



**RUMSON ZONING BOARD
JUNE 26, 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. Carey, Mr. Ehrenberg, Mr. Hawley, Acting Chairman
Hofferber, Mr. Ward,
Absent: Mr. Izzo, Mrs. Mayo

Also present, Michael B. Steib, Esq., David Marks, Borough Engineer, Marie DeSoucey, Board Secretary

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

David Marks and Marie DeSoucey were sworn in.

Mr. Steib announced Chairman Torcivia has stepped down from the Chairman position and requested nominations for the Chairman position. Mr. Carey nominated Glenn Hofferber for the 2025 Chairman position; Seconded by Mr. Ward. Mr. Hofferber accepted.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Ward
Nays: None
Abstain: Mr. Hofferber

Mr. Steib asked for nominations for the Vice Chairman position. Mr. Hofferber nominated Alison Mayo for the Vice Chairman position; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman
Hofferber, Mr. Ward
Nays: None

Announcements

The application of Stephen and Stephanie Rosone for property located at 36 Allen Street, Block 32, Lot 10 in the R-5 Zone was noticed for this evening. Notice is in order and the Board does have jurisdiction to hear the matter. The applicants are requesting to carry the matter to the next available meeting. The application will be carried to the August 28, 2025 Meeting at 7:30 pm. No further notice is required.

The application of Lisa and Shane Tutass for property located at 63 Rumson Road, Block 133, Lot 1 in the R-4 Zone was noticed for this evening. Notice is in order and the Board does have jurisdiction to hear the matter. The applicants are requesting to carry the matter to the next available meeting. The application will be carried to the August 28, 2025 Zoning Board Meeting at 7:30 pm. No further notice is required.

Administrative

Mr. Hawley made a Motion to approve the **May 22, 2025 Meeting Minutes** as submitted; Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman
Hofferber, Mr. Ward
Nays: None

Mr. Carey made a Motion to approve **Resolution #8050** for the one-year extension of approval for the application of Melissa Monteiro for property located at 116 Ridge Road, Block 16, Lot 15 in the R-1 Zone; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman
Hofferber, Mr. Ward
Nays: None

Chairman Hofferber made a Motion to approve **Resolution #8083** for the Application of Jonathan and Nicole Stolarz for property located at 7 Evergreen Drive, Block 71, Lot 1 in the R-2 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman
Hofferber, Mr. Ward
Nays: None

Unfinished Business:

The continued application of Jun Markov for property located at 30 Grant Avenue, Block 136, Lot 8 in the R-5 Zone from the April 24, 2025 Zoning Board Meeting was presented for the Board's consideration.

The Board is in receipt of the following additional exhibits: A-10 Architectural Site Plan Elevations and Floor Plans prepared by Christopher Rudman revised through 5/10/2025.

Mark Aikins, Esquire representing the applicant addressed the Board. Mr. Aikins advised the applicant has revised the proposal in response to comments from the Board and neighborly

considerations. The applicant met with the neighbors regarding stormwater issues and revisions have been made to the plans. The Floor Area has been reduced by approximately 300 square feet and the Floor Area Ratio has been reduced to .47 from .52. The second and half story impact on the side yard setback has been scaled back but still requires variances. Variance relief is also being sought for the two-story addition's impact on the rear setback.

Mr. Aikins recalled Christopher Rudman, project architect. Mr. Rudman was sworn in at the last hearing and remains under Oath.

Mr. Rudman oriented the Board to the subject property. The second floor has been pulled in on the side and is now in compliance with the setback. Alternatively, a balcony area for the bedrooms was introduced, which reduced the Floor Area and the Floor Area Ratio. Mr. Rudman described the interior floor plans.

Mr. Marks asked for clarification on the reduction in building coverage from 1,714 square feet to 1,651 square feet. Mr. Rudman stated the original proposed building has 2 to four feet of overhangs, which have now been reduced. Mr. Marks explained the credit for the front porch of 156 square feet has a 10 percent cap on the first-floor area and, due to the second-floor balcony above the front porch, the front porch needs to be included. The credit is not applicable.

Mr. Aikins recalled Robert Hudak, project planner. Mr. Hudak was sworn in at the last hearing and remains under Oath.

Mr. Hudak reviewed the revised plans. He testified that the site can accommodate the increased floor area with respect to the D-4 variance requested. The increased FAR is primarily due to the third level storage area that is not habitable space it is included calculation. The applicant has tried to address all the neighbors' concerns. Mr. Hudak compared the proposal to the surrounding two-story homes, which have been elevated due the flood zone.

