



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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
April 25, 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 March 28, 2024 Minutes**
- **Resolutions**
 - #8016-Mod, Steve Lipitzki, 49 East River Road; Block 39, Lot 12, Zone R-5
 - #8054, MG Kelly Builders, 86 Black Point Road; Block 63, Lot 8, Zone R-6
 - #8055, Frank & Rhea Mallon, 34 First Street; Block 26, Lot 9, Zone R-5
 - #8056, Nathan Mousselli, 21 Holly Street; Block 67, Lot 14, Zone R-5
 - #8057, Colin & Jessica Dudick, 12 Holly Street; Block 68, Lot 8, Zone R-5

Unfinished Business

- **#8052, Ed Moldaver** *(Started, Carried from February)*
31 Ward Avenue; Block 80, Lot 6.03, Zone R-2

The applicant is seeking construct a new 7,000 SF tennis court, fence, and retaining wall
Variiances requested for: allowing a residential sports facility to be located between the principal building and street; sports facility fence setback; and pre-existing (building coverage, max garage spaces, and driveway width).

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

Follow-Up: At the February 22, 2024 Meeting, the Applicant asked for the opportunity to discuss options with the neighbor.

New Business

- **Christopher and Estelle Gillis**
151 Bingham Avenue; Block 96, Lot 5, Zone R-1

The applicant is seeking to modify and reinstate an expired resolution.

The original application had sought to extend the existing driveway and construct a new two-story addition at the rear of premises. The first floor addition will house a one-car attached garage and storage. The second floor of the addition will remain open, the second floor above the two existing garages will be used as an office and a gym.

Variance requested for: Lot coverage.

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

- **Maureen Hourihan, Conley**
112A Avenue of Two Rivers; Block 99, Lot 18, Zone: NB /R-4

The applicant is seeking to change the use of the property from commercial to a one-bedroom, single-family building on an undersized lot in the NB Zone. Lot improvements include a 6' white vinyl fence, 100 square foot shed, removal of business sign, and replacement of a portion of the existing asphalt driveway with a paver patio, while retaining two parking spaces. Interior renovations to the existing dwelling will not increase the building footprint. **Variances requested for:** minimum lot area, frontage and width; minimum lot shape diameter; maximum lot coverage; minimum gross ground floor area; principal building min side yard and combined side yard setbacks; and accessory structure setback.

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

- **Bridget Losco**
22 North Street; Block 45, Lot 12, Zone: R-6

The applicant is seeking to construct a sixteen (16') foot wide by twelve (12') foot deep screened-in porch, replacing the current deck, on a non-conforming corner lot with previous variances in the R-6 zone. **Variances requested for:** Maximum building coverage, minimum secondary front yard setback, and existing nonconformities.

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

Executive Session

Adjournment

Next meeting to be held **May 23, 2024**.