



BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760
(732)842-3300 • FAX (732)219-0714

Frederick J. André
Zoning Officer
Tel: 732-842-3022
Email: fandre@rumsonnj.gov

July 26, 2021

RUMSON ZONING BOARD OF ADJUSTMENT
& BERNARD REILLY, ESQ.

APPLICANT: Mary Tierney

ADDRESS:	22 Oakwood Lane (Corner First Street) Rumson, N.J.	BLOCK	LOT	ZONE
		32	2	R-5

APPLICANTS REQUEST TO:

Renovations and additions to the existing residence including a second floor addition, one-story front and rear additions, new garage, deck, patio and swimming pool at the existing premises.

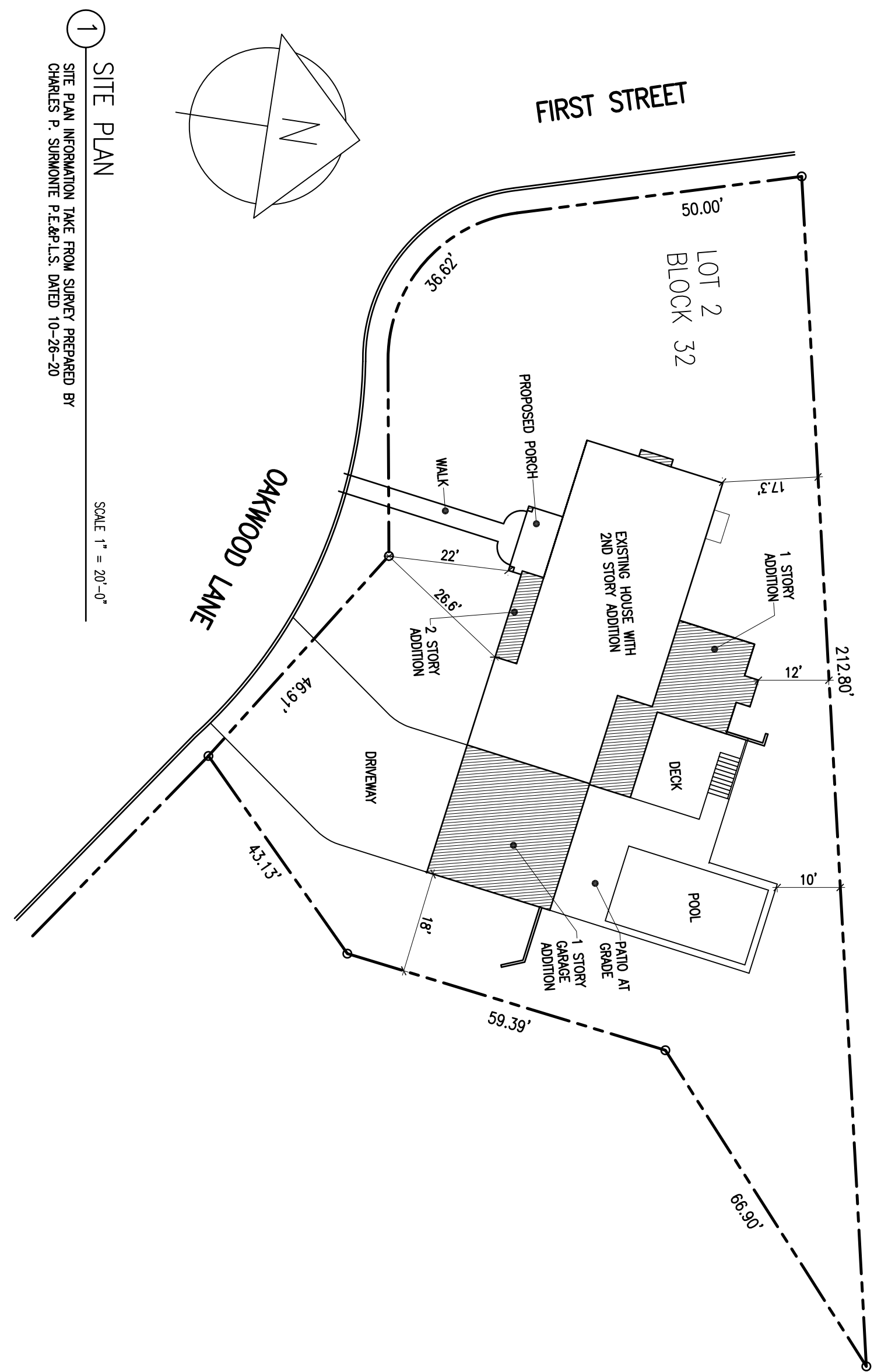
WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

**Borough of Rumson Ordinances / Development Regulations Schedule 5-1 /
Maximum Permitted Building Coverage Schedule 5-4 / Floor Area Permitted
Schedule 5-3**

- Minimum Lot Width and Frontage 75 feet Required; 63.07 feet Existing.
(Secondary Street Frontage First Street).
- Corner Lot Shape 33 feet Required; 0 feet Existing.
- Primary Building Front Setback 35 feet Required; 26.6 feet Existing 22.0 feet Proposed.
- Minimum Rear Setback 35 feet Required; 17.3 feet Existing; 12.0 feet Proposed.
- Maximum Building Coverage 2,495 sf Permitted; 1,765 sf. Existing; 2,587 sf. Proposed.
- Maximum Floor Area 3,500 sf Permitted; 2,347 sf. Existing; 3,592 sf. Proposed.

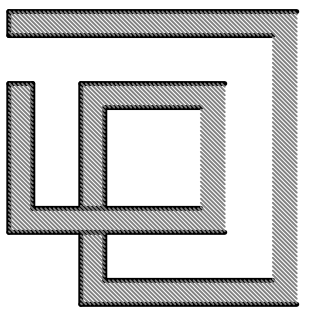
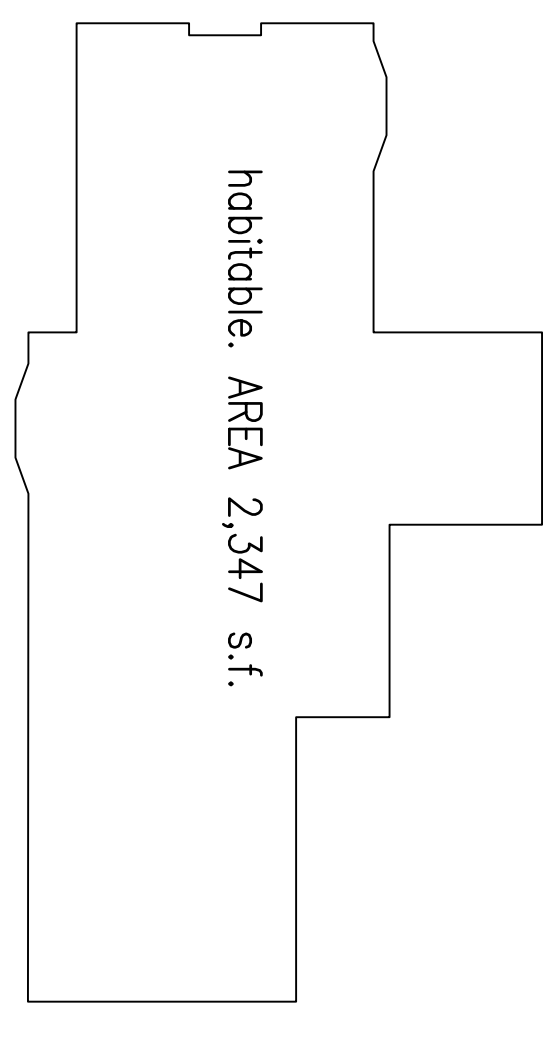
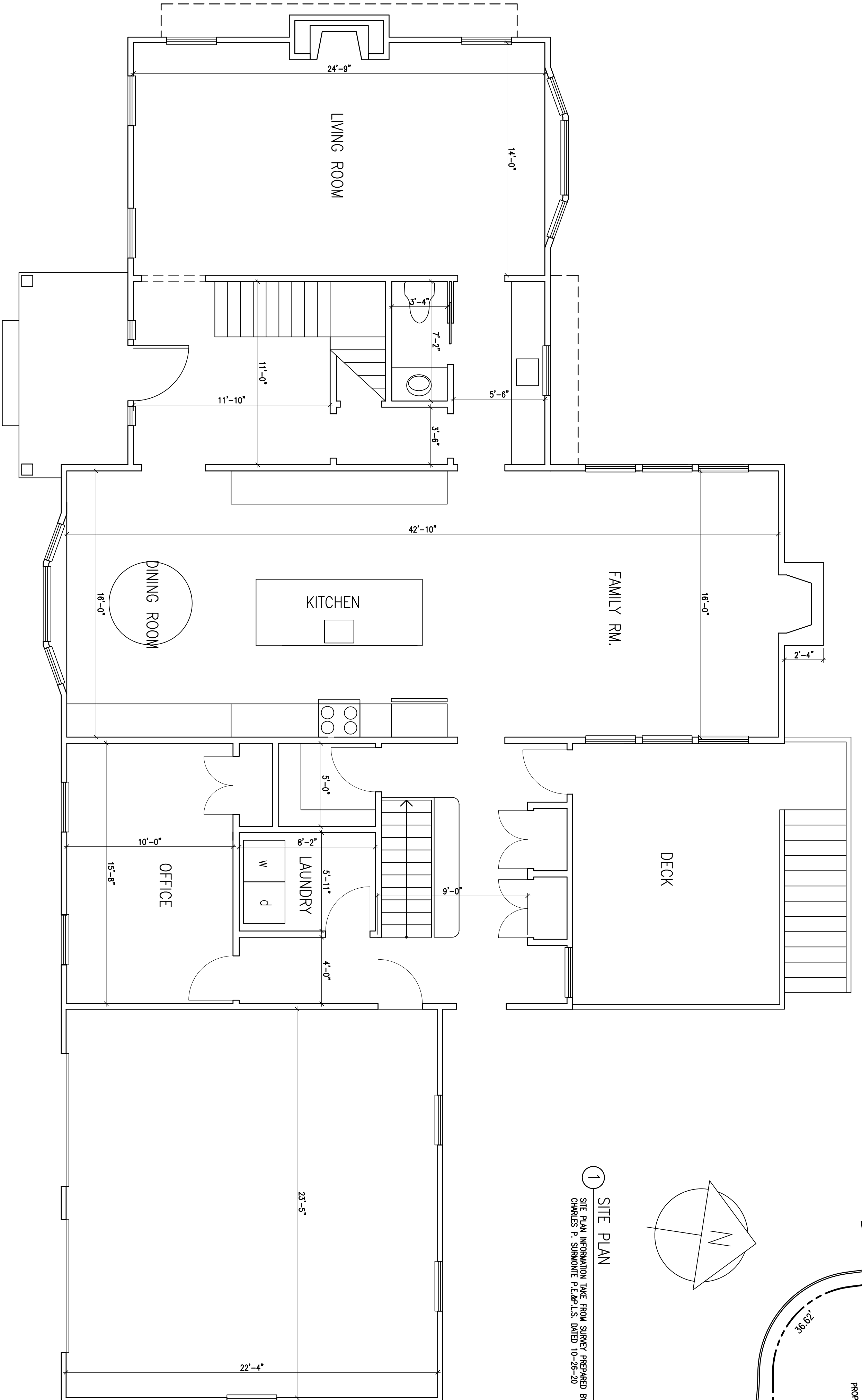
Sincerely,

