Approved: **October 23, 2025**

RUMSON ZONING BOARD
September 25, 2025
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. Calder, Mr. Ehrenberg, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Absent: Mr. Carey, Mr. Hawley, Mr. Ward

Also present, Michael B. Steib, Esq., Marie DeSoucey, Board Secretary

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

Marie DeSoucey was sworn in.

Administrative

Mr. Izzo made a motion to approve the August 28, 2025 Zoning Board **Meeting Minutes**; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo

Mr. Izzo made a motion to approve **Resolution #8090** of Lisa and Shane Tutass for property located at 63 Rumson Road, Block 133, Lot 1 in the R-4 Zone; Seconded by Mr. Calder.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo

Mr. Ehrenberg made a motion to approve **Resolution #8089** of Ajul and Shefali Shah for property located at 4 Dogwood Lane, Block 19, Lot 2 in the R-4 Zone; Seconded by Mr. Calder.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo

Mr. Ehrenberg made a motion to approve **Resolution #8091** of Daniel and Sarah Haaren for property located at 12 Edwards Point Road, Block 124, Lot 1 in the R-1 Zone; Seconded by Chairman Hofferber.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Izzo

Announcements:

The continued **Application #8088** of Stephen and Stephanie Rosone for property located at 36 Allen Street, Block 12, Lot 10 in the R-5 Zone have requested the application be carried due to the lack of a full complement of the Board. The application will be **carried to the October 23, 2025 Zoning Board Meeting** at 7:30 pm without further notice required.

The **Application** of Tino's Artisan Pizza, for property located at 13 First Avenue, Block 5, Lot 1 in the GB Zone, also requiring a super majority of the approval, has requested to be carried to the next available Zoning Board Meeting. Mr. Steib reviewed service and it is in order. The Board has jurisdiction to hear the matter. The application will be **carried to the November 20, 2025 Zoning Board Meeting** at 7:30 pm without further notice required.

Unfinished Business:
None.

New Business

Mr. Steib advised the Board that it is in receipt of a request for the extension of **Resolution #8072** for of The Monkey House Trust, for 11 Shrewsbury Drive, B135, Lot 10 in the R-2 Zone, granted in November 2024. The applicant has been unable to proceed with their construction and are requesting the first one-year extension of approve. John Anderson, Esquire representing the applicant placed his appearance on the record and advised there have been no changes to the ordinance or plans. Ms. DeSoucey advised the Board the application is the same as approved and all the fees are up to date.

Mrs. Mayo made a motion to grant the one-year extension; Seconded by Chairman Hofferber.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None

The **application** of Bridget Losco for property located at 22 North Street, Block 45, Lot 12 in the R-6 Zone was presented for the Board's consideration.

The Board is in receipt of the following exhibits: A-1 Application for Development Permit dated 4/11/2025; A-2 Survey prepared by Morgan Engineering dated 5/20/2022; A-3

Architectural Site Plan and Pergola Plan prepared by Lino Picinic, Architect dated 1/16/2025; A-4 Denial Memorandum dated 4/21/2025; A-5 Variance Application prepared by Deck Remodelers, LLC dated 5/23/2025; A-6 Plot Plan imposed upon Morgan Engineering survey dated 5/20/2022; A-7 Existing Nonconformities Plan, 2 sheets; A-8 Series of photographs, 3 pages; A-9 Exterior Plans prepared by Lino Picinic Architects; A-10 Architectural Plans prepared by Shissias D&D; A-11 Prior Resolution #8059 dated 5/23/2024.

Bridget Losco, the applicant, was sworn in. Ms. Losco explained the application as proposing to build a raised patio with a pergola in the rear. Last year a variance was granted to build a screened-in porch. Since then a new contractor was hired and the dimension have changed slightly and grade has changed for the proposed raised patio with a pergola.

Ms. Losco introduced Elaina Gnatyuk representing Deck Remodelers. Ms. Gnatyuk was sworn in. Ms. Gnatyuk described existing conditions at the subject premises. This is an undersized lot with a small portion of buildable area.

Ms. Gnatyuk described the proposed setback under the proposal and compared it with the previous approval. The proposal is for a raised patio with a pergola. The raised patio and pergola are more open and not as massive as the originally proposed screen-in porch. The pergola has a motorized roof. Ms. Desoucey advised louvered pergolas are considered in building coverage.

Ms. Gnatyuk explained the existing landscaping at the property and the proposal will not be visible from the street.

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

Board Members expressed concern with losing the existing screening for construction. Ms. Losco stated the screening will be maintained and enhanced if necessary.

After deliberations, Mr. Calder made a motion to approve the application conditioned upon maintaining the existing screening; Seconded by Mr. Izzo.
Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None

The **application** of Michael McCluskey for property located at <u>48 Waterman Avenue, Block 139, Lot 8</u> in the R-5 Zone was presented for the Board's consideration. Service has been reviewed and is in order. The Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Development Permit Application Denial dated 4/3/2025; A-2 Variance Application dated 6/23/2025; A-3 Site Plan w/ Architectural Elevation and Floor Plans prepared by Anthony M. Condouris Architect revised 9/7/2025; A-4

Survey prepared by Charles Surmonte dated 6/6/2022; A-5 Denial Memorandum updated 9/19/2025

John Anderson, Esquire from the Foss, San Filippo & Milne law firm representing the applicant addressed the Board. Mr. Anderson advised the property has existing nonconformities in building coverage, lot coverage and side setback. The application is to elevate the home in place allowing for a side-entry, 31 foot wide, 22.5 feet in depth garage below the home. The detached garage will be removed and shorten the driveway curing existing nonconformities. The side setback will be vertically exacerbated. Mr. Anderson submitted A-6 an aerial photoboard and A-7 Photograph of subject property.

Mr. Anderson introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials. Mr. Condouris described the existing conditions at the subject property and surrounding properties. The additions will not expand the footprint of the home by using the inset balconies on the first and second floors on the compliant side setback side.

Mr. Condouris described the proposed improvements of the home. Building and Lot Coverage nonconformities will be eliminated under this proposal. Variances are requested for the exacerbation of the side yard setback, front yard setback for the porch stairs and rear yard setback also for the stairs and deck. A variance is requested for the new nonconformity created by the proposed driveway configuration.

Mr. Condouris described the interior floor plans, side entry garage and storage areas, exterior elevations, architectural details and materials.

Board Members expressed concern with the intensifying the massing five feet from the property line and the driveway setback and garage access. Mr. Anderson supplied the rationale for the proposal and granting of the variances, stating that the character of the area for homes on these narrow lots is to be shifted toward one side of the property in order to permit functional driveways to be placed on the opposite side of the home. He also suggested that it is the desire of the Borough's ordinance to have side yard facing garages. Mr. Anderson submitted four photographs of neighborhood properties marked A-8.

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

Mr. Anderson introduced Michael McCluskey, the property owner. Mr. McCluskey was sworn in and gave his reasoning for the proposed design.

After deliberations, Mr. Izzo made a motion to approve the application as presented; Seconded by Mr. Calder.
Roll call vote:

Ayes:	Mr. Calder, Mr. Ehrenberg, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays:	None

EXECUTIVE SESSION: Motion was made and seconded to conduct an Executive Session of the Board to discuss board procedures.

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:20 p.m.

The next scheduled meeting will be **October 23, 2025** at 7:30 p.m.

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