



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Michael GUARINO (Mogul Group LLC) vestakindmrekbulders@gmail.com
Name of Applicant Email Phone Number 732-742-0955

34 FORREST AVE Rumson NJ 07760 42 1
Property Address Block Lot

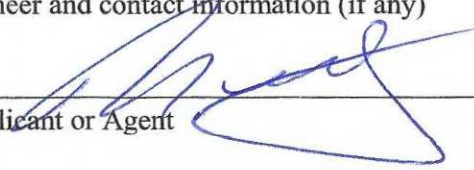

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

George Cretella Esq 732-290-7600
Applicant's Attorney and contact information (if any)

Keith Mazurek AIA 732-741-0023
Applicant's Architect and contact information (if any)

Charles Surmonbe 732-660-0606
Applicant's Engineer and contact information (if any)


Signature of Applicant or Agent Date 3-30-26

Proposed plan Single Family Residential

Hardship Encountered Non Complying Corner Lot

Variances Requested Front yard dwelling + porch setbacks not met, Parking as proposed does not comply &



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: April 8, 2026

Applicant: Mogul Group, LLC
Address: 34 Forrest Avenue, Rumson, New Jersey 07760
Block 42, Lot 1, Zone: R-5

I have reviewed the Zoning Board application for the construction of a new five-bedroom, single family dwelling and detached garage at the property listed above. The existing lot is a slightly undersized, narrow, corner lot which does not conform to primary lot frontage/lot width (Forrest Ave) or corner lot shape circle. For clarification, corner lots have one front yard, one rear yard (opposite the front), one regular side yard, and one side yard with a secondary front yard setback (Lakeside Ave). The new nonconformities are related to the secondary front yard setback.

Detailed list of nonconformities:

- Schedule 5-1 bulk variances
 - (Principal Bldg.) Secondary front yard setback of 12', whereas 35' is required (**New**).
 - (Principal Bldg. Porch) Secondary front yard setback of 7', whereas 35' is required (**New**).
 - (Accessory Bldg.: detached garage) Secondary front yard setback of 23.5', whereas 35' is required (**New**).
 - Minimum Lot Area of 7,836-sf, whereas 8,000-sf is required (**Existing, unchanged**)
 - Minimum Lot Frontage/Width of 50', whereas 75' is required (**Existing, unchanged**)
 - Minimum Corner Lot Shape Requirement of 7', whereas 33' is required (**Existing, unchanged**)
- (22-9.2b) Parking in the front yard setback (**New**).

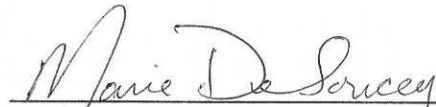
The following topics remain to be resolved and can be discussed at the hearing.

- All new single-family houses applications are required to submit a landscape plan.
- There are a number of existing trees on this property. Please be prepared to discuss the protection and/or mitigation plan if applicable.
- Please provide a conforming location for a future generator installation.

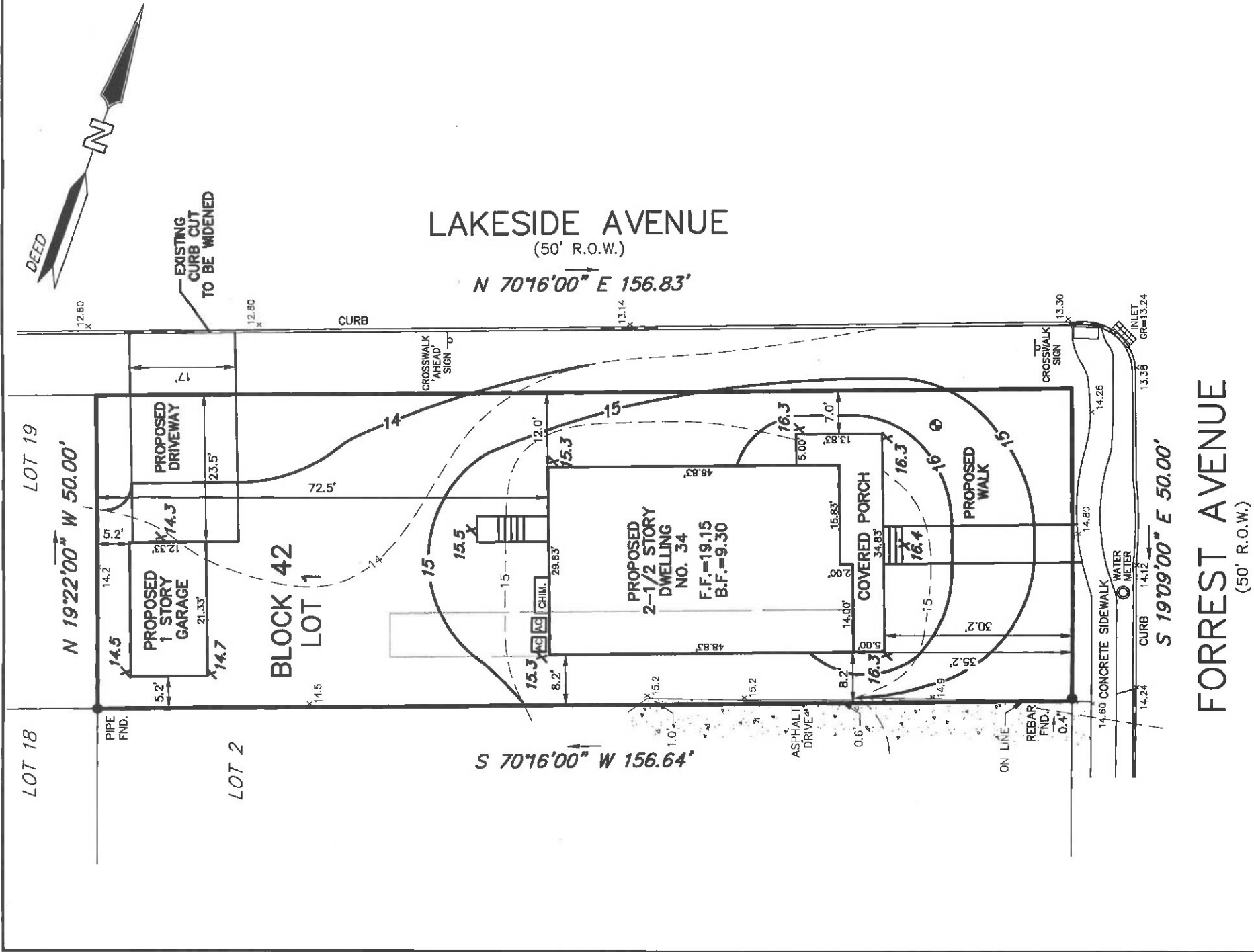
Supporting documents to the application include:

- Plot Plan signed & sealed by Charles Surmonte, PE, PLS, dated September 10, 2025, rev (1) November 7, 2025, consisting of one (1) sheet.
- Architectural drawings prepared, signed & sealed by KSM, AIA, dated October 21, 2025, rev (1) October 21, 2025, consisting of one (1) sheet.

If you have any questions or require additional information, please do not hesitate to contact me.


Marie DeSoucey
Land Use and Development Official

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



REQUIREMENTS OF R-5 ZONE:

	REQ'D/PERM.	PROPOSED
MIN. LOT AREA	8000 S.F.	7836.5 S.F. *
MIN. LOT FRONTAGE	75 FT.	50.0 FT. *
MIN. LOT WIDTH	75 FT.	50.0 FT. *
MIN. LOT CIRCLE	33 FT.	7.0 FT. *

PRINCIPLE BUILDING

MIN. FRONT YARD SETBACK (Dwelling)	35 FT.	35.2 FT. **
FORREST AVENUE LAKESIDE AVENUE		12.0 FT. **
MIN. FRONT YARD SETBACK (Porch)	30 FT.	30.2 FT. **
FORREST AVENUE LAKESIDE AVENUE		7.0 FT. **
MIN. SIDE YARD SETBACK	8 FT.	8.2 FT.
MIN. REAR YARD SETBACK	47.0 FT.	72.5 FT.
MAX. BUILDING HEIGHT - EAVE	26 FT.	22.95 FT.
MAX. BUILDING HEIGHT - RIDGE	35 FT.	34.95 FT.
MAX. No. of STORIES	2-1/2 FT.	2-1/2 FT.

