



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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
April 24, 2025
7:30 P.M.**

- Pledge of Allegiance
- Moment of Silence in memory of Bernard M. Reilly
- Roll Call
- Statement of compliance with the notice requirements of the Open Public Meetings Act.

Administrative

- Approval of March 27, 2025 Minutes *(approved)*
- Resolutions *(approved)*
 - #8080, Paul & Sharon Schifano, 44 Lennox Avenue; Block 37, Lot 20, Zone: R-5

Unfinished Business

- **#8078 Stephen & Nadia Harhen**, 9 Circle Drive; Block 13, Lot 15, Zone: R-3
- *(Continued from February 27, 2025)* *(approved as revised)*

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.

Variances requested for: Maximum building coverage, Minimum side yard setback;

Existing Variances: side yard setback (deck), accessory building (shed) side & rear setbacks.

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

- **# 8079 Matt and Amanda Lukof**, 35 Wardell Avenue; Block 105, Lot 43, Zone: R-4
- *(Continued from February 27, 2025)* *(approved as revised)*

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.

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

Existing Variances: lot coverage, oversized driveway, and parking in the front yard setback.

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

New Business

- **Jun Markov**, 30 Grant Avenue; Block 136, Lot 8, Zone: R-5
(Started, carried to May)

Add 1-½ stories and a new two-story rear addition on an existing, nonconforming, one-story dwelling, in the R-5 zone, on a slightly oversized, conforming, and interior lot.

Variations requested for: Expansion of a nonconforming building; FAR; Maximum floor area; Maximum building coverage; Second story balcony in front yard setback, Minimum side yard setback; Minimum combined side yard setback. **Existing Variations:** Driveway width in front yard setback; Parking area in front yard setback.

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

- **Joseph & Alexis Curro**, 23 North Ward Avenue; Block: 80, Lot 11, Zone: R-1
(Applicant carried to RZB May 22, 2025 Meeting)
- **Stephen & Stephanie Rosone**, 36 Allen Street; Block: 32, Lot 10, Zone: R-5
(Applicant carried to RZB May 22, 2025 Meeting)

Executive Session *None*

Adjournment

Next meeting to be held May 22nd, 2025.