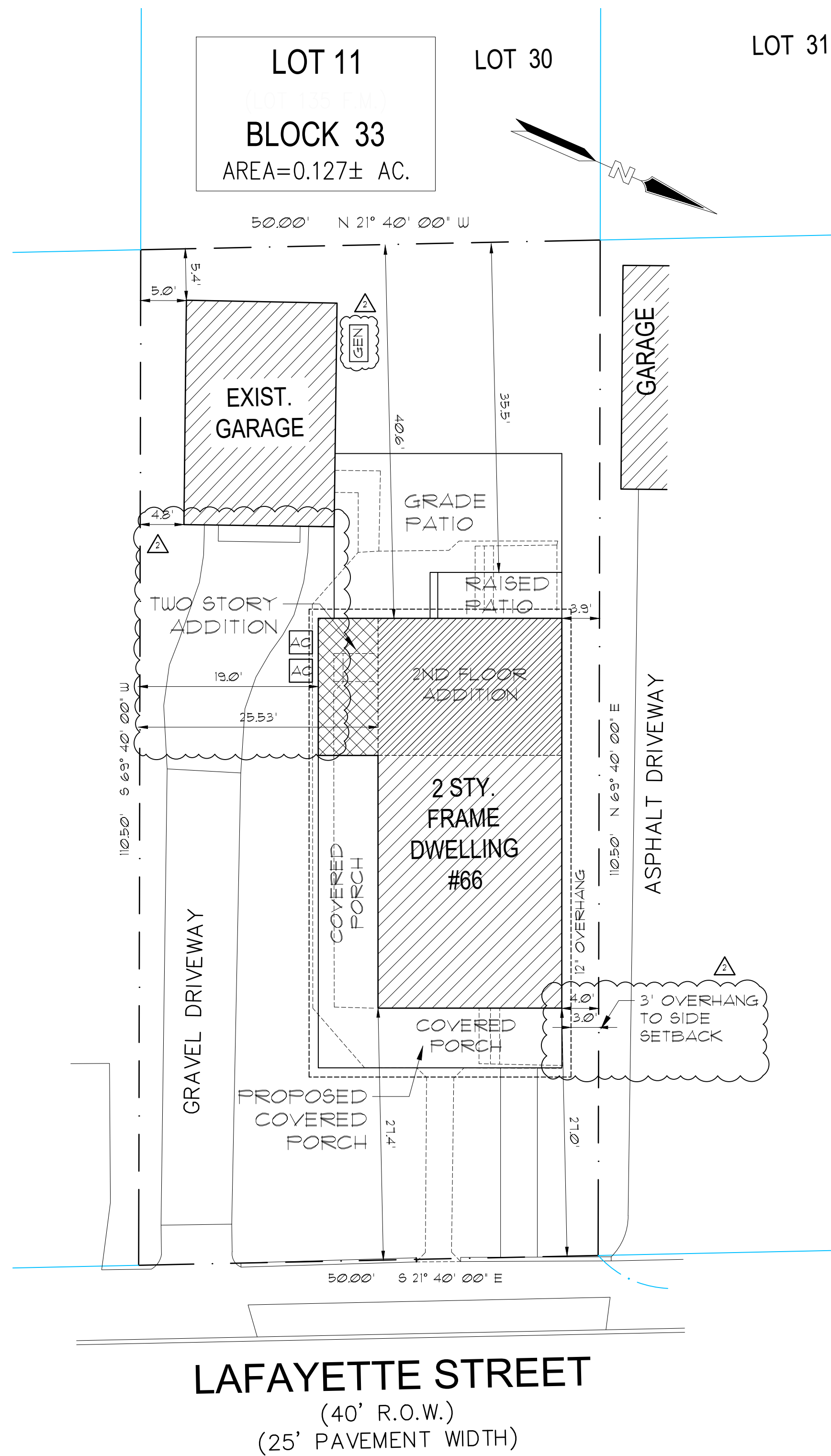
COUNTY OF MONMOUTHNEW JERSEY

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	WM	5/1/25	25-02628	25-02628WM	1 OF 1

VARIANCE FOR

THE CONLEY RESIDENCE

66 LAFAYETTE STREET
RUMSON, NEW JERSEY
BLOCK 33 ~ LOT 11



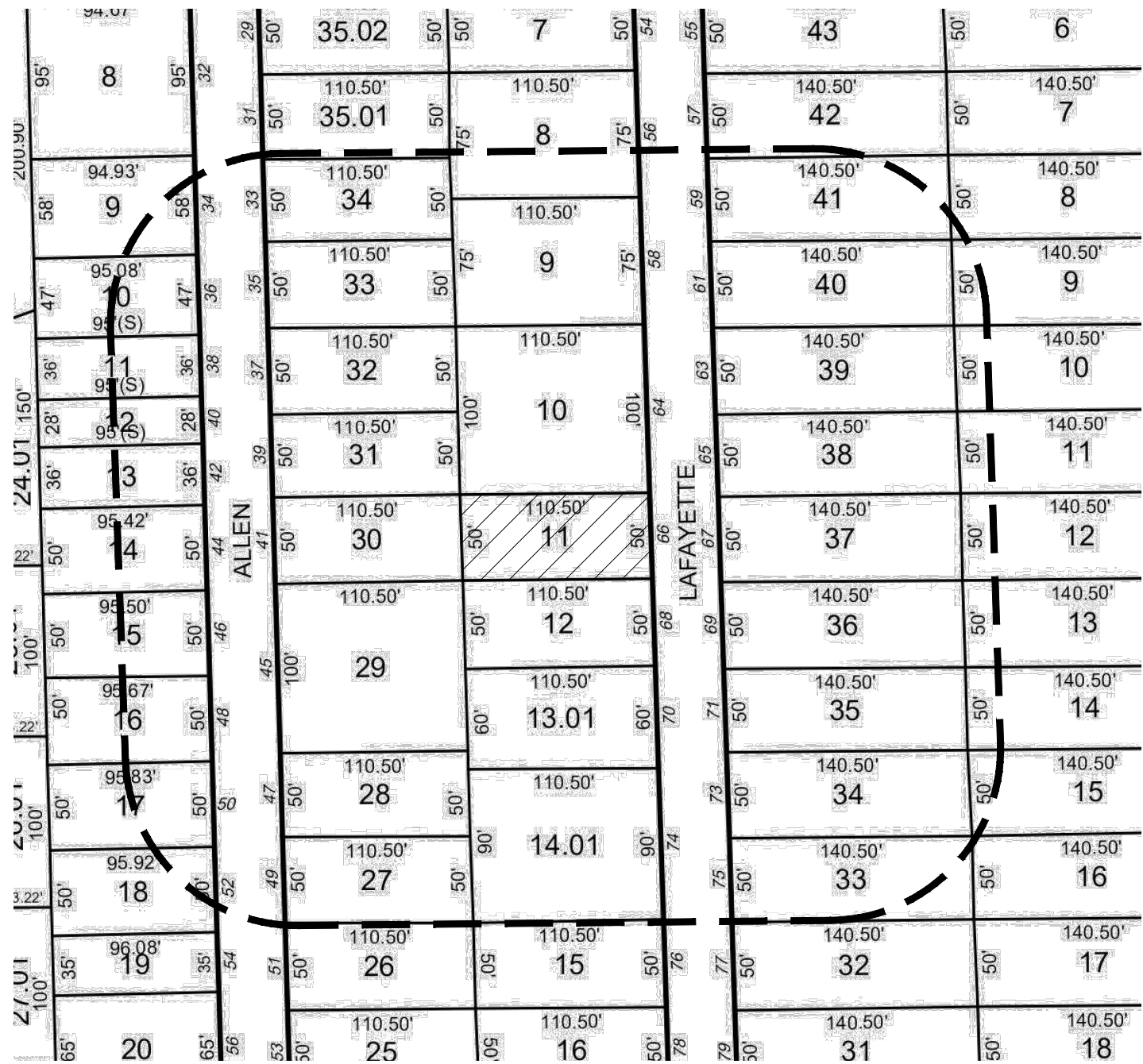
10 SITE PLAN
SCALE: 1" = 10'-0"

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY
DONE BY DAVID J. VON STEENBURG L.L.C. NO. 34500
OF MORGAN ENGINEERING & SURVEYING, DATED 5/1/25

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	848 SQ. FT.	946 SQ. FT.
FRONT PORCH (SECTION THAT IS OPEN ON 3 SIDES)	64 SQ. FT.	172 SQ. FT.
SIDE PORCH	N/A	178 SQ. FT.
GARAGE	404 SQ. FT.	404 SQ. FT.
DRIVEWAY	501 SQ. FT.	754 SQ. FT.
PATIOS / DECKS	460 SQ. FT.	448 SQ. FT.
AC CONDENSERS	N/A	12 SQ. FT.
GENERATOR	N/A	8 SQ. FT.
SUB TOTAL (FREE CREDITS)	2271 SQ. FT.	2,322 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 800 SQ. FT. 80 SQ. FT. PROP. 832 SQ. FT. 83 SQ. FT.	-64 SQ. FT. -83 SQ. FT.
DECK CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 800 SQ. FT. 92 SQ. FT. PROP. 832 SQ. FT. 178 SQ. FT.	-92 SQ. FT. -178 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL LOT COVERAGE	1931 SQ. FT.	2,525 SQ. FT.

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	848 SQ. FT.	946 SQ. FT.
FRONT PORCH (SECTION THAT IS OPEN ON 3 SIDES)	64 SQ. FT.	172 SQ. FT.
SIDE PORCH	N/A	178 SQ. FT.
GARAGE	404 SQ. FT.	404 SQ. FT.
SUB TOTAL	1316 SQ. FT.	1,700 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 800 SQ. FT. 80 SQ. FT. PROP. 832 SQ. FT. 83 SQ. FT.	-64 SQ. FT. -83 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL BUILDING COVERAGE	1,122 SQ. FT.	1,481 SQ. FT.

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR (INSIDE WALLS)	800 SQ. FT.	890 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	522 SQ. FT.	890 SQ. FT.
FINISHED ATTIC (INSIDE WALLS)	N/A	132 SQ. FT.
GARAGE (INSIDE WALLS)	375 SQ. FT.	375 SQ. FT.
SUB TOTAL	1,697 SQ. FT.	2,287 SQ. FT.
DETACHED GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL FLOOR AREA	1,567 SQ. FT.	2,157 SQ. FT.
60% OF SECOND FLOOR AREA	N/A	534 SQ. FT.
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	N/A	436 SQ. FT.
VOLUME		27,151 CU. FT.
CONSTRUCTION CLASS		5B
USE GROUP		R-5



20 200 FT KEY MAP
SCALE: N.T.S.

BOROUGH OF RUMSON
INTERIOR LOT

ZONE: R-5
APPLICANT: CONLEY
ADDRESS: 66 LAFAYETTE STREET

DATE: 5/15/25
BLOCK: 33
LOT: 11

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
MINIMUM LOT AREA	6,000 SF.	5,524 SF.	5,524 SF.	EXISTING NON-COMFORMITY - NO CHANGE
MINIMUM LOT WIDTH/LOT FRONTAGE	50 ft.	50 ft.	50 ft.	
INTERIOR LOT SHAPE CIRCLE	34 ft.	24 ft.	24 ft.	EXISTING NON-COMFORMITY - NO CHANGE
PRINCIPAL STRUCTURE	BLDG/PORCH	BLDG/PORCH	BLDG/PORCH	
FRONT YARD SETBACK	35/30 ft.	27/20.5 ft.	27/20.5 ft.	EXISTING NON-COMFORMITY - EXTENDED SIDEWAYS
MINIMUM SIDE YARD SETBACK				
ONE SIDE	8 ft.	3.9 ft. 2.9 ft. (OVERHANG)	3.9 ft. 2.9 ft. (OVERHANG)	EXISTING NON-COMFORMITY - EXTENDED VERTICALLY
TOTAL BOTH SIDES	18 ft.	29.43 ft.	22.90 ft.	REAR PATIO REQUIRES SIDE SETBACK VARIANCE (EXISTING NON-COMFORMITY)
MINIMUM REAR YARD SETBACK	35 ft.	40.6 ft. HOUSE. 31.75 ft. DECK	40.5 ft. HOUSE 35.5 ft. DECK	EXISTING NON-COMFORMITY ELIMINATED
BUILDING HEIGHT				
RIDGE	35 ft.	+/-30 ft.	+/-30 ft.	
EAVES	26 ft.	+/-18 ft.	+/-18 ft.	
ACCESSORY BUILDING				
MINIMUM SIDE YARD SETBACK	6 ft.	4.8 ft.	4.8 ft.	EXISTING NON-COMFORMITY - NO CHANGE
REAR YARD SETBACK	6 ft.	5.4 ft.	5.4 ft.	EXISTING NON-COMFORMITY - NO CHANGE
HEIGHT	15ft.	+/-18 ft.	+/-18 ft.	EXISTING NON-COMFORMITY - NO CHANGE
ACCESSORY STRUCTURE				
MINIMUM SIDE YARD SETBACK	15 ft.	N/A	N/A	
MINIMUM REAR YARD SETBACK	15 ft.	N/A	N/A	
PERMITTED LOT COVERAGE, BUILDING COVERAGE FLOOR AREA				
MAX. LOT COVERAGE	2,542 sf.	1,931 SQ. FT.	2,525 SQ. FT.	
MAX. BUILD COVERAGE	1,262 sf.	1,122 SQ. FT.	1,481 SQ. FT.	VARIANCE REQUIRED
MAXIMUM FLOOR AREA	2,157 SF.	1,567 SQ. FT.	2,157 SQ. FT.	
FLOOR AREA RATIO	0.33	0.284	0.33	
OFF STREET PARKING SPACES	3	3	3	

() INCREASED SIDE YARD SETBACK FOR ADDITIONAL FLOOR AREA OR LOT WIDTH EXCEEDS MINIMUM REQUIRED
() 85% OF PERMITTED FLOOR AREA- SIDE SET BACK INCREASE 2 FT. EACH SIDE (SCHEDULE 5-1 NOTE 16)
() EXCEEDS MINIMUM LOT WIDTH (SCHEDULE 5-1 NOTE 17)
LOT WIDTH - MINIMUM LOT WIDTH +
SIDE SETBACKS ONE SIDE * TOTAL BOTH SIDES *

() INCREASED REAR YARD SETBACK FOR ADDITIONAL DEPTH
REAR YARD SETBACK *

() LOT COVERAGE (SCHEDULE 5-4)
5,524-5,000 +524* 0.3150 =167
167 + 2,375 =2,542

() BUILDING COVERAGE (SCHEDULE 5-4)
5,524-5,000 +524 * 0.1860 = 97
97 + 1,165 = 1,262

() FLOOR AREA (SCHEDULE 5-3)
5,524-5,000 +524 * 0.3 = 157
157 + 2,000 = 2,157

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

DATE: 04/16/25

SHEET NO. V-1

CLIENT: CONLEY RESIDENCE

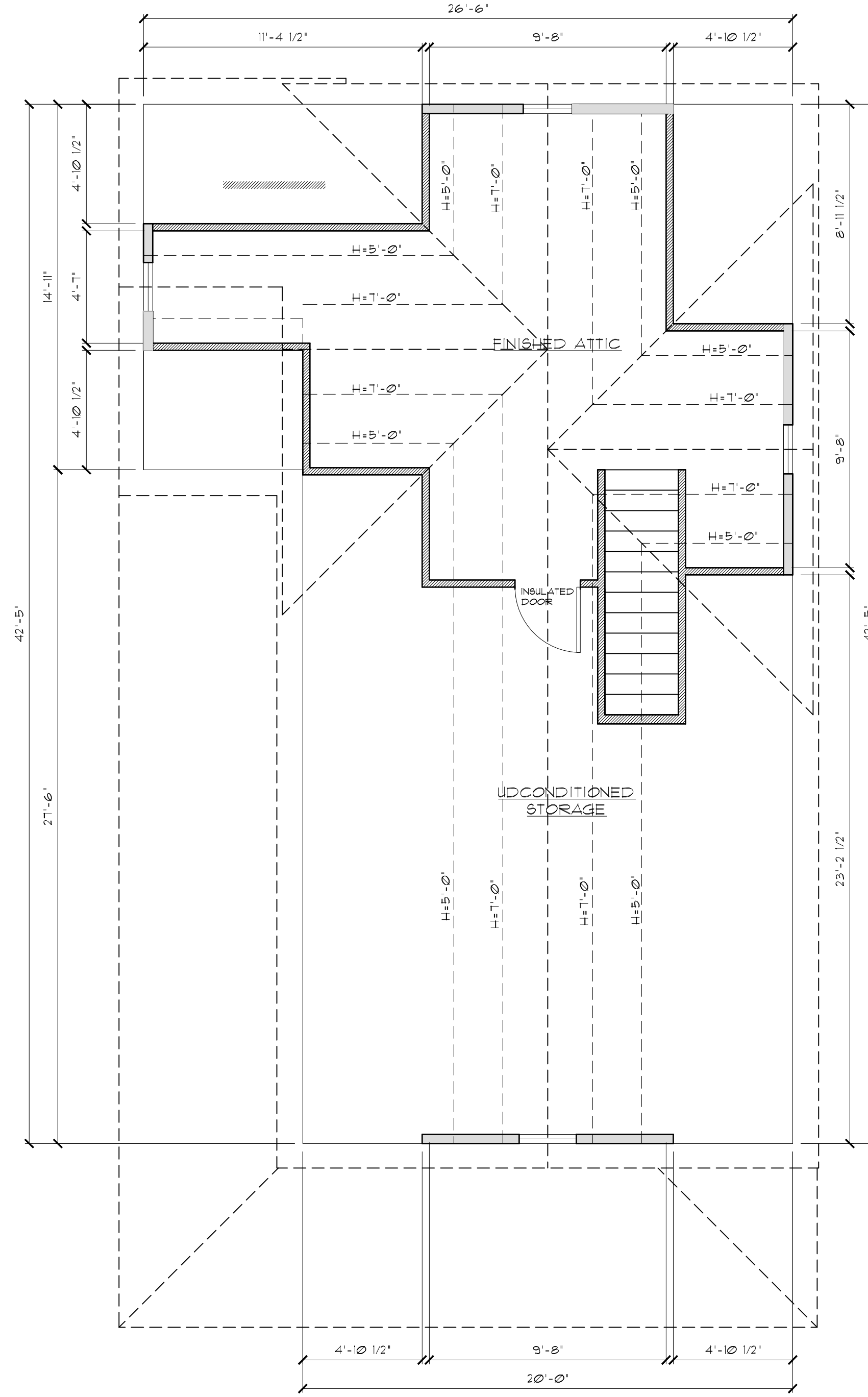
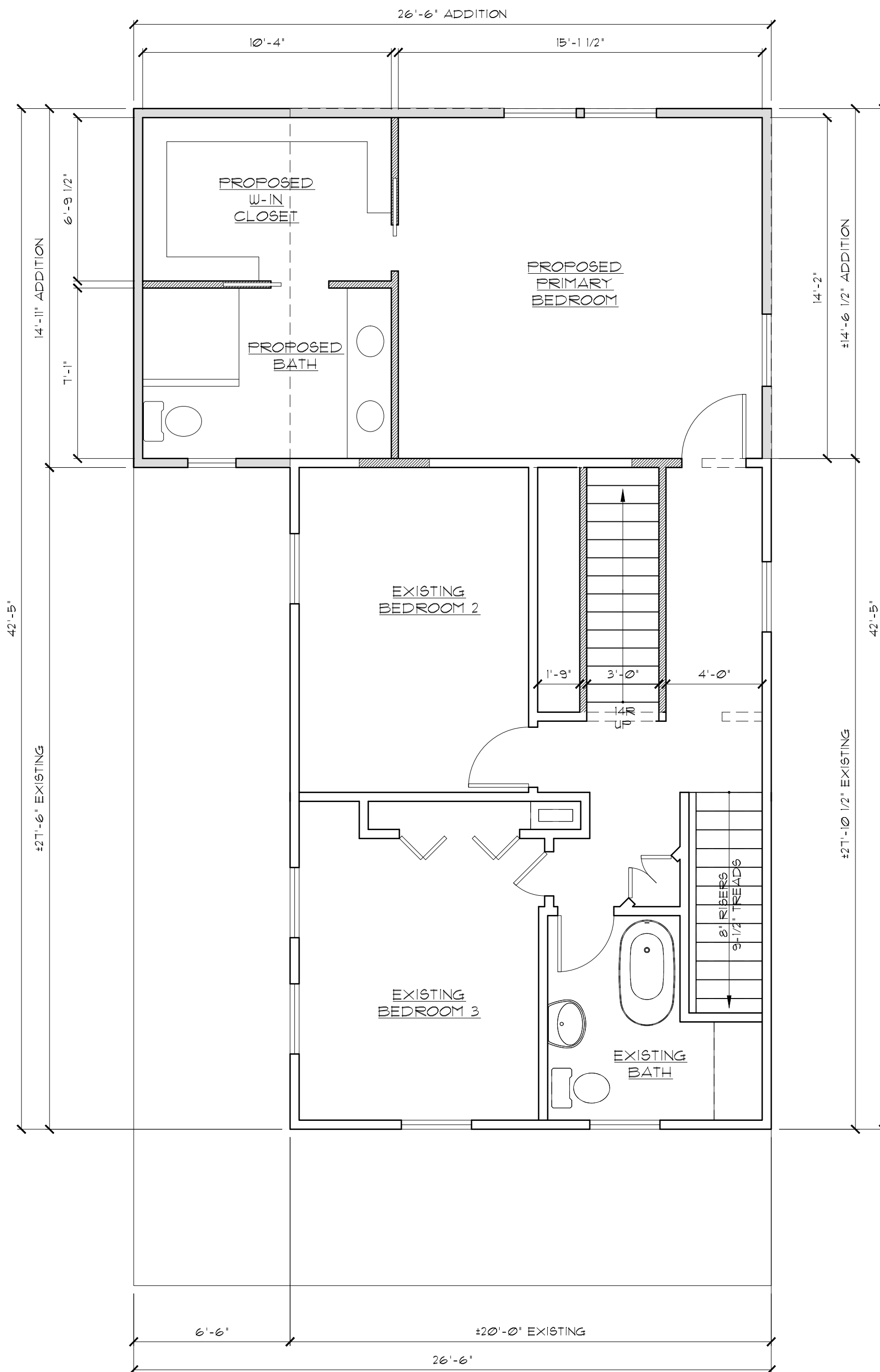
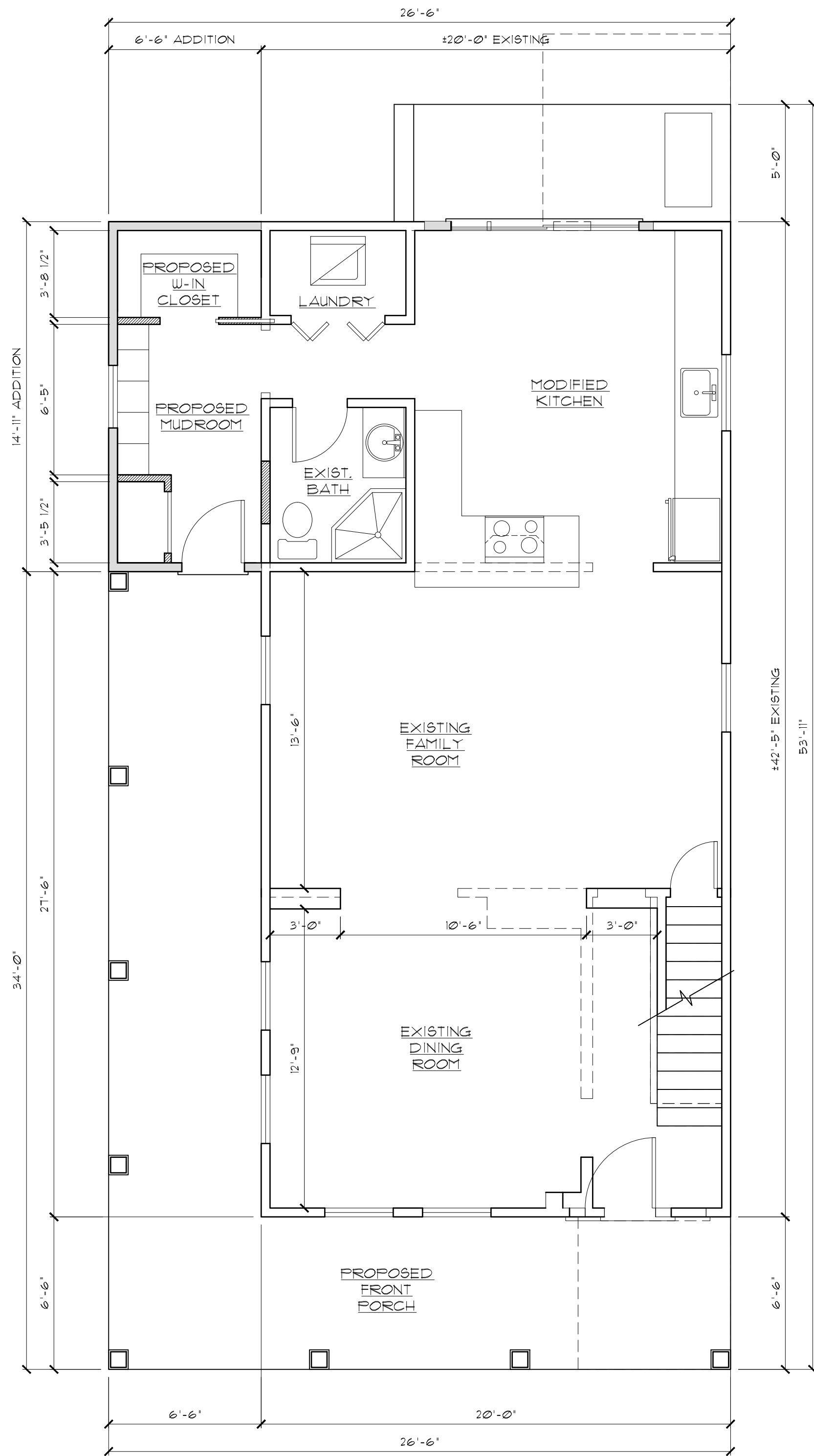
ADDRESS: 66 LAFAYETTE STREET, RUMSON, NEW JERSEY

JOB NUMBER: 25-055

LOT: 11

REVISIONS

DATE	8/4/25
AS PER ZONING REVIEW	8/27/25
PER 8/2/25 REVIEW LETTER	



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

DATE 04/16/25		DRAWN BY JM		CLIENT CONLEY RESIDENCE
SHEET NO. V-2		ADDRESS 66 LAFAYETTE STREET RUMSON NEW JERSEY		LOT 11
JOB NUMBER 25-055		BLOCK 33		

Δ	REVISIONS	DATE
Δ	AS PER ZONING REVIEW	8/4/25
Δ	PER 8/12/25 REVIEW LETTER	8/27/25

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

NJ STATE LIC #A13804



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



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

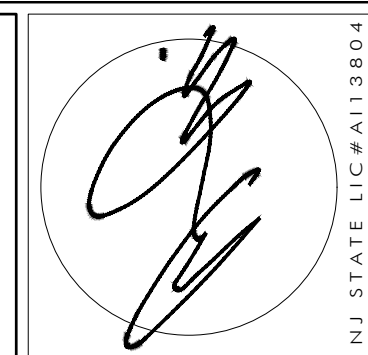


30 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

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



ANTHONY M. CONDO ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ EMAIL: INFO@AMCArchitect.COM ~ WWW.AMCArchitect.COM

REVISIONS	DATE
AS PER ZONING REVIEW	8/4/25
PER 8/12/25 REVIEW LETTER	8/27/25

CLIENT	CONLEY RESIDENCE
ADDRESS	66 LAFAYETTE STREET RUMSON, NEW JERSEY
JOB NUMBER	25-055
BLOCK	33
LOT	11

DATE	04/16/25
DRAWN BY	JM
SHEET NO.	V-3