



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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
September 26, 2024
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 August 22, 2024 Minutes** (Approved)
- **Resolutions** (Approved)
 - #8067 Maximilian and Annelise Trunz, 7 Buena Vista Avenue; Block 12, Lot 4, Zone: R-3

Unfinished Business - None

New Business

- **Patricia Lordi** (Approved)
11 Maplewood Avenue; Block 50, Lot 8, Zone: R-6

Substantial reconstruction and enlargement of existing dwelling (greater than 100%) including: Remove front landings and 7.5' of existing dwelling and replace with new garage & porch; Construct a second floor addition on existing home; construct approximately 776 square foot, two-story rear addition; and raised deck on an undersized lot in the R-6 zone.

Variations requested for: expansion of a nonconforming structure, front and rear yard setbacks, maximum floor area, FAR, reduced lot shape circle, maximum building coverage, max driveway width and curb opening, and parking in the front yard setback.

Existing nonconformities that remain unchanged are: minimum lot area, frontage / width; and accessory side yard setback.

(See Zoning Denial Memo for details of requested variance relief)

- **David Kurlander & Jessica Tsang** *(Approved)*
115 Black Point Road; Block 67, Lot 4, Zone: R-5

Proposed renovation and additions (one-story and two-story) to existing single-family dwelling, including: expansion of cellar, new front porch, rear deck & patio, raze existing barn and construct new detached garage on an irregular shaped lot. **Variations requested for:** reduced lot shape circle, principal building side yard setbacks, accessory building side yard setback (detached garage), and accessory structure side yard setback (AC units). Existing nonconformities that remain unchanged are: minimum lot frontage & width

(See Zoning Denial Memo for details of requested variance relief)

- **Christopher Torcivia** *(Approved)*
76 Waterman Avenue; Block 139, Lot 20, Zone: R-5

Proposed new 246 square foot second story addition above open deck (in the side yard setback), expand habitable attic above addition (in the side yard setback), new 250 square foot deck with relocated front steps (in the rear setback, reduces front yard setback variance), and other interior renovations. **Variations requested for:** Front, side and rear setbacks. One existing nonconformity that remains unchanged is the lot shape circle.

(See Zoning Denial Memo for details of requested variance relief)

Executive Session - none

Adjournment

Next meeting to be held **October 24, 2024.**