



Borough of Rumson

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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
April 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

- Swearing in of new Zoning Board Member (*Gerald Brown*)
- Approval of February 26, 2026 Minutes
- Resolutions
 - #26-8103_RCDS, 35 Bellevue Avenue, B90 L1.01, Zone: R-1
 - #26-8104_Jacobson, 172 Rumson Road, B84 L12, Zone: R-1 - Withdrawal

New Business

- **Karczynski**, 166 Rumson Road, B84 L4, Zone: R-1/RSC
The applicant proposes to expand the existing nonconforming attached garage by 5.5' and in the secondary front yard setback along with adjustments to parking in the front yard setback. Variances required for expansion of a nonconforming building, garage doors facing the road (existing & intensified), and parking in the (secondary) front yard setback (existing).
- **Kegelman**, 9 Church Street, B33 L1, Zone: R-5
The Applicant proposes to make interior and exterior alterations to the existing single-family home which includes constructing a 2-story addition to the rear of the home, removing the existing detached garage & building new, relocating the driveway, constructing a new front stoop, a new terrace and a new patio. The proposed improvements create additional nonconformities that require the following variance

relief: new front stoop and steps; two-story addition with finished basement; attached raised terrace; detached garage; and new driveway area.

- **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.

Executive Session

Adjournment

Next meeting to be held **May 28th, 2026.**