Frederick J. André
Zoning Officer



ZONING SCHEDULE

ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	8,000 s.f.	16,467.3 s.f.	16,467.3 s.f.
PRIMARY FRONTAGE	75'	63.07'	63.07'
LOT CIRCLE	33'	0	0
PRIMARY FRONT SETBACK	35'/30'	26.6' / NA	22.0' / NA
SECONDARY FRONT SETBACK	35'/30'	45.6' / NA	45.6' / NA
SIDES S.B.	13'	30'	18'
REAR S.B.	35'	17.3'	12'
ACCESSORY POOL	10'		10'
ACCESSORY POOL REAR SET BACK	10'		18'
MAX. LOT COV.	5,208 sf	3,530 sf	4,474 sf
MAX. FLR. AREA	3,500 sf	2,374 sf	2,587 sf
MAX. BLG. COV.	2,495 sf	1,765 sf	2,587 sf



Peter A. Goodhue
 ARCHITECT
 16 Maplewood Ave. Rumson, New Jersey 07760
 Tel. 732 224-0909 Fax 732 224 7091 E-Mail Pagoodhue @ Gmail.com

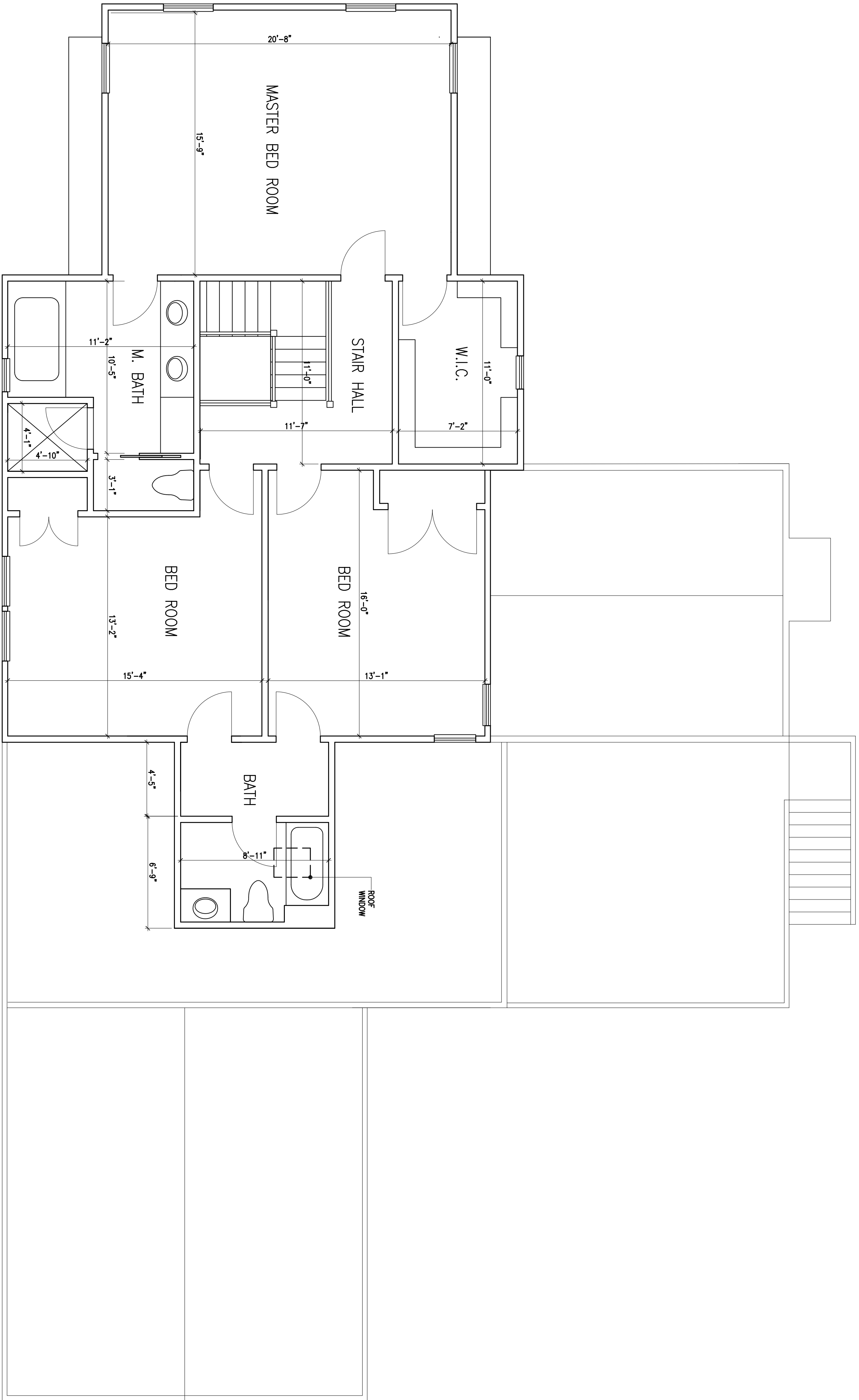
DATE 12-4-20
 SCALE AS NOTED
 REVISIONS
 5-21-21
 8-2-21

SHEET TITLE
 LOCATION PLAN
 SITE PLAN
 ZONING SCHEDULE
 FIRST FLOOR PLAN
 F.A.R. DIAGRAM

ADD TITLE
 TERNEY RESOURCES
 22 OAKWOOD LANE
 RUMSON NJ
 L-01-2, B.K. 52

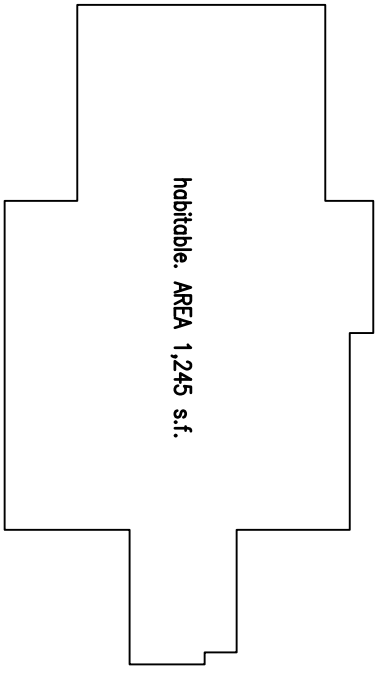
PETER A. GOODHUE P.A.
 IN ASSOCIATION WITH
 MICHAEL J. COOPER ARCHITECT

A-1



① SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

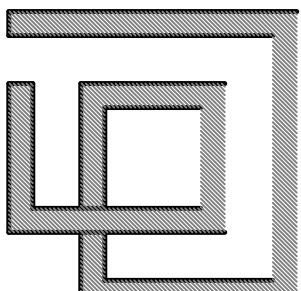


HABITABLE AREA 1,245 sq. ft.

