



Borough of Rumson

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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
August 27, 2026
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 July 23, 2026 Minutes
- Resolutions
 - #26-8107_**Moran**, 9 No Ward Avenue, B80 L20, Zone: R-2
 - #26-8109_**Barthelme**, 3 Tennis Court Lane, B104, L3.01, Zone: R-2
 - #26-8116_**Zanetich**, 4 North Cherry Lane, B23, L8, Zone: R-4
 - #26-8117_**Timoni / Leiro**, 105 South Ward Avenue, B139, L22, Zone: R-2
 - #26-8118_**Goddeeris**, 15 Heathcliff Road, B119, L6, Zone: R-1

Old Business

(Cont. from June)

- #26-8113_**Cina**, 16 Harbor Drive, B111, L22 & 22.01, Zone: R-2
Proposed improvements consist of additions to the principal building, rear covered porch, outdoor kitchen, pool, spa, and patios. Relief requested: a use “d” variance (FAR) and bulk “c” variances in connection with: lot coverage, building coverage, floor area, and setbacks from a waterway.

New Business

- **Karl**, 17 Heathcliff Rad, B119 L5, Zone: R-1
Proposed improvements consist of a small front addition with new covered front porch; a rear two-story rear addition; a rear covered porch with an outdoor kitchen and deck above; outdoor rinse station; new siding, roof and additional AC units. Relief

requested: Expansion of a nonconforming dwelling on a nonconforming lot, a use “d” variance for FAR and bulk “c” variances in connection with maximum permitted floor area and front yard setback. The undersized lot remains the same.

- **Manley**, 82 West River Road, B1, L12, Zone: R-1

Proposed improvements consist of an addition to the existing single-family home and the existing garage/residential/pool house, installation of a new pool and patio along with additional patios and walkways, together with related site improvements. Relief requested: a use “d” variance for expansion of a nonconforming use and “c” variances for expansion of nonconforming accessory building resulting in additional nonconformities (percentage of accessory buildings, building height, setback), and new accessory structures located in the front yard.

- **Hofferber**, 82 Washington Street, B34, L14, Zone: R-5

Proposed improvement consists of a new, single-story, rear covered patio on a conforming principal building on an oversized lot. Relief requested: bulk variance for building coverage.

- **Bordonaro**, 144 Black Point Road, B72, L9, Zone: R-POS/R-1

New single-family dwelling on a nonconforming flag lot. Relief requested for minimum street frontage, lot shape diameter, existing driveway setback and curb opening.

Executive Session

Adjournment

Next meeting to be held **September 24th, 2026.**