



Borough of Rumson

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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
May 28, 2026
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 April 23, 2026 Minutes *(Approved)*
- Resolutions *(Approved)*
 - **#26-8105_Karczynski**, 166 Rumson Road, B84 L4, Zone: R-1/RSC

Old Business

- **#26-8107_Moran**, 9 No Ward Avenue, B80 L20, Zone: R-2 *(Carried to July)*

Proposed improvements consist of a new carriage house with garage space and storage space on the ground floor and with a two (2) bedroom and one and one-half (1.5) bathroom residential living space/apartment on the second floor. A use “d” variance and bulk “c” variances in connection with the proposed demolition and reconstruction of an existing accessory carriage house which contains (and which will continue to contain) a separate residential apartment.

New Business

- **Schafer**, 5 Clover Lane, B97, L36, Zone: R-1 *(Approved)*

New single-family dwelling on a nonconforming corner lot. Relief requested for minimum lot area and street frontage.
- **Zanetich**, 4 North Cherry Lane, B23, L8, Zone: R-4 *(Postponed to July)*

Proposed additions to principal building. Relief requested from floor area cap on an oversized lot.

- **Barthelme**, 3 Tennis Court Lane, B104, L3.01, Zone: R-2 (*Carried to July*)
Proposed improvements consist of a new accessory building for the dual use of a 2-car garage and pool house on a private road. Relief requested for lot coverage, building coverage and side yard setback.
- **Mogul Group, LLC**, 34 Forrest Avenue, B42, L1, Zone: R-5 (*Carried to July*)
New single-family dwelling on a nonconforming corner lot. Relief requested for setbacks and parking.

Executive Session

Adjournment

Next meeting to be held **June 25th, 2026.**