

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
October 26, 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 September 28, 2023 Minutes**
- **Resolutions**

John Daccurso

12 Hunt Street; Block 6 Lot 2, R5 Zone

Rakesh & Suhma Sahni

56 Wardell Avenue; Block 105 Lot 30, R-2 Zone

Charles Fine

82 Black Point Road; Block 63, Lot 10, Zone R-6

Unfinished Business

(none)

New Business

- **Moira & Marco Bongarzone**

30 Center Street; Block 61, Lot 10, Zone R-5

The applicant submitted a request to expand the existing two-story structure by constructing a two story addition. The addition creates setback nonconformities, exceeds the maximum building coverage and has a pre-existing non-conforming front yard setback. The applicant is seeking variance relief for building coverage (1,788 sf proposed whereas 1,723 sf is permitted); Combined side yard setback (15.1' proposed, whereas 20' is required); Minimum side yard setback (2.4', whereas 8' is required. *Pre-existing*); front yard setback (26.05' proposed, whereas 35' is required. *Pre-existing*).

- **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 as 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*).

- **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.

Variance relief is being sought for the Minimum Side Yard Setback (26.75', whereas as 30' is required), Maximum Building Coverage (8,490 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.

Executive Session

Adjournment