



**RUMSON ZONING BOARD
FEBRUARY 26, 2026
MEETING 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: Acting Chairperson Mayo, Mr. Hawley, Mr. Ehrenberg (arrived at 7:55), Mr. Calder, Mr. Ward

Absent: Chairman Hofferber, Mr. Izzo, Mr. Carey,

Also present, Michael Steib, Esq., David Marks, Borough Engineer and Eric Paone Hurd, Deputy Clerk, acting Board Secretary

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

Mr. Marks was sworn in.

Administrative

Mr. Ward made a motion to approve the January 22, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mr. Calder.

Roll call vote:

Ayes: Chairperson Mayo, Mr. Hawley, Mr. Calder, Mr. Ward

Nays: None

Chairperson Mayo made a motion to approve **Resolution #8100** approving the application of **Tino's Artisan Pizza** for property located at **13 First Street, Block 5, Lot 1** in the **GB Zone**; Seconded by Mr. Hawley,

Roll call vote:

Ayes: Chairperson Mayo, Mr. Hawley, Mr. Calder, Mr. Ward

Nays: None

Mr. Hawley made a motion to approve **Resolution #8102** approving the application of **LSP, LLC (Barnacle Bill's)** for property located at **1 First Street, Block 5, Lot 2**, in the **GB Zone**; Seconded by Chairperson Mayo.

Roll call vote:

Ayes: Chairperson Mayo, Mr. Hawley, Mr. Calder, Mr. Ward

Nays: None

Announcements:

Introduction of New Resolution #26-6 RZB Order of Business is carried to a