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RUMSON ZONING BOARD
MAY 25, 2023
MINUTES

The regularly scheduled virtual meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Mr. Ward, Chairman Torcivia
Absent: None

Also present, Bernard Reilly, Esq., David Marks, Zoning Officer, Thomas Rogers, Secretary

The notice requirements of the Open Public Meetings Act were stated as being met.

Mr. Rogers and Mr. Marks were sworn in.

Mr. Hawley made a Motion to approve the April 27, 2023 Meeting Minutes as submitted; Seconded by Chairman Torcivia.

Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Ward

Mr. Reilly submitted a Resolution for the application of the David and Laura DiPietro for property located at 124 Bingham Avenue, Block 18, Lot 68 for the Board's consideration. After review Mr. Izzo made a Motion to approve the Resolution as submitted; Seconded by Mr. Carey.

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Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Ward

Mr. Reilly submitted a Resolution for the application of David Goldsmith for property located at 10 Avenue of Two Rivers South, Block 127, Lot 5.01 for the Board's consideration. After review Mr. Ehrenberg made a Motion to approve the Resolution as submitted: Seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Ward

Mr. Reilly submitted a Resolution for the application of Ann Lentz for property located at 9 Oak Lane, Block 24.03, Lot 27 for the Board's consideration. After review Mr. Hawley made a Motion to approve the Resolution as submitted; Seconded by Mr. Carey.

Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Ward

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Mr. Rogers announced the applications of **French Market 2, Inc.** located at **114 E. River Road, Block 52, Lot 14** and **XL Holding, LLC/Val's Tavern** located at **123 E. River Road, Block 59, Lot 9** will both be carried to the **June 22, 2023** Zoning Board Meeting at 7:30 pm without further notice being required.

Mr. Rogers announced the application of **Edward and Tara Ward** for property located at **15 Conover Lane, Block 114, Lot 6** be presented for the Board's consideration. Edward Ward the property owner was sworn in.

Mr. Ward testified that the proposal is to replace the existing 7' by 10' shed with a 12' by 20' shed used for storage only. The maximum accessory building coverage for this property is proposed at 1,080 square feet whereas 535 square feet is permitted.

Chairman Torcivia opened the application for public questions and/or comments. There being none, the public portion was closed.

After review, Mr. Hawley made a motion to approve the application as presented; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Mr. Ward, Chairman Torcivia

Nays: None

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Mr. Rogers announced the application of **Robert and Ann Cosgrove** for property located at **18 Maplewood Avenue, Block 51, Lot 21** be presented for the Board's consideration.

Robert Cosgrove, the property owner, residing at 6 Allen Street was sworn in. Mr. Cosgrove testified the proposal is to raze the existing outdated residence and construct a new single-family dwelling. Mr. Cosgrove introduced Keith Mazurek, a New Jersey licensed architect. Mr. Mazurek was sworn in and the Board accepted his credentials.

Mr. Mazurek explained the property is undersized and located in the FEMA AE9 Special Flood Hazard Area. The applicant is seeking variance relief for minimum front yard setback, minimum combined principal structure side yard setbacks and minimum rear yard setback.

Mr. Mazurek described the architectural details of the two-story single-family dwelling and the interior floor plans.

Chairman Torcivia opened the application for public questions and/or comments. Peter Goodhue residing at 16 Maplewood Avenue was sworn in. Mr. Goodhue spoke in favor of the proposal. There being no further public questions and/or comments the public portion was closed.

Chairman Torcivia asked the pleasure of the Board. Mr. Calder made a motion to approve the application as presented; Seconded by Mr. Izzo.

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Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Mr. Ward, Chairman Torcivia

Nays: None

Mr. Rogers announced the application of **Hestia Group, LLC** for property located at **16 Oakwood Lane, Block 31, Lot 12** be presented for the Board's consideration.

Michael Guarino residing at 6 Oakwood Lane, principal of Hestia Group, LLC, was sworn in. Mr. Guarino introduced Keith Mazurek, a New Jersey licensed architect. Mr. Mazurek was sworn in and the Board accepted his credentials.

Mr. Mazurek testified the proposal is to construct a new two-story single-family dwelling on the existing undersized corner lot. The applicant is seeking variance relief for minimum front and rear yard setbacks all other aspects will conform with the Borough's ordinances.

Chairman Torcivia opened the application for public questions and/or comments. Pamela McSweeney residing at 14 Oakwood Lane was sworn in. Ms. McSweeney inquired about the landscaping, tree removal and replacement and the height of the new dwelling. Mr. Guarino stated a tree removal and replacement plan will be submitted for review and approval and the height will comply with Borough requirements. There being no further public questions and/or comments, the public portion was closed.

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Chairman Torcivia asked the pleasure of the Board. Mr. Hofferber made a motion to approve the application subject to review and approval of the tree removal and landscaping plan; Seconded by Ms. Mayo.

Roll call vote:

Ayes: Mr. Hofferber, Mr. Izzo, Mr. Carey, Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Mrs. Mayo, Mr. Ward, Chairman Torcivia

Nays: None

A brief recess takes place.

Mr. Rogers announced the application of **John Daccurso** for property located at **12 Hunt Street, Block 6, Lot 2** be presented for the Board's consideration. Mr. Daccurso, the property owner, was sworn in. Mr. Daccurso explained the rationale for this proposal. The property received approval for several improvements in April of 2007, however those were never completed and has expired. The goal of this application is to restore the home and update it to accommodate better flow, safety and efficiency.

Mr. Daccurso introduced Peter Goodhue, a New Jersey licensed architect. Mr. Goodhue was sworn in and the Board accepted his credentials.

Mr. Goodhue explained the existing conditions at the premises. The application is to construct first and second floor additions, an attached one-car garage, installation of an in-ground swimming pool, pave patio and demolish the

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existing garage. The applicant is seeking variance relief for the rear yard setback; maximum lot coverage, building coverage and floor area; minimum side yard setbacks and is proposing three stories where 2 and a half stories is permitted.

Board Members expressed concerns with the amount of variance relief being sought, lack of existing conditions and details on the plans, lack of justification for the variances and questioned the existence of the third-story deck.

Chairman Torcivia opened the application for public questions and/or comments.

Stewart Sendell residing at 7-D Lafayette Street. Mr. Sendell spoke in favor of the application. There being no further public questions and/or comments the public portion was closed.

The applicant is willing to revisit the proposal and submit revised plans.

Mr. Reilly announced the application will be carried to the June 22, 2023 Zoning Board Meeting at 7:30 pm without further notice required.

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:45 p.m.

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The next scheduled meeting will be **June 22, 2023**
at 7:30 p.m.

Respectfully submitted,

Michele MacPherson