



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

**ZONING BOARD AGENDA  
BOROUGH OF RUMSON  
February 27, 2025  
7:30 P.M.**

- Pledge of Allegiance
- Roll Call
- Statement of compliance with the notice requirements of the Open Public Meetings Act.

**Reorganization**

- Swearing in of new and/or reappointment of current Zoning Board Members  
(Alison Mayo)

**Administrative**

- Approval of January 23, 2025 Minutes (approved)
- Resolution #2025-9, RZB Annual Reports (approved)
- Resolutions (approved)
  - #8074, Anthony Buffone, 17 Shrewsbury Drive; Block 135, Lot 8, Zone: R-2
  - #8075, Scott Elsas, 26 Tuxedo Road; Block 124, Lot 21, Zone: R-1
  - #8076, Elisa Walling, 12 Washington Avenue; Block 141, Lot 10, Zone: R-5

**Unfinished Business** - None

**New Business**

(approved)

- Resolution Extension: **Chris & Avery Brighton**, 60 Rumson Road; Block 100, Lot 3, Zone: R-2  
The applicant is requesting an extension of the 2024 Rumson Zoning Board Resolution #8051, previously granted March 28, 2024.

- **Daniel and Bridget Duffy** (approved w/modifications)  
28 Lincoln Avenue; Block 142, Lot 8, Zone: R-5

The applicant proposes to construct a one-story addition and covered porch to rear of existing dwelling (within secondary front setback of the irregular, corner lot). Additional improvements that do not require variance relief includes a two story rear addition, at-

grade patio, outdoor shower, and the renovation of front covered porch and rear screened porch.

**Variations requested for:** Principal building (secondary) front yard setback, Minimum rear yard setback; Maximum building coverage. **Existing Variations:** Accessory building (shed) in front yard.

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

- **Stephen & Nadia Harhen** *(Started, carried to March)*  
9 Circle Drive; Block 13, Lot 15, Zone: R-3

Construct a new two-story addition, new open front porch and third garage bay to the front of the existing dwelling on a conforming, interior lot.

**Variations requested for:** Maximum building coverage, Minimum side yard setback; **Existing Variations:** side yard setback (deck), accessory building (shed) side & rear setbacks.

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

- **Matt and Amanda Lukof** *(Started, carried to March)*
- 35 Wardell Avenue; Block 105, Lot 43, Zone: R-4

Construct a new, 2.5-story, single-family dwelling on the existing foundation on an oversized, interior, conforming lot. The existing pool, patio and dock deck are proposed to remain as-is.

**Variations requested for:** FAR, maximum floor area, building coverage, lot coverage, oversized driveway, parking in the front yard setback, and inaccessible (required) garage. **Existing Variations:** lot coverage, oversized driveway, and parking in the front yard setback.

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

**Executive Session**    *None*

**Adjournment**

Next meeting to be held **March 27<sup>th</sup>, 2025.**