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

ZONING BOARD AGENDA
BOROUGH OF RUMSON
November 19, 2026
7:30 P.M.

→ Pledge of Allegiance

→ Roll Call

→ Statement of compliance with the notice requirements of the Open Public Meetings Act.

Administrative

- Approval of October 22, 2026 Meeting Minutes ***Approved***

- Resolutions ***Approved***
  - **#26-8113_Cina**, 16 Harbor Drive, B111, L22 & 22.01, Zone: R-2
  - **#26-8123_Yorke**, 27 Tuxedo Road, B124 L23, Zone: R-1
  - **#26-8124_Capital Home Builders**, 6 Third Street, B24.01 L3, Zone: R-5
  - **#26-8126_Panucci/Giorgia's**, 102 Avenue of Two Rivers, B62 L20, Zone: NB
  - **#26-8127_Czop**, 1 Rosalie Avenue, B56 L11, Zone: R-6

Old Business

- **#26-8125_Salvaggio**, 32 Ridge Road, B62, L25, Zone: NB/R-4 ***Approved***
  Applicant requests permission to revise the previously submitted plans.

New Business

- **#26-8128_Harty**, 23 Avenue of Two Rivers, B49 L25, Zone: R-5 ***Approved***

  Proposed improvements include renovation of the existing elevated first floor and uninhabitable lower level, removal of the existing half-story, and construction of a new one-and-one-half-stories within the existing building footprint. Additional improvements include expansion of the front covered overhang, a new rear deck, and a utility platform. Relief requested: expansion of a nonconforming building, a "d" variance for FAR, and bulk "c" variances for front-, side-, and rear-yard setbacks to the waterway, floor area, building coverage, and required off-street parking. The classification of the rear deck as a covered porch is also disputed.

- **#26-8129_DePalma**, 13 Woodmere Avenue, B133, L8, Zone: R-4 ***Approved***

  Proposed construction of a new single-family dwelling with attached raised patios, a pool and spa at a lower site elevation, and associated patios on an existing oversized, nonconforming lot. Relief requested: new construction on a nonconforming lot and bulk "c" variances for the floor area cap, principal- and accessory-building rear-yard setbacks, and lot shape diameter.

- **#26-8130_Rudolph,** 1 Riverview Ave, B57, L3, Zone: R-6 ***Started-Carried (Dec)***

  The proposed development involves substantial reconstruction and expansion of the existing dwelling, resulting in a five-bedroom, two-and-one-half-story single-family dwelling with a front porch, new attached one-car garage, and full basement. Relief requested: expansion of a nonconforming building, required off-street parking and bulk "c" variances in connection with: front yard setback, rear yard setback and building coverage.

- **Corodemus**, 17 Bingham Court, B94 L5, Bldg #5, Zone: BA ***Carried (Dec)***

  Proposed installation of a therapeutic spa on an existing patio, where the proposed use is not permitted. Relief requested: a "d(1)" use variance.

- **33 Oakes LLC**, 33 Oakes Road, B105 L4.01, Zone: R-2 ***Carried (Dec)***

  Proposed improvements include an addition to the existing single-family dwelling for a two-car garage, gym, and golf room; removal of the existing detached garage; and construction of a pool/spa and pergola on a raised patio. Additional improvements include significant grading changes and driveway reconfiguration. Relief requested: expansion of a nonconforming building and bulk "c" variances for building coverage, intensified front-yard setback, garage doors facing the street, driveway width, and required off-street parking behind the front-yard setback. A design waiver is requested for the nonconforming link.

Executive Session

Adjournment

Next Meeting: **December 17, 2026**, at 7:30 p.m.