



Borough of Rumson

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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
July 23, 2026
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 June 25, 2026 Minutes
- Resolutions
 - #26-8111_Fox-Karnal, 15 Sycamore Lane, B86, L12, Zone: R-1
 - #26-8112_Undici, 11 West River Road, B29, L4, Zone: GB
 - #26-8114_Payne, 25 Ridge Road, B100, L14, Zone: NB/R-4
 - #26-8115_Serpe, 36 East River Road, B11, L12, Zone: R-2

Old Business - None

- #26-8107_Moran, 9 No Ward Avenue, B80 L20, Zone: R-2
Proposed improvements consist of a new carriage house with garage space and storage space on the ground floor and with a two (2) bedroom and one and one-half (1.5) bathroom residential living space/apartment on the second floor. A use “d” variance and bulk “c” variances in connection with the proposed demolition and reconstruction of an existing accessory carriage house which contains (and which will continue to contain) a separate residential apartment.
- #26-8109_Barthelme, 3 Tennis Court Lane, B104, L3.01, Zone: R-2
Proposed improvements consist of a new accessory building for the dual use of a 2-car garage and pool house on a private road. Relief requested: bulk variances in connection with lot coverage, building coverage and side yard setback.

- **#26-8110_Mogul Group, LLC**, 34 Forrest Avenue, B42, L1, Zone: R-5
New single-family dwelling and detached garage on a nonconforming corner lot.
Relief requested: bulk variances in connection with setbacks and parking.

New Business

- **Zanetich**, 4 North Cherry Lane, B23, L8, Zone: R-4
Proposed improvement consists of a second-floor addition to the principal building on an oversized lot. Relief requested: a use “d” variance for capped Floor Area Ratio (FAR).
- **Timoni / Leiro**, 105 South Ward Avenue, B139, L22, Zone: R-2
Proposed improvements consist of raising and expanding the existing nonconforming dwelling, driveway realignment and new rear deck. Requested relief: expansion of a nonconforming dwelling, a use “d” variance (FAR) and bulk “c” variances in connection with building coverage, floor area, setbacks and height.
- **Goddeeris**, 15 Heathcliff Road, B119, L6, Zone: R-1
Proposed improvements consist constructing a new covered patio on a nonconforming dwelling located on a nonconforming corner lot. Requested relief: expansion of a nonconforming dwelling, bulk “c” variances in connection with building and lot coverage, and location of a generator.

Executive Session

Adjournment

Next meeting to be held **August 27th, 2026.**