

Approved: October 24, 2024



**RUMSON ZONING BOARD
SEPTEMBER 26, 2024
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, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Mr. Ward, Chairman Torcivia

Absent: None

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.

Mr. Marks and Ms. DeSoucey were placed under Oath.

ADMINISTRATIVE

Mr. Hofferber made a Motion to approve the **August 22, 2024 Meeting Minutes** as submitted; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Hofferber

Nays: None

Abstain: Chairman Torcivia, Mr. Calder, Mr. Izzo, Mrs. Mayo, Mr. Ward

Mr. Carey made a Motion to adopt **Resolution #8067** approving the application of Maximilian and Annelise Trunz for property located at 7 Buena Vista Avenue, Block 12, Lot 4 in the R-3 Zone; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Hofferber

Nays: None

Abstain: Chairman Torcivia, Mr. Calder, Mr. Izzo, Mrs. Mayo, Mr. Ward

Unfinished Business: None

New Business

The application of **Patricia Lordi** for property located at 11 Maplewood Avenue, Block 50, Lot 8 in the R-6 Zone was presented for the Board's consideration.

Mr. Steib advised service is in order and the Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Land Use and Development Permit Request dated 8/5/2024; A-2 Denial Memorandum dated 8/5/2024; A-3 Application dated 8/6/2024; A-4 Survey prepared by Valley Surveying, Inc., dated 4/5/2024; A-5 Reconstruction/Rehabilitation Elevation and Mitigation Plan prepared by Royal Engineers and Consultants, LLC revised 6/12/2015; A-6 Architectural Site Plans Elevation and Floor Plans prepared by Anthony M. Condouris dated 8/6/2024; A-7 Correspondence from Mr. Condouris dated 8/7/2024; A-8 Denial Memorandum dated 8/7/2024

Mark Aikins, Esquire representing the applicant placed his appearance on the record. The proposal is to construct a second-floor addition; two-story rear addition and raised deck on the existing undersized lot. Variances are requested for: expansion of a nonconforming structure, front and rear yard setbacks, maximum floor area, FAR, reduced lot shape circle, maximum building coverage, maximum driveway width and curb opening, and parking in the front yard setback. The existing nonconformities will remain. The proposal also includes adding an attached garage.

Mr. Aikins introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials. Mr. Condouris explained the existing conditions at the subject premises, the proposed renovations and interior floor plans. The attic will be unfinished and is only for storage. Mr. Condouris described the exterior architectural details and materials.

Mr. Aikins introduced Robert Hudak, a New Jersey licensed planner. Mr. Hudak was sworn in, and the Board accepted his credentials. Mr. Hudak submitted exhibits A-9, an aerial, and A-10 Google Earth Photographs. Mr. Hudak described the existing nonconformities at the subject premises and the surrounding neighborhood.

Mr. Hudak explained, the subject undersized lot is 3,998 square feet and 5,000 square feet is the minimum required. The proposal upgrading an outdated home to meet modern design standards and modern family living needs and will meet FEMA requirements. The size of the proposed home is consistent with surrounding properties. The nonconforming shed in the rear will be removed. The variances being required are for the front yard setback, minimum interior circle, lot circle, rear yard setback, building coverage, floor area and driveway width. The benefits of this proposal outweigh any detriments. There is no substantial detriment to the public good nor impairment to the intent and purpose of the zone plan.

Chairman Torcivia opened the testimony for public questions and/or comments. Peter Goodhue revised at 16 Maplewood Avenue was sworn in. Mr. Goodhue expressed concern with lack of

available street parking and questioned the reasoning behind not raising the home. There being no further public questions and/or comments, the public portion was closed.

Mr. Aikins stated the applicant is amenable to adding an additional on-site parking space by extending the driveway and revised plans will be submitted for review and approval.

After deliberations, Chairman Torcivia asked the pleasure of the Board. Mr. Hawley made a motion to approve the application with the additional parking; Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mr. Ward,
Chairman Torcivia

Nays: None

Abstain: Mrs. Mayo, Mr. Ehrenberg

The application of **David Kurlander & Jessica Tsang** for property located at 115 Black Point Road, Block 67, Lot 4 in the R-5 Zone was presented for the Board's consideration.

Mr. Steib stated that service is in order and the Board has jurisdiction to hear the matter. The Board is in receipt of the following exhibits: A-1 Land Use and Development Permit application dated 7/7/2024; A-2 Denial Memorandum dated 8/7/2024 revised 9/16/2024; A-3 Application dated 8/7/2024; A-4 Architectural Elevation and Floor Plans prepared Peter A. Goodhue dated 6/8/2024 revised 9/1/2024; A-5 Survey prepared by Morgan Engineering dated 2/7/2024; A-6 Building and Lot coverage calculation prepared by Peter A. Goodhue dated 8/11/2024; A-7 Final Review Memorandum dated 8/15/2024; A-8 Applicant letter dated 8/12/2024; A-9 Resolution dated 4/20/2021; A-10 Photograph of Screen.

Jessica Tsang the applicant was sworn in. Ms. Tsang stated the proposal is to renovate and add a one and two-story addition to the existing 1920's single-family home. The cellar will be expanded, a new front porch, rear deck and patio are also proposed. The existing barn will be razed, and a new detached garage will be added. The lot is very deep but narrow and is roughly 7,000 square feet. Variances are being sought for the reduced lot shape circle, principal building side yard setbacks, accessory building side yard setback and side yard setback for the AC units. The existing nonconformities will remain unchanged.

Ms. Tsang described the interior floor plans and the exterior architectural details and materials.

Chairman Torcivia opened the testimony for public comments and/or questions.

Lance Parrish residing at 117 Black Point Road expressed concern with runoff impacting his property. Mr. Marks responded that as a provision of development within Rumson the Borough's Stormwater Management ordinance must be met. An amended development plan will be submitted for review and approval. There being no further public questions and/or comments, the public portion was closed.

After deliberations, Chairman Torcivia asked the pleasure of the Board. Mr. Hofferber made a Motion to approve the application with the addition of a generator and revised plans; Seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mr. Ward,
Chairman Torcivia

Nays: None

Abstain: Mrs. Mayo, Mr. Ehrenberg

The application of **Christopher Torcivia** for property located at 76 Waterman Avenue, Block 139, Lot 20 in the R-5 Zone was presented for the Board's consideration.

Chairman Torcivia recused himself from hearing the application.

Vice-Chairman Hofferber takes over the Chairman position.

Mr. Steib stated service is in order and the Board has jurisdiction to hear the matter. The Board is in receipt of the following exhibits: A-1 Application dated 9/10/2024; A-2 Memorandum dated 8/30/2024 revised 9/6/2024; A-3 Land Use and Development Permit dated 8/28/2024; A-4 Resolution dated 3/17/2015; A-5 Addition location sketch; A-6 Final Survey prepared by Thomas P. Sentry, P.A. dated 5/20/2016; A-7 Architectural Site Elevation and Floor Plans prepared by Anthony Condouris dated 8/26/2024.

Christopher Torcivia, the applicant was sworn in. Mr. Torcivia introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials.

Mr. Condouris stated the proposal is for a new 246 square foot second story addition above an open deck, expansion of habitable attic above the addition, a new 250 square foot deck with relocated front steps. The existing raised deck will be removed. Variances are requested for front, side and rear setbacks. The existing nonconformities of minimum lot front and width will remain as they are.

Mr. Condouris described the existing conditions at the subject property, the interior floor plans, renovations and the exterior architectural details and materials.

Chairman Hofferber opened the application for public questions and/or comment from the public. 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 submitted; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Mr.
Ward

Nays: None

Abstain: Mr. Ehrenberg

Mr. Steib advised that an **Executive Session** was not necessary.

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 9:00 p.m.

The next scheduled meeting will be **October 24, 2024** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson