



**RUMSON ZONING BOARD
AUGUST 22, 2024
MINUTES**

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

Present: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Absent: Chairman Torcivia, Mr. Calder, Mr. Izzo, Mrs. Mayo, Mr. Ward

Also present, Michael B. Steib, Esq.; David Marks, Borough Engineer; Marie DeSoucey, Board Secretary.

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

Mr. Marks and Ms. DeSoucey were placed under Oath.

Administrative

Mr. Hawley made a Motion to approve the **July 25, 2024 Meeting Minutes** as submitted;

Seconded by Mr. Carey

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Nays: None

Mr. Carey made a Motion to adopt **Resolution #8066** approving the application of Andrew Marrus and Michael Marrus for property located at 13 Linden Lane, Block 88, Lot 21 in the R-1 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Nays: None

Unfinished Business

The application of **Thomas McLaughlin** for property located at 24 Ridge Road, Block 70, Lot 8 in the R-2 Zone was approved at the June 27, 2024 Meeting with the condition of revised plans to be reviewed and approved. The revised plans have been submitted for the reduced 12-foot-wide driveway, no walkway or pool patio and lot coverage has also been reduced.

Mr. Marks advised that upon completion of the project, and before the Borough signoff, an as-built survey needs to be supplied.

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

After deliberations, Mr. Ehrenberg made a Motion to approve the application as revised; Seconded by Mr. Carey.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Nays: None

Mr. Steib prepared a **Resolution #8061** approving the revised application. After discussion, Mr. Ehrenberg made a Motion to approve the Resolution as submitted; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Nays: None

New Business

Mr. Steib announced the public notice for the application of **Patricia Lordi** for property located at 11 Maplewood Avenue, Block 50, Lot 8 in the R-6 Zone has been reviewed and the Board has jurisdiction to hear the matter. However, the D-Variance relief being sought requires a full complement of the Board. The applicant has agreed to be carried to the September 26, 2024 Zoning Board Meeting at 7:30 pm without further notice required.

The application of **David Kurlander and Jessica Tsaug** for property located at 115 Black Point Road, Block 67, Lot 4 in the R-6 Zone will re-notice for the September 26, 2024 Zoning Board Meeting at 7:30 pm.

The application of **Maximilian and Annelise Trunz** for property located at 7 Bueno Vista Avenue, Block 12, Lot 4 in the R-3 Zone was presented for the Board's consideration.

Mr. Steib advised service has been reviewed and is in order. The Board has jurisdiction to hear the application. The Board is in receipt of the following exhibits: A-1 Permit Application dated 6/26/2024; A-2 Denial Memorandum dated 8/2/2024; A-3 Application; A-4 Architectural Elevations and Floor Plans prepared by James T. Daley Architect dated 8/8/2024; A-5 Survey prepared by Morgan Engineering dated 9/18/2020; A-6 Resolution dated 5/18/2004

Maximilian Trunz the property owner was sworn in. Mr. Trunz introduced James T. Daley, a New Jersey licensed architect. Mr. Daley was sworn in and the Board accepted his credentials.

Mr. Daley described the existing conditions at the subject premises. The proposal is to renovate the existing dwelling on the nonconforming corner lot. Variances are being requested for expansion of rear yard setback. The existing nonconformities will remain unchanged. Mr. Daley described the interior floor plans and the exterior architectural details.

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

After deliberations, Mr. Hawley made a Motion to approve the application as presented; Seconded by Mr. Carey.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Vice-Chairman Hofferber

Nays: None

Mr. Steib advised that an **Executive Session** was not necessary.

There being no further business before the Board, Motion was made and seconded to **Adjourn** at approximately 7:55 p.m.

The next scheduled meeting will be **September 26, 2024** at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson