

AGENDA
Zoning Board
Borough of Rumson
February 18, 2014
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. Reorganization:

Swearing in of new and reappointment of current of Zoning Board Members

Election of Chairman

Election of Vice Chairman

Resolution to appoint the Zoning Board Attorney

Resolution to appoint the Zoning Board Engineer

2014 Meeting Schedule

2. The application of **Scott Milsom & Lisa Feminello**, 9 Packer Avenue (Corner Lincoln Avenue), Packer Avenue (Primary Front) and Lincoln Avenue(Secondary Front) / Block 147, Lot 4, R-5 Zone) to construct second floor additions on the north and south side of the existing single-family residence. The property is currently non-conforming in Maximum Lot Coverage 4,885 sf. Permitted.; 5,233 sf, Existing. The Residence is currently non-conforming in Rear Setback 35 feet Required / 25 feet Existing. In addition, the detached garage is non-conforming in accessory side and rear setback 5 feet Required / 2 feet side and 3 feet rear Existing. New construction will create no new non-conformities.

3. The application of **Vasili & Manioucha Krishnamurti**, 41 Bellevue Avenue (Corner North Rohallion Drive) Bellevue Avenue (Primary Front) and North Rohallion Drive (Secondary Front) / Block 91, Lot 1, R-1 Zone) to construct new in-ground pool, pergola, arbor bench swing , masonry screening wall and associated walkways at the existing premises. Construction of a new single-family residence was approved by Resolution September 18, 2012 and variances were granted for North Rohallian Drive lot width/frontage, corner lot shape, Bellevue Avenue as primary front yard and front setback, exceeding maximum permitted driveway width, and garage doors facing North Rohallian Drive. New construction will create non-conformities having accessory structures located in secondary front yard (North RohallionDrive) and maximum wall height 6 feet permitted ; proposed wall height 9 feet at highest point.

2/18/13. The application of **Edward & Kaye Wise**, 54 East River Road (Block 11, Lot 15, R-2 Zone) to raze the existing residence and detached garage to construct new single-family residence detached garage located in the front yard at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in that it is located on a paper street with no street frontage, Minimum Lot Area 1 ac. Required; 0.739 ac. Existing, Minimum Lot Width 150 feet Required; 72 Existing and Interior Lot Shape 100 feet Required; 22 feet Existing. New construction will create non-conformities in Side Setback Required one side 27 feet and total sides of 54 feet / Proposed one side 18.8 feet and total of 38.3 feet, Maximum Lot Coverage 8,222 sf. Permitted; 8,376 sf. Proposed, Maximum Building Coverage 3,471 sf. Permitted; 3,708 sf. Proposed and detached accessory buildings located in a front yard.

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5. The application of **Gerald & Nancy Tighe**, 7 Oyster Bay Drive (Corner Lot) Oyster Bay Drive (Smaller Frontage Primary Front) and (Larger Frontage Secondary Front) / Block 129, Lot 3, R-1 Zone) to raze the existing residence, retaining the existing pool and patio. Construct a new single-family residence and cabana at the existing premises. Residence will be elevated to comply with required flood elevation. The property is currently non-conforming in Minimum Lot Area 1.5 ac. Required; 1.44 ac. Existing; Primary Lot Width and Frontage 250 feet Required; 190.56 feet Existing (Smaller Frontage, Oyster Bay Drive); Corner Lot Shape 115 feet Required; 77.5 feet Existing. New construction will create non-conformities in Side Setback 47.5 feet Required; 40.81 feet Proposed, Rear Setback 50 feet Required; 42.27 feet Proposed, Maximum Permitted driveway width is 15 feet, within the required front setback, Proposed driveway width 39.9 feet, at widest point and having an accessory structure (pool & patio) on the property without principal building. In addition, if a lot does not contain a principal structure, the yard abutting the smaller the yard abutting the smaller frontage will be considered the primary front yard. Proposed residence is oriented to face the southwest corner of the property and does not directly face the smaller frontage.

6. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of December 17, 2013 Minutes

Approval of February 18, 2014 Resolutions:

Paul & Lana Frieze, 17 Warren Street (Block 138, Lot 1, R-5 Zone)

Donald & Kerry Devine, 10 Tuxedo Road (Block 125, Lot 12, R-1 Zone)

Kevin & Melissa Lane, 13 North Street (Block 46, Lot 18, R-6 Zone)

LeeAnne Rizzotto, 62 Waterman Avenue (Block 139, Lot 14, R-5 Zone)

JNM Enterprises, Inc., 2 Shrewsbury Drive (Block 134, Lot 13, R-5 Zone)

Mrs. Patricia Murphy

State Shorthand Reporting Service