



RUMSON ZONING BOARD
August 27, 2026
MEETING MINUTES

The regularly scheduled meeting was called to order at 7:30 p.m. with a salute to the flag, followed by a roll call.

Present: Mrs. Mayo, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Absent: Mr. Hawley, Mr. Ehrenberg

Also present: Michael Steib, Esq., and Marie DeSoucey, Board Secretary

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

Marie DeSoucey was sworn in.

Administrative

Mr. Ward made a motion to approve the July 23, 2026 Zoning Board Meeting Minutes as submitted; seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Nays: None

Abstain: Mr. Carey

Mr. Izzo made a motion to approve **Resolution #26-8107** approving the application of **Sean Moran** for property located at **9 North Ward Avenue, Block 80, Lot 20** in the **R-2 Zone**; seconded by Mr. Ward.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Nays: None

Abstain: Mr. Carey

Mr. Izzo made a motion to approve **Resolution #26-8109** approving the application of **Samuel and Katherine Barthelme** for property located at **3 Tennis Court Lane, Block 104, Lot 3.01** in the **R-2 Zone**; seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Nays: None

Abstain: Mr. Carey

Mr. Ward made a motion to approve **Resolution #26-8116** approving the application of **Ryan and Courtney Zanetich** for property located at **4 North Cherry Lane, Block 23, Lot 8** in the **R-4 Zone**; seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Nays: None

Abstain: Mr. Carey

Mr. Ward made a motion to approve **Resolution #26-8117** approving the application of **John Timoni and Michele Leiro** for property located at **105 South Ward Avenue, Block 139, Lot 22** in the **R-2 Zone**; seconded by Mr. Izzo.

Roll call vote:

Ayes: Mr. Izzo, Mr. Calder, Mr. Ward

Nays: None

Abstain: Mrs. Mayo, Mr. Brown, Chairman Hofferber, Mr. Carey

Mr. Izzo made a motion to approve **Resolution #26-8118** approving the application of **Erica and Cyril Goddeeris** for property located at **15 Heathcliff Road, Block 119, Lot 6** in the **R-1 Zone**; seconded by Mr. Calder.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Nays: None

Abstain: Mr. Carey

Announcements:

None

Old Business:

The continued application of **Sebastian Cina** for property located at **16 Harbor Drive, Block 111, Lot 22 and 22.01 in the R-2 Zone** was presented for the Board's consideration.

The Board is in receipt of the following additional exhibit: A-12 Architectural Plot Plan, Elevation and Floor Plans prepared by Architect Darcy, revised 08/05/2026.

Rick Brodsky, Esquire, from the Ansell, Grimm and Aaron law firm, representing the applicant, addressed the Board. Mr. Brodsky stated the bulk of the application centered on outdoor improvements to the backyard. At the previous hearing, the Board expressed concern with the original proposal. As a result, the applicant has amended the application to reduce the extent of the relief being sought. The proposed pool has been reduced by approximately 30 percent; the patio was significantly reduced; and the accessory pergola, cabanas, koi pond and exterior bathroom facility have been removed from the plans. The outdoor kitchen area has been reduced significantly.

Mr. Brodsky recalled David Darcy, project architect. Mr. Darcy was sworn in at the last hearing and remains under oath. Mr. Darcy described the revisions to the site plan. The removal of the 460-square-foot pergola and patio eliminates the setback variance. The covered roof structure has been reduced to 962 square feet. The pool has been reduced to 905 square feet. The adjacent patio has been reduced to 435 square feet.

A revised 11x17 Zoning chart, exhibit A-13, prepared by Mr. Darcy and a summary chart, exhibit A-14, prepared by Mr. Brodsky was entered into the record. The variances being sought are for maximum building coverage of 6,920 square feet, maximum lot coverage of 15,577 square feet, maximum gross floor area of 8,896 square feet and floor area ratio of 0.145.

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

Mr. Brodsky stated there are no engineering or drainage concerns. The property is on the water, and the drainage flows into the river. None of the proposed improvements are visible to the neighbors. The application is for reasonable outdoor amenities to serve the home.

Board members appreciated the revisions to the plans; however, there was still concern regarding the requested overages in maximum building coverage and lot coverage. Mr. Darcy reviewed the conditions at the time of purchase, existing conditions, proposed improvement calculations and the ordinance requirements.

Ms. DeSoucey asked for clarification on the type of large planters listed on the plans. Mr. Darcy stated that they are open bottom landscape planters and a flower bed.

Mr. Brodsky requested the application be carried to the next available meeting.

Mr. Steib announced the application will be carried to the October 22, 2026 Zoning Board meeting at 7:30 p.m. without further notice required.

New Business:

The application of **Glenn Hofferber** for property located at **82 Washington Street, Block 34, Lot 14** in the **R-5 Zone** was presented for the Board's consideration.

Chairman Hofferber recused himself from hearing the application.

Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Architectural Site Plan, Elevation and Floor Plan prepared by Anthony M. Condouris, dated 04/17/2026; A-2 Development

Application dated 05/22/2026; A-3 Denial Memorandum dated 06/01/2026; A-4 Variance Application dated 06/19/2026.

Glenn Hofferber, the applicant, was sworn in. Mr. Hofferber stated the application is for variance approval for building coverage in connection with a covered rear porch. Mr. Hofferber characterized the request as a standard c2 variance and cited the purposes of zoning that would be advanced. He stated that the benefit of granting the variance outweighs any detriment to the public good and does not impair the intent or purpose of the zone plan or zoning ordinance. Mr. Hofferber gave the rationale for the request. Mr. Hofferber submitted a photoboard with six 8 1/2-inch by 11-inch photographs, marked A-5.

Mr. Hofferber described the conditions depicted in the photographs.

Vice Chairperson Mayo opened the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Vice Chairperson Mayo asked the pleasure of the Board. Mr. Carey made a motion to approve the application as presented; seconded by Mr. Izzo.

Roll call vote:

Ayes: Vice Chairperson Mayo, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown

Nays: None

Recused: Chairman Hofferber

The application of **Kevin and Amanda Karl** for property located at **17 Heathcliff Road, Block 119, Lot 5** in the **R-1 Zone** was presented for the Board's consideration.

Chairman Hofferber resumed his seat on the dais.

Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Land Use and Development Permit Application dated 12/17/2025; A-2 Variance Application dated 06/17/2026; A-3 Denial Memorandum revised 06/17/2026; A-4 Architectural Site Plan, Elevation and Floor Plans prepared by Kurt J. Ludwig, revised through 04/27/2026.

John Anderson, Esquire, representing the applicant, addressed the Board. Mr. Anderson stated this is a somewhat isolated lot at the end of Heathcliff Road, shallow in nature. It is heavily screened on three sides. The lot is slightly undersized at 1.46 acres and is constrained by wetlands and a wetlands buffer on the north side. The proposal is to remove the shed and gazebo. The improvements to the home consist of a small front addition with a covered porch, a two-story rear addition and covered porch with an outdoor kitchen and deck above, an outdoor rinse station, new siding, a new roof and additional AC units.

Mr. Anderson introduced Kurt Ludwig, a New Jersey licensed architect. Mr. Ludwig was sworn in, and the Board accepted his credentials. Mr. Ludwig explained the existing conditions at the subject premises. Mr. Ludwig described the proposed renovations, exterior elevations, architectural details, materials and the interior floor plans.

Mr. Anderson introduced Andrew Janiw, a New Jersey licensed planner. Mr. Janiw was sworn in, and the Board accepted his credentials. Mr. Janiw submitted an Aerial Photograph marked A-5; A-6, a zoomed-out neighborhood aerial with five photographs; and A-7, consisting of six photographs of adjacent properties.

Mr. Janiw oriented the Board to the subject property and surrounding properties. The usable lot area is 1.26 acres. The proposal is to renovate the home, adding a front porch and creating a front yard setback of 47.98 feet where 100 feet is required. Relief is also being sought for the floor area of 8,303 square feet. A portion of the addition goes to the rear of the property within the 100-foot setback. A variance is also being requested to expand an existing nonconforming structure. D variance relief is requested for Floor Area Ratio of 0.13.

Mr. Janiw submitted A-8, a handout of existing homes in the neighborhood, described the contents and provided a comparison of those homes and lot sizes.

Mr. Janiw cited goals and objectives of the Master Plan and purposes of the MLUL that are advanced by this proposal. There is no substantial detriment to the public good, zone plan or Master Plan. The benefits of granting the requested variances outweigh any detriments.

Mr. Anderson submitted a letter from the DEP dated 11/21/2025, marked A-9.

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

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Ward made a motion to approve the application as presented; seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown,
Chairman Hofferber

Nays: None

The application of **Charles and Brittne Bordonaro** for property located at **144 Black Point Road, Block 72, Lot 9** in the **R-2 Zone** was presented for the Board's consideration.

Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 08/07/2026; A-2 Denial Memorandum dated 06/16/2026; A-3 Memorandum dated 07/28/2026; A-4 Plot Plan

prepared by InSite Engineering, revised 06/22/2026; A-5 Architectural Plans prepared by Harrison Design, dated 11/11/2025.

Rick Brodsky, Esquire, from the Ansell, Grimm and Aaron law firm, representing the applicant, addressed the Board. The proposal is to raze the existing dwelling and construct a new single-family home with a three-car garage, a pool and a patio. It is an existing irregularly shaped flag lot. The variances being requested are lot shape diameter, minimum frontage and driveway setback due to the existing flag-lot configuration. The proposed home will comply with all the bulk criteria.

Mr. Brodsky introduced Jennifer Barnett, a New Jersey licensed engineer and planner. Ms. Barnett was sworn in, and the Board accepted her credentials. Ms. Barnett explained the existing conditions at the subject property. Ms. Barnett testified that the existing nonconformities are as follows: the existing frontage on the flag lot is 21.35 feet and 100 feet is required and the existing lot shape diameter is 72.1 feet and 115 feet is required. The existing driveway setback is in the flagpole portion of the lot and will be resurfaced and will remain.

The basement is contingent on the high-water table. Any change in the proposed plans would result in a lower cellar height or be subject to returning to the Board for approval.

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

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Izzo made a motion to approve the application as presented; seconded by Mr. Ward.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown,
Chairman Hofferber

Nays: None

The application of **Graham and Katie Manley** for property located at **82 West River Road, Block 1, Lot 12** in the **R-1 Zone** was presented for the Board's consideration.

Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Land Use and Development Application dated 03/06/2026; A-2 Denial Memorandum revised 08/19/2026; A-3 Application for Variance dated 05/05/2026; A-4 InSite Engineering response dated 04/03/2026; A-5 Boundary and Topographic Survey prepared by InSite Engineering, revised 12/10/2025; A-6 Plot Plan prepared by InSite Engineering, dated 12/19/2025; A-7 Architectural Elevation and Floor Plans prepared by Peter Zimmerman Architects, dated 04/27/2026.

Mark Aikins, Esquire, representing the applicants, addressed the Board. Mr. Aikins submitted A-8, an August 12, 1987 Uniform Construction Code Certificate of Occupancy for the three-car garage and apartment above. The proposal is for a first-floor addition and basement along the

riverfront side of the house, a two-story deck addition, a covered front porch, a new deck, a small front first-floor addition, relocation of the existing inground pool with (coupling) and a new greenhouse in the front yard. The proposal also includes a modification to the second floor of the detached garage, a two-story addition with a deck, a porch and an outdoor shower, for a total of 3,588 square feet.

Mr. Aikins introduced Jennifer Barnett, a New Jersey licensed engineer and planner. Ms. Barnett was sworn in, and the Board accepted her credentials. Ms. Barnett submitted A-9, existing conditions.

Ms. Barnett described the existing conditions at the subject premises and the proposed improvements. The property is a flag lot and contains existing nonconformities. The lot area is 6.5 acres. The minimum lot circle diameter is 248 feet. The existing single-family home is conforming with respect to front, rear and side setbacks, as well as building height and number of stories.

Ms. Barnett described the proposed driveway and outdoor improvements with their associated setbacks. The fire pit and hot tub are proposed in conforming locations. Variances are required for the greenhouse and cold-frame structures proposed in the front yard with conforming setbacks and height.

The proposal is to add additions to the existing detached garage, which currently has living space on the second floor. The first-floor area of the addition will be used as a pool house/lounge. Two bedrooms are to remain on the second story, and the addition will be used as a gym, recreation area and storage space. The garage complies in location and setbacks. A variance is being sought for height, number of stories and 1,777 square feet of usable floor area on the second floor.

The proposed building coverage is 9,391.02 square feet where 13,536.97 square feet is permitted. The proposed lot coverage is 36,725.4 square feet where 43,492.87 square feet is permitted. The proposed floor area is 15,977 square feet, where 23,050.37 square feet is permitted. The proposed floor area ratio is 0.061; the existing floor area ratio is 0.048; and the permitted floor area ratio is 0.018. The minimum allowed ground-floor area is 1,400 square feet; the existing ground-floor area is 5,174 square feet; and the proposal requests 6,479 square feet.

The maximum allowed percentage of accessory-building ground-floor area to principal-building area is 30 percent. The existing percentage is 3.8 percent. The proposed percentage is 14.42 percent. The existing utilities will be maintained, along with existing drainage patterns.

Ms. Barnett stated that the expansion of the second floor of the accessory structure requires variance relief. Ms. DeSoucey requested further testimony regarding the number of stories allowed for an accessory structure.

Mr. Steib asked for clarification on the variance relief being requested. Mr. Aikins stated that it is a preexisting permitted use that has become nonconforming. The requested relief includes the

accessory structures in the front yard; an increase in the height of the accessory structure to two stories where one and one-half stories are allowed; an accessory structure greater than 1,400 square feet; and the setback from the principal structure.

Chairman Hofferber opened the testimony for public questions. There being none, the public question portion was closed.

Mr. Aikins introduced Richard Pinkerton, representing Peter Zimmerman Architects, Inc., a licensed architect in the states of Pennsylvania and Tennessee. Mr. Pinkerton was sworn in, and the Board accepted his credentials.

Mr. Pinkerton explained the existing conditions at the subject premises. Mr. Pinkerton described the exterior elevations, architectural details, materials and interior floor plans of the proposed home and accessory structures.

Board members asked for clarification on the floor heights of the garage structure. Mr. Pinkerton testified that the first-floor level is 11 feet 10 inches and the existing second-floor level is 10 feet 6 inches. Ms. Barnett stated the height was measured from the average existing grade at the corners of the building, with the highest point on the river side. Ms. DeSoucey supplied the ordinance height specifications and Borough professionals' practices and suggested that the applicant review the setback calculations and ordinance requirements.

Mr. Aikins asked the Board to carry the application to the next available meeting.

Mr. Steib announced the application will be carried to the September 24, 2026 Zoning Board meeting at 7:30 p.m. without further notice required.

EXECUTIVE SESSION:

None

There being no further business before the Board, a motion was made and seconded to adjourn at approximately 10:50 p.m.

The next scheduled meeting is September 24, 2026 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson
State Shorthand Reporting Services, Inc.