



RUMSON ZONING BOARD
October 23, 2025
MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call.

Present: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Izzo, Mrs. Mayo, Mr. Ward,
Chairman Hofferber

Absent: Mr. Ehrenberg,

Also present, Michael B. Steib, Esq., Marie DeSoucey, Board Secretary

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

Marie DeSoucey were sworn in.

Administrative

Mr. Izzo made a motion to approve the September 25, 2025 Zoning Board Meeting Minutes;
Seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mr. Calder, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Carey, Mr. Hawley, Mr. Ward

Mrs. Mayo made a motion to approve **Resolution #8092** of **Bridget Losco** for property located at **22 North Street, Block 45, Lot 12 in the R-6 Zone**; Seconded by Mr. Izzo.

Roll call vote:

Ayes: Mr. Calder, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Carey, Mr. Hawley, Mr. Ward

Mrs. Mayo made a motion to approve **Resolution #8093** of **Michael McCluskey** for property located at **48 Waterman Avenue, Block 139, Lot 8** in the **R-5 Zone**; Seconded by Mr. Izzo.

Roll call vote:

Ayes: Mr. Calder, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Carey, Mr. Hawley, Mr. Ward

Mr. Izzo made a motion to approve **Resolution #8072** for an extension of time for property located at **11 Shrewsbury Drive, Block 45, Lot 12** in the **R-6 Zone**; Seconded by Chairman Hofferber.

Roll call vote:

Ayes: Mr. Calder, Mr. Izzo, Mrs. Mayo, Chairman Hofferber
Nays: None
Abstain: Mr. Carey, Mr. Hawley, Mr. Ward

Announcements:

None

Unfinished Business:

Application #8088 of **Stephen and Stephanie Rosone** for property located at **36 Allen Street, Block 12, Lot 10** in the **R-5 Zone** has been withdrawn. Mrs. Mayo made a motion to approve the Resolution for withdrawal; Seconded by Mr. Izzo.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Izzo, Mrs. Mayo, Mr. Ward,
Chairman Hofferber
Nays: None

New Business

The application of **Klodaski/Champagne-Winters** for property located at **183 Rumson Road, Block 105, Lot 61 in the R-4 Zone** was presented for the Board's consideration.

The Board is in receipt of the following exhibits: A-1 Zoning Officer Memorandum dated 4/28/2025; A-2 Zoning Permit Application dated 6/12/2023 w/ Denial dated 6/19/2023; A-3 Variance Application dated 4/24/2025; A-4 Architectural Elevation and Floor Plans prepared by Grosso Design Group dated 7/26/2024; A-5 Site Layout and Grading Plan prepared by Morgan Engineering and Surveying revised date 5/27/2025; A-6 Variance Plan prepared by Morgan Engineering and Surveying revised date 5/27/2025; A-7 Boundary and Topographic Survey prepared by Morgan Engineering and Surveying dated 10/16/2024; A-8 Zoning Denial dated 4/28/2025; A-9 Zoning Denial dated 7/21/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The application is seeking variance approval to permit the construction of a second story to the detached garage previously approved as a one-story garage. The home and garage were built in 1932. The garage was originally approved 7 feet off the property line where 16 feet is required. In this zone the minimum lot size is 10,000 square feet and this property is over 20,000 square feet. Variances are needed for the garage setback, the addition of the second story and its height of 26 feet.

Mr. Brodsky introduced Brian Berzinskis, a New Jersey licensed architect. Mr. Berzinskis was sworn in, and the Board accepted his credentials. Mr. Berzinskis submitted A-10 photograph of existing exterior of the home, and A-11 blowup of site map.

Mr. Berzinskis explained the existing conditions at the subject property and described the architectural details and floor plans for the proposed two-story detached garage. The first floor of the garage is for parking of vehicles with storage space and small exterior bathroom space. There is an exterior staircase leading to the 612 square foot second floor that encompasses the entire footprint of the first floor and is not intended for residential space. The proposed garage is buffered from surrounding properties. The proposed height of the garage is intended to mimic the aesthetics of the home.

Board Members questioned whether heating or air conditioning is proposed, and whether the possibility of reducing or eliminating the first-floor storage was ever considered. Mr. Berzinskis stated there is no heating or air conditioning proposed. The two-story garage is basically the same footprint as the original garage and shed combined. The slab was already installed, and they went straight up for the second floor.

