



**ZONING BOARD AGENDA
BOROUGH OF RUMSON
October 23, 2025
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 September 25, 2025 Minutes **Approved**
- Resolutions **Approved**
 - #8092_Bridget Losco, 22 North Street; Block 45, Lot 12, Zone: R-6
 - #8093_Michael McCluskey, 48 Waterman Avenue; Block 139, Lot 8, Zone: R-5
 - #8072 Extension_ The Monkeyhouse Trust / Thomas LaStella, 11 Shrewsbury Drive; Block 135, Lot 10, Zone: R-2

Unfinished Business

- #8088_Stephen & Stephanie Rosone, 36 Allen Street; Block: 32, Lot 10, Z: R-5
Withdrawn w/o Prejudice

New Business

- **Klodaski/Champagne-Winters**, 183 Rumson Road, Block 105, Lot 61, Zone: R-4
Denied

The applicant is seeking to construct a two-story, 612 SF detached garage with covered side porch and outdoor stair access to second story for use of home office on an oversized lot. **Variances requested for:** Two-story, 26' tall accessory building; Maximum floor area; Maximum lot coverage; Maximum accessory building height; Minimum side yard setback for an accessory building. **Existing Nonconformities:** Floor area, lot coverage.

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

- **Robert & Caitlin Bovo**, 13 Osprey Lane, Block 126, Lots 11.02 & 11.03, Zone: R-1
Conditionally Approved

The applicant is seeking to construct an addition to the principal dwelling and a one-and-one-half story, detached garage on the consolidated property of Block 126, Lots 11.02 and 11.03. **Variances requested for:** Building coverage.

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

- **Tom Conley**, 66 Lafayette Street, Block 33, Lot 11, Zone: R-5

Approved

The applicant proposes to expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances on an undersized, nonconforming interior lot. The improvements include a 220 SF 2-story addition to the side of the house, a 278 SF, second-story addition to the rear of the house, 132 SF habitable attic, new rear deck and a wraparound front porch. **Variances requested for:** Expansion of a nonconforming building with the creation of new nonconformities; Building coverage; Side yard setback intensification (principal & decks); Front yard porch setback. **Existing Variances unchanged:** Minimum lot area; FYSB (principal), Accessory structure height and side yard setback. **Variances eliminated:** required parking spaces (number and location).

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

- **Pat Sabino**, 87 Waterman Avenue; Block 144, Lot 7, Zone: R-5

Approved

The applicant proposes to expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances on an oversized, conforming, interior lot. The expansion includes a 2-story addition. **Variances requested for intensifying the existing nonconformities:** Expansion of a nonconforming building with the creation of new nonconformities; FAR, Maximum floor area, maximum building & lot coverage, minimum side yard setback, and required parking.

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

- **Jill Fallon**, 73 Avenue of Two Rivers; Block 66, Lot 2, Zone: R-5

Carried for Revisions

The applicant proposes to expand the existing nonconforming principal dwelling creating additional nonconformities that require bulk variances on an oversized, conforming, interior lot. The improvements include a 2nd floor, expansion of the front porch, and addition of a rear deck. **Variances requested for intensifying the existing nonconformities:** Expansion of a nonconforming building with the creation of new nonconformities and more than partial destruction; Minimum front yard setbacks (principal & porch); Minimum side yard setbacks (principal & deck). **Existing Variances unchanged:** Accessory structure side & rear yard setback.

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

Executive Session

Adjournment

Next meeting to be held **November 20th, 2025.**