Approved: August 27, 2026

RUMSON ZONING BOARD
JULY 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. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber
Absent: Mr. Carey

Also present, Michael Steib, Esq. and 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. Ward made a motion to approve the June 25, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mr. Ehrenberg.
Roll call vote:

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

Chairman Hofferber made a motion to approve **Resolution #26-8111** approving the application of **Fox-Karnal** for property located at 15 Sycamore Lane, Block 86, Lot 12 in the R-1 Zone; Seconded by Mr. Ward.
Roll call vote:

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

Mr. Izzo made a motion to approve **Resolution #26-8112** approving the application of **Undici** for property located at 11 West River Road, Block 29, Lot 4 in the GB Zone; Seconded by Mr. Hawley.
Roll call vote:

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

Mr. Izzo made a motion to approve **Resolution #26-8114** approving the application of **Payne** for property located at 25 Ridge Road, Block 100, Lot 14 in the NB/R-4 Zone; Seconded by Mr. Ward.
Roll call vote:

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

Mr. Izzo made a motion to approve **Resolution #26-8115** approving the application of **Serpe** for property located at 36 East River Road, Block 11, Lot 12 in the R-2 Zone; Seconded by Mr. Ward.
Roll call vote:

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

Announcements:
None

Old Business:

The continued 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.

The Board is in receipt of the following additional exhibits: A-14 Architectural Elevation and Floor Plans prepared by Anthony M. Condouris revised date 05/06/2026; A-15 Plot Plan prepared by InSite Engineering revised date 05/12/2026; A-16 Denial Memorandum revised date 05/21/2026; A-17 Narrative Summary of Changes; A-18 Aerial prepared InSite Engineering; A19 Plot Plan prepared by InSite Engineering; A-20 Memorandum dated 05/26/2026

Mr. Izzo and Mr. Ehrenberg certified that they reviewed the April 23, 2026 hearing and are eligible to vote on the application.

John Anderson, Esquire from the Foss, San Filippo and Milne law firm representing the applicant addressed the Board. Mr. Anderson the focus tonight is the razing of the carriage house, constructing a new compliant carriage house, a reduction of the driveway, installation of a dry well system and adding landscaping.

Mr. Anderson recalled Anthony Condouris, project architect. Mr. Condouris was sworn at the last hearing and remains under Oath. Mr. Condouris refreshed the Board on the existing conditions at the subject premises.

Mr. Condouris stated the height of the carriage house has been reduced to 23.6 feet, the ground elevation at seven feet, the habitable square footage on the second floor is 822 square feet with

1,190 square feet of garage and storage space on the first floor. The width is 35.6 feet and 35.10 feet in depth. This eliminates the building coverage variance and the ratio between the principle structure and accessory structure will 1,203 square feet.

Mr. Condouris described the exterior elevations, architectural details and materials of the proposed carriage house.

Mr. Anderson recalled Patrick Ward, project engineer/planner. Mr. Ward was sworn in at the previous hearing and remains under Oath. Mr. Ward described the existing utilities servicing the property and the private easement of same, and the proposed enhanced landscaping plan. Mr. Ward explained the grading and stormwater management plans. The lot coverage has been reduced by 513 square feet and requires a variance.

Mr. Ward submitted 11 photographs marked A-21 and described accessory structures, their heights and setbacks on properties in the neighborhood. Mr. Ward also explained the roadway elevations. Mr. Ward submitted a historic aerial marked A-22.

Board Members expressed concern with the exacerbation of a nonconformity with the new construction of the carriage house and rental possibilities.

Mr. Anderson recalled Sean Moran, the property owner. Mr. Moran was sworn in at the previous hearing and remains under Oath. Mr. Moran explained the rationale for the elevation of the carriage house.

Mr. Ward stated the carriage house has existed on the site without detriment for decades. The lot coverage will be reduced, the building coverage variance has been eliminated, Habitable area of the carriage house has been reduced. Mr. Ward cited the purposes of the MLUL that are advanced should the application be approved. There are no detriments associated with the proposal. There is no substantial detriment to the public good, Master Plan and zoning ordinances. The benefits of granting the application outweigh any detriments.

Chairman Hofferber opened the application for public questions and/or comments. Doug Rossbach residing at 7 North Ward Avenue was sworn in. Mr. Rossbach spoke in favor of the application. Chris Harrison residing at 12 North Ward Avenue was sworn in. Mr. Harrison appreciated the Board's time and effort and spoke in favor of the application. Ross Millhiser residing at 13 North Ward Avenue was sworn in. Mr. Millhiser stated the carriage houses in the neighborhood are part of the flavor of the street and looks favorably on the proposal.

Mr. Anderson stated the applicant is amenable to a minimum rental agreement condition being placed on the carriage house.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Hawley made a motion to approve the application as amended with a minimum six-month rental requirement; Seconded by Mr. Ward.

Roll call vote:

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

Nays: None

The continued application of **Samuel and Katherine Barthelme** for property located at 3 Tennis Court Lane, Block 104, Lot 3.01 in the R-2 Zone was presented for the Board's consideration.

The Board is in receipt of the following additional exhibits: A-9 Site Plan, Elevation and Floor Plan prepared by Anthony Condouris revised date 07/06/2026

Mark Aikins, Esquire representing the applicants addressed the Board. Mr. Aikins stated the revisions include the size of the structure and lot coverage. Mr. Aikins recalled Anthony Condouris, project architect. Mr. Condouris was sworn at the last hearing and remains under Oath.

Mr. Condouris stated the accommodations proposed to reduce the lot coverage the structure was moved forward and removed a portion of the driveway, removed the patio. The proposed lot coverage is 10,584 square feet, which decreases the existing condition. Mr. Condouris stated based on the reductions made, the building coverage requested is an additional 365 square feet. Mr. Condouris submitted A-10 a Photograph of existing conditions between the Tennis Club and the subject property, and a photograph marked A-11 of the accessory structure on the Tennis Club accessory structure. Mr. Condouris described the exterior elevations, architectural details and the proposed materials.

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. Izzo made a motion to approve the application as revised; Seconded by Chairman Hofferber.
Roll call vote:

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

Nays: None

The continued application of **Mogul Group, L.L.C**. for property located at 34 Forrest Avenue, Block 42, Lot 1 in the R-5 Zone was presented for the Board's consideration.

Linda Cretella residing at 46 Kyle Drive, Tinton Falls representing the Mogul Group, L.L.C. addressed the Board. Ms. Cretella introduced Charles Surmonte, a New Jersey licensed land surveyor and engineer. Mr. Surmonte was sworn in, and the Board accepted his credentials.

Mr. Surmonte stated the house was designed to the strictest interpretation of the building height definition. The lowest grade of the property occurs at the northwest corner on Lakeside and has revised the architectural elevations to respect that grade and from finished grade the house will be between 32 and 33 feet in height. Mr. Surmonte described the grading and elevations of the proposal on Forrest and Lakeside.

Keith Mazurek, a New Jersey licensed architect was sworn in, and the Board accepted his credentials. Mr. Mazurek described the revised elevations and grading of the property and the architectural details.

Christine Cofone, project planner, was sworn in at the last hearing and remains under Oath. Ms. Cofone stated the average home sizes in the area 2,020 square feet the proposed home is just over 2,600 square feet. The relief being requested is for front yard setback of 30 feet to Forrest and approximately 7 feet for the secondary front setback from the porch to Lakeside and 12 feet for the secondary setback. Also being requested is the setback for the detached garage in the front yard setback.

Chairman Hofferber opened the application for public questions and/or comments. Russell Perry residing at 17 Lakeside Avenue was sworn in. Mr. Perry read a statement with three photographs and a map attached from Patricia Gizzi, marked O-2.

Robert Oaks residing at 36 Forrest Avenue was previously sworn in and remains under Oath. Mr. Oaks expressed concerns with the proposed windows on the south side of the home, a reiterated the flooding concerns impacting his property and the neighborhood.

There being no further public questions and/or comments, the public portion was closed.

Board Members expressed concerns regarding the lack of details on the plans, justification for granting the variances and the massing of the proposed structure on a corner lot being out of character with the immediate neighborhood. The Board also requested a curb appeal profile and landscaping plan be submitted.

Ms. Cretella requested the application be carried to next available meeting. Mr. Steib announced the application will be carried to the September 24, 2026 at 7:30 pm without further notice.

New Business:

The application of **Ryan and Courtney Zanetich** for property located at 4 North Cherry Lane, Block 23, Lot 8 in the R-4 Zone was presented for the Board's consideration. Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Variance Application dated 01/07/2026; A-2 Denial Memorandum dated 02/16/2026; A-3 Architectural Site Plan w/ Elevation and Floor Plans prepared by Shissias Design dated 01/23/2026; A-4 Survey prepared by Robert W. Smith dated 06/14/2018

Ryan Zanetich, the applicant was sworn in. Mr. Zanetich explained the rationale for the proposal. Mr. Zanetich introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in, and the Board accepted his credentials.

Mr. Shissias stated that the fourth bedroom of the home is accessed through a separate stairway. Mr. Shissias explained the proposed interior floor plans. The proposed addition is 173 square feet for a total of 3,807 square feet and 3,500 square foot is the cap. Mr. Shissias submitted three photographs marked A-5. Mr. Shissias described the exterior elevations, architectural details and materials. The addition will be in the rear of the structure and not visible from the street and is properly landscape buffered.

Chairman Hofferber opened the application for public questions and/or comments. Mrs. Mayo made a motion to approve the application as presented; Seconded by Mr. Izzo.
Roll call vote:

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

The application of **John Timoni and Michele Leiro** for property located at 105 South Ward Avenue, Block 139, Lot 22 in the R-5 Zone was presented for the Board's consideration. Mr. Steib stated notice and service have been reviewed and are deemed 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 01/09/2026; A-2 Boundary and Topographic Survey prepared by CPL Partnership, LLC dated 12/01/2025; A-3 Denial Memorandum revised date 07/03/2026; A-4 Architectural Elevation and Floor Plans prepared by James T. Daly and Associates revised date 06/10/2026

Brad Batcha, Esquire representing the applicant addressed the Board. Mr. Batcha stated the proposal is to raise the existing home and an expansion of existing nonconformities. Mr. Batcha introduced John Timoni, the applicant. Mr. Timoni was sworn in and explained the rationale for the proposal.

Mr. Batcha introduced James Daly, a New Jersey licensed architect. Mr. Daly was sworn in, and the Board accepted his credentials. Mr. Daly explained existing conditions at the subject premises. The proposal is to raise the home to comply with the flood zone and square it off and construct a two-car garage.

Mr. Daly described the interior floor plans, exterior elevations, architectural details, materials and compliance with the flood zone.

Mr. Batcha introduced Paul Ricci, a New Jersey licensed planner. Mr. Ricci was sworn in, and the Board accepted his credentials. Mr. Ricci submitted a five-page handout marked A-5 and explained existing conditions at the subject premises and surrounding properties. The proposal requires variance relief for the expansion of a nonconforming dwelling; floor area ratio;

building coverage, floor area, setbacks and height. The granting of the variances will not have substantial detriments to the zone plan or zoning ordinance. This application advances the municipal goal of flood resilient construction practices consistent with the national flood insurance rate program. Mr. Ricci cited objectives of the Master Plan and purposes of the MLUL that will be advanced should the Board look favorably on the application.

Chairman Hofferber opened the application for public questions and/or comments. William Hanson residing at 103 South Ward Avenue was sworn in. Mr. Hanson spoke in favor of the application. There being no further public questions and/or comments, 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 Mr. Calder.
Roll call vote:

Ayes: Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Ward
Nays: Mrs. Mayo, Mr. Brown, Chairman Hofferber

The application of **Erica and Cyril Goddeeris - Elite Landscapes** for property located at <u>15 Heathcliff Road</u>, Block 119, Lot 6 in the R-1 Zone was presented for the Board's consideration. Mr. Steib stated notice and service have been reviewed and are deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Background Memorandum; A-2 Denial Memorandum revised date 07/02/2026; A-3 Variance Application dated 04/24/2025; A-4 Drainage As-Built Survey prepared by Associated Land Professional Surveyors dated 08/15/2010; A-5 Existing Conditions Survey prepared by Patterson Surveying, L.L.C. dated 05/07/2024; A-6 Variance Plan prepared by Shore Point Engineering dated 03/27/2025

Cyril Goddeeris, the applicant was sworn in. Mr. Goddeeris explained the rationale for the application. Mr. Goddeeris introduced Kevin Shelly, a New Jersey licensed engineer. Mr. Shelly was sworn in, and the Board accepted his credentials.

Mr. Shelly submitted three-sheets of renderings marked A-7. Mr. Shelly described the existing conditions at the subject premises and testified the proposal is to construct a pool, and a new covered patio on the nonconforming corner lot. The application is requesting variance relief for expansion of a nonconforming dwelling, building coverage of 6,064 square feet and lot coverage of 15,381 square feet and the setback from the house for the generator is 49.5 feet.

Mr. Shelly stated as a condition of the approved existing pool and patio some of the existing driveway was supposed to be removed. The as-built survey shows no portion of the driveway was removed. Mr. Shelly described other outdoor improvements that were made without approval.

The application is to rehabilitate the pool, replace the patio around the pool and construct a covered area off the rear of the house. 721 square feet of existing patio will be removed, 1,483 square feet of the driveway will also be removed for a total decrease of 2,204 square feet.

Chairman Hofferber opened the application for public questions and/or comments. Kostas Natsis residing at 10 Broadmoor Drive was sworn in. Mr. Natsis expressed concern with the generator noise impacting his quality of life. Mr. Shelly stated the applicant will investigate sound attenuation system to remedy the situation. There being no further public questions and/or comments, the public portion was closed.

Ms. DeSoucey questioned the size of the generator.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Hawley made a motion to approve the application conditioned on a solution of the generator situation: Seconded by Mrs. Mayo.
Roll call vote:

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

EXECUTIVE SESSION:
None

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 11:10 p.m.

The next scheduled meeting will be **August 27, 2026** at 7:30 p.m.

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