Chairman Hofferber opened the testimony for public questions and/or comments. Steven Maynard residing at 181 Rumson Road was sworn in. Mr. Maynard spoke in support of the application. The renovations already completed are gorgeous and the garage will match. The property owners want to store their cars in the garage and have extra space for their family recreation. Phil Bruno residing at 3 Wardell Avenue was sworn in. Mr. Bruno believed adding the second story will fit the property well and a nice addition. There being no further public questions and/or comments, the public portion was closed.

Board Members expressed concern with the lack of justification for granting the variance for the second-floor space along with the height of the accessory structure.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Ward made a motion to deny the application as presented; Seconded by Mrs. Mayo.

Roll call vote:

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

The application of **Robert and Caitlin Bovo** for property located at **13 Osprey Lane, Block 126, Lots 11.02 & 11.03** in the **R-1 Zone** was presented for the Board's consideration. Service has been reviewed and is in order. The Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 8/21/2025; A-2 Denial Memorandum dated 8/26/2025; A-3 Variance Application dated 9/2/2025; A-4 Architectural Elevations and Floor Plans prepared by Robert W. Adler revised date 8/20/2025; A-5 Plot Plan prepared by Cranmer Engineering dated 8/20/2025; A-6 Survey prepared by Cranmer Engineering dated 10/31/2022; A-7 Survey prepared by Cranmer Engineering dated 1/29/2018

Steven Dalton, Esquire with the Giordano, Halleran & Ciesla law firm representing the applicant addressed the Board. The applicants have received approval from the NJ DEP for this

project. The proposal is to construct an addition to the principle dwelling and a one and one-half story detached garage. The property consists of two lots which are proposed to be consolidated into a single lot. This consolidation results in the need for a variance for building coverage.

Mr. Dalton introduced Robert W. Adler, a New Jersey licensed architect. Mr. Adler was sworn in, and the Board accepted his credentials. Mr. Adler described the proposed consolidated property as consisting of 3.34 acres. The proposal is for a single-story addition to the home and construct a detached garage on vacant Lot 11.03 with an additional leg to the existing driveway for access on Shrewsbury Drive.

Mr. Adler described the exterior elevations, architectural details, floor plans of the dwelling and the proposed two-car, one and a half story detached garage. The garage will have a two-car garage bay, an equipment bay and an indoor golf room. The golf room section is one story. On the upper level a gym room is proposed.

Variance relief is being requested for building coverage of the consolidated lots of 8,272 square feet where 7,327.6 square feet is permitted. This proposal is a lesser dense development of the properties and a much lighter use. There is open space being preserved. Additional landscaping will be added. There will be no adverse impact on the surrounding area.

Board Members asked for clarification on the wetlands area and restrictions. Mr. Steib advised the Board the consolidation of the lots should be a condition of any approval.

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

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mrs. Mayo made a motion to approve the application conditioned upon the completion of consolidating the lots; Seconded by Mr. Carey.

Roll call vote:

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

Nays: None

The application of **Tom Conley** for property located at **66 Lafayette Street, Block 33, Lot 11** in the **R-5 Zone** was presented for the Board's consideration. Service has been reviewed and is in order. The Board has jurisdiction to hear the matter.

Chairman Hofferber recused himself from hearing the application.

The Board is in receipt of the following exhibits: A-1 Denial Memorandum revised date 10/16/2025; A-2 Variance Application dated 8/29/2025; A-3 Survey prepared by Morgan Engineering and Surveying dated 6/30/1987; A-4 Architectural Elevation and Floor Plans prepared Anthony Condouris dated 4/16/2025

Thomas Conley, the property owner was sworn in. Mr. Conley introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials.

Mr. Condouris explained existing conditions at the subject premises and nonconformities therein. Mr. Condouris stated the proposal is for a 220 square foot second-story addition to the side of the dwelling, a 278 square foot second-story addition to the rear, 132 square foot habitable attic, a new rear deck and a wraparound front porch. Variances are being requested for the expansion of a nonconforming building and creation of new nonconformities; building coverage; side yard and front yard porch setbacks. The variance for required parking spaces will be eliminated. The existing variances are unchanged.

The side second floor addition is above the existing one story expanding the side setback vertically. The rear second floor addition is also above the one story of the home. The new variance is for building coverage caused by the front wraparound porch. The benefits of this proposal outweigh any detriments. It promotes light, air and open space.

Vice Chairperson Mayo opens the application for public questions and/or comments. There being none, the public portion was closed.

After deliberations, Vice Chairperson Mayo asked the pleasure of the Board. Mr. Ward made a motion to approve the application as presented; Seconded by Mr. Hawley.

Roll call vote:

Ayes:	Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Izzo, Vice Chairperson Mayo, Mr. Ward
Nays:	None
Recused:	Chairman Hofferber

Chairman Hofferber resumes his seat on the dais.

The application of **Pat Sabino** for property located at **87 Waterman Avenue, Block 144, Lot 7** in the **R-5 Zone** was presented for the Board's consideration. Service has been reviewed and is in order. The Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Application for Development Permit dated 4/8/2025; A-2 Denial Memorandum dated 5/29/2025; A-3 Variance Application dated 6/25/2025; A-4 Survey prepared by Leeper Land Group, LLC dated 10/21/2020; A-5 Architectural Site Plan and Elevation and Floor Plans prepared by Shissias Design and Development dated 7/18/2025; A-6 Aerial Photograph of subject and surrounding properties

Pat Sabino, the applicant was sworn in. Mr. Sabino explained the rationale for the application. Mr. Sabino introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in, and the Board accepted his credentials. Mr. Shissias submitted A-7 Series of Photographs with aerial imagery.

Mr. Shissias explained the existing conditions at the subject premises. The proposal is to construct a two-story addition to the existing dwelling. The property is an oversized, conforming interior lot. Mr. Shissias described the proposed interior floor plans, Variances are being requested for floor area ratio, floor area, building coverage, lot coverage, side yard and rear yard setbacks and insufficient off-street parking. The footprint of the home and the impervious coverage remain the same.

Board Members question the amount of additional variance relief being requested, however infilling the deck area creates a more aesthetic benefit to the home.

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

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Hawley made a motion to approve the application as presented; Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Izzo, Mr. Ward, Chairman Hofferber

Nays: Mrs. Mayo

The application of **Jill Fallon** for property located at **73 Avenue of Two Rivers, Block 66, Lot 2** in the **R-5 Zone** was presented for the Board's consideration. Service has been reviewed and is in order. The Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Development Application dated 7/16/2025; A-2 Denial Memorandum dated 7/31/2025; A-3 Variance Application dated 8/4/2025; A-4 Topographic Survey prepared by Charles Surmonte dated 6/2/2025; A-5 Architectural Site Plan, Elevation and Floor Plans prepared by Shissias Design and Development dated 7/17/2025

Jill Fallon, the applicant was sworn in. Ms. Fallon explained the rationale for the application. Ms. Fallon introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in, and the Board accepted his credentials. Mr. Shissias explained the existing conditions at the subject premises.

Mr. Shissias described the proposal as adding a second-floor livable space, creating three bedrooms and two bathrooms, renovate the first floor, adding a deck to the rear of the home, also adding an open, covered front porch. The front porch is proposed at 148 square feet. Variances are being requested for expansion of a nonconforming structure also if it is partial destroyed or renovated it should conform. The front yard setback of 28.3 feet is proposed and 35 feet is required. The footprint for the second floor is over the existing first floor footprint. The front yard setback for the porch is 21.3 feet. Mr. Shissias supplied the front yard setbacks for the neighboring properties. The side yard setback is 4.7 feet and seven feet is required. The property is encumbered by existing nonconformities with the existing detached garage, which will not change.

Board Members questioned the amount of renovation to the framing and walls and the intensification of the encroachment into the side yard setback and front yard setback. Other design options that could have been explored.

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

The applicant requested the application be carried to the next available meeting to re-evaluate the proposal.

The application will be carried to the November 20, 2025 Zoning Board Meeting at 7:30 pm without further notice required.

EXECUTIVE SESSION:

None

Motion was made and seconded to conduct an Executive Session of the Board to discuss board procedures.

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:33 p.m.

The next scheduled meeting will be **November 20, 2025** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson
State Shorthand Reporting Services, Inc.