



APPROVED

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

Marie DeSoucey
Land Use & Development Official
office 732.842.3022
mdesoucey@rumsonnj.gov

RECEIVED
MAR 12 2026
ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: 3-12-26

Fee: \$ 50

Check # 1744

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

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).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO [MDESOUCEY@RUMSONNJ.GOV](mailto:mdesoucey@rumsonnj.gov) UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH 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 Permit is desired:

Street Address: 17 Bingham Ave Block: 10 Lot: 7 Zone: R-4

2. Applicant's Name: _____ Address: _____

Email _____ Tel. _____

3. Property Owner's Name: David Davino Address: 17 Bingham Ave

Email 1711davino@aol.com Tel. _____

4. Description of Work: _____

Partial Finish Basement

Approx 700 sq ft w/ Half Bath

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: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

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

Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved ☒

Denied ☐

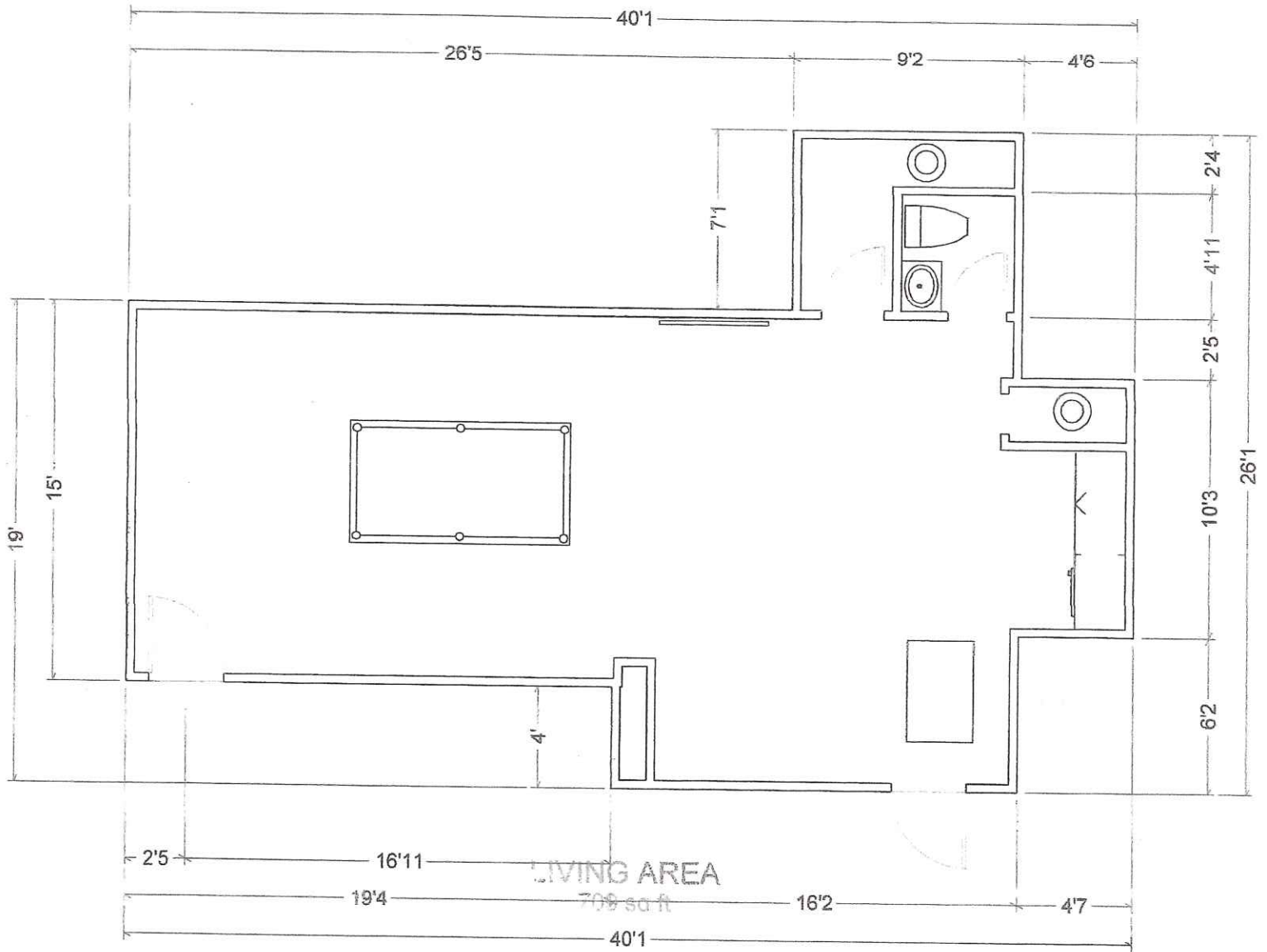
COMMENTS:

Appeals of the 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 permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Marie DeSoucey
Land Use & Development Official

Date

3/12/26



COAH REQUIRED



APPROVED



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Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:

Street Address: 47 Park Ave Block: 37 Lot 22 Zone: R-5

2. Applicant's Name: Vinci Development LLC Address: 138 Levger St, Piscataway, 08854

Email sam@vincicontracting.com Tel. 848 200 5225

3. Property Owner's Name: Vinci Development LLC Address: 138 Levger St, Piscataway 08854

Email sam@vincicontracting.com Tel. 848 200 5225

4. Description of Work: New Construction House & demo of existing home
& accessory structures

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: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

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

Sam Vincal

Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved ☒

Denied ☐

PBGFA = 1246 SF
FA = 3016 SF (100%)
BC = 1780 SF (100%)
LC = 2788 SF (81%)

COMMENTS:

Marcelle Architecture, S&S, dated 12/12/25, no revisions

Lundstrom, Designer & Carr, S&S, dated 1/14/26, rev(1) 2/10/26

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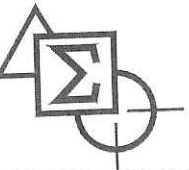
3/16/26
Date

4 bedrooms, cellar 9', 151 SF hab attic

 **APPROVED**
3/10/24 MD

RECEIVED
FEB 12 2026
ZONING OFFICE

NO.	DATE	REVISION DESCRIPTION	BY
1	2/10/26	UPDATED SHEET INDEX & REVISED COVERAGE CALCS	CC

 Lindstrom, Diessner & Carr, P.C. ENGINEERING ❖ SURVEYING ❖ PLANNING 136 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel.(732)477-8900 • Fax.(732)477-8026				
 JEFFREY J. CARR PROFESSIONAL ENGINEER N.J. LIC. NO. 24GE02815800 PROFESSIONAL PLANNER N.J. LIC. NO. 33LI00276400				
COVER SHEET & GENERAL NOTES 47 PARK AVENUE LOT 22 BLOCK 37 BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY				
DRAWN BY: CC	SCALE: AS NOTED	DATE: 1/14/2026	SHEET: 1 OF 5	PROJECT: 25113

R-5 ZONE REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	6,000 S.F.	8,400 S.F.
MIN. LOT WIDTH AND FRONTAGE ⁽⁶⁾	50 S.F.	50 FT.
MIN. FRONT SETBACK	35 FT.	50.0 FT.
MIN. SIDE SETBACK ^{(8) (9)}	8 FT.	8.0 FT.
SIDE SETBACK COMBINED ⁽⁸⁾	18 FT.	18.7 FT.
MIN. REAR YARD SETBACK ⁽⁷⁾	50 FT.	58.0 FT.
MIN. ACCESSORY BUILDING/STRUCTURE SIDE YARD SETBACK	5 FT.	N/A
MIN. ACCESSORY BUILDING/STRUCTURE REAR YARD SET BACK	5 FT.	N/A
SHAPE REQUIREMENT	34 FT.	32 FT.*
MAX BUILDING COVERAGE ^{(1) (3)}	1,797.4 S.F.	1,780.0 S.F.
MAX. LOT COVERAGE ^{(1) (4)}	3,459.6 S.F.	2,788.1 S.F.
MAX. GROSS FLOOR AREA	3,020 S.F.	3,016 S.F.
MAX. GROSS FLOOR AREA RATIO	0.36	0.36
MIN. GROSS RESIDENTIAL GROUND FLOOR AREA (2 STORY) ⁽⁵⁾	600 S.F.	1,177 S.F.
MAX. BUILDING HEIGHT ⁽²⁾		
EAVES	26 FT.	23.16 FT.
HEIGHT (10)**	2 1/2 STORY	2 1/2 STORY
RIDGE	35 FT.	34.93 FT.

* DENOTES EXISTING NON-CONFORMANCE

** INCLUDES HABITABLE ATTIC

1. THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED. ANY SUBSEQUENT ENCLOSING OF THE PORCH, WHICH RESULTS IN EXCEEDING THE MAXIMUM LOT AND/OR BUILDING COVERAGE PERMITTED, SHALL REQUIRE APPROVAL OF A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70C. ANY SUBSEQUENT ENCLOSING OF THE PORCH, WHICH RESULTS IN EXCEEDING THE MAXIMUM FLOOR AREA PERMITTED, SHALL REQUIRE APPROVAL OF A VARIANCE PURSUANT TO N.J.S.A. 40:55D-70D.
2. NO BUILDING SHALL EXCEED TWO STORIES PLUS A HABITABLE ATTIC OR BASEMENT.
3. USABLE LOT AREA 8,400 S.F. - BASIS FOR MAXIMUM BUILDING COVERAGE 3,400 S.F. + LOT COVERAGE OVER 5,000 S.F. ADDED $(3,400 \times 0.186 = 632.4 \text{ S.F.}) = 1,165 \text{ S.F.} + 632.4 \text{ S.F.} = 1,797.4 \text{ S.F.}$
4. USABLE LOT AREA 8,400 S.F. - BASIS FOR MAXIMUM LOT COVERAGE 3,400 S.F. + LOT COVERAGE OVER 5,000 S.F. ADDED $(3,400 \times 0.319 = 1,084.6 \text{ S.F.}) = 2,375 \text{ S.F.} + 1,084.6 = 3,459.6 \text{ S.F.}$
5. USABLE LOT AREA 8,400 S.F. - BASIS FOR MAXIMUM PERMITTED FLOOR AREA = 3,020 S.F.
6. LOT WIDTH AND FRONTAGE MEASURED ALONG FRONT SETBACK LINE.
7. MINIMUM REQUIRED REAR YARD IN THE R-5 ZONE SHALL BE AT LEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FT. WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FT. $(168 \text{ FT. LOT DEPTH} \times 30\% = 50.4 \text{ FT.})$
8. IF FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE EQUAL TO THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS 2 FT. MIN. SIDE SETBACK = 6 FT. + 2 FT. = 8 FT. MIN. COMBINED SIDE SETBACK = 16 FT. + 2 FT. = 18 FT.
9. IN THE R-5 ZONE, MINIMUM SIDE YARDS SHALL NOT BE PLACED ADJACENT TO ONE ANOTHER.

FRAME
GARAGE

LOT 23
(TM)

X16.80

LOT 21
(TM)

X18.07

N 59°14'15" E 168.00'

S 59°14'15" W 168.00'

BLOCK 37 (TM)

LOT 22 (TM)

LOT 106 (FM)

8,400 ± S.F.

0.1928 ± AC.

FRAME
GARAGE

FF 16.90

4.8'

CHAIN LINK FNC

ALL EXISTING SITE
FEATURES AND
STRUCTURES TO BE
REMOVED

PAVERS

STONE
DRIVE

BRICKS

1½ STORY
FRAME
DWELLING
No.47

SB#2

FRAME
DWELLING
No.49

GAS
METER

CHIM.

PORCH

PAVED
DRIVE

CAP
FND

P.O.B.
CAP
FND

ALL EXISTING SITE
FEATURES AND
STRUCTURES TO BE
REMOVED

SLATE

CONC. SIDEWALK

50.00'

CURB

UTILITY
POLE

DEP. CURB

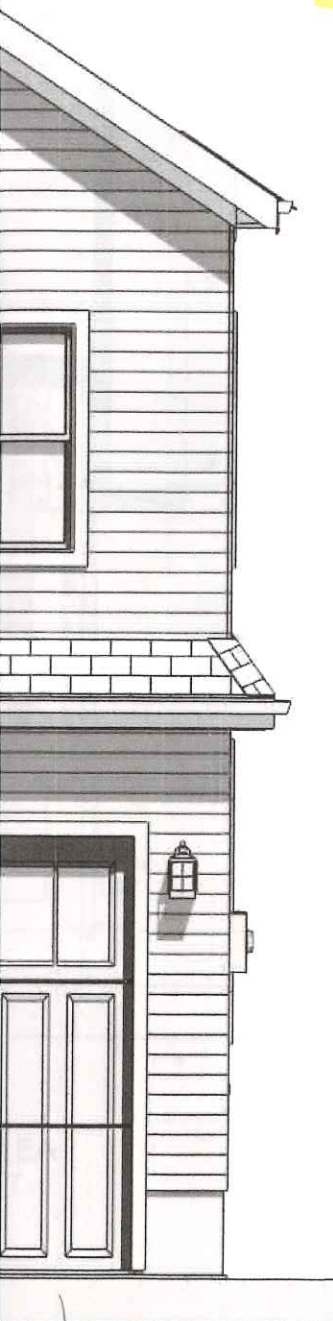
DEP. CURB

CONC.

THE KITCHEN EXHAUST HOOD SHALL COMPLY WITH NJ IRC M1505. IF THE EXHAUST HOOD EXCEEDS 399 CFM A FRESH AIR INTAKE WILL BE PROVIDED. SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWNSHIP PRIOR TO INSTALLATION.

BRACING METHOD TO BE THE "CONTINUOUS SHEATHING METHOD" (CS METHOD)

USE HORIZONTALLY INSTALLED 1/2" THICK SHEATHING AND PROVIDE INTERIOR 2X4 BLOCKING AT ALL HORIZONTAL PLYWOOD SEAMS. NAIL PLYWOOD TO BLOCKING FROM OUTSIDE; PROVIDE FLOOR TO FLOOR STRAPPING CS14 - 48" LONG @ 48" O.C.



Building Characteristics for Zoning Officer

PROPOSED BUILDING AREAS (interior of exterior walls)

1433	FIRST FLOOR
1432	SECOND FLOOR
151	ATTIC AREA AT 7'-0" HIGH OR GREATER
3016	TOTAL HEATED AREA

10.54% Ratio Finished Attic @ 7' or greater to 2nd flr area

62.71% Ratio Attic @ 5' or less to 2nd flr area

898 Attic floor Area Less than 5'-0" clg. Ht.

PROPOSED BUILDING COVERAGE AREAS (SF)

1643	Dwelling Footprint including roof overhangs
181	Front Porch (including roof overhangs)
142	Rear Porch (including roof overhangs)
-186	Roof Overhangs up to 12 inches
1780	TOTAL AREA

PROPOSED FAR (interior of exterior walls)

1433	FIRST FLOOR HEATED LIVING AREA
1432	SECOND FLOOR
151	ATTIC ABOVE 7'-0"
3016	TOTAL AREA (3020 sf Max allowed)

Building Characteristics for Building Official

Proposed Gross Floor areas (Building Official)

1246	First Floor
1456	Second Floor
387	Attic at 7'-0" or greater
3089	Total Gross Area

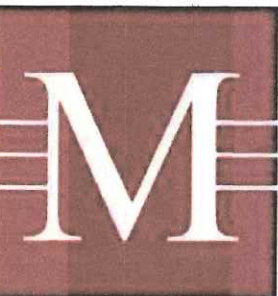
26.58% Ratio Attic area to second floor

BUILDING CHARACTERISTICS		
	EXISTING	PROPOSED
USE GROUP:	R-5	R-5
Construction Class	5B	5B
No. of Stories		2.5
Height of Structure		34.93'
Area- Largest Floor		1456
New Build. Area/All Floors		3089
Volume of New Structure		88,345
Max. Live Load		40
Max. Occupancy Load		N.A.

Marcille Arch
505 Main Street
Second Floor Metuchen
(p) 732-662-5824 (f)
mark@mpm-arch.com
308 SE Central Ave S

PROJECT DESCRIPTION:

47 Park Avenue
Rumsen, NJ 07760
Job No 25-164 47 Park Ave



Mark P. Marcille RA
NJ LICENSE # 16478
PA LICENSE # 40392

DATE:

12.12.2025

SCALE:

AS NOTED

SHEET:

A-1



APPROVED

cellar ~ 9'
sheet 4
4 Bedrooms

elevation?