② SECOND FLOOR PLAN AREA DIAGRAM ALL

DATE 12-4-20
SCALE AS NOTED
REVISIONS 5-21-21

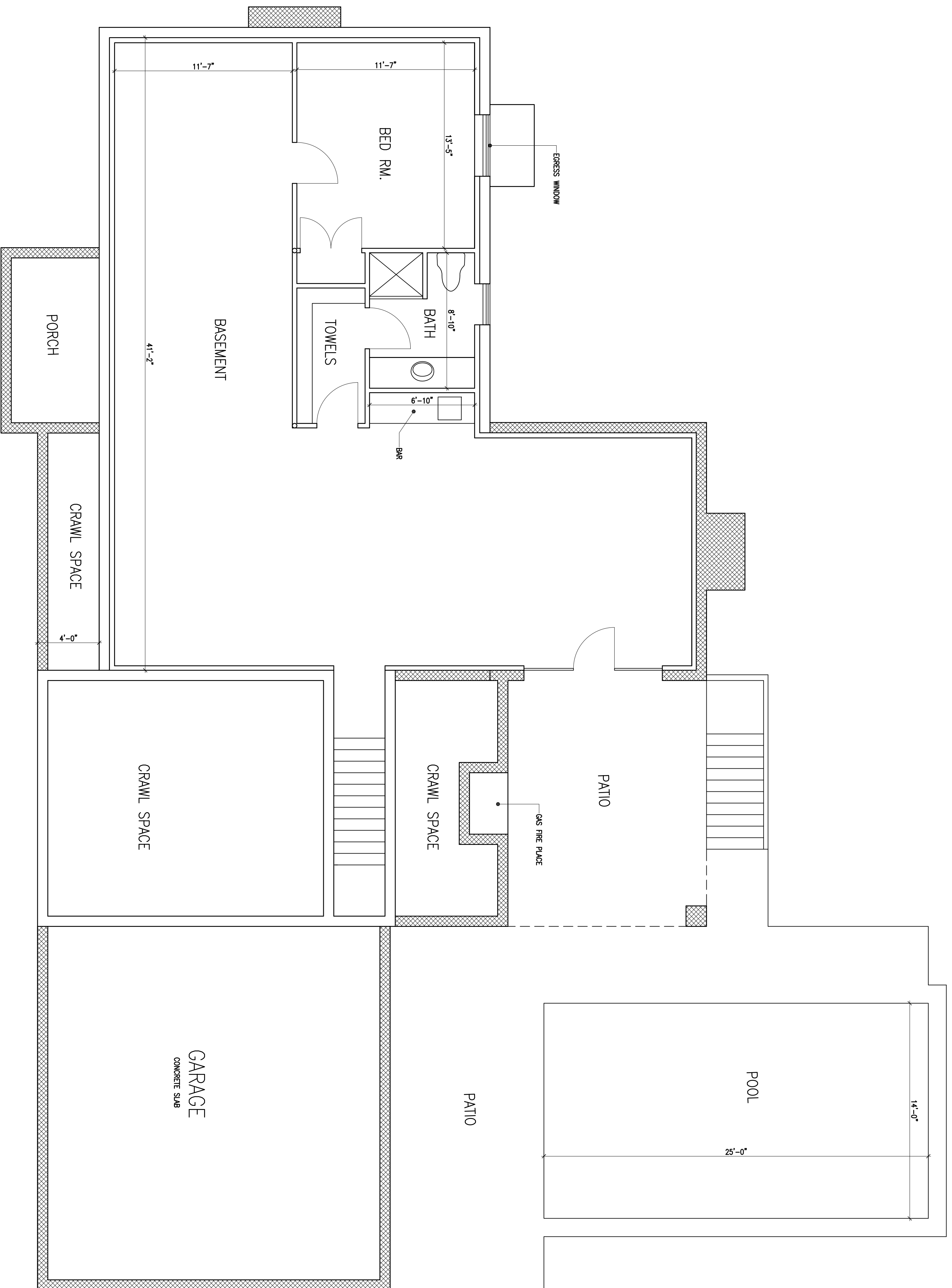
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SHEET TITLE
**SECOND FLOOR
PLAN
F.A.R. DIAGRAM**

ADD TITLE
TERNEY RESERVE
22 OAKWOOD LANE
RUMSON NJ
LOT: 2, B.L.K. 52

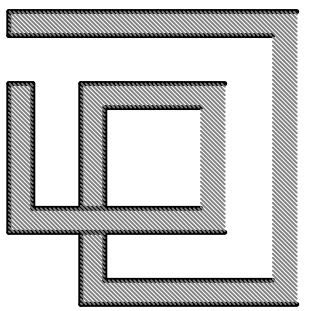
PETER A. GOODHUE, P.A.
IN ASSOCIATION WITH
ROBERT COOKER ARCHITECT



1 BASEMENT PLAN

SCALE 1/4" = 1'-0"

0



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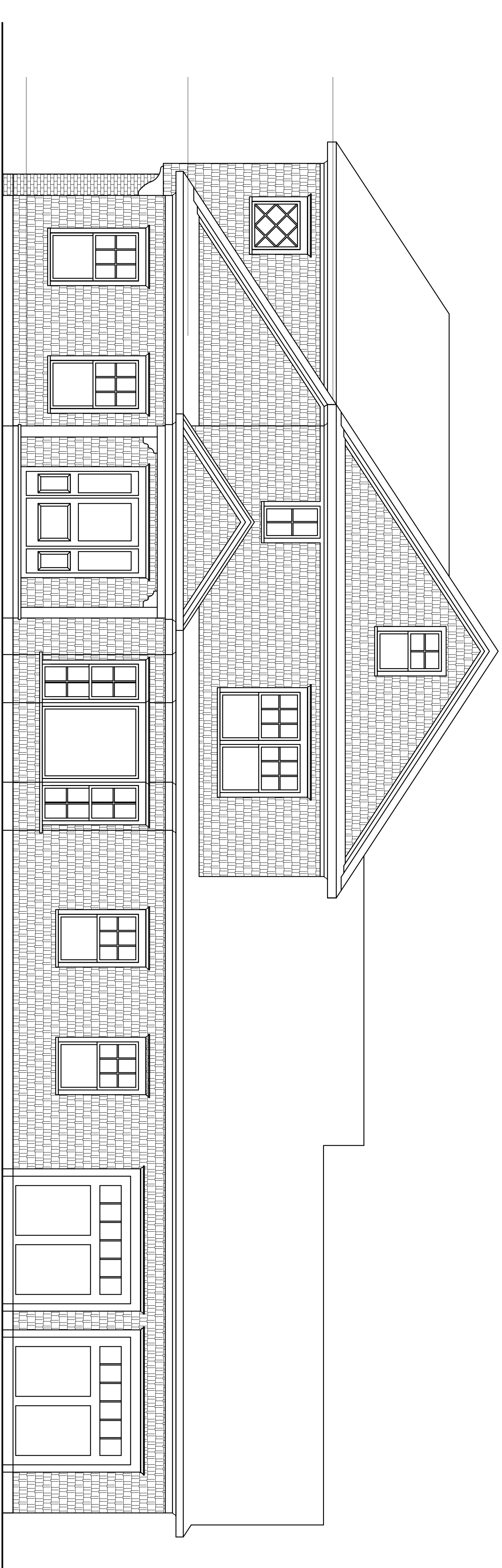
DATE 12-4-20
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SHEET TITLE
BASEMENT FLOOR PLAN

JOB TITLE
 TERNEY RESIDENCE
 22 OAKWOOD LANE
 RUMSON NJ
 LOT: 2, B.L.K. 52

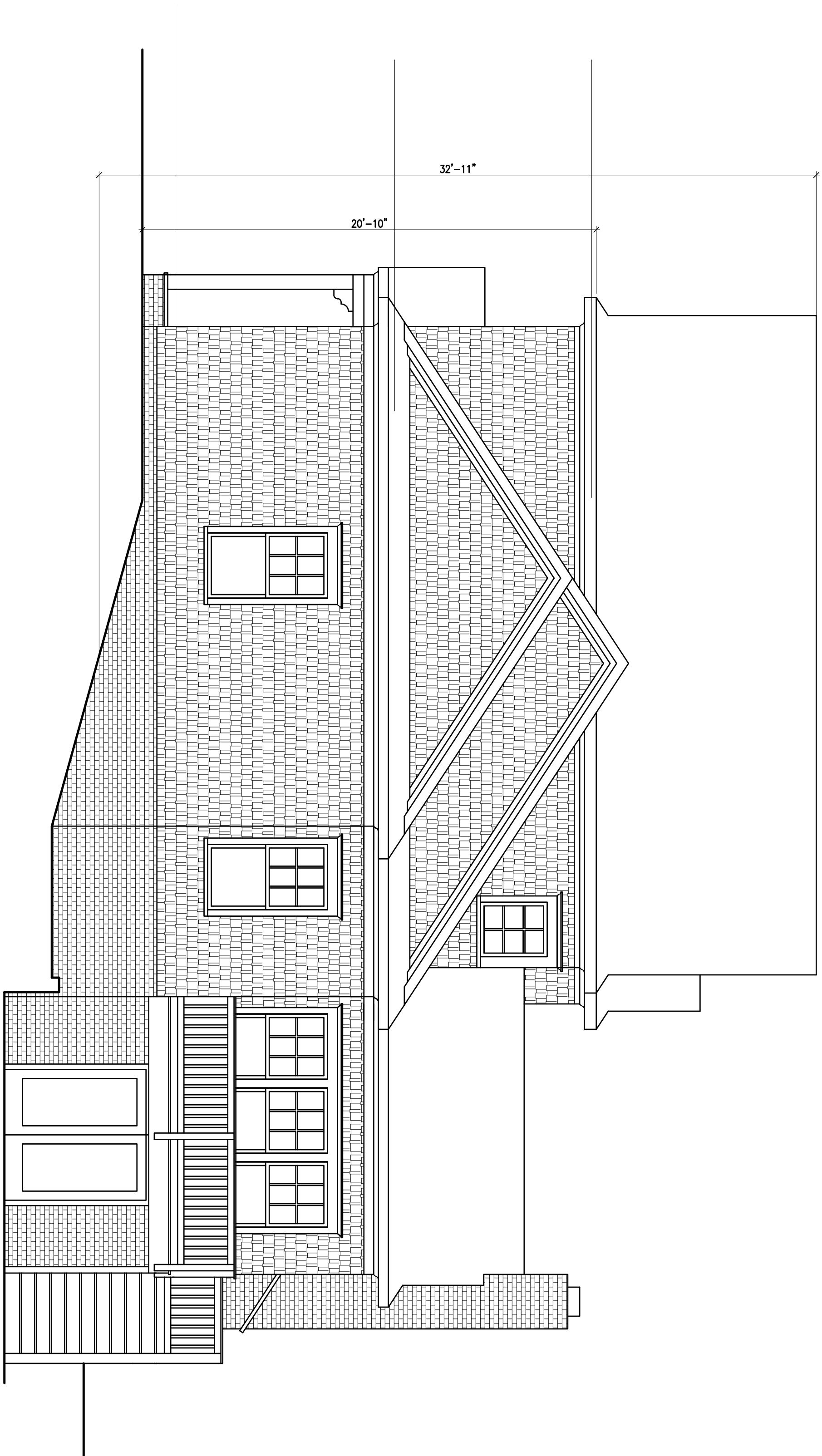
PETER A. GOODHUE ARCHITECT
 16 MAPLEWOOD AVENUE
 RUMSON, NJ 07760

A-3



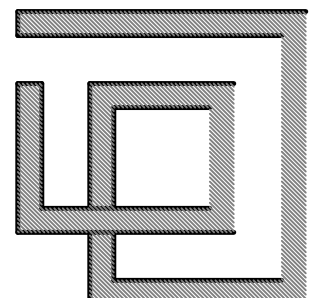
① FRONT ELEVATION

SCALE 1/4" = 1'-0"



② EAST SIDE ELEVATION

SCALE 1/4" = 1'-0"



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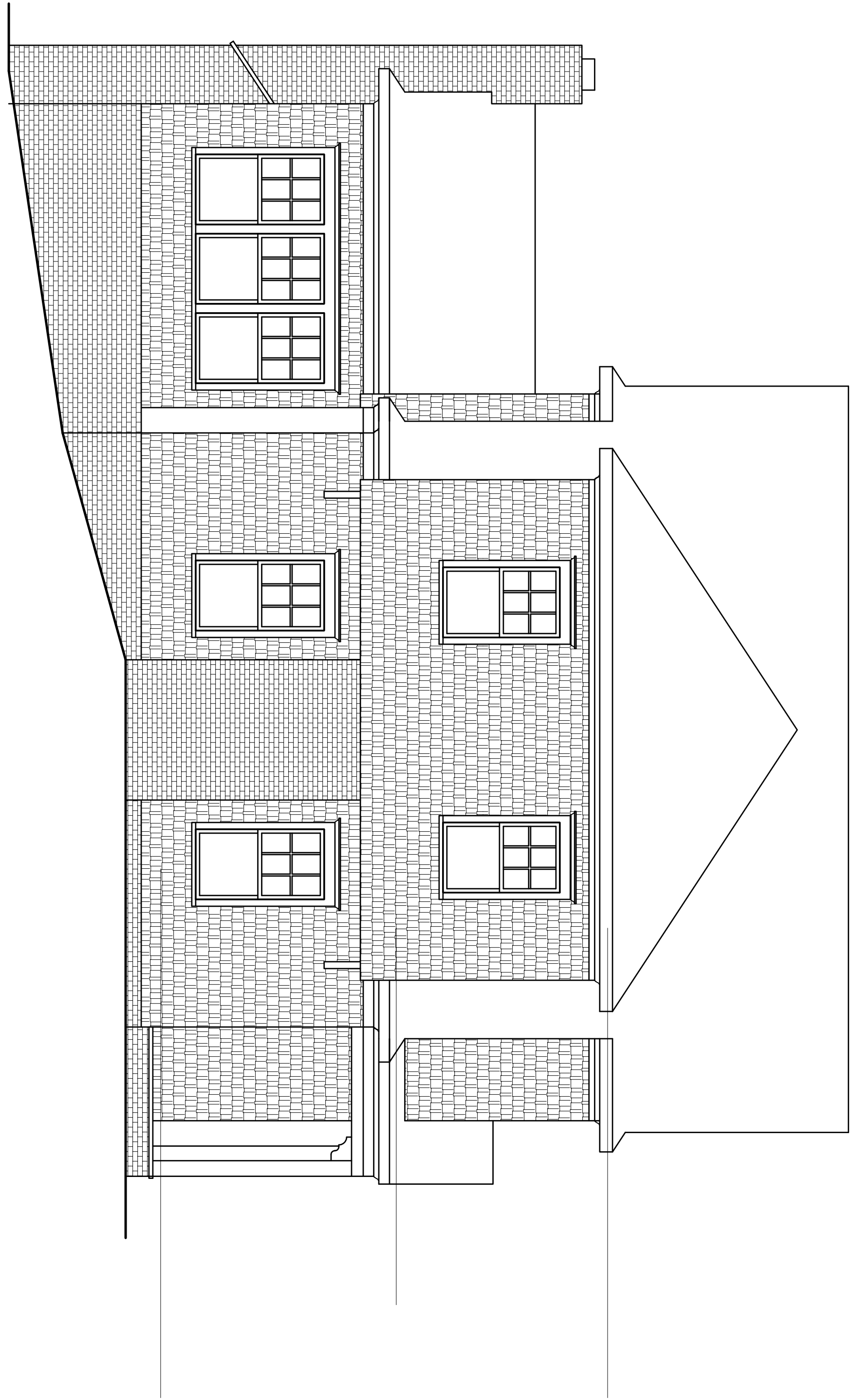
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SHEET TITLE

FRONT AND
EAST SIDE
ELEVATIONS

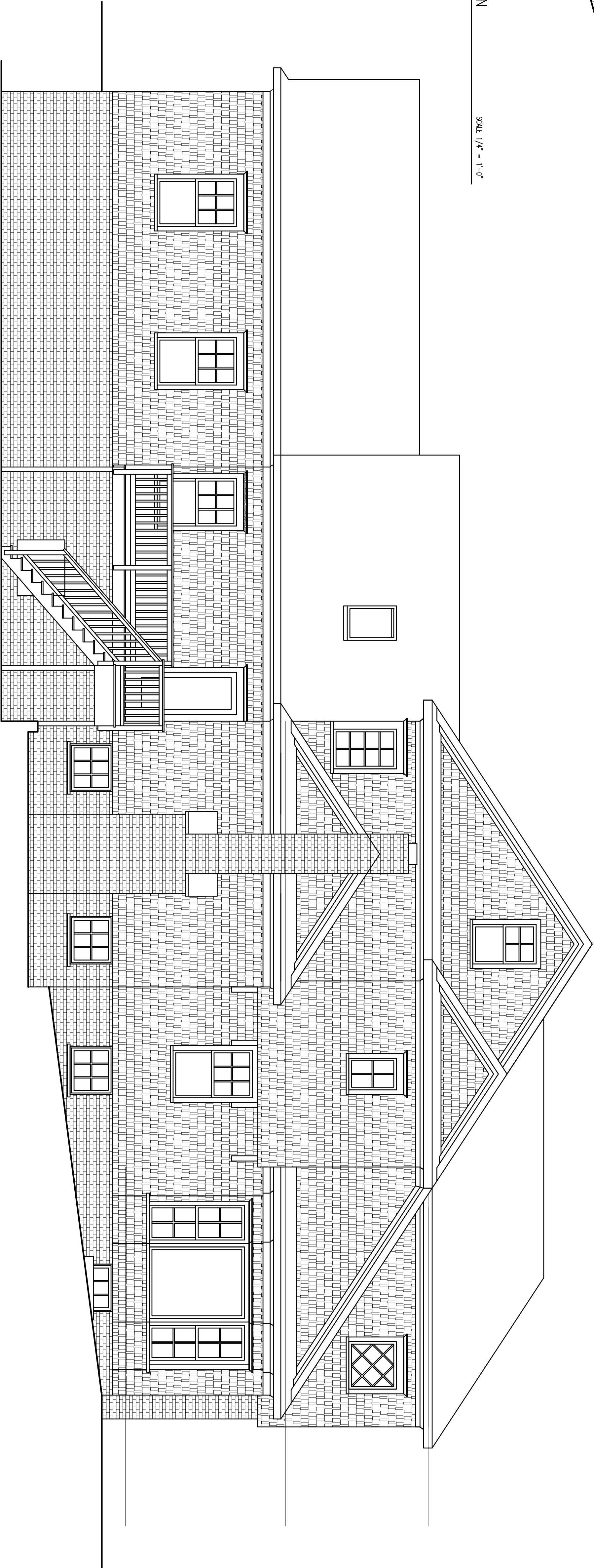
ARCH TITLE
PETER A. GOODHUE
22 OAKWOOD LANE
RUMSON, NJ
LOT: 2, B.L.K. 52

PETER A. GOODHUE, P.A.
16 MAPLEWOOD AVENUE, RUMSON, NJ 07760



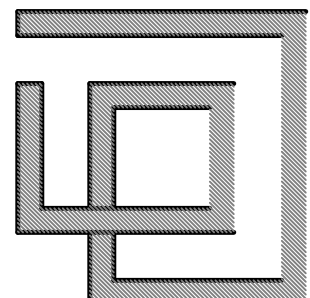
① WEST SIDE ELEVATION

SCALE 1/4" = 1'-0"



② REAR NORTH ELEVATION

SCALE 1/4" = 1'-0"



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SHEET TITLE
REAR AND WEST SIDE ELEVATIONS

ADD TITLE
TERNEY RESERVANCE
22 OAKWOOD LANE
RUMSON NJ
LOT: 2, B.L.K. 52

PETER A. GOODHUE, P.A.
AN ARCHITECT LICENSED IN NEW JERSEY