

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
March 28, 2024
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 February 22, 2024 Minutes** *(Approved)*

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

 - #8051, Chris & Avery Brighton *(Approved)*
60 Rumson Road; Block 100, Lot 3, Zone R-2

 - #8052, James and Kelly Annarella *(Approved)*
14 Auldwood Lane; Block 16, Lot 16, Zone R-1
(Application Withdrawn without prejudice)

Unfinished Business

- **#8053, Ed Moldaver** *(Started February, Carried)*
31 Ward Avenue; Block 80, Lot 6.03, Zone R-2

- **#8016-Mod, Steve Lipitski** *(Approved)*
49 East River Road; Block 39, Lot 12, Zone R-5

The applicant is seeking to **Amend** Prior Approval Resolution #8016 with request for permitting attic balcony, finished basement with fifth bedroom and finished storage attic.
(See Zoning Denial Memo for details of requested variance relief)

Follow-Up: At the February 22, 2024 Meeting, the Board majority felt a comprehensive review of the application is warranted. The applicant requested for opportunity to discuss options with professionals and come back to the next meeting.

New Business

- **M.G. Kelly Builders, LLC** (Approved)
86 Black Point Road; Block 63, Lot 8, Zone R-6

Proposed new 2,284 SF, 2-story, 5-bedroom, single family dwelling in the R-6 zone on an existing non-conforming lot shape. The proposed cellar will include the 5th bedroom and an office. The attic will be unfinished and reached by pull down stairs. . **Variiances requested for:** Principal Building Front Yard Setback, Porch Front Yard Setback (new C-variance) and pre-existing (Interior Lot Shape).

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

- **Frank & Rhea Mallon** (Approved w/conditions)
34 First Street; Block 26, Lot 9, Zone R-5

Complete various renovations and additions to the existing dwelling including construction of an additional 456 SF floor area on second floor; removal of the existing front and rear covered front porches and replace with uncovered landings; removal of the existing uncovered rear patio and construct new uncovered patio in new location; demo the existing nonconforming detached garage and replace with new in same location; replacing driveway; installing new generator and AC units; installing new front yard fence; installing new landscape wall in front yard; new walkways; and miscellaneous interior renovations. **Variiances requested for:** FAR, max floor area, building coverage, principal building setbacks, accessory building setbacks, accessory structures setbacks, accessory structure location and the (existing) non-conforming lot size.

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

- **Nathan Mousselli** (Approved)
21 Holly Street; Block 67, Lot 14, Zone R-5

The Applicant is applying to install a 440 square foot louvered-roof pergola, attached to the rear of the principal dwelling. **Variance requested for:** minimum principal structure rear yard setback.

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

- **Colin & Jessica Dudick** (Approved w/conditions)
12 Holly Street; Block 68, Lot 8, Zone R-5

The Applicant is applying to construct a 1,051 sf two-story addition with attached raised patio/porch to the existing two-story dwelling. **Variiances requested for:** minimum principal structure rear yard setback, minimum accessory structure rear yard setback for the proposed rear porch (new) and shed (pre-existing), and minimum building coverage relief.

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

Executive Session

Adjournment

Next meeting to be held **April 25, 2024**.