

**AGENDA**  
**Zoning Board**  
**Borough of Rumson**  
**March 17, 2015**  
**7:30 P.M.**

Pledge of Allegiance

Roll Call

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

**1.** The continued application of **Michael & Yanira Teitelbaum**, 76 Waterman Avenue (Block 139, Lot 20, R-5 Zone) to raze the existing house and detached garage to construct a new single-family residence at existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Interior Lot Shape Required 34 feet; 28 feet Existing. Based on the Board's review and discussion relative to this application at the February 17, 2015 meeting the applicant submitted a revised Plot Plan by T. Santry, P.E. and L.S., 3 sheets dated 1/15/15 revised 3/4/15. The revised plan reflects the following modifications: Building Front Setback Required 35 feet; 33.5 feet Originally Proposed, 31.5 feet Proposed; Porch Front Setback Required 30 feet; 25.5 feet Originally Proposed, 23.5 feet Proposed; Side Setback 15.5 feet Required; Deck Setback 9.6 feet Originally Proposed, 11.5 feet Proposed; Rear Setback 35 feet Required; Building 15.6 feet and Deck 19.9 feet Originally Proposed, Building 17.2 feet and Deck 20.3 feet Proposed. In addition the front entry stairs were reconfigured to minimize the intrusion into the front yard and the rear lower deck was narrowed in width to improve the rear setback.

**2.** The application of **Randi Yezer**, 89 Rumson Road (Corner Osprey Lane) Rumson Road (Primary Front) and Osprey Lane (Secondary Front) / Block 124, Lot 33, R-1 Zone) to construct new front covered porch, new rear one-story additions and patio at the existing single-family residence. The property is currently non-conforming in Minimum Lot Area 1.5 ac. Required; 1.496 ac. Existing, Secondary Lot Width and Frontage (Osprey Lane) 250 feet Required; 232.24 feet Existing and Corner Lot Shape 115 feet Required; 82.3 feet Existing. The residence is non-conforming in minimum Primary Front Setback (Rumson Road) 100 feet Required; 83.3 feet Existing. New construction will be within the 100 foot primary front yard setback.

**3.** The application of **John Vibert & Laura Bostwick**, 28 Bellevue Avenue (Corner Auldwood Lane) Auldwood Lane (Primary Front) and Bellevue Avenue (Secondary Front) (Block 17, Lot 1, R-1 Zone) to remove the existing house and retain the existing in-ground pool, and construct a new single-family residence at the existing premises. The property is currently non-conforming in Primary Lot Width and Frontage 250 feet Required; 201.0 feet Frontage and 215.72 feet Width Existing and Corner Lot Shape 115 feet Required; 106.8 feet Existing. New construction will create non-conformities in having an accessory structure (in-ground pool) on the property without principal building, Primary Front Setback (Auldwood Lane) 100 feet Required; 50 feet Proposed and Secondary Front Setback (Bellevue Avenue) 65 feet Required; 49.3 feet Proposed.

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**ADMINISTRATIVE:**

**Approval of February 17, 2015 Minutes**

**Approval of March 17, 2015 Resolutions**

**Ryan & Hilary Muldoon**, 36 Warren Street (Block 137, Lot 3, R-5 Zone)

**Michael & Yanira Teitelbaum**, 76 Waterman Avenue (Block 139, Lot 20, R-5 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service