



**RUMSON ZONING BOARD
APRIL 23, 2026
MEETING 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: Mrs. Mayo, Mr. Hawley, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown,
Chairman Hofferber

Absent: Mr. Izzo, Mr. Ehrenberg

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

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

Mr. Steib administered the oath to Gerald Brown as 2026 Zoning Board member.

Mr. Marks and Marie DeSoucey were sworn in.

Administrative

Mr. Hawley made a motion to approve the February 26, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Hawley, Mrs. Mayo, Mr. Ward

Nays: None

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

Mr. Ward made a motion to approve **Resolution #26-8103** approving the application of **Rumson Country Day School** for property located at **35 Bellevue Avenue, Block 90, Lot 1.01** in the **R-1 Zone**; Seconded by Mr. Hawley,

Roll call vote:

Ayes: Mr. Calder, Mr. Hawley, Mrs. Mayo, Mr. Ward

Nays: None

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

Mrs. Mayo made a motion to approve **Resolution #26-8104** approving the withdrawal of application of **Jacobson** for property located at **172 Rumson Road, Block 84, Lot 2**, in the **R-1 Zone**; Seconded by Mr. Hawley.

Roll call vote:

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

Nays: None
Abstain: Mr. Brown

Announcements:

None

Unfinished Business:

None

New Business

The carried application from March 26, 2026 of **Daniel Karczynski** for property located at **166 Rumson Road, Block 84, Lot 4 in the R-1** was presented for the Board's consideration. Mr. Steib advised the 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 Development Permit Application dated 09/02/2024; A-2 Denial Memorandum dated 09/23/2024; A-3 Variance Application dated 04/08/2025; A-4 Plot Plan prepared by Morgan Engineering and Surveying dated 11/05/2024; A-5 Architectural Elevation and Floor Plans prepared Keith Mazurek.

Daniel Karczynski, the applicant was sworn in. Mr. Karczynski stated the proposal is to extend the depth of the existing garage by five feet six inches. There is very little room in the existing garage to work on vintage automobiles. The added room will provide room to work in the garage and exit and enter the home. The height will be increased to 21 feet to accommodate a car lift. A variance is necessary for this corner lot because the garage faces Fair Haven Road. The property is approximately 2.7 acres. There are no setback violations. The yard is buffered with hedges and they will be maintained. Mr. Karczynski provided 7 photographs of the existing conditions of the property marked A-6a through g and described the contents.

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. Ward.

Roll call vote:

Ayes: Mrs. Mayo, Mr. Hawley, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown,
Chairman Hofferber
Nays: None

The carried application from March 26, 2026 of **Casey Kegelman/Frank Shanley** for property located at **9 Church Street, Block 33, Lot 1 in the R-5** was presented for the Board's consideration. Mr. Steib advised the 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 Development Permit Application dated 11/11/2025; A-2 Denial Memorandum dated 02/01/2026; A-3 Variance Application; A-4 Architectural Site Plans with elevations and floor plans prepared by Anthony M. Condouris dated 12/01/2025; A-5 Survey prepared by Charles Surmonte dated 09/23/2025; A-6 Kohler 9001 Generator Specification Sheet; A-7 Generac Guardian Generator Specification Sheet

John Anderson, Esquire from the Foss, San Filippo and Milne representing the applicant addressed the Board. Mr. Anderson introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials.

Mr. Condouris submitted five photographs marked as A-8. Mr. Condouris described the existing conditions as the subject premises. There is a variance being requested for the front yard exacerbated by three feet. He explained the proposed interior floor plans, exterior renovations, elevations and architectural details and materials. The detached garage will be removed and relocated to back corner of the lot. The driveway width will be reduced to 20 feet. Mr. Anderson submitted A-9 Landscape Plan and the landscaping will be enhanced.

Board Members questioned the front setback being exacerbated.

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

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

Roll call vote:

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

Nays: None

Mr. Steib advised the application was postponed from last month's meeting and in anticipation of the Board acting favorably on the application he prepared a Resolution.

Mr. Ward made a motion to approve Resolution #26-8106; Seconded by Mrs. Mayo.

Roll call vote:

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

Nays: None

The application of **Sean Moran** for property located at **9 North Ward Avenue, Block 80, Lot 20** in the **R-2 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 Denial Memorandum revised date 02/01/2026; A-2 Variance Application w/ a narrative of development; A-3 Statement of Variances; A-4 As-Built Survey prepared by InSite Engineering w/ revisions dated 03/24/2025; A-5 Architectural Elevation and Floor Plans prepared by Anthony M. Condouris revised date 12/02/2025; A-6 2013 Zoning Board Resolution and Meeting Minutes; A-7 2014 Zoning Board

Resolution and Meeting Minutes; A-8 Variance Memorandum dated 02/01/2026; A-9 Site Plan prepared by InSite Engineering dated 11/04/2025

John Anderson, Esquire from the Foss, San Filippo and Milne law firm representing the applicant addressed the Board. The property is an existing waterfront estate with a single-family home, swimming pool and carriage house. The property was damaged in Super Storm Sandy. The existing home has been raised completely and rebuilt. The carriage house has been before the Board 2013 and approved. The plan was to preserve the pre-existing, nonconforming use carriage house and relocate it to the right-hand side of the lot and was used as a separate rental residence. In 2014 the plan was to keep the carriage house existing where it was presently located but remove the rear elevated porch. The Findings of Fact were the same. The approved improvements were never completed and has now been revised.

Mr. Anderson introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials. Mr. Condouris submitted exhibit A-10, a photoboard consisting of four photographs. Mr. Condouris explained the existing conditions of the carriage house, The first floor consists of a two-car garage, kitchen area, a bedroom, a mud room and full bathroom facility. The second floor consists of two bedrooms, a full bathroom and living area. The proposed height is 24 feet. The proposal is to construct a code compliant building without living space on the first floor.

Mr. Condouris submitted A-11 an artist rendering of the proposed carriage house. Mr. Condouris described the proposed exterior elevations, architectural details and materials, and the interior floor plans.

Mr. Anderson introduced Sean Moran, the applicant. Mr. Moran was sworn in and explained the rationale behind the proposal and the history of the property, the home and carriage house.

Ms. DeSoucey asked for clarification on the floor area reduction and the increase in building coverage. Mr. Condouris stated the raised deck is included in building coverage and the existing carriage house has more finished space.

Mr. Anderson introduced Patrick Ward, a New Jersey licensed engineer and planner. Mr. Ward was sworn in, and the Board accepted his credentials. Mr. Ward explained the current conditions of the subject property. The carriage house is existing at the site.

The ground floor of the proposed carriage house will be used for parking vehicles and storage and will be graded to be floor compliant. There is a slight building coverage increase. The front yard setback will remain the same as it exists today. The façade width facing North Ward Avenue is also the same. The increase in mass or volume is on the east side and will be setback 15 feet.

Mr. Ward described the grading and landscaping plans. Mr. Ward submitted A-12 a rendered plot plan dated 04/23/2026 and A-13 Aerial of neighborhood.

Mr. Ward testified that the main home was constructed in line with the other waterfront homes in the neighborhood with similar carriage houses. There is no other feasible location other than

the front yard for the carriage house. The ordinance states once the structure is razed the use is considered “abandoned”. This site is particularly suitable for the use and has functioned historically with the main home and a carriage home. This is a unique pocket of the Borough where estate-style properties fronting on the river, face east and the character of the neighborhood forces in the main home towards the water with long driveways and a carriage house immediately closer to the road.

The property has functioned without impact on the zoning and Master Plan of the Borough. The Master Plan does not encourage a second dwelling on property in the front yard. The proposal is in harmony with the neighborhood character and is landscape buffered, which will be enhanced. This site has functioned historically with two dwelling units for decades. The carriage house could potentially be relocated away from North Ward and the grading could be lowered.

Mr. Ward testified variances are required for the 1,237 square feet of ground floor area where 1,201 square feet is permitted. The maximum building coverage of 6,401 square feet where 6,372 is permitted. These are de minimis deviations. The maximum permitted lot coverage 17,786 square feet where 17,477 square feet exists.

Mr. Ward described the existing and proposed drainage system. The new carriage house will be constructed in accordance with current FEMA and NJ DEP standards. The proposal provides adequate light, air and open space. Mr. Ward further cited purposes of the MLUL to justify the granting of the variances.

Mr. Moran described other properties in the neighborhood with carriage houses that are rental units.

The carriage house could potentially be relocated away from North Ward and the grading could be lowered.

A brief recess is taken.

Mr. Anderson advised the applicant is amenable to an additional five-foot setback from the street. The Morans stated that they had discussed the proposal with the Rossbachs and their preference was to keep the structure in the same location not to obstruct their view. Evergreen landscaping will be added. The grading will be reduced.

Mr. Marks inquired whether the existing overhead utility service lines would be affected with the relocation of the carriage house. Mr. Moran stated they have been attempting have those lines placed underground and there has been no decision on that issue. Mr. Ward stated there would need to be further investigation into that and the grading change may eliminate the problem with the overhead wires.

Mr. Steib advised the **utility easement agreement** needs to be investigated with the utility provider.

Ms. DeSoucey requested verification on the building coverage. Mr. Anderson advised the proposal exceeds the allowable building coverage by 29 square feet. Mr. Condouris stated the footprint of the existing building includes the raised deck.

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

Board Members expressed concern with granting a D Variance for an intensification of building mass in the front yard for an accessory rental unit.

Mr. Anderson requested the application be carried to the next available meeting to allow for additional information and the plans to be revisited.

Mr. Steib announced the application will be carried to the May 28, 2026 Zoning Board Meeting at 7:30 pm without further notice required.

EXECUTIVE SESSION:

None

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:53 p.m.

The next scheduled meeting will be **May 28, 2026** at 7:30 p.m.

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