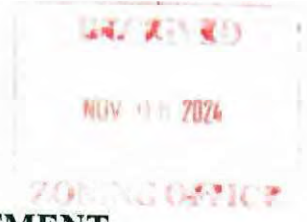




Borough of Rumson  
 BOROUGH HALL  
 80 East River Road  
 Rumson, New Jersey 07760-1689  
 rumsonnj.gov



**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

Anthony Buffone      anthony.buffone@gmail.com      732-547-7560  
 Name of Applicant      Email      Phone Number

17 Shrewsbury Drive, Rumson NJ 07760      135      8  
 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.*

Applicant's Attorney and contact information (if any)

Elite Landscapes & Pools      Rich Castaldi      732 993 6436  
 Applicant's Architect and contact information (if any)

Shore Point Engineering      Kevin Shelly      908 415 4335  
 Applicant's Engineer and contact information (if any)

[Signature]      9/14/24  
 Signature of Applicant or Agent      Date

**Proposed plan** Applicant is applying for principal and attached <sup>Rear Yard</sup> accessory setback, building coverage, and lot coverage variances. Work includes: install a 336 sqft raised deck with outdoor kitchen and louvered roof pergola, terraces with raised in ground pool, spa, patio, turf area, fire pit area, and retaining walls  
**Variations requested**

- Principal & attached accessory structure setback
- sched 5-1 Min SysB
- sched 5-4 Building Coverage (SF)
- sched 5-4 Lot Coverage (SF)



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

**Marie DeSoucey**  
Land Use & Development Official  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: October 31, 2024

Applicant: Anthony Buffone  
Address: 17 Shrewsbury Drive  
Rumson, NJ 07760

Block	Lot	Zone
135	8	R-2

### Applicant's Request to:

Install a 336 square foot raised deck with outdoor kitchen and louvered-roof pergola, terraces with raised in-ground pool, spa, patio, artificial turf area, fire pit area, and retaining walls to be constructed at the rear of the principal dwelling.

Was **denied** for the following non-conformities:

### **Borough of Rumson Ordinances/Development Regulations - Ordinance 22-7.7f Schedule 5-1 Zoning District Regulations, and Schedule 5-4 Maximum Permitted Lot & Building Coverage**

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	
1	Sched 5-1: RYSB Principal and 22-7.7f: attached accessory structure setback	50'	74.2'	36.2'	<b>New</b>
2	Sched 5-1: Min SYSB	31'	27.4'	20'	<b>Existing, intensified</b>
3	Sched 5-4: Building Coverage (SF)	4,198 SF	4,315 SF (3% over)	4651 SF (11% over)	<b>Existing, intensified</b>
4	Sched 5-4: Lot Coverage (SF)	10,466 SF	11,308 SF (8% over)	14,632 SF (40% over)	<b>Existing, intensified</b>

The variances identified above were evaluated based on the Variance Plot Plan, prepared by Shore Point Engineering, signed and sealed by Kevin E. Shelly, PE, dated August 29, 2024, revision (2) October 23, 2024, 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 & Development Official

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

**GENERAL NOTES:**

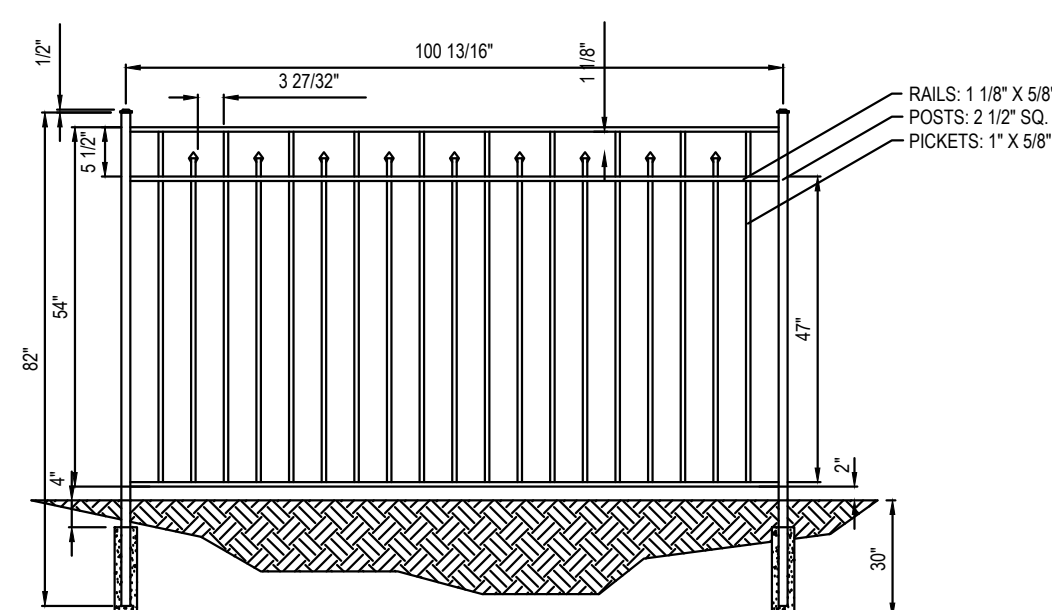
- BOUNDARY, TOPOGRAPHY & EXISTING CONDITIONS INFORMATION BASED ON PLANS OF PROPERTY ENTITLED "EXISTING CONDITIONS SURVEY; BLOCK 135 LOT 8, 17 SHREWSBURY DRIVE RUMSON TOWNSHIP MONMOUTH COUNTY NJ" PREPARED BY PATTERSON SURVEYING & ENGINEERING, LLC, DATED 05/22/24 AND PROVIDED BY THE PROPERTY OWNER. PROPERTY OWNER SHALL HOLD ELITE LANDSCAPES AND PAVERS, INC. AND ITS PROFESSIONALS HARMLESS FROM ANY INACCURACIES CONTAINED WITHIN THE PROVIDED SURVEY.
- A VARIANCE IS REQUESTED FROM ORDINANCE NO. 08-00181 FOR LOT AND BUILDING COVERAGE.

Residential Zone District (R-2) Zoning Schedule				
17 Shrewsbury Drive - Block 135, Lot 8				
	Required	Existing	Proposed	Complies
Min. Lot Area	1.0 Acres	1.0 Acres	No Change	Yes
Min. Lot Width	150 Ft	212.0 Ft	No Change	Yes
Min. Lot Frontage	150 Ft	212.0 Ft	No Change	Yes
Min. Principal Front Yard Setback	75 Ft	77.6 Ft	No Change	Yes
Min. Principal Side Yard Setback				
One Side Combined	31 Ft	27.4 Ft	No Change	No**
Accessory	68 Ft	90.2 Ft	No Change	Yes
Accessory	15 Ft	N/A	N/A	Yes
Min. Principal Rear Yard Setback				
Principal	50 Ft	74.2 Ft	36.2 Ft	No <sup>1</sup>
Accessory	15 Ft	N/A	N/A	Yes
Max. Building Height	37 Ft	< 37 Ft	No Change	Yes
	2.5 Stories	< 2.5 Stories	No Change	Yes
Max. Pergola Height (Principal Building)	37 Ft	N/A	10 Ft	Yes
	2.5 Stories	N/A	1 Story	Yes
Max. Building Coverage*	4,198 SF	4,315 SF	4,651 SF	No <sup>1</sup>
Max. Lot Coverage*	10,466 SF	11,308 SF	14,632 SF	No <sup>1</sup>

\* See Coverage Chart Below  
 \*\* Existing Non-conformity  
<sup>1</sup> Variance Requested

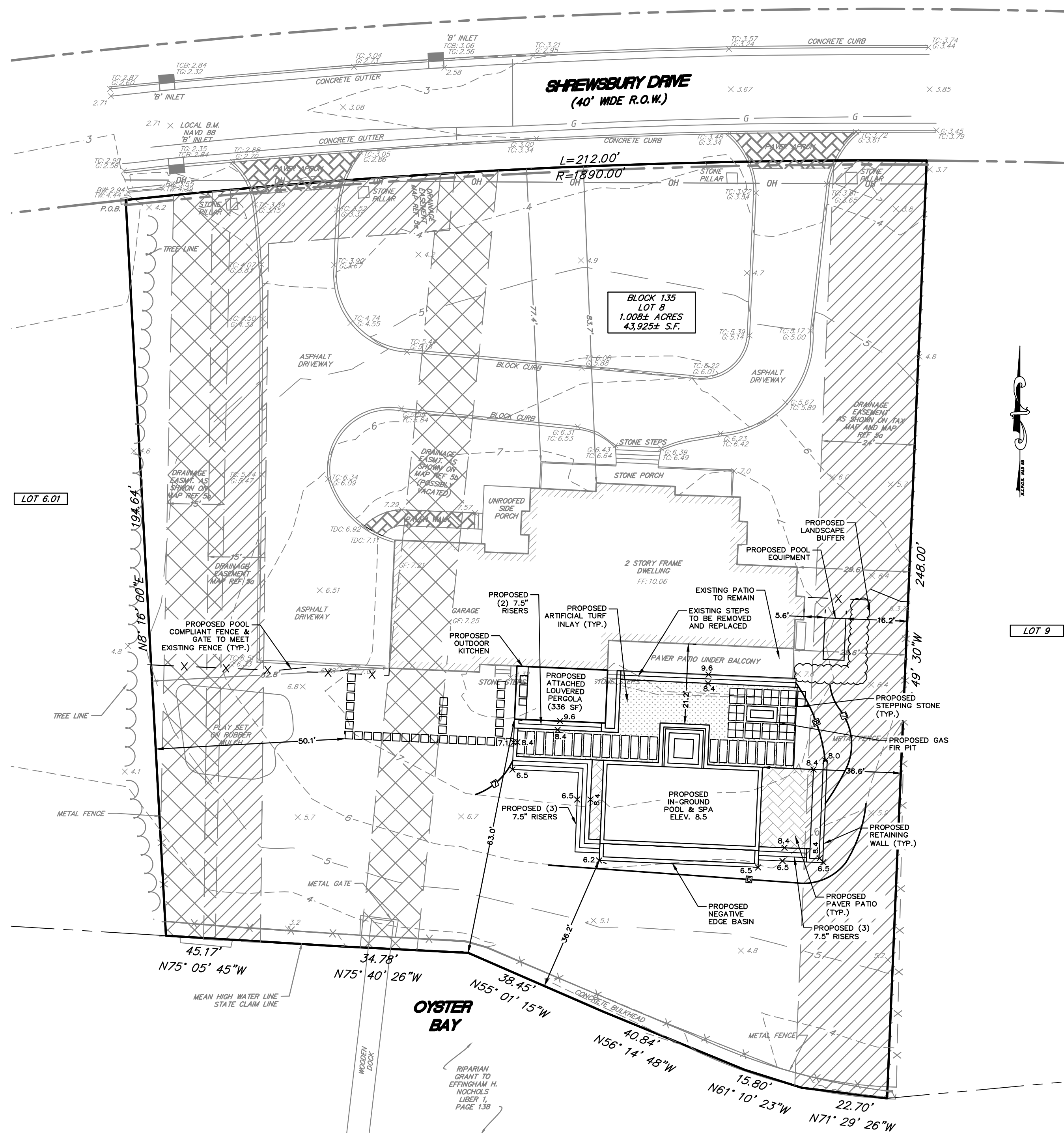
Site Coverage Chart	
Lot Area: 43,925 SF	
<b>Existing Impervious Coverage:</b>	
• Existing Residential Dwelling:	3,922 SF
• Existing Front Covered Porch (317 SF):	0 SF*
• Existing Rear Covered Porch:	393 SF
• Existing Rear Unroofed Patio (298 SF):	0 SF**
• Existing Side Unroofed Porch (200 SF):	0 SF**
• Existing Side Walkway (120 SF):	0 SF***
• Existing Rear Walkway (206 SF):	0 SF***
• Play Set on Rubber Mulch:	616 SF
• Existing Driveway:	6,377 SF
<b>Total Existing Impervious:</b>	<b>11,308 SF</b>
<b>Proposed Impervious Coverage:</b>	
• Existing Residential Dwelling:	3,922 SF
• Existing Front Covered Porch (317 SF):	0 SF*
• Existing Rear Covered Porch:	393 SF
• Existing Side Unroofed Porch (200 SF):	0 SF**
• Existing Side Walkway (120 SF):	0 SF***
• Play Set on Rubber Mulch:	616 SF
• Existing Driveway:	6,377 SF
• Proposed Pool & Spa:	1,250 SF
• Proposed Pool Patio:	347 SF
• Proposed Artificial Turf Patio:	1,067 SF
• Proposed Rear Pergola:	336 SF
• Proposed Rear Steps:	209 SF
• Proposed Pool Equipment Pad:	61 SF
• Proposed Retaining Wall:	54 SF
<b>Total Impervious:</b>	<b>14,632 SF</b>

\* Open sided Front Porch Excluded up to 10% First Floor Area (3,756 SF), exemption of 375 SF  
 \*\* Unroofed Porches, Decks, & Patios Exclude Up to 30% First Floor Area (3,756 SF), exemption of 1,126 SF  
 \*\*\* Walkways Constructed on Grade are to be Excluded



NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS  
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS  
 3. FENCE AND GATE TO MEET 2021 RESIDENTIAL BUILDING CODE REQUIREMENTS

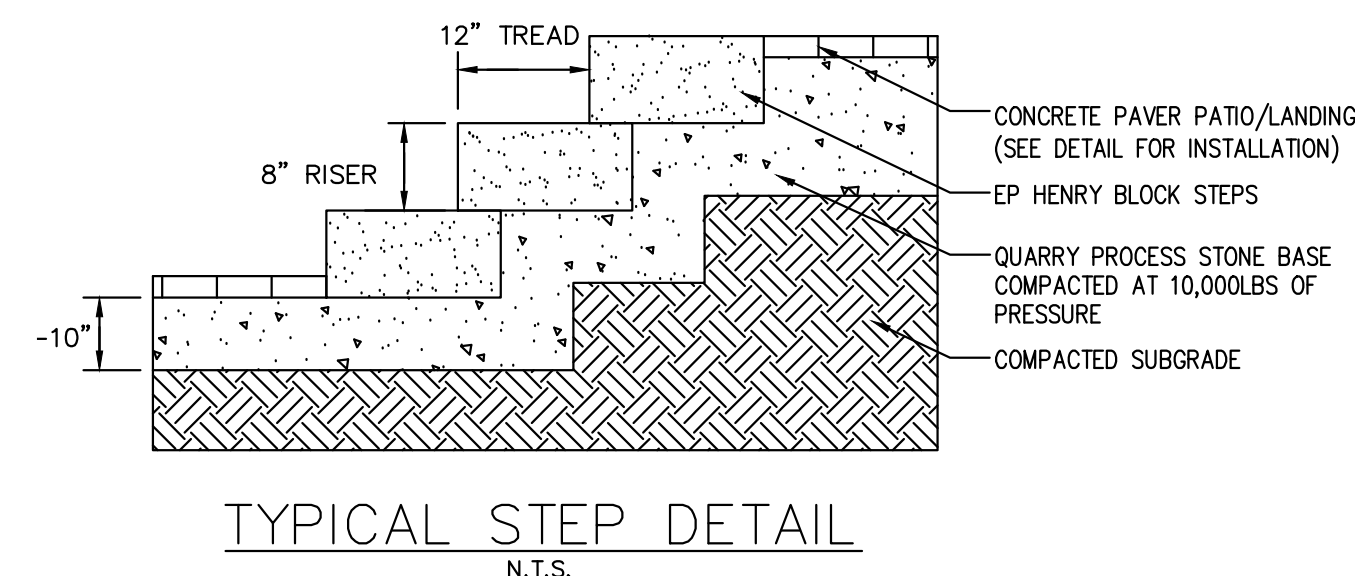
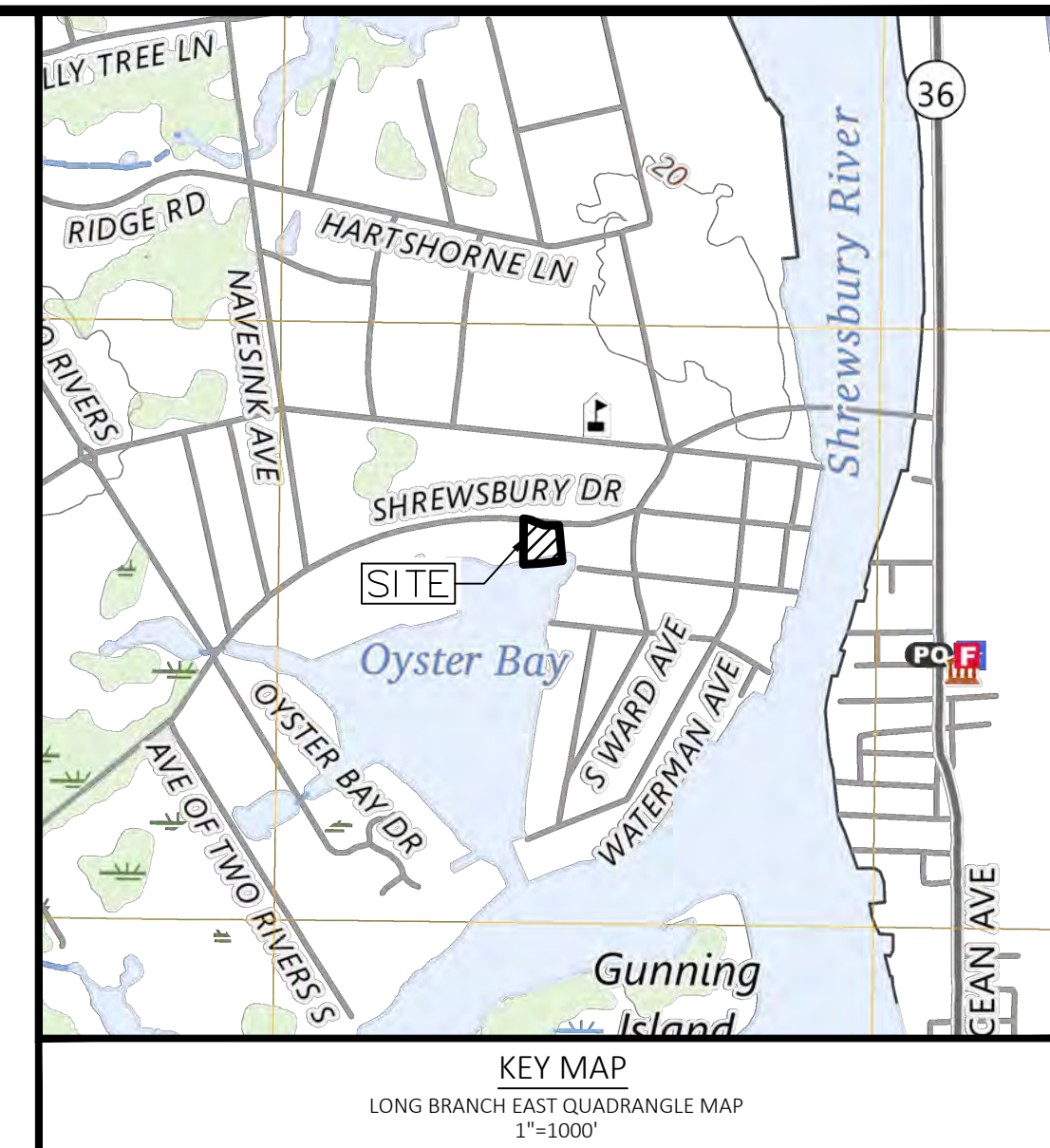
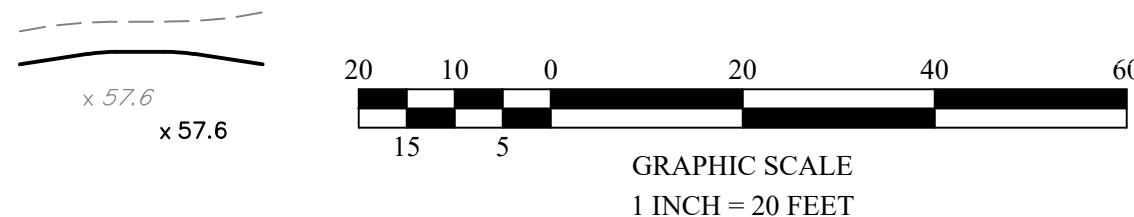
DECORATIVE ALUMINUM FENCE DETAIL  
N.T.S.



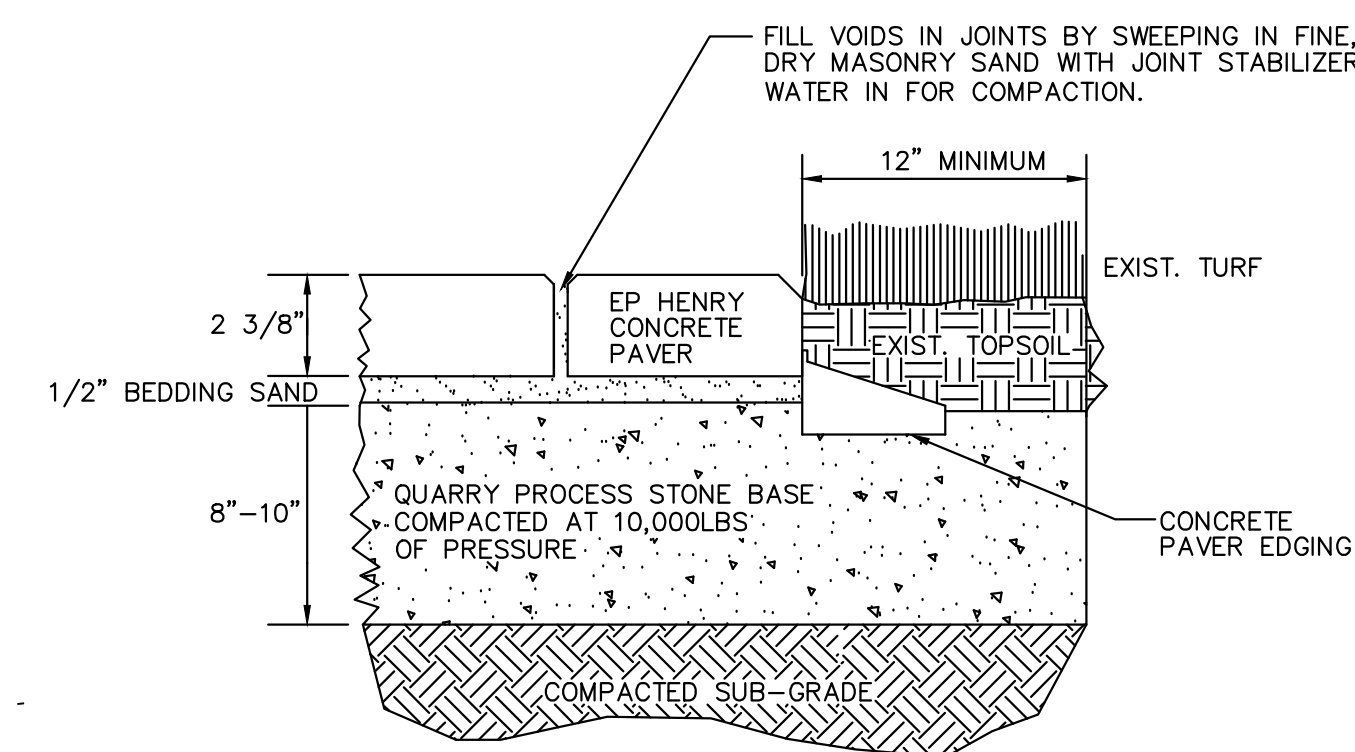
ELITE LANDSCAPES & PAVERS  
 732-993-6436  
 www.elitescapenj.com  
 sales@elitescapenj.com

**LEGEND**

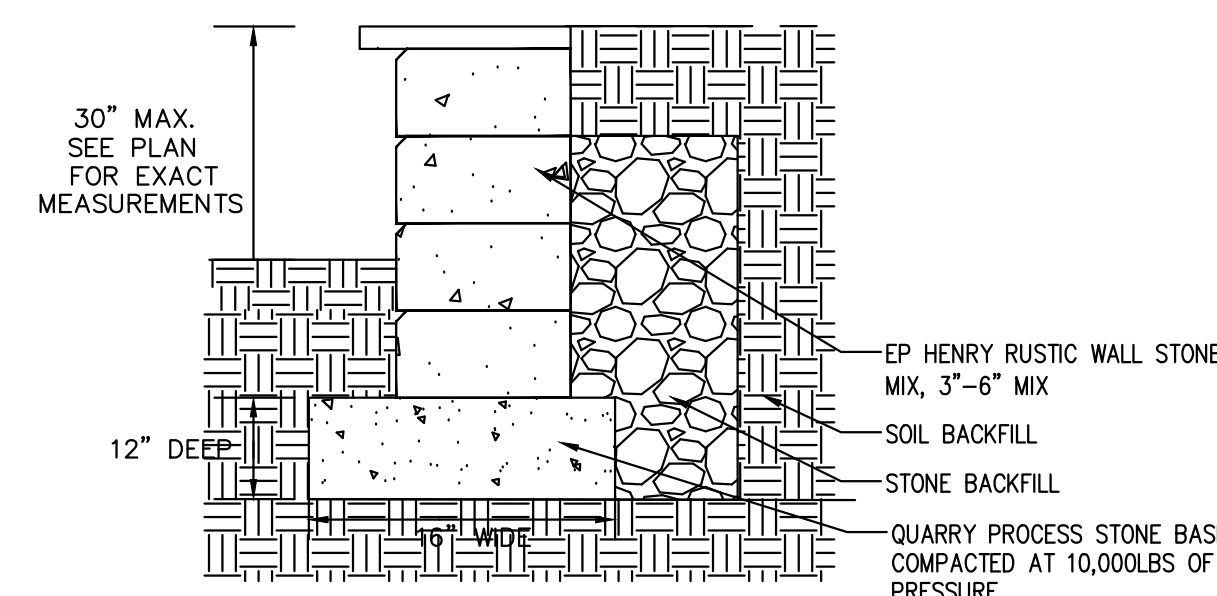
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION



TYPICAL STEP DETAIL  
N.T.S.



TYPICAL PAVER PATIO DETAIL  
N.T.S.



TYPICAL CONCRETE BLOCK WALL DETAIL  
N.T.S.

DATE	REVISIONS	BY
10/23/24	BOROUGH COMMENTS	RZH
10/02/24	BOROUGH DENIAL MEMO	RZH



Certificate of Authorization No. 24GA28317800  
 Kevin E. Shelly, P.E. PE No. GE05031300  
 PO Box 257, Manasquan, NJ 08736  
 T: 732-924-8100 | F: 732-924-8110  
 www.shorepointengineering.com

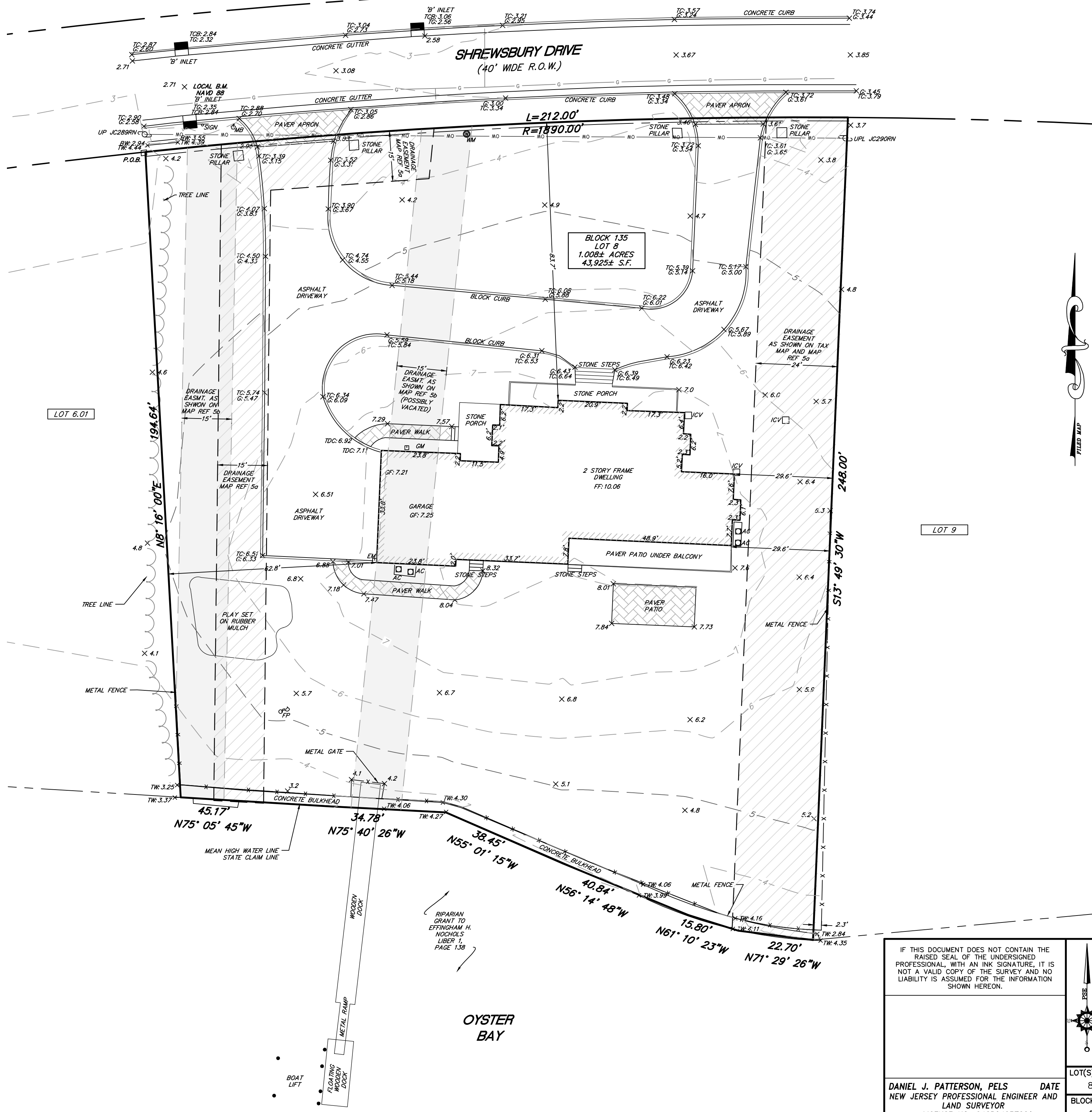
*Kevin E. Shelly* Date: 10/23/24  
 Kevin E. Shelly, P.E.  
 PROFESSIONAL ENGINEER  
 N.J. Lic. No. GE05031300

17 SHREWSBURY DRIVE  
 BLOCK 135, LOT 8

SITUATED IN  
 BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

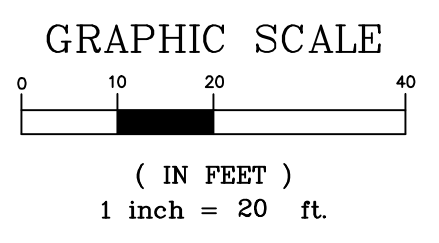
**VARIANCE PLAN**

SCALE: 1"=20'	PROJECT No.: ELP-2346
RELEASED BY: KES	DATE: 08/29/24
CHECKED BY: KES	Sheet Number 1 OF 1
DRAWN BY: RZH	



- GENERAL NOTES:**
- PROPERTY SURVEYED KNOWN AS LOT 8 IN BLOCK 135 TOWNSHIP OF RUMSON, MONMOUTH COUNTY, NEW JERSEY AS SHOWN ON MUNICIPAL TAX MAP SHEET #49.
  - SUBJECT PROPERTY CONTAINS 1.008 ACRES OF LAND MORE OR LESS.
  - VESTING DEEDS: DEED BOOK 8495, PAGE 409B.
  - THE HORIZONTAL DATUM IS NUPCS-NAD83.
  - THE VERTICAL DATUM IS NAVD88.

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE, AND ANY OTHER PERTINENT FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
  - ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION AND NJ ONE CALL LOCATION SERVICES AT 1-800-272-1000.
  - THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON 5/16/2024.
  - NO FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDES, LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED, PROTECTED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS SURVEY.
  - REFERENCED FROM A PLAN ENTITLED "SURVEY OF PROPERTY 17 SHREWSBURY DRIVE LOT 8 BLOCK 135 BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY CHARLES SURMONTE P.E. & P.L.S." DATED 12/08/2020
    - REFERENCED FROM A PLAN ENTITLED "MINOR SUBDIVISION FOR SCENIC REALTY CO. SITUATE SOUTH SHREWSBURY DRIVE BORO OF RUMSON MON. CO. N.J." WHICH WAS FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON MAY 30, 1963 AS CASE NO. 43-31.



REV.	DATE	DESCRIPTION	DWN BY	APP BY

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

**DANIEL J. PATTERSON, PELS**  
 NEW JERSEY PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 LICENSE NO. 24GB04257200

**PATTERSON SURVEYING & ENGINEERING, LLC**

CERTIFICATE OF AUTHORIZATION #24GA28227000  
 133 JACKSON ROAD, SUITE C  
 MEDFORD, NJ 08055  
 732-501-7192  
 Dan@PattersonSE.com  
 www.PattersonSE.com

EXISTING CONDITIONS SURVEY			
BLOCK 135 LOT 8			
17 SHREWSBURY DRIVE RUMSON TOWNSHIP MONMOUTH COUNTY, N.J.			
PREPARED FOR: SHORE POINT			
LOT(S):	SCALE:	DATE:	DRAWING NO.:
8	1"=20'	5/22/2024	BL 135 L 8 RUMSON
BLOCK:	ACREAGE:	PATTERSON No.	SHEET No.
135	±1.008	2024-083	1 OF 1