

RUMSON ZONING BOARD
APRIL 19, 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: Chairman Brodsky, Mr. Torcivia, Mr. Hofferber, Mrs. McGill, Mr. Shissias
Absent: Mrs. Carras, Mr. Izzo

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.

Mr. Reilly announced that the applicants **Donald and Susanne Asay** for property located at **81 Blackpoint Road** requested the application be carried for a full complement of the Board to the May 17, 2022 Meeting at 7:30 pm without further notice required.

Mr. Reilly announced that Mark Casazza, Equire representing the application of **Michael and Vanessa Schorr** for property located at **70 Washington Street** requested the application be carried for a full complement of the Board to the May 17, 2022 Meeting at 7:30 pm without further notice being required.

Chairman Brodsky announced the application of **Christopher and Estelle Gillis** for property located at **151 Bingham Avenue** be presented for the Board's consideration.

Rick Brodsky from the Ansell, Grimm and Aaron law firm representing the applicants addressed the Board. Mr. Brodsky 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 construct a new two-story attached garage with a lift at the premises. The new construction will create nonconformity in maximum lot coverage of 15,642 square feet, which requires a variance. The property is one and half acres.

Mr. Condouris described the existing conditions and explained the rationale for the placement of the new garage. He stated that the extension of the driveway contributes to the increase in lot coverage. Mr. Condouris explained the interior floor plans. The proposed garage is setback and not visible from Bingham Avenue.

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

Board Members felt that this was not an unreasonable request and will allow for enclosed storage on vehicles.

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

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Hofferber, Mr. Shissias, Mrs. McGill

Nays: None

Chairman Brodsky announced the application of **Robert and Ann Babeuf** for property located at **1 Dogwood Lane** be presented for the Board's consideration. Robert and Ann Babeuf were sworn in.

Mr. Babeuf stated that proposal is to construct a new two-story rear addition at the existing premises. The property is currently nonconforming in minimum lot area, width and frontage. The residence is nonconforming in building front and rear setbacks. The new addition will intensify the existing rear setback nonconformity. The addition is to expand the kitchen area on the first floor and add closet space and laundry facilities on the second floor.

Chairman Brodsky opened the application for public questions and/or comments. Laura Atwell residing at 4 Dogwood Lane was sworn in. Ms. Atwell spoke in favor of the application. There being no further public questions and/or comments, 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 presented; Seconded by Mrs. McGill.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Hofferber, Mr. Shissias, Mrs. McGill

Nays: None

Chairman Brodsky announced the application of **Laura Rodgers and Justin Nastro** for property located at **21 Blossom Road** be presented for the Board's consideration. Ms. Rodgers and Mr. Nastro were sworn in. Ms. Rodgers introduced Mark R. Fitzsimmons, a New Jersey licensed architect. Mr. Fitzsimmons was sworn, and the Board accepted his credentials.

Mr. Fitzsimmons described the existing conditions at the premises. The proposal is to construct a new two-story rear addition and a one-story screened-in porch at the property. The new construction will create a nonconformity in floor area of 3,747 square feet. Mr. Fitzsimmons explained the interior floor plans and exterior elevations.

Board Members stated the application makes this older home more functional and the increase in the floor area of 702 square feet is reasonable in the R-4 Zone where 3,500 square feet permitted.

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 presented; Seconded by Mr. Shissias.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Hofferber, Mr. Shissias, Mrs. McGill

Nays: None

Mr. Reilly submitted Resolutions approving the applications of North Watch Investors, LLC, for property located at 7 Meadowbrook Avenue, Block 49, Lot 15; and for Joseph and Alexandria Trucano for property located at 44 Ridge Road, Block 61, Lot 19.

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

Roll call vote:

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

Nays: None

Abstain: Mr. Torcivia, Mrs. McGill

Mr. Reilly submitted a Resolution approving the application of Michael and Anna Ingrassia for property located at 9 Robin Road, Block 97, Lot 19. After review Chairman Brodsky made a motion to approve the Resolution as submitted; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Hofferber

Recused: Mr. Shissias

Abstain: Mr. Torcivia, Mrs. McGill

Chairman Brodsky asked for comments on the March 15, 2022 Zoning Board Meeting Minutes. Mr. Hofferber made a Motion to approve the Minutes as submitted; Seconded by Chairman Brodsky. By voice vote the March 15, 2022 Meeting Minutes were approved with Mr. Torcivia and Mrs. McGill abstaining from the vote.

At this Executive Session is held to discuss pending litigation.

There being no further business motion was made and seconded to adjourn for the evening at approximately 8:45 pm.

The next regularly scheduled meeting will be held virtually on **May 17, 2022** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson