

**ZONING BOARD AGENDA - Revised**  
**BOROUGH OF RUMSON**  
**January 25, 2024**  
**7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**Reorganization**

- Reappointment of current Zoning Board Members *(Izzo & Ward)*
- Elect Chairman *(Ben Torcivia)*
- Elect Vice Chairman *(Glenn Hofferber)*
- Resolution to appoint the Zoning Board Attorney *(Approved)*
- Resolution to appoint the Zoning Board Engineer *(Approved)*
- Resolution to appoint the Zoning Board Reporting Service *(Approved)*
- Resolution to appoint the Zoning Board Secretary *(Approved)*
- Resolution to appoint the Official Newspapers *(Approved)*

**Administrative**

- **Approval of November 30, 2023 Minutes** *(Approved)*
- **Resolutions**
  - #8046, Joshua & Catherine Porter *(Approved)*  
16 Navesink Ave; Block 72, Lot 29.01, Zone R-2
  - #8047, Eric and Cathleen Earnhardt *(Approved)*  
48 First Street; Block 31 Lot 11, Zone R-5
  - #8021-Ext, Bedlam, LLC *(Approved extension)*  
7 Blackpoint Horseshoe; Block 79, Lot 3, Zone R-2  
*The applicant is seeking 1 year extension for Resolution #8021*

**Unfinished Business**

- **#8048, Al Shissias** *(Approved)*  
**27 First Street; Block 27 Lot 20, Zone R-5**

**The applicant is seeking approval for** the following: 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 bulk variances** *(See Denial Memo for details)*

**Follow-Up:** At the November 30, 2023 Hearing, the Board asked for reduced plan to include only hardships. The applicant is now returning with the requested revisions.  
(See Zoning Memo #3 for details of Updated list of requested variance relief)

- **#8049, Marguerite Connelly** (Approved, approv Resolution)  
**8 Willowbrook; Block 93, Lot 16.02, Zone R-1**

**The applicant is seeking approval for** the following: Installation of 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.

**Follow-Up:** At the November 30, 2023 Hearing, the Board asked for the applicant to discuss options with the neighbors.

### **New Business**

- **#8050 Melissa Monteiro** (Started, Carried to February)  
**116 Ridge Road (aka: 18 Auldwood Lane); Block 16, Lot 15, Zone R-1**

**The applicant is seeking approval for** the following: Demolition of existing retaining wall and a portion of existing front deck; proposed new pool, patio, pool compliant fence, retaining walls, exterior stairs; expansion of existing front deck; Excavation of existing grade to allow for a walk-out basement; finish a portion of existing basement. **Variances requested for:** location of pool and equipment in front yard.

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

- **Chris & Avery Brighton** (Carried to February)  
**60 Rumson Road; Block 100, Lot 3, Zone R-2**

**The applicant is seeking approval for** the following: Construction of a 515 square foot addition to the rear of the existing 830 square foot carriage house. Existing portions of the carriage house will be renovated. There will be 1 bedroom, 1 bathroom, kitchen, living room and dining area. **Variances requested for:** exceeds permitted aggregate Ground Floor Area of all accessory buildings (C-variance), and Approval & Expansion of the non-conforming use of an accessory building for residential purposes (D-variance).

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

### **Executive Session**

### **Adjournment**

Next meeting to be held February 22, 2024.