The C variance relief there is a hardship related to the existing setbacks, which are proposed to be exacerbated slightly in the rear. Mr. Hudak cited Hawrylo Case to justify granting the variance. The benefits outweigh the detriments and the purposes of the MLUL will be advanced. The proposed renovation enhances the property, by modernizing the home. The overall proposal reduces the existing nonconforming lot coverage. The side yard setback for the upper floors has been improved and creates a desirable visual environment. There is no significant negative impact to the zone plan and zoning ordinance and there is no negative impact to the public good.

Chairman Hofferber opened the testimony for public questions and/or comments. Thomas Calvanico residing at 28 Grant Avenue was sworn in. Mr. Calvanico inquired about the elevation on the east side of the home. He stated the existing first floor is going to remain five feet from his property line with a balcony on the second floor. Mr. Rudman stated it will be an open balcony with a short knee wall and railing to reduce the massing and does not wrap around to the rear. Mr. Calvanico expressed concern with having a balcony only five feet from his property line overlooking his driveway and impacting his privacy.

Mr. Aikins elicited further testimony regarding the balcony. Mr. Hudak stated the he believes the balcony complies.

Ms. DeSoucey stated the balcony over the existing garage is still within the side yard setback and, as any other deck in a side yard setback, it does require a variance. Mr. Rudman stated the balcony sits above the existing first floor and the existing roof is being reduced by approximately two feet toward the neighbor's property.

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

Mr. Aikins stated the applicant has reconciled to the best of their ability the concerns of the neighbors and the recommendations and requests of the Board to reduce the scope of the project and it is consistent with the overall character of the neighborhood. Mr. Aikins requested an informal poll of the Board Members.

Board Members asked for clarification of neighbors' concerns from the last hearing. Mr. Marks advised the Building Coverage is consistent with the prior submission and from a drainage standpoint the applicant will abide by the same stipulation that Stormwater Management Plans will be submitted for review and approval. Board Members stated the revisions are appreciated regarding the massing and the concerns of the neighbors. However, it is an intense structure within the floor zone elevations. Mr. Calder was not in favor of the proposal.

After further deliberations, Mr. Ehrenberg made a motion to approve the application as revised; Seconded by Mr. Hawley.

Roll call vote:

Ayes:	Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman Hofferber, Mr. Ward
Nays:	Mr. Calder

The continued application of Joseph and Alexis Curro for property located at 23 North Ward Avenue, Block 80, Lot 11 in the R-1 Zone for the May 22, 2025 Zoning Board Meeting.

The Board is in receipt of the following additional exhibits: A-11 Plot Plan prepared by InSite Engineering revised through 6/5/2025; A-12 Pool House Plans prepared by Brick City Reconstruction revised through 6/9/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. Mr. Brodsky introduced Brandi Kelly, a New Jersey licensed engineer. Ms. Kelly was sworn in, and the Board accepted her credentials. Ms. Kelly submitted a Site Rendering marked A-13.

Ms. Kelly described the revisions to the plans reducing the impervious coverage. The originally proposed 900 square foot pool house has been reduced to 810 square feet and the side yard setback has been increased to 20 feet. The pool house roof deck and spiral staircase have been eliminated. The lot coverage is now proposed at 26,492 square feet.

Mr. Brodsky recalled Patrick Lesbirel, project architect. Mr. Lesbirel was sworn at the last hearing and remains under Oath. Mr. Lesbirel described the revised architectural details of the proposal.

Mr. Brodsky introduced Robert Hudak, a New Jersey licensed Planner. Mr. Hudak was sworn in, and the Board accepted his credentials. Mr. Hudak explained the existing unique conditions at the subject flag-lot property. The benefits of granting the variance outweigh the detriments because the design offers an opportunity for improved zoning. The project overall modernizes the property with an aesthetically appropriate architectural elements and landscaping and contribute to a desirable visual environment. The basement area will only be for storage and pool equipment. There is no substantial detriment to the public good or to the intent and purpose of the zone plan and zoning ordinances.

Chairman Hofferber opened the application for public questions and/or comments. Laura Gangemi residing at 25 Ward Avenue was sworn in. Ms. Gangemi asked for clarification on the revisions and the impact on her property and her view corridor. Mr. Marks stated the ordinances do not regulate the size of the pool houses and there is no set minimum or maximum size. It's a function of the size of the property. Mr. Hudak said her view corridor should not be affected. There being no further public questions and/or comments, the public portion was closed.

After deliberations, Mr. Hawley made a motion to approve the application as revised; Seconded by Mr. Carey.

Roll call vote:

Ayes:	Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Chairman Hofferber, Mr. Ward
Nays:	None

New Business

The application of Kenneth and Tara Blanch for property located at 18 Ridge Road, Block 70, Lot 5.02 in the R-2 Zone was presented for the Board's consideration. Mr. Steib stated notice 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 dated 9/20/2024; A-2 Denial Memorandum dated 9/25/2024 revised 5/6/2025; A-3 Variance Application; A-4 Survey prepared by Lakeland Surveying dated 9/7/2023; A-5 Variance Plan prepared by MCH Engineering, Inc. dated 3/31/2025; A-6 Architectural Elevation and Floor Plans prepared by PDR Designs Architecture dated 11/18/2024

Jeffrey Beekman, Esquire from the Beekman Law Firm representing the applicants addressed the Board. Mr. Beekman submitted A-7 an Aerial dated 3/9/2025 and A-8 seven photographs. Mr. Beekman introduced Kenneth Blanch, the applicant. Mr. Blanch was sworn in and gave a history of the property along with the rationale for the proposal.

Mr. Beekman introduced Paul Rugarber, a New Jersey licensed architect. Mr. Rugarber was sworn in, and the Board accepted his credentials. Mr. Rugarber described current conditions at

the subject property. The home is currently under construction and the proposal is a full renovation of the existing detached two-car garage structure to match the home. The first floor of the garage will remain as vehicle and storage space. The existing workshop on the second level will be expanded and a half bath and new staircase will be added. The exterior will be renovated and match the home.

Mr. Marks and Ms. DeSoucey explained the amendments to the ordinance and what is permitted or not permitted for an accessory structure.

Mr. Beekman introduced Matt Hockenbury, a New Jersey licensed engineer and planner. Mr. Hockenbury was sworn in, and the Board accepted his credentials. Mr. Hockenbury described the existing conditions at the subject property and surrounding area. The variance relief being sought is for an expansion of a nonconforming building. The existing variances at the property are for an oversized accessory building, side yard setback and the garage doors facing the street. In Mr. Hockenbury's opinion since the structure already exists at the nonconforming rear setback of 12.6 feet the roof pitch is not going to have a negative impact on the surrounding area. The new roof conforms to the height requirements for an accessory structure and enhances the appearance of the structure. The garage is an appropriate size for the property. The two garage doors facing the street is an existing nonconformity. Landscape buffering will be added to property. The proposed improvements to the garage will have no negative impacts to light, air and open space. The positive aspects outweigh any negatives. The variances can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.

Board Members expressed concern with the accessory structure becoming two stories. Mr. Rugarber explained the intent is to make it look more like the home and enhances the utilization of that area.

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

After deliberations, Mr. Hawley made a Motion to approve the application as presented;
Seconded by Mr. Calder.

Roll call vote:

Ayes:	Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Chairman Hofferber
Nays:	Mr. Carey, Mr. Ward

The application of Mel Karmazin for property located at 29 Ward Avenue, Block 80, Lot 8.01 in the R-2 Zone was presented for the Board's consideration. Mr. Steib stated the notice 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 Site Plan prepared by Lindstrom, Diessner and Carr, PC revised through 10/11/2024; A-2 Lot Coverage Diagram prepared by J.A.Y. Custom Company revised through 3/14/2025; A-3 Land Use and Development Permit Application dated 3/14/2025; A-4 Denial Memorandum dated 4/29/2025; A-5 Variance

Application dated 5/13/2025; A-6 Survey prepared by Yorkanis & White, Inc. revised 12/7/2024

Mark Aikins, Esquire representing the applicant addressed the Board. The applicant is in receipt of a Land Use Permit #240001 from the NJ DEP on 11/18/2024.

Mr. Aikins introduced Jarrett Kest, a New Jersey licensed landscape architect. Mr. Kest was sworn in, and the Board accepted his credentials.

Mr. Kest testified the single-family residence is currently under construction. The property is considerably larger than what is required in the zone. The proposal is for a pickleball court with a pergola and fencing. The property is encumbered by coastal bluffs that are regulated by the NJ DEP. Mr. Kest submitted A-7 Coastal Bluff and Buffer. Mr. Kest described the coastal bluff restrictions on the property.

Mr. Kest submitted A-8 Color rendered Sport Court Site Plan. Mr. Kest described the surrounding properties and the proposed landscaping plan for the site. Mr. Kest submitted A-9 Sport Court Elevations. Mr. Kest described the architectural features and materials for the proposed 12' by 18' pergola and fence.

Mr. Aikins submitted a Plot Plan/Grading Plan prepared by Lindstrom, Diessner and Carr with permitting information marked A-10.

Mr. Marks asked for clarification on Exhibit A-9 regarding the bulkhead wall and advised that lighting on sport courts is not permitted. Mr. Aikins stated there is no lighting proposed.

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

After deliberations, Mr. Carey made Motion to approve the application as presented; Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Ward,
Chairman Hofferber

Nays: None

EXECUTIVE SESSION:

None

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 9:50 p.m.

The next scheduled meeting will be **July 24, 2025** at 7:30 p.m.

Respectfully submitted,

Michele MacPherson

State Shorthand Reporting Services, Inc.