GARAGE

MIN. SIDE YARD SETBACK	5 FT.	5.2 FT.
MIN. REAR YARD SETBACK	5 FT.	5.2 FT.
MAX. BUILDING HEIGHT	16 FT.	14.7 FT.
MAX. BUILDING COVERAGE	1693 S.F.	1682 S.F.
MAX. LOT COVERAGE	3280 S.F.	2172 S.F.
MAX. FLOOR AREA	2850 S.F.	2682 S.F.
MIN. No. of PARKING SPACES	2.5 SPACES	3 SPACES

* INDICATES EXISTING NON-CONFORMING CONDITION
** INDICATES PROPOSED NON-CONFORMING CONDITION

BUILDING COVERAGE BREAKDOWN	LOT COVERAGE BREAKDOWN
DWELLING - 1426 S.F.	NET BUILDING COVERAGE - 1682 S.F.
COVERED FRONT PORCH - 250 S.F.	DRIVEWAY - 405 S.F.
DETACHED GARAGE - 263 S.F.	FRONT STEPS/WALK - 185 S.F.
GROSS BUILDING COVERAGE - 1938 S.F.	REAR PORCH/STEPS/LANDING - 45 S.F.
FRONT PORCH CREDIT - 134 S.F.	AC UNITS - 15 S.F.
DETACHED GARAGE CREDIT - 120 S.F.	GROSS LOT COVERAGE - 2332 S.F.
NET BUILDING COVERAGE - 1682 S.F.	FRONT WALK CREDIT - 160 S.F.
	NET LOT COVERAGE - 2172 S.F.

BUILDING HEIGHT CALCULATION - DWELLING
AVERAGE EXISTING GRADE - 15.20
PROPOSED FINISHED FLOOR ELEVATION - 19.15
FINISHED FLOOR TO RIDGE DIMENSION - 31.00 FEET
PROPOSED ROOF RIDGE ELEVATION - 50.15
PROPOSED BUILDING HEIGHT - 34.95 FEET

BUILDING HEIGHT CALCULATION - GARAGE
AVERAGE EXISTING GRADE - 14.20
PROPOSED FINISHED FLOOR ELEVATION - 14.40
FINISHED FLOOR TO RIDGE DIMENSION - 14.50 FEET
PROPOSED ROOF RIDGE ELEVATION - 28.90
PROPOSED BUILDING HEIGHT - 14.70 FEET

PER SOIL BORING PERFORMED BY R.C. BURDICK, P.E. ON 08/07/25, EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 88 INCHES (ELEV. 7.3)

⊕ INDICATES LOCATION OF SOIL BORING - GROUND ELEV. = 14.6

1	11-07-25	PER ZONING OFFICER'S REVIEW OF 20 OCTOBER 2025
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PLOT/GRADING PLAN

34 FORREST AVENUE
LOT 1 BLOCK 42

BOROUGH OF RUMSON

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.

New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0806
Fax 732-660-0404

PROJECT No.

25-427

DATE:

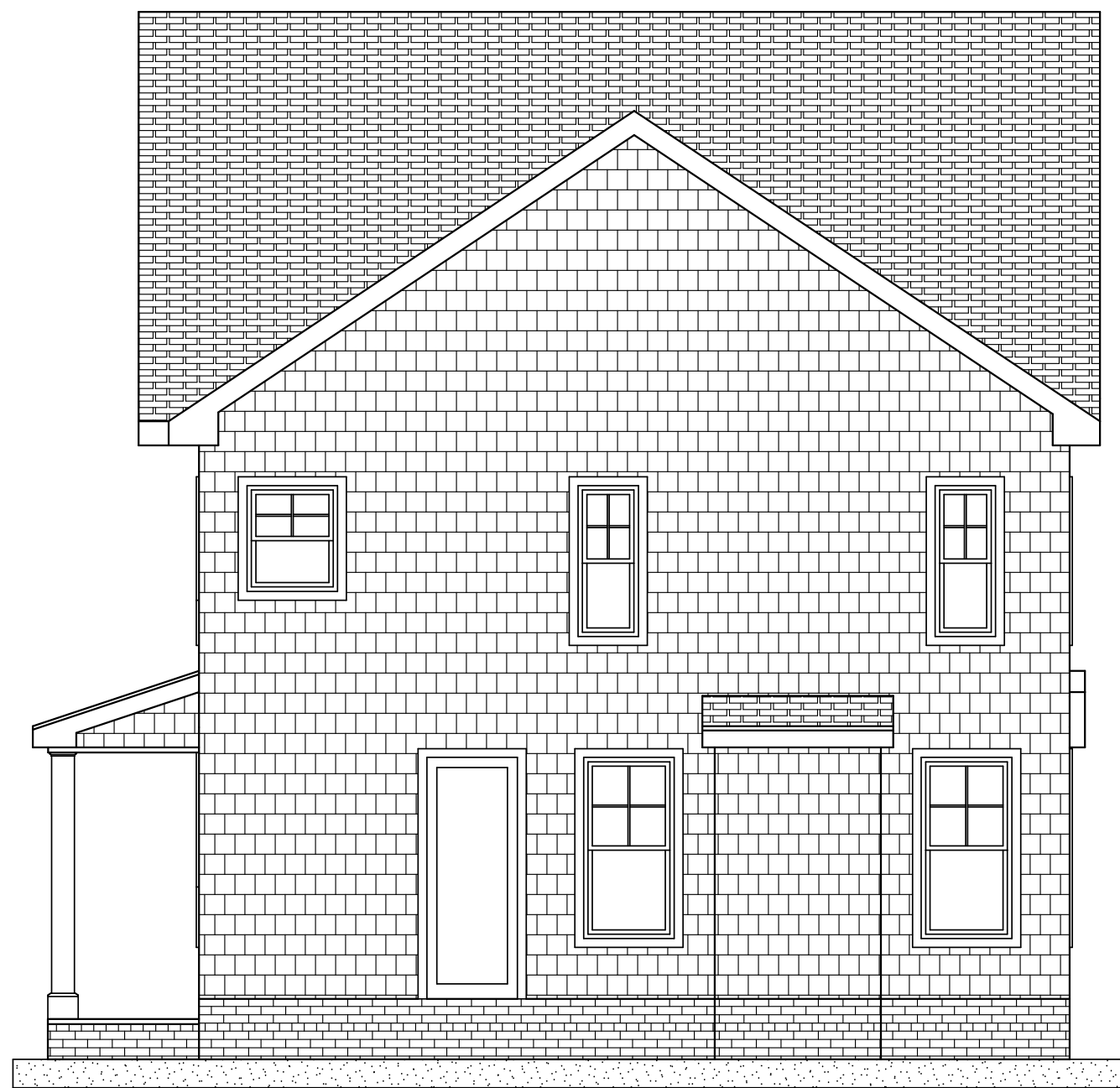
09-10-25

SCALE:

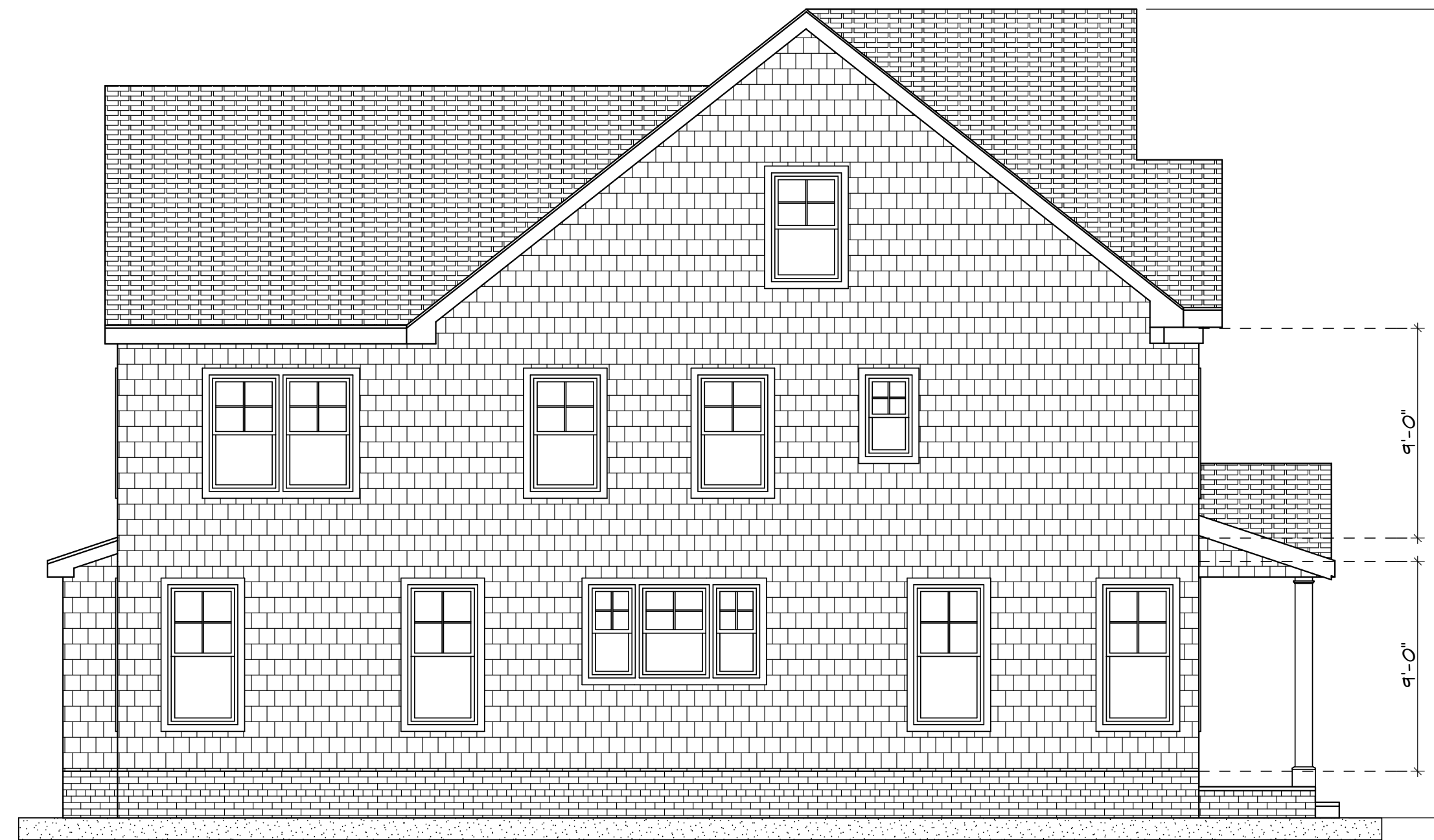
1"=20'

SHEET:

1 OF 1



Rear Elevation
3/16" = 1'-0"



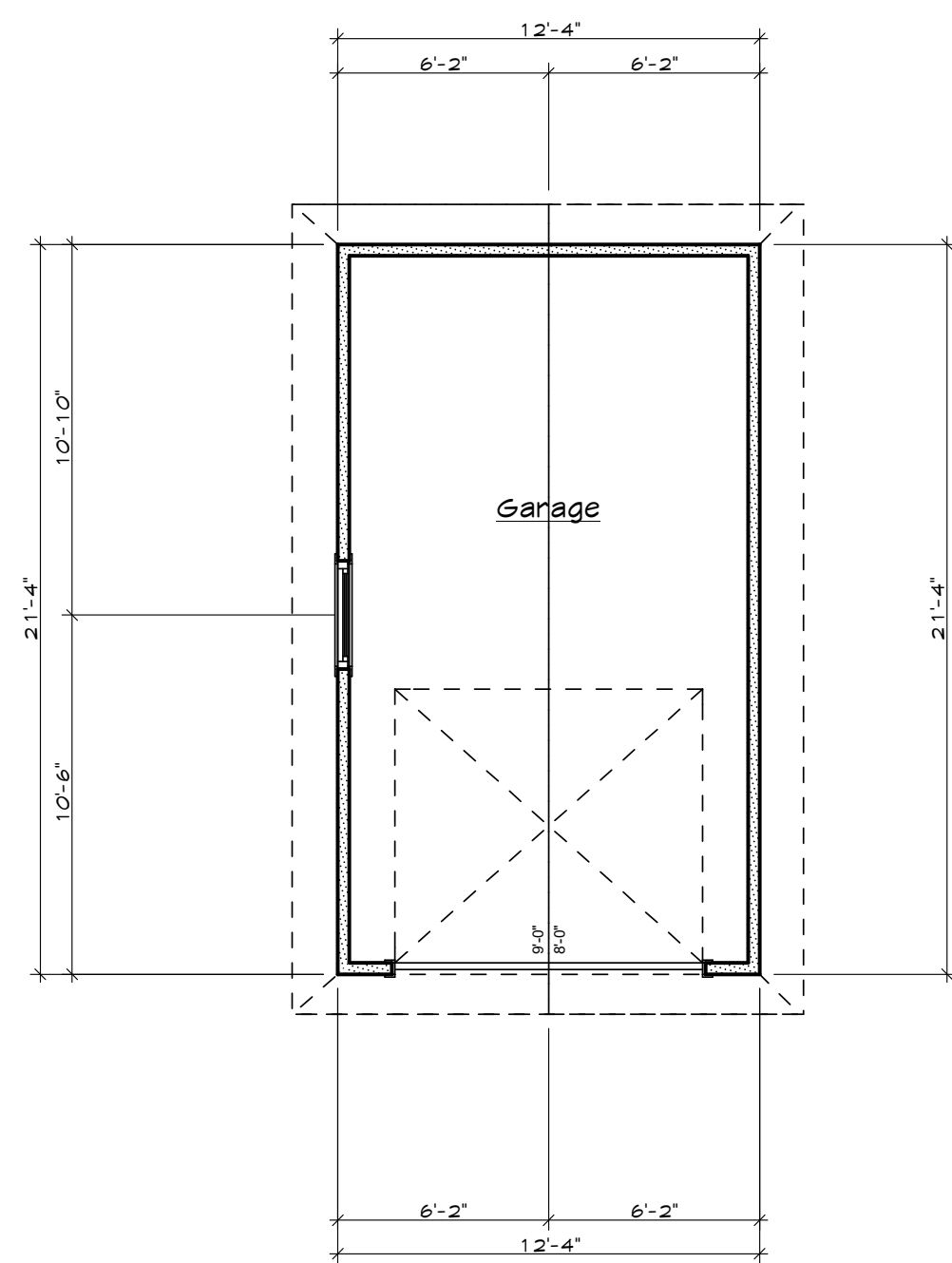
Left Side Elevation
3/16" = 1'-0"



Right Side Elevation
3/16" = 1'-0"

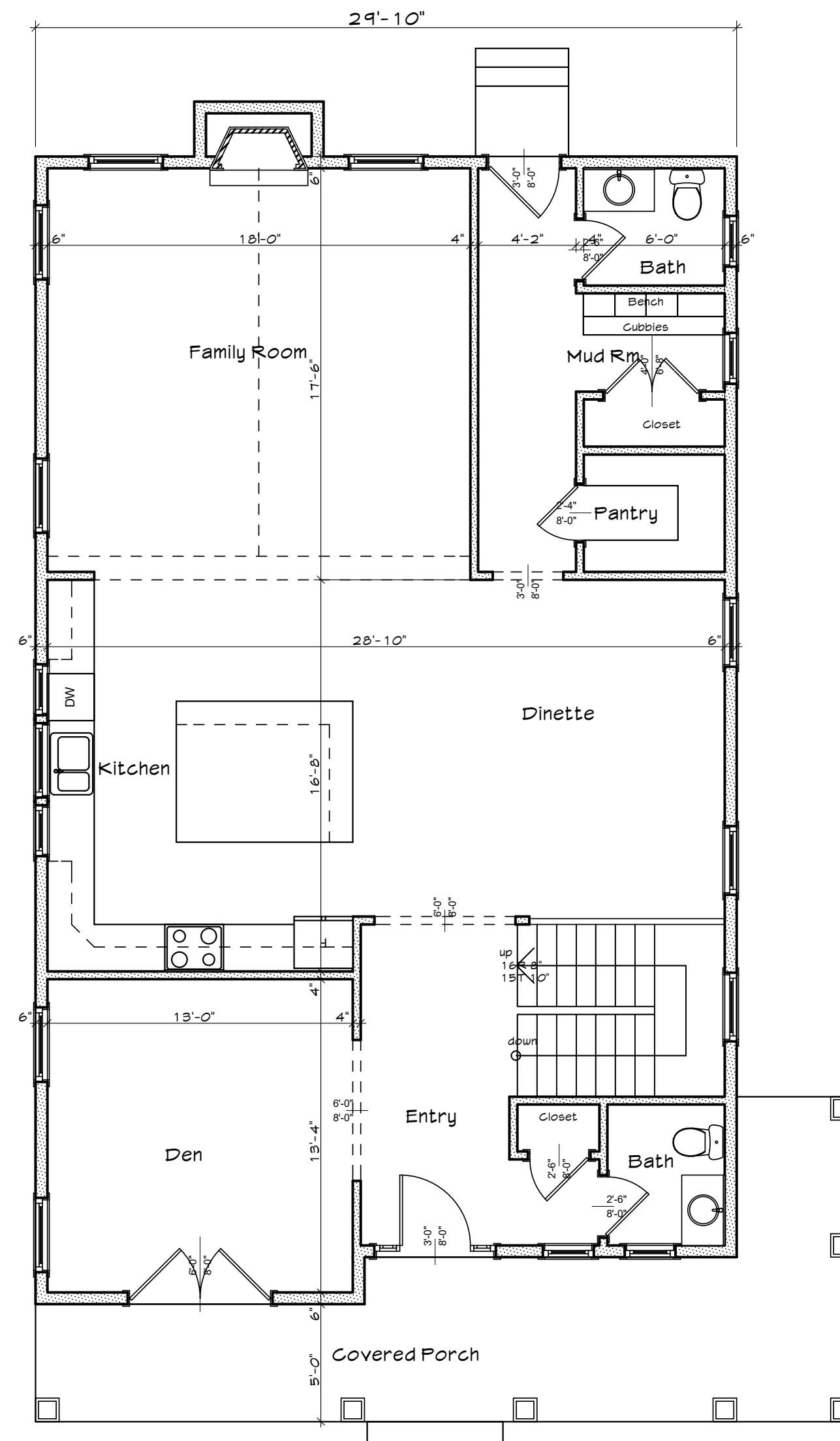


Front Elevation
3/16" = 1'-0"

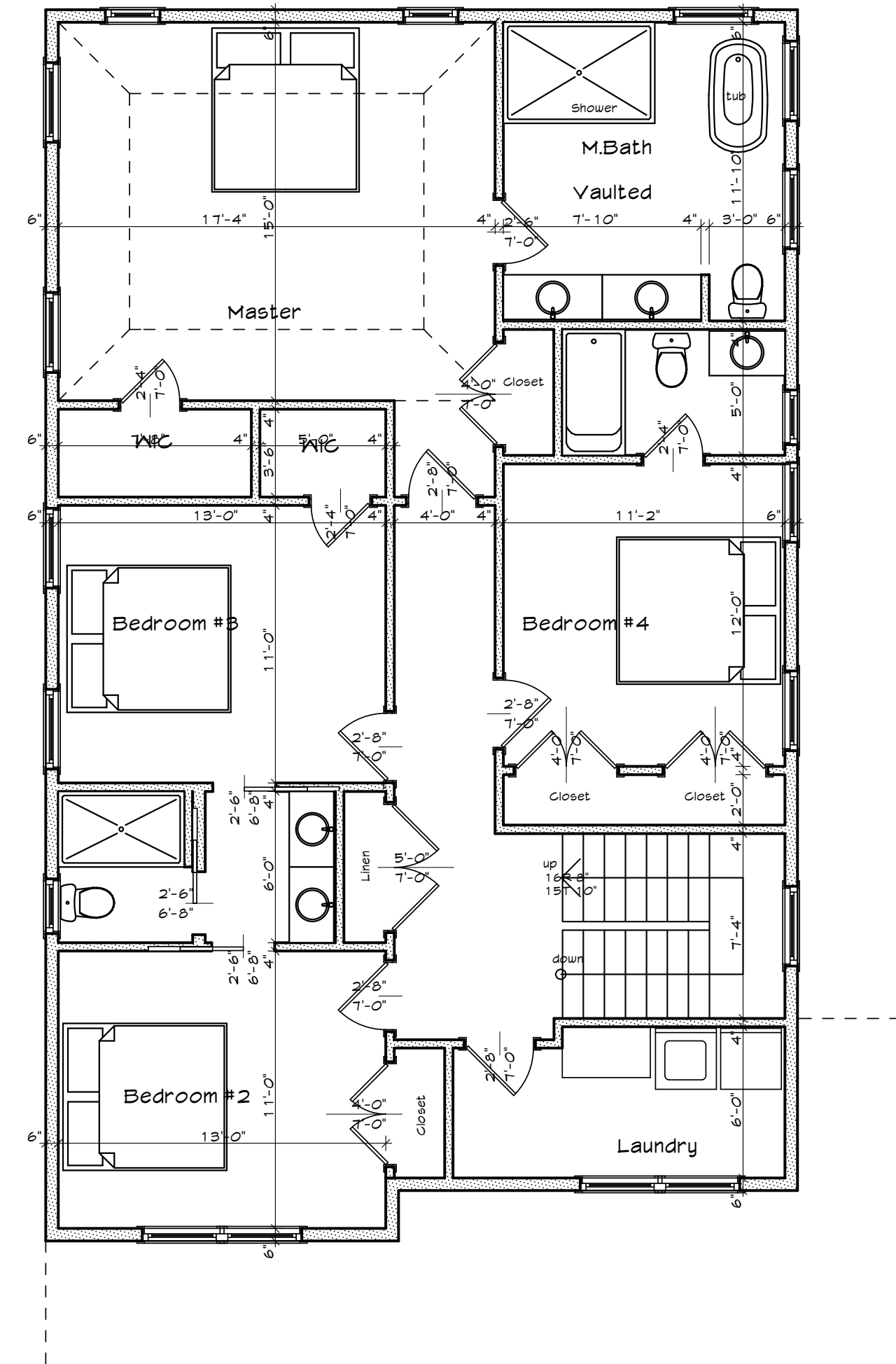


Garage Plan
3/16" = 1'-0"

Building Coverage 263.11 sq ft FAR
240.18 sq ft FAR



First Floor Plan
3/16" = 1'-0"
1,676 SF Building Coverage
1,348 SF FA

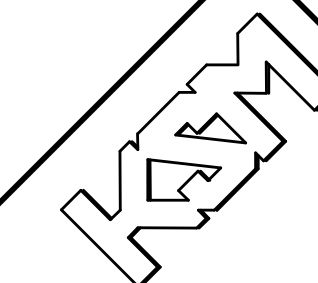


Second Floor
3/16" = 1'-0"
1,348 SF FA



Front Elevation
3/16" = 1'-0"

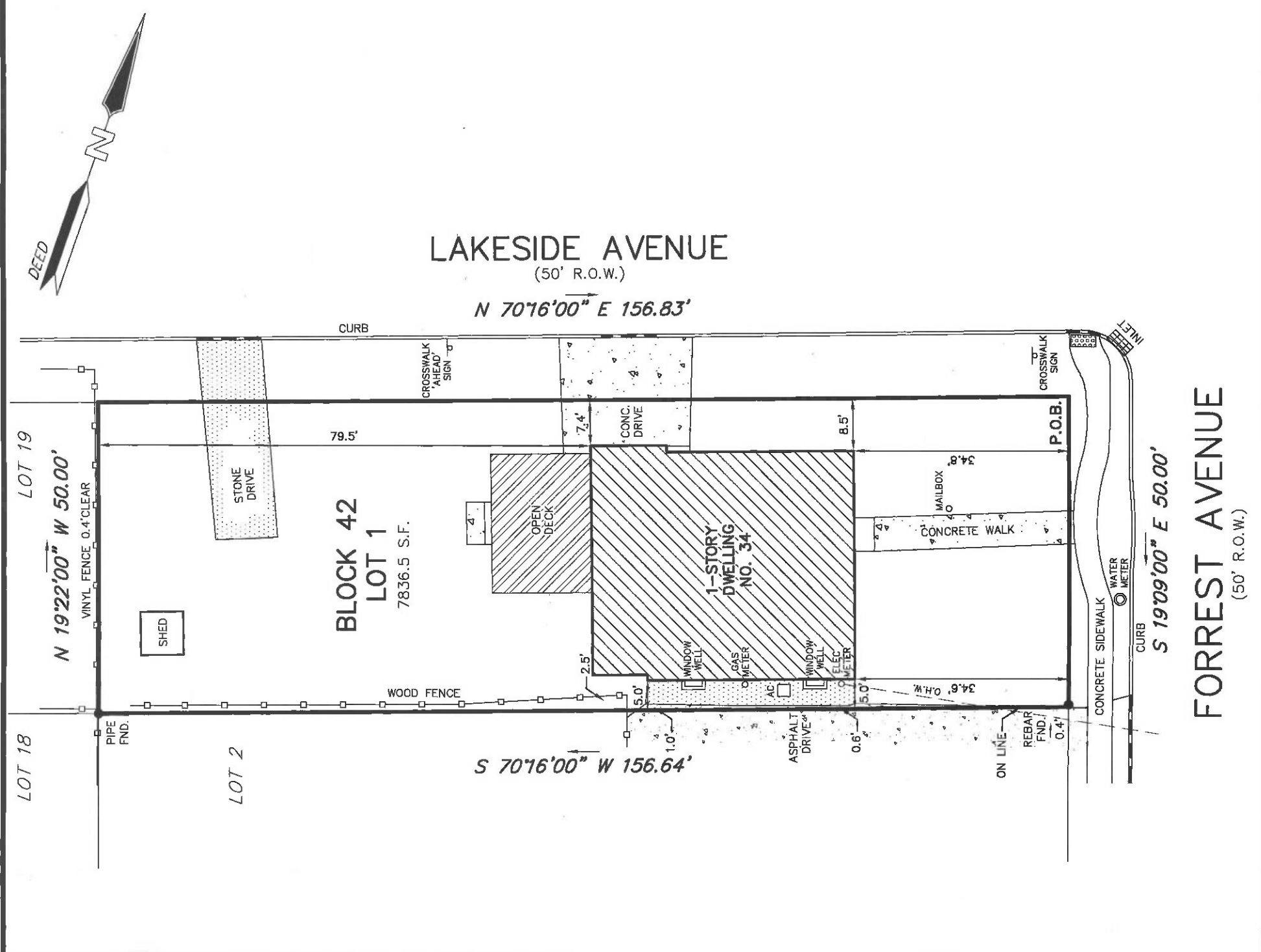
**New Single Family Residential
Construction For:**
34 Forrest Ave
Rumson, NJ



KEITH MAZUREK A.I.A.
ARCHITECT
43 West Front Street - Suite 19
Red Bank, NJ 07101
732-741-0029 / Fax 732-741-0167

Keith's Mazurek
NJ Lic. AI 13982
FL Lic. AR 93651

34 Forrest Ave
Rumson, NJ
Variance Application
COMM.: 25-20
DATE: 01.10.25
SHEET NO.



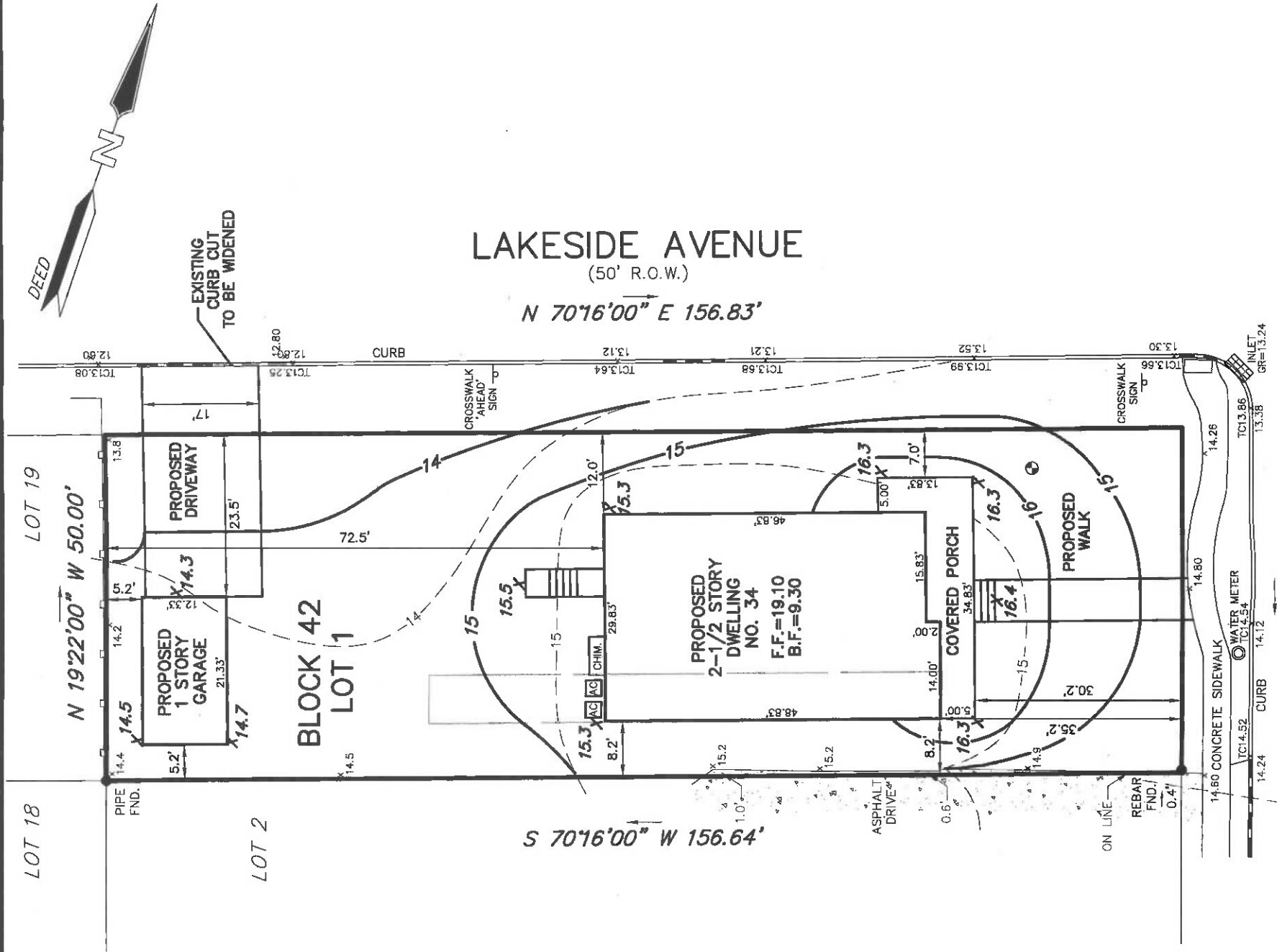
SURVEY OF PROPERTY			
34 FORREST AVENUE LOT 1 BLOCK 42			
BOROUGH OF RUMSON	MONMOUTH COUNTY	NEW JERSEY	
Charles Surmonte P.E. & P.L.S. New Jersey Professional Engineer and Land Surveyor License No. 33885		301 Main Street, 2nd Floor Allenhurst, New Jersey, 07711 Phone 732-660-0606 Fax 732-660-0404	
PROJECT No. 25-427	DATE: 06-02-25	SCALE: 1"=20'	SHEET: 1 OF 1

Zoning Board Revisions

For

July 23, 2026 Meeting

Application: 34 Forrest Avenue



REQUIREMENTS OF R-5 ZONE:

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GARAGE		
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* INDICATES EXISTING NON-CONFORMING CONDITION
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GROSS BUILDING COVERAGE	1938 S.F.	REAR PORCH/STEPS/LANDING - 45 S.F.
FRONT PORCH CREDIT	134 S.F.	AC UNITS - 15 S.F.
DETACHED GARAGE CREDIT	120 S.F.	GROSS LOT COVERAGE - 2332 S.F.
NET BUILDING COVERAGE	1682 S.F.	FRONT WALK CREDIT - 160 S.F.
		NET LOT COVERAGE - 2172 S.F.

	BUILDING HEIGHT CALCULATION - DWELLING	BUILDING HEIGHT CALCULATION - GARAGE
LOWEST LOT GRADE	13.80	LOWEST LOT GRADE - 13.80
PROPOSED FINISHED FLOOR ELEVATION	19.10	PROPOSED FINISHED FLOOR ELEVATION - 14.40
FINISHED FLOOR TO RIDGE DIMENSION	29.67 FEET	FINISHED FLOOR TO RIDGE DIMENSION - 14.50 FEET
PROPOSED ROOF RIDGE ELEVATION	48.77	PROPOSED ROOF RIDGE ELEVATION - 28.90
PROPOSED BUILDING HEIGHT	34.97 FEET	PROPOSED BUILDING HEIGHT - 15.10 FEET

PER SOIL BORING PERFORMED BY R.C. BURDICK, P.E. ON 08/07/25, EVIDENCE OF SEASONAL HIGH WATER TABLE WAS OBSERVED AT A DEPTH OF 88 INCHES (ELEV. 7.3)

☉ INDICATES LOCATION OF SOIL BORING - GROUND ELEV. = 14.6

2	06-29-26	PROVIDED ADDITIONAL SPOT GRADES, REVISED BUILDING HEIGHT CALCULATION
1	11-07-25	PER ZONING OFFICER'S REVIEW OF 20 OCTOBER 2025

PLOT/GRADING PLAN

34 FORREST AVENUE
LOT 1 BLOCK 42

BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35886

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

FORREST AVENUE
(50' R.O.W.)

S 19°09'00" E 50.00'

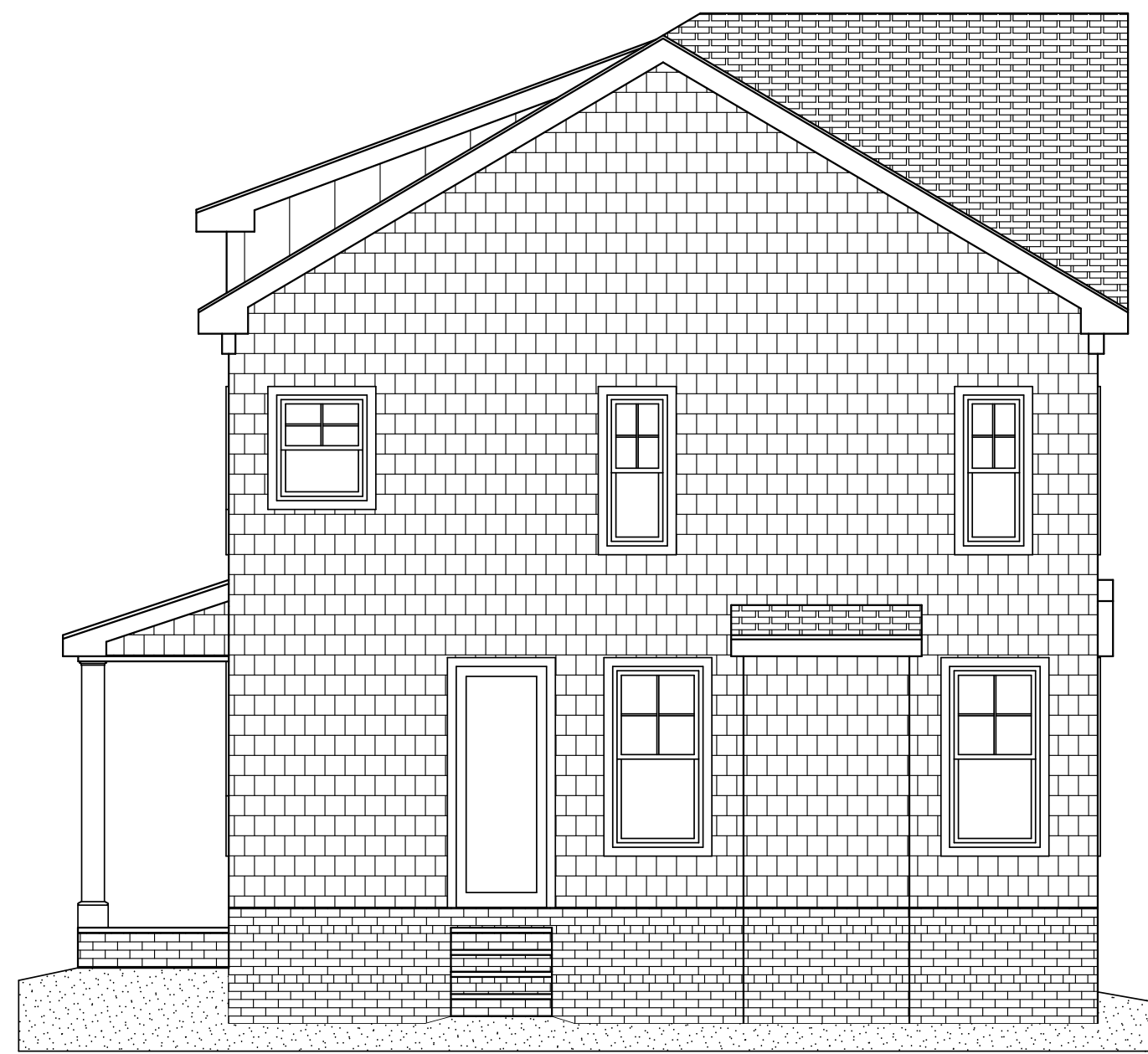
PROJECT No. 25-427

DATE: 09-10-25

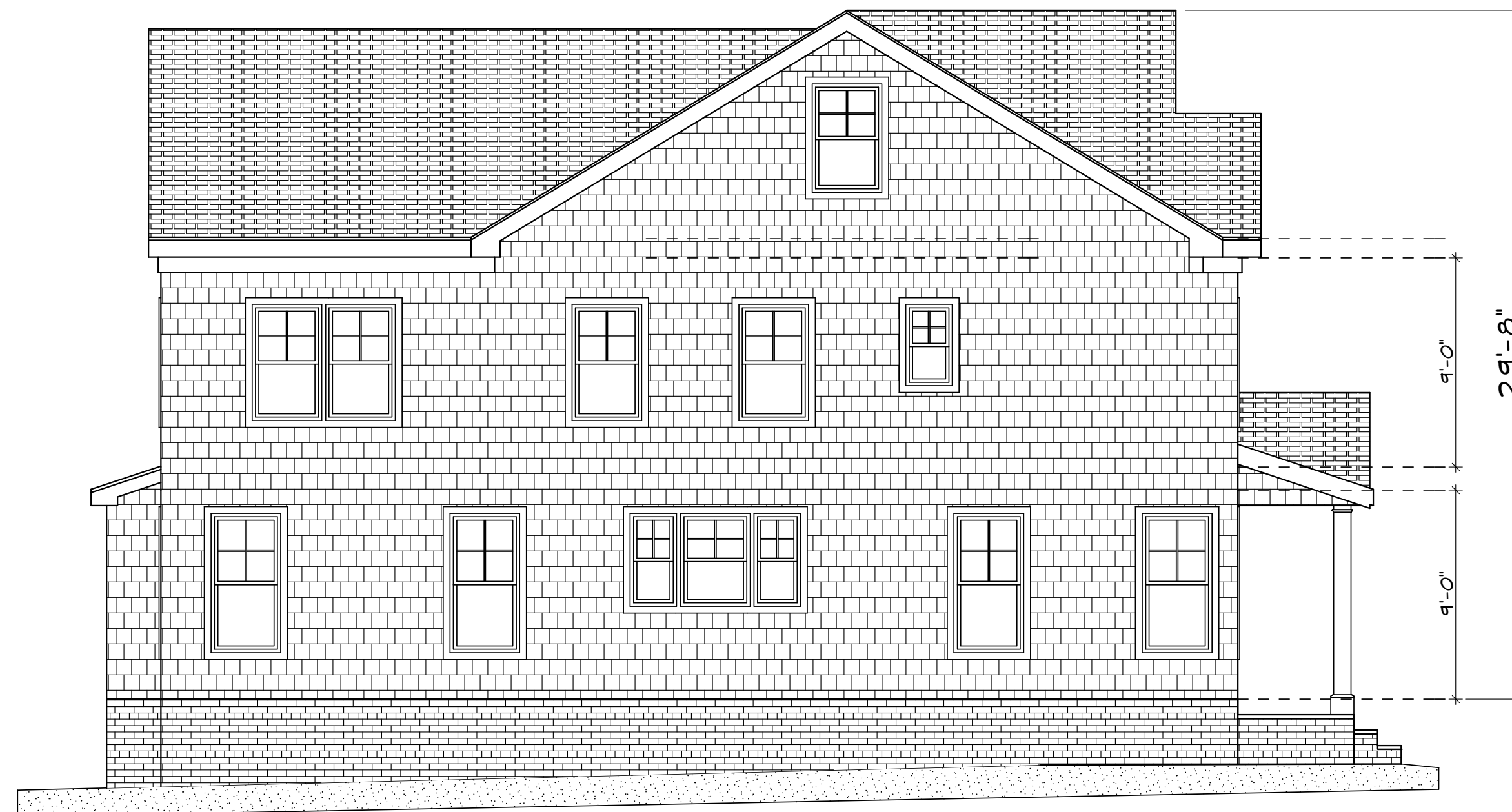
SCALE: 1"=20'

SHEET: 1

OF 1



Rear Elevation
3/16" = 1'-0"



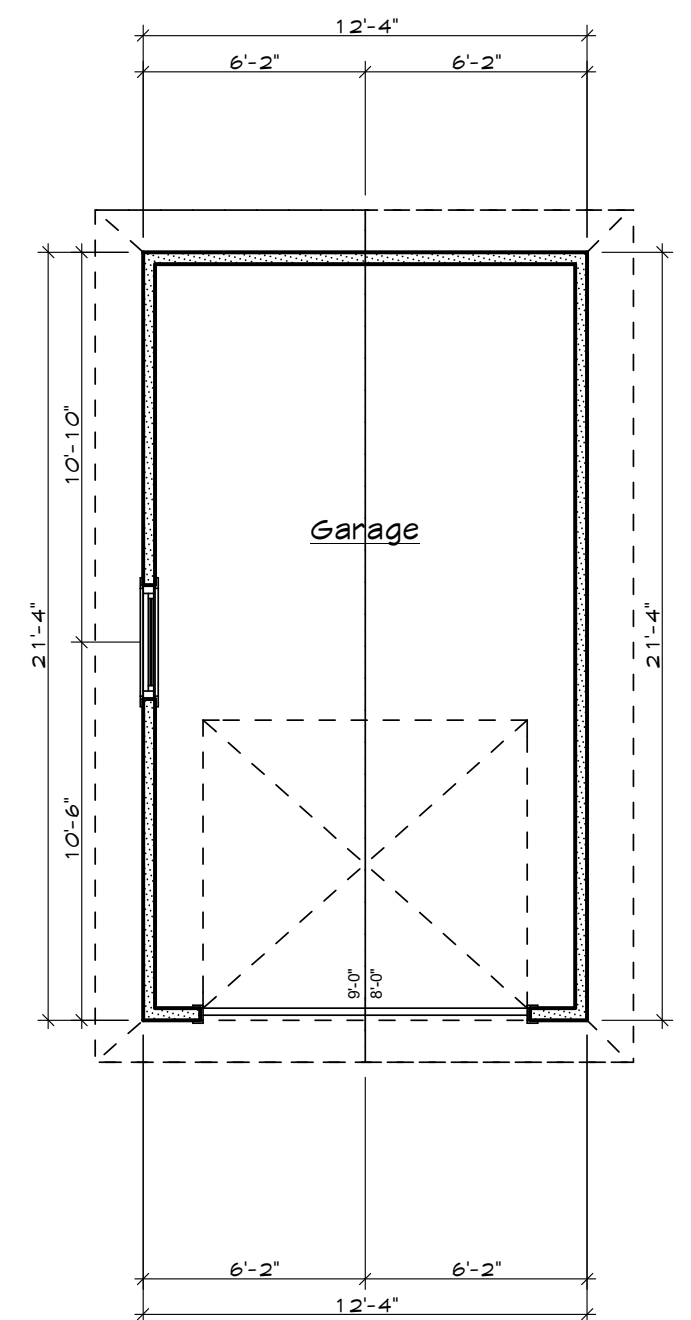
Left Side Elevation
3/16" = 1'-0"



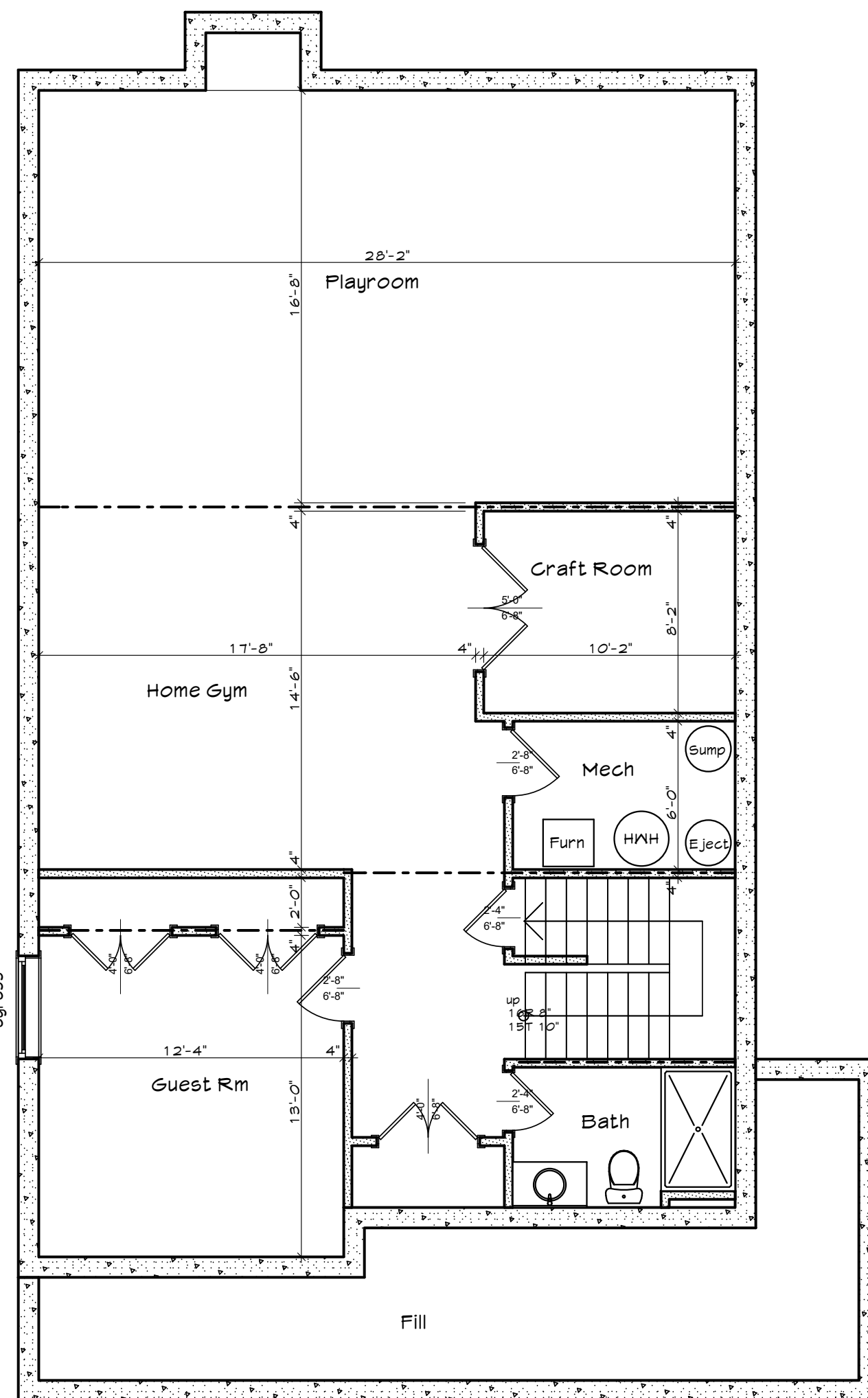
Right Side Elevation
3/16" = 1'-0"



Front Elevation
3/16" = 1'-0"

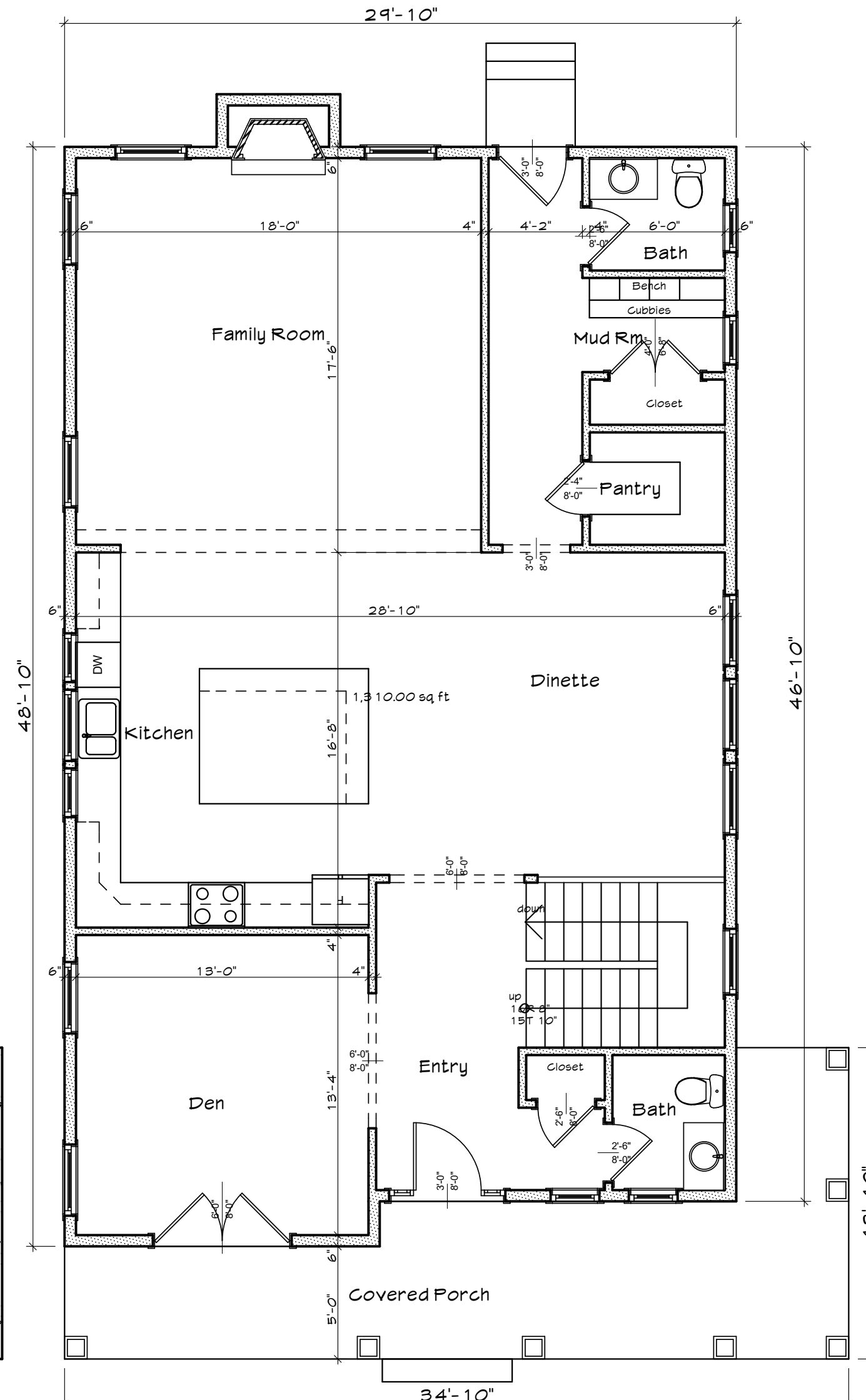


Garage Plan
3/16" = 1'-0"
240.18 sq ft FAR



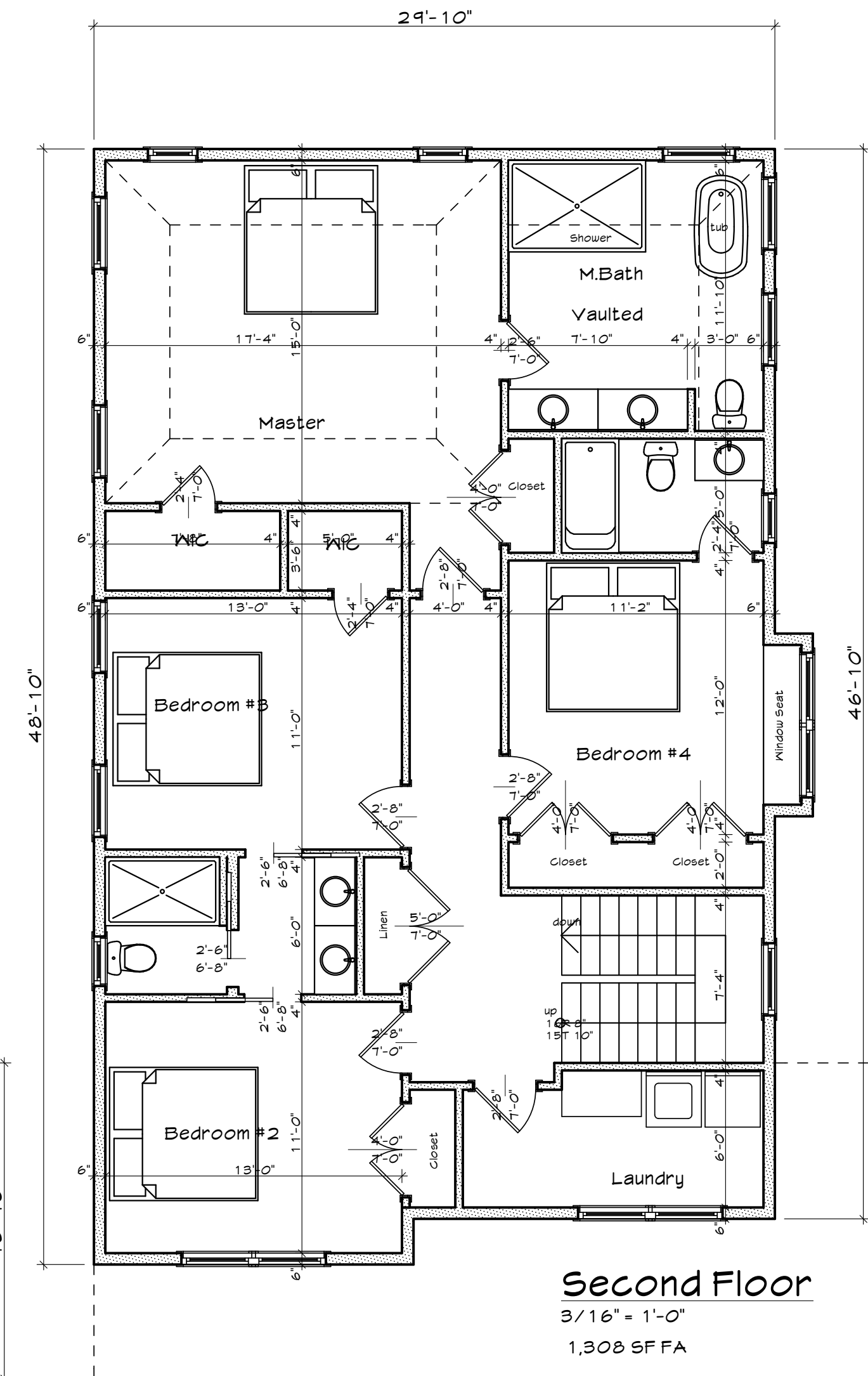
Finish Cellar Plan - 8'-0" clg

3/16" = 1'-0"
1,240.20 sq ft



First Floor Plan

3/16" = 1'-0"
1,308 SF FA

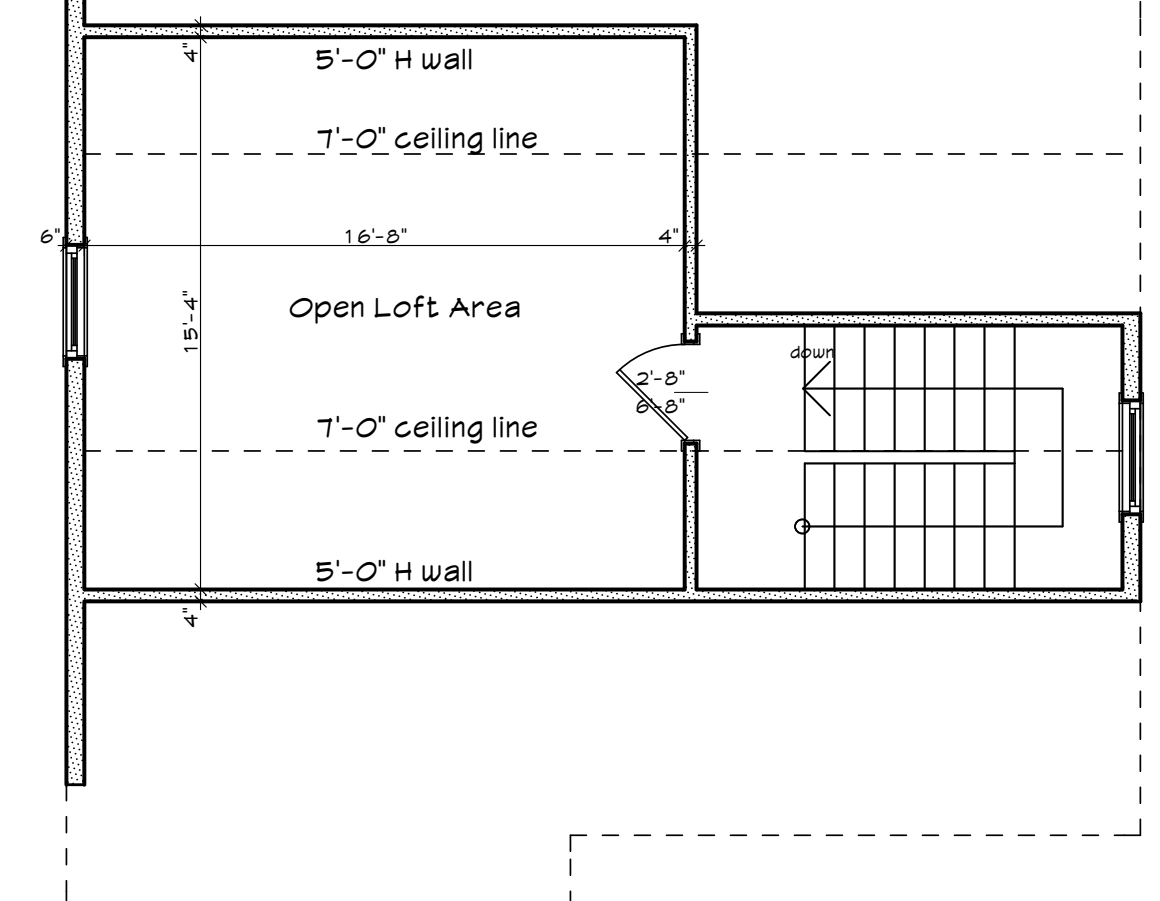


Second Floor

3/16" = 1'-0"
1,308 SF FA



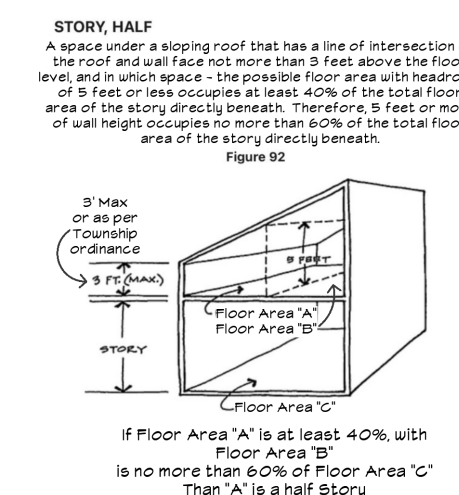
Front Elevation
3/16" = 1'-0"



1/2 Story Floor

3/16" = 1'-0"

Detached garage =
240 SF FA - (120 credit) = 120 SF FA
120 FA Garage
239 FA 1/2 Story
1,308 FA 1st floor
1,308 FA 2nd floor
2,915 SF TOTAL FA
Total FA (Porch credit) = 1308 x 10%
= (130) sf
2,915 - 130 = 2,845 SF FA
Allowed FA = 2,847 SF



1/2 Story Calculations

2nd floor = 1,308 SF x 60% = 785 SF Allowed
-Area @ 5'-0" AFF = 442 SF
-Floor area = 1,308 SF x .33 = 432 SF Allowed
Area @ 1'-0" AFF = 239 SF FA

Revision 3: 06/24/26 - As per Zoning Bd mtg
Revision 2: 06/01/26 - As per Zoning Bd mtg
Revision 1: 10/21/25 - As per Zoning Review

KEITH MAZUREK A.I.A.
43 West Front Street - Suite 19
Red Bank, NJ 07701
732-741-0023 / Fax 732-741-0161
Rumson, NJ

Keith's Mazurek
NJ Lic. A139982
FL Lic. AR95651

Variance Application

COMM.: 25-20
DATE: 10/21/25
SHEET NO.