

RUMSON ZONING BOARD
JUNE 21, 2022
MEETING MINUTES

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

Also present, Bernard Reilly, Esq., Fred Andre', Dana Webb and Eric Paone Hurd, Moderator.

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

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

Chairman Brodsky announced that this is the last meeting Fred Andre' will be attending as the Zoning Officer and thanked him for dedication and service to the Borough, the Zoning and Planning Boards. On behalf of the Borough of Rumson, the Members of the Zoning and Planning Boards and their professional staff we wish him all the best in his well-deserved retirement. He will be missed.

Chairman Brodsky announced the application of **Robert Post** for property located at **14 Warren Street** be presented for the Board's consideration.

Mr. Reilly clarified that the application is for a Floor Area Cap as opposed to a Floor Area Ratio and would require a simple majority of affirmative votes for an approval.

Robert and Lauren Post, the property owners were sworn in. Mr. Post introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials.

Mr. Condouris testified that the proposal is to elevate the existing residence and construct a new two-story addition and a covered front porch. The residence is currently nonconforming in rear setback for lots bordering on the river. Mr. Condouris described the interior floor plans and the exterior architectural details of the proposal.

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

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

Roll call vote:

Ayes: Mr. Izzo, Mr. Hofferber, Mrs. Carras, Mr. Shissias, Mr. Carey, Mr. Torcivia, Chairman Brodsky

Nays: None

Chairman Brodsky announced the application of **Shore Home Builders, L.L.C.** for property located at **49 East River Road** be presented for the Board's consideration.

Mr. Reilly advised that the Floor Area Ratio variance is not applicable for this application, and the maximum floor area cap requires a simple majority vote for approval.

Charles Kelly, Esquire representing the applicant addressed the Board. Mr. Kelly introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials.

Mr. Condouris stated that the application is to raze the existing structure and construct a new two-story single-family dwelling with a covered porch, rear screened porch, pool and a 100 square foot cabana and a detached garage. Mr. Condouris advised that the proposed maximum floor area calculation should be corrected to 3,841 square feet where 3,500 square feet is permitted.

Mr. Condouris stated that the application requires two variances, one for building coverage and floor area. The lot is oversized for the zone and can accommodate the floor area and building coverage proposed.

Mr. Condouris described the subject and surrounding properties. Mr. Condouris explained the interior floor plans and the exterior architectural details.

Chairman Brodsky opened the application for public comments and/or questions. Thomas Clark residing at 43 East River Road was sworn in. Mr. Clark expressed concern with the circular driveway being used for vehicle parking in the front yard. Kevin

Savage residing at 2A Lakeside Avenue was sworn in. Mr. Savage inquired about the status of the tree line along Palm Tree Pond.

Steven Lapitzki, the property owner, was sworn in. Mr. Lapitzki testified that they propose to enhance the landscaping on the property and any trees removed will be replaced.

There being no further public questions and/or comments, the public portion was closed.

Board Members commented that the variance requests are reasonable compared to the size of the property and requested landscaping and tree removal plans be submitted for review and approval; and expressed concern with the circular driveway proposed.

The applicant is willing to eliminate the two access points and the turnaround and will submitted revised plans for review and approval and requested the application be carried to the next available meeting.

Mr. Reilly announced the application will be carried to the July 19, 2022 Zoning Board Meeting at 7:30 p.m. without further notice being required.

Mr. Reilly submitted Resolutions approving the applications of Jesse Harty for property located at 23 Avenue of Two Rivers, Block 49, Lot 25; Adam and Jessica Pasholk for property located at 11 Heathcliff Road, Block 118, Lot 6. After review Mrs. Carras made a motion to approve the Resolutions as submitted; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Mr. Hofferber, Mrs. Carras, Mr. Carey, Chairman Brodsky

Nays: None

Abstain: Mr. Torcivia, Mr. Shissias

Mr. Reilly submitted a Resolution approving the application Michael and Vanessa Schoor for property located at 70 Washington Street, Block 49, Lot 25.

After review Mr. Izzo made a motion to approve the Resolution as submitted; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Mr. Izzo, Mr. Hofferber, Mrs. Carras, Mr. Carey

Nays: None

Abstain: Mr. Torcivia, Mr. Shissias, Chairman Brodsky

Mr. Reilly submitted a Resolution for an extension of time for the April 21, 2021 Resolution approving the application of 11 Highland Avenue.

Roll call vote:

Ayes: Mr. Izzo, Mr. Hofferber, Mrs. Carras, Mr. Shissias, Mr. Carey, Mr. Torcivia, Chairman Brodsky

Nays: None

Chairman Brodsky asked for comments on the May 17, 2022 Zoning Board Meeting Minutes. Chairman Brodsky made a Motion to approve the Minutes as submitted; Seconded by Mr. Hofferber. By voice vote the May 17, 2022 Meeting Minutes were approved with Mr. Torcivia and Mr. Shissias abstaining from the vote.

Mr. Reilly advised that an Executive Session was not necessary.

There being no further business motion was made and seconded to adjourn for the evening at approximately 9:20 pm.

The next regularly scheduled meeting will be held virtually on **July 19, 2022** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson