

BOROUGH OF RUMSON80 East River Road
Rumson, NJ 07760
732-842-5267

RECEIVED

OCT - 1 2021

CONSTRUCTION OFFICE

ZONING PERMITDate: 10/1/2021

Fee \$ _____

Check # _____

TYPE OF APPLICATION

- | | | |
|--|--|-------------------------------------|
| ☐ New dwelling -commercial or residential | ☐ Commercial addition | ☐ Demolition |
| ☐ Residential addition | ☐ Commercial interior | ☐ Deck |
| ☐ Accessory building/structure | ☐ Sign | ☐ Porch |
| ☐ Air Conditioner*** | ☒ Driveway/Walkway/Patio | ☐ Pool** |
| ☐ Generator*** | ☐ Commencement or change of use of a property/structure | ☐ Other |

ALL RESIDENTIAL APPLICATIONS \$50
ALL COMMERCIAL APPLICATIONS \$100

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

Checks shall be made payable to: Borough of Rumson.**ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED BY AN ELEVATION CERTIFICATE****** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.******* Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.****Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.****(Please Print Clearly)**

1. Location of property for which Zoning Permit is desired:

Street Address: 71 BUENA VISTA AVENUE Block: 115 Lot: 30 Zone: R-1

2. Applicant's Name:
- MONA LISA RUMEL
- Tel. No. [REDACTED]

Applicant's Address: 71 BUENA VISTA AVENUE RUMSON

3. Property Owner's Name:
- MONA LISA RUMEL
- Tel. No. [REDACTED] Fax No. _____

Property Owner's Address: 71 BUENA VISTA AVE

4. Description of Work:
- Driveway Expansion.

Extend Asphalt Driveway to make
turn around.LC 11,108 SF
BC 3,184 SF
FA 5,145 SF

5. Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☐ No ☒ If yes, state date: _____

Board: _____ Resolution # (if any): _____ (Submit a copy of the Resolution)

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant _____

Date 10/1/2021

Print Applicant's Name _____

Signature of Owner (if different than applicant) _____

Date _____

Print Owner's Name (if different than applicant) _____

FOR OFFICE USE

Fee date: _____ Check#: _____ Cash: _____

Approved ☒ Denied ☐

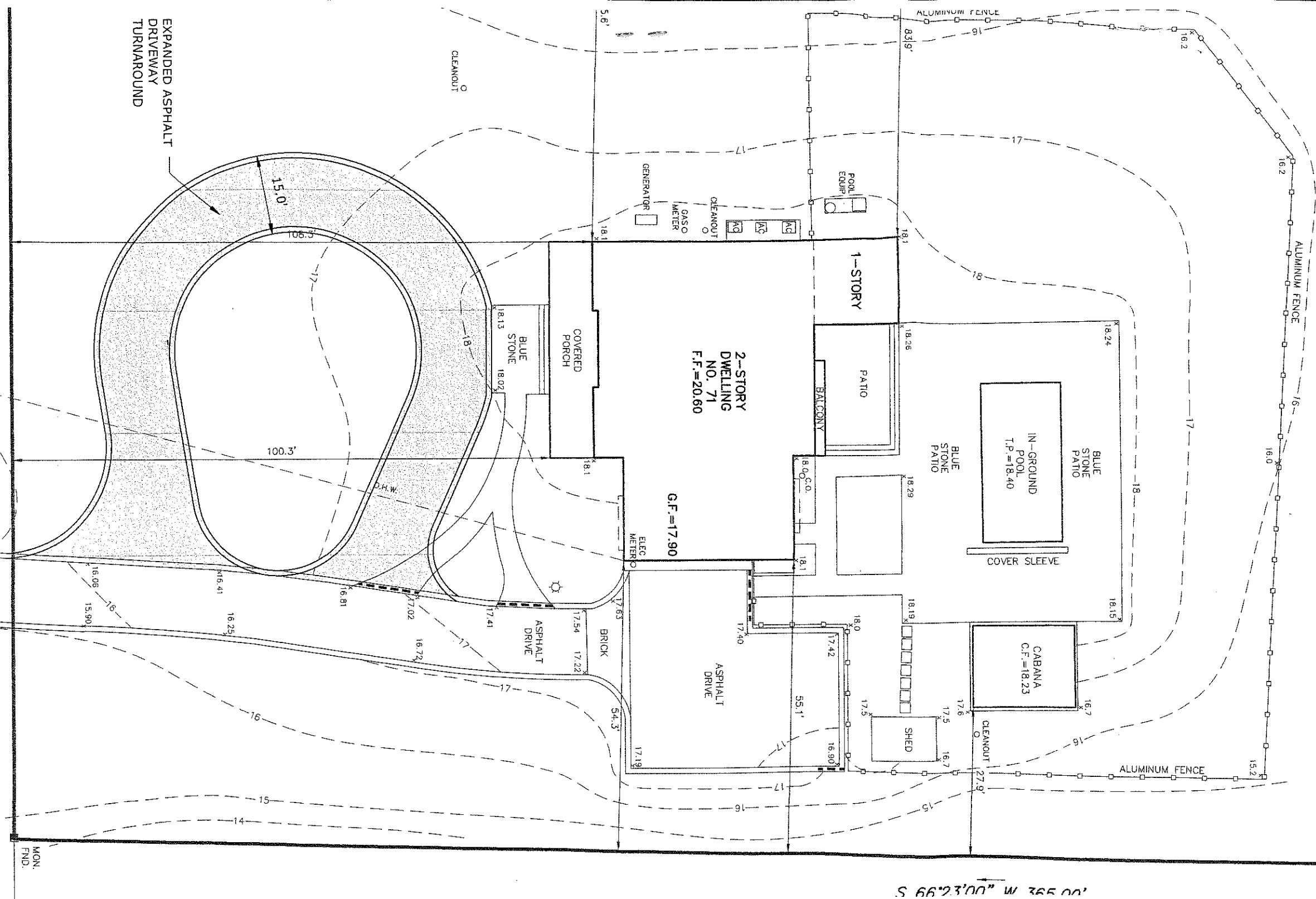
COMMENTS:

Appeals of the Zoning Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved zoning permits are valid for one (1) year, and may be extended by action of the Zoning Board.

F. J. Andre'
Frederick J. Andre', Zoning Officer

10/21/21
Date

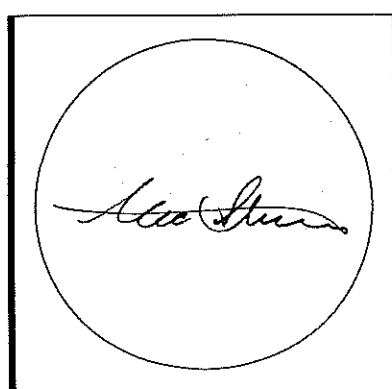
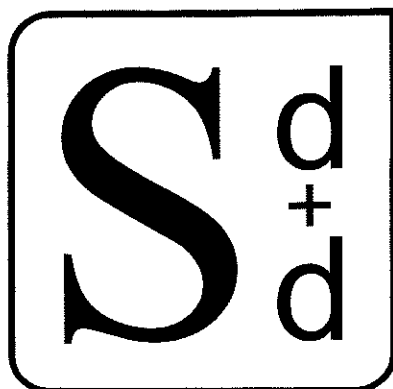
BLOCK 115
LOT 30
72,979 S.F.



S 66°23'00" W 365.00'

St

Alec P. Shiss
NJ Architect #21A
NJ Landscape Ar



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSAS DESIGN AND DEVELOPMENT © 2021.

71 Buena Vista Ave.

Driveway Expansion

71 Buena Vista Ave., Rumson, NJ 07760
Block 115 / Lot 30

Issued For:
Construction

Date:
09 / 30 / 2021

ISSUE REVISIONS

Proj. No: 2021.67
Drawn By: APS

PROJECT INFORMATION

USE GROUP	R-5
CONSTRUCTION TYPE	5B
FLOOD HAZARD ZONE	X
AREAS	
PROPOSED DRIVEWAY EXPANSION	2,919 SF

APPLICABLE CODES

ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
2018 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION
REHABILITATION SUBCODE (NJAC 5:23-6)

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC / 65,340 SF	1.675 AC / 72,979 SF	NO CHANGE
MINIMUM LOT WIDTH / FRONTAGE	200 FT	200 FT	NO CHANGE
MIN. LOT DIAMETER	115 FT	119 FT	NO CHANGE
MAX. LOT COVERAGE	12,774 SF	8,189 SF	11,108 SF
MAX. BUILDING COVERAGE	4,945 SF	3,065 SF	NO CHANGE

ZONING CALCULATIONS

LOT COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.475 2,375 SF
5,000 - 10,000 SF	5,000 SF x0.319 1,595 SF
10,000 -70,000 SF	45,979 SF x0.1915 8,804 SF
	12,774 SF
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	3,054 SF
FRONT WALKWAY	447 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL EXISTING BUILDING COVERAGE	8,189 SF
PROPOSED	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	5,973 SF
FRONT WALKWAY	392 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL PROPOSED BUILDING COVERAGE	11,108 SF
BUILDING COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
TOTAL EXISTING BUILDING COVERAGE	3,065 SF

NOTE: AS PER ENVIRONMENTAL ENGINEERING REPORT, THERE ARE APPROXIMATELY 17,000 SF OF WETLANDS.

USABLE LOT AREA = 72,979 SF - 17,000 SF = 55,979 SF

PROJECT INFORMATION

USE GROUP	R-5
CONSTRUCTION TYPE	5B
FLOOD HAZARD ZONE	X
AREAS	
PROPOSED DRIVEWAY EXPANSION	2,919 SF

APPLICABLE CODES

ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
2018 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION
REHABILITATION SUBCODE (NJAC 5:23-6)

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC / 65,340 SF	1.675 AC / 72,979 SF	NO CHANGE
MINIMUM LOT WIDTH / FRONTAGE	200 FT	200 FT	NO CHANGE
MIN. LOT DIAMETER	115 FT	119 FT	NO CHANGE
MAX. LOT COVERAGE	12,774 SF	8,189 SF	11,108 SF
MAX. BUILDING COVERAGE	4,945 SF	3,065 SF	NO CHANGE

ZONING CALCULATIONS

LOT COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.475 2,375 SF
5,000 - 10,000 SF	5,000 SF x0.319 1,595 SF
10,000 -70,000 SF	45,979 SF x0.1915 8,804 SF
	12,774 SF
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	3,054 SF
FRONT WALKWAY	447 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL EXISTING BUILDING COVERAGE	8,189 SF
PROPOSED	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	5,973 SF
FRONT WALKWAY	392 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL PROPOSED BUILDING COVERAGE	11,108 SF
BUILDING COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
TOTAL EXISTING BUILDING COVERAGE	3,065 SF

NOTE: AS PER ENVIRONMENTAL ENGINEERING REPORT, THERE ARE APPROXIMATELY 17,000 SF OF WETLANDS.

USABLE LOT AREA = 72,979 SF - 17,000 SF = 55,979 SF

PROJECT INFORMATION

USE GROUP	R-5
CONSTRUCTION TYPE	5B
FLOOD HAZARD ZONE	X
AREAS	
PROPOSED DRIVEWAY EXPANSION	2,919 SF

APPLICABLE CODES

ONE AND TWO FAMILY DWELLING SUBCODE (NJAC 5:23-3.21)
2018 INTERNATIONAL RESIDENTIAL CODE - NEW JERSEY EDITION
REHABILITATION SUBCODE (NJAC 5:23-6)

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC / 65,340 SF	1.675 AC / 72,979 SF	NO CHANGE
MINIMUM LOT WIDTH / FRONTAGE	200 FT	200 FT	NO CHANGE
MIN. LOT DIAMETER	115 FT	119 FT	NO CHANGE
MAX. LOT COVERAGE	12,774 SF	8,189 SF	11,108 SF
MAX. BUILDING COVERAGE	4,945 SF	3,065 SF	NO CHANGE

ZONING CALCULATIONS

LOT COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.475 2,375 SF
5,000 - 10,000 SF	5,000 SF x0.319 1,595 SF
10,000 -70,000 SF	45,979 SF x0.1915 8,804 SF
	12,774 SF
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	3,054 SF
FRONT WALKWAY	447 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL EXISTING BUILDING COVERAGE	8,189 SF
PROPOSED	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
DRIVEWAY	5,973 SF
FRONT WALKWAY	392 SF
FRONT STEPS	31 SF
REAR WALKWAYS	292 SF
REAR TERRACE	361 SF
POOL PATIO	1,157 SF
POOL	441 SF
EQUIPMENT (A/C, GEN, POOL)	80 SF
TOTAL PROPOSED BUILDING COVERAGE	11,108 SF
BUILDING COVERAGE	
ALLOWABLE	
0 - 5,000 SF	5,000 SF x0.233 1,165 SF
5,000 - 10,000 SF	5,000 SF x0.186 930 SF
10,000 -70,000 SF	45,979 SF x0.062 2,850 SF
	4,945 SF
EXISTING	
BUILDING FOOTPRINT	2,586 SF
FRONT PORCH	86 SF
CABANA / GAZEBO	292 SF
SHED	101 SF
TOTAL EXISTING BUILDING COVERAGE	3,065 SF

NOTE: AS PER ENVIRONMENTAL ENGINEERING REPORT, THERE ARE APPROXIMATELY 17,000 SF OF WETLANDS.

USABLE LOT AREA = 72,979 SF - 17,000 SF = 55,979 SF