

RUMSON ZONING BOARD
March 15, 2022
MEETING 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. Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo
Absent: Mr. Torcivia, Mrs. McGill

Also present, Bernard Reilly, Esq., Fred Andre', Zoning Officer, Kendra Lelie, representing T&M Associates and Eric Paone Hurd, Moderator.

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

Fred Andre', the Borough Zoning Officer was sworn in.

Chairman Brodsky announced the continued application of **Todd and Lanae Herman** for property located at **17 Holly Tree Lane** be presented for the Board's consideration.

Todd Herman, the property owners, was sworn at the last meeting and remains under Oath. Mr. Herman supplied accurate calculations for the existing and proposed coverages at the premises. The total maximum building coverage proposed is 4,280 square feet.

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

After discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Shissias made a Motion to approve the application as presented; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo

Nays: None

Chairman Brodsky announced the application of **North Watch Investors, L.L.C.** for property located at **7 Meadowbrook Avenue** be presented for the Board's consideration.

David Shaheen, Esquire representing the applicant addressed the Board. Mr. Shaheen introduced Timothy Shaheen, project manager. Timothy Shaheen was sworn in.

Timothy Shaheen explained that the proposal is to raze the existing structures and construct a new single-family, three-bedroom, two-bathroom residence and described the interior floor plans. The new construction will create nonconformity in the rear setback of 23.1 feet to the raised deck.

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

After discussion, Chairman Brodsky asked the pleasure of the Board. Mrs. Carras made a Motion to approve the application as presented; Seconded by Mr. Shissias.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo

Nays: None

Chairman Brodsky announced the application of **Joseph and Alexandria Trucano** for property located at **44 Ridge Road** be presented for the Board's consideration. Joseph Trucano, the property owner, was sworn in. Mr. Trucano introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials. Mr. Condouris stated the proposal is to construct a two-story front and side and second floor rear and side additions at the existing residence.

Mr. Condouris explained the existing conditions at the premises. Mr. Condouris stated that the property is currently nonconforming in building, porch front and side setbacks. The new construction will reduce the side setback nonconformity and create nonconformity in the maximum building coverage of 1,790 square feet. Mr. Condouris described the proposed interior floor plans.

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

After discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Shissias made a motion to approve the application as presented conditioned upon verified calculations; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo

Nays: None

Chairman Brodsky announced the application of **Michael and Anna Ingrassia** for property located at **9 Robin Road** be presented for the Board's consideration.

Mr. Shissias recused himself from hearing the application.

Michael Ingrassia, the property owner was sworn in. Mr. Ingrassia introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials.

Mr. Shissias stated that the proposal is to construct new covered front and rear porch additions, a one-car attached garage, bathroom additions, an in-ground pool, patio and outdoor kitchen at the existing premises. The residence is currently nonconforming in building front setback. The new construction will create nonconformities in porch front setback; side setback, maximum building coverage and maximum floor area.

Mr. Shissias explained the existing conditions at the premises. Mr. Shissias stated that the existing attached one-car is subpar and is proposed to be replaced with a reasonable sized, usable garage. Variances for front porch setback, side yard setbacks, maximum building coverage and maximum floor area are being requested. The open front porch enhances the appearance of the home. The side yard setback requested is mainly due to the angled property lines and need for a functional garage. The maximum floor area requested is 85 square feet over the cap and is minimal. The maximum building coverage being proposed is 188 square feet over the requirement.

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

After discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Izzo made a motion to approve the application as presented; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Hofferber, Mr. Izzo

Nays: None

Abstain: Mr. Blum

Recused: Mr. Shissias

Mr. Shissias resumes his place on the dais.

Mr. Reilly submitted an amended Resolution approving the application of Todd and Lanae Herman for property located at 17 Holly Tree Lane, Block 70, Lot 48. Mr. Blum made a Motion to approve the Resolution as amended; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr.

Shissias, Mr. Izzo

Nays: None

Mr. Reilly submitted a Resolution approving the application of John and Kristen Ostrow for property located at 4 Clover Lane, Block 32, Lot 2. Mr. Izzo made a Motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr.

Izzo

Nays: None

Abstain: Mr. Blum

Mr. Reilly submitted a Resolution approving the application of Brendan Kennedy for property located at 16 Somerset Drive, Block 18, Lot 34. Mr. Izzo made a Motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr.

Shissias, Mr. Izzo

Nays: None

Chairman Brodsky asked for comments on the February 15, 2022 Zoning Board Meeting Minutes. Chairman Brodsky made a Motion to approve the Minutes as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo

Nays: None

Chairman Brodsky announced that Mr. Blum has submitted his resignation from the Zoning Board and thanked him for all his contributions over the years and wished him good luck in the future.

There being no further business motion was made and seconded to adjourn for the evening at approximately 9:00 pm.

The next regularly scheduled meeting will be held virtually on **April 19, 2022** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson