

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
November 30, 2023
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 October 26, 2023 Minutes**
- **Resolutions**

Moira & Marco Bongarzone
30 Center Street; Block 61, Lot 10, Zone R-5

Unfinished Business

- **Wesley and Ann Gaus**
80 Ridge Road; Block 18 Lot 65, Zone R-2
The applicant submitted a request to construct a new, attached, two car garage addition, bringing the total garage spaces to the maximum allowable five (5). This is an add-on to the August 22, 2023 approved, non-variance-requiring plans for a two story attached residential addition with covered porches, outdoor pool, fence, additional garage stall, gym, and related site improvements to an existing single family dwelling located at 80 Ridge Road.

Follow-Up: At the October 26, 2023 Hearing, the Board asked for a reduction to the Phase-2 addition (eliminating the side yard setback variance) and a Landscape Plan to be reviewed at the next meeting of the Zoning Board. The applicant is now returning with the revisions. Variance relief is being sought for Maximum Building Coverage (8,449 square feet, whereas 8,393 square feet is permitted) and Borough Ordinance 22-7.26b which states that garage doors in the R-2 Zone shall be oriented so as not to be visible from a street frontage, river frontage, or public right-of-way.

New Business

- **Joshua & Catherine Porter**
16 Navesink Ave; Block 72, Lot 29.01, Zone R-2

The applicant submitted a request to expand the existing structure by constructing a new covered porch area with living space above which will be used as closets for the existing master bedroom and a new laundry room. The improvements include a new deck and fence around the existing pool. Part of the new patio will extend an additional eight (8') feet and will be uncovered. The applicant is seeking variance relief for building coverage (4,413 square feet, whereas 4,191 square feet is permitted); lot coverage (11,072 square feet, whereas 10,446 square feet is permitted); Accessory structure (pool patio) setback (TBD, 15' side yard required); Accessory Structure (garage) side yard setback (1.3', whereas 15.0' is required. *Pre-existing*); Accessory Structure (pool) is not permitted in the front yard. (*Pre-existing*). The pool extends into the front yard setback (56.5' whereas 75' is required. *Pre-existing*); Accessory Structure (pool) extends into side yard setback (15' whereas 25' is required. *Pre-existing*).

- **Eric and Cathleen Earnhardt**
48 First Street; Block 31 Lot 11, Zone R-5

Construct a 220 sf rear first floor addition (intensifying a pre-existing rear yard non-conformity), a 256 sf second floor addition, a new 48 foot front porch addition (intensifying a pre-existing front yard non-conformity), reconstruct the existing rear patio, and install a new 18/20 kW generator (overlaps in the side yard setback). The applicant is seeking variances for front yard setback of 25.8', whereas 30.4 exists and 35.0' is required. (*The addition intensifies the existing non-conformity); rear yard setback of 28.5', whereas 28.5' exists and 35.0' is required. (*The addition intensifies the existing non-conformity); and side yard setback of 4.5', whereas 5.0' is required.

- **Al Shissias**
27 First Street; Block 27 Lot 20, Zone R-5

Demolish existing second floor, front porch, rear deck patio, and other site elements to construct a new second floor addition, covered front porch and walkway, rear covered deck, rear open deck, rear patio, pool, driveway expansion, additional A/C unit and generator. The applicant is seeking variances for: Principal structure side yard setback of 7.2', whereas 7.4' exists and 8.0' is required; Principal structure combined side yard setback of 15.1', whereas 15.3' exists and 18.0' is required (*Existing non-conformity, Intensified*); Maximum Lot coverage of 3,141 sf, whereas 2,333 sf is existing and 3,114 sf is permitted; Minimum front yard porch

setback of 26.8', whereas as 28.8' exists and 30.0' is required. (*Existing non-conformity, Intensified*); Minimum Accessory A/C setback of 3.8' proposed, where 5.0' is required; Minimum Accessory generator setback of 3.5' proposed, where 5.0' is required for a 24 kW generator: Driveway setback from adjacent properties of 0.0' proposed, where 1' is required. New driveway proposed; Maximum driveway width within the front yard setback of 18.0' proposed, where 12' is permitted; Maximum curb cut opening of 20' proposed, where 14' is permitted; All required residential parking shall be located behind the front yard setback line. (*Existing non-conformity, Intensified*).

- **Marguerite Connelly**
8 Willowbrook; Block 93, Lot 16.02, Zone R-1

The applicant is seeking a variance to install a 30 KW generator on a 6'x3' concrete pad, located 5' off the rear and side property lines. Rumson Borough ordinance requires generators greater than 24 kW to meet the principal building setback. As per Borough Ordinance 22-7.7.k, the proposed 30KW generator does not meet the principal structure setbacks as set in Schedule 5-1. The applicant is seeking variances for side and rear accessory structure setbacks.

Note: In the R-1 zone, the principal building side and rear setbacks are 40' and 50', respectively. In the R-1 zone, the accessory structure side and rear setbacks are both 15'.

Executive Session

Adjournment