



Borough of Rumson

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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
May 22, 2025
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 April 24, 2025 Minutes
- Resolutions
 - #8078 Stephen & Nadia Harhen, 9 Circle Drive; Block 13, Lot 15, Zone: R-3
 - #8079 Matt and Amanda Lukof, 35 Wardell Avenue; Block 105, Lot 43, Zone: R-4

Unfinished Business

- **Jun Markov**, 30 Grant Avenue; Block 136, Lot 8, Zone: R-5 - (*Carried to June 26, 2025*)

New Business

- Resolution Extension: **Melissa Monteiro**, 116 Ridge Road / 18 Auldwood Lane; Block 16, Lot 15, Zone: R-1
The applicant is requesting an extension of the 2024 Rumson Zoning Board Resolution #8050, previously granted March 28, 2024.

- **Joseph & Alexis Curro**, 23 North Ward Avenue; Block: 80, Lot 11, Zone: R-1

Construction of a 900 SF pool house in coordination with in-ground pool, spa, patios, turf areas, fire pit area, and retaining walls/planters to be constructed at the rear of the principal dwelling. Previous plans for the single family dwelling and an in-ground pool have been approved in 2023 and 2024, respectively. Due to the numerous revisions to the "Rear Yard Improvements" the applicant is submitting the finalized overall plans for approval and variance relief, prior to the addition of a pool house. The lot is an oversized flag-lot with preexisting nonconformities as shown below.

Variances requested for: Maximum lot coverage; Accessory building (pool house) side setback; Accessory building basement; Accessory building roof deck.

Existing Variances: Lot frontage & width; Maximum driveway width; Driveway setback.

(See Zoning Denial Memo for details of requested variance relief)

- **Stephen & Stephanie Rosone**, 36 Allen Street; Block: 32, Lot 10, Zone: R-5

Demolition of existing 2-story dwelling and construction of new, 2.5 story, 3-bedroom dwelling with home office and finished basement; removal of existing detached garage; construction of new 177 SF shed; addition of second 53' driveway on the south side of the dwelling, with one conforming parking spot behind the required front yard setback. The existing driveway on north side of dwelling is proposed to be shortened to 53' leaving one conforming parking spot behind the required front yard setback.

Variances requested for: FAR; Maximum floor area; Maximum building coverage; maximum lot coverage; Front yard setback; Front porch setback; Accessory building (shed) side & rear setback; Accessory structure (AC/generator) side & rear setbacks; Garage requirement; Insufficient off-street parking; Location of parking. Maximum curb cuts; Lot shape diameter.

Existing Variances: Lot size; Lot frontage & width.

(See Zoning Denial Memo for details of requested variance relief)

- **Jonathan Stolarz and Nicole Stolarz**, 7 Evergreen Drive; Block: 71, Lot 1, Zone: R-2

Applicants seek to construct new 1,052 square foot pool, a 259 square foot patio and new 4 foot metal pool fence.

Variances requested for: Maximum building coverage; Accessory building (pool house) rear setback; **Existing Variances:** Front yard property designation; secondary lot frontage and width; Lot shape diameter.

Executive Session *None*

Adjournment

Next meeting to be held **June 26th, 2025**.