

RUMSON ZONING BOARD
FEBRUARY 18, 2020
MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Chairman Brodsky, Mrs. Kirkpatrick, Mrs. McGill, Mrs. Carras, Mr. Blum, Mr. Shissias, Mr. Hofferber, Mr. Duddy
Absent: Mr. Torcivia, Mr. Izzo

Also present: Bernard Reilly, Esq., Fred Andre', Zoning Officer and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Fred Andre', the Borough Zoning Officer was sworn in.

Mr. Reilly swears in Gabrielle McGill for a two-year term as an Alternate Member of the 2020 Zoning Board.

Chairman Brodsky requests that the application of Colin and Sarah Bradley for property located at 94 West River Road be presented for the Board's consideration.

Rick Brodsky, Esquire, from the Ansell, Grimm and Aaron law firm addressed the Board. Mr. Brodsky explained that the application entails the construction of a new covered porch, expansion of the second-floor bedroom with a new covered balcony, enclosure of existing breezeway, conversion of the existing two-car garage into living space and the construction of a new two-car attached garage with cellar access at the premises. The property is currently nonconforming due to the pre-existing multiple residences, minimum lot width and frontage, interior lot shape and having an accessory building located in the front yard. The residence is nonconforming in minimum side setback. The new construction will create no new nonconformities.

Mr. Brodsky introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials. Mr. Condouris supplied the Board with an aerial photograph and a colored rendering, which were marked A-1 and A-2 respectfully.

Mr. Condouris described the interior and exterior architectural details of the proposal. The existing accessory building is located in the front yard between the street and the principal residence; has insufficient side setback; exceeds the permitted building height; and the second-floor usable floor area is greater than one-half of the ground floor with heat and air conditioning. There are no proposed changes to the accessory structure and shall remain as is.

Mr. Brodsky introduced Sarah Bradley, the property. Mrs. Bradley was sworn in. Mrs. Bradley explained the rationale for the proposal and stated that the existing shed at the property is not attractive and may or may not be removed.

Board Members suggested a grading plan be submitted for review and approval by the Board and Board professionals' approval.

Chairman Brodsky opened the application for public comments and/or questions. There being none, the public portion was closed.

After further discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Hofferber made a Motion to approve the application as submitted; Seconded by Mr. Duddy.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mrs. McGill, Mrs. Carras, Mr. Blum, Mr. Shissias, Mr. Hofferber, Mr. Duddy

Nays: None

Chairman Brodsky requested that the application of Joel and Meryl Smith for property located at 19 Ward Lane be presented for the Board's consideration.

Joel Smith, property owner, was sworn in. Mr. Smith testified that the proposal is to expand the existing driveway to create a circular driveway and add a second curb cut at the existing premises. The new construction will create nonconformities in having a second curb cut where only one is permitted. The rationale is that backing into the intersection of Ward Lane and Center Street a dangerous maneuver. Ward Lane is a narrow, 20-foot-wide, two-way street. There's significant traffic generated by Murphy's Tavern, the public dock access, River Road retail shops, the recycling center and school pedestrian traffic. There is also parking on the north side of the street. The proposal would allow for a safer forward movement from the driveway.

Meryl Smith, property owner, was sworn in. Mrs. Smith testified that the original house did not have a garage and the driveway went further back and is a double wide lot. The property will be attractively landscaped.

Board Members expressed concern with parking in the front yard of a residence, lack of evidence to justify the grant of the variance and questioned the maneuverability of the proposal.

The applicants requested that application be carried to the next available meeting to investigate and supply further testimony. Chairman Brodsky announced that the application will be carried to the April 21, 2020 meeting without further notice.

Chairman Brodsky announced that the continued application of Chris and Stephanie Ade for property located at 14 Monmouth Street be presented for the Board's consideration.

Anthony Condouris, project architect, was sworn at the November 19th meeting and remains under oath. Mr. Condouris advised that the applicants have revised the original plans, keeping the same footprint, replacing the pull-down stairs with L-shaped fix stairs with parking underneath, the exterior will remain the same.

In anticipation of the Board looking favorably on the revised plans; Mr. Reilly supplied the Board with a Resolution approving the application of Chris and Stephanie Ade for property located at 8 Ivins Place, Block 107, Lot 1, for the Board's consideration.

After Board discussion and review, Chairman Brodsky asked the pleasure of the Board. Mr. Shissias made a motion to approve the Resolution based on the revised plans as submitted; Seconded by Mr. Blum.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mr. Shissias

Nays: None

Abstain: Mrs. Kirkpatrick, Mrs. McGill, Mrs. Carras, Mr. Hofferber, Mr. Duddy

Mr. Reilly submitted a Resolution approving the application of Mark and Amy Sergeant for property located at 6 Island Road, Block 72, Lot 1, for the Board's consideration.

After Board review and discussion, Mr. Hofferber made a motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Blum, Mr. Hofferber, Mr. Duddy

Nays: None

Abstain: Mr. Shissias, Mrs. Kirkpatrick, Mrs. McGill

Mr. Reilly submitted a Resolution approving the application of Christian and Erica Platusich for property located at 64 Washington Street, Block 34, Lot 5, for the Board's consideration.

After Board review and discussion, Mr. Hofferber made a Motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Shissias, Mr. Hofferber, Mr. Duddy

Nays: None

Recused: Mr. Blum

Abstain: Mrs. Kirkpatrick, Mrs. McGill

In anticipation of the Board looking favorably on the Bradley application, Mr. Reilly submitted a Resolution approving the application for property located at 94 West River Road, Block 1, Lot 8, for the Board's consideration.

After Board review and discussion, Mr. Duddy made a motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mrs. McGill, Mrs. Carras, Mr. Blum, Mr. Shissias, Mr. Hofferber, Mr. Duddy

Nays: None

Chairman Brodsky asked for comments on the January 21, 2020 Zoning Board Minutes. Mr. Hofferber made a Motion to approve the Minutes as submitted; Seconded by Mr. Duddy. By voice vote the January 21, 2020 Minutes were approved with Mrs. Kirkpatrick and Mrs. McGill abstaining from the vote.

Chairman Brodsky and Board Members thanked Mr. Duddy for his years of service and wished him a fond farewell and luck in his future endeavors.

There being no further business before the Board, the meeting was adjourned at 9:20 p.m.

The March 24, 2020 and April 21, 2020 have been cancelled.

The next scheduled meeting will be May 19, 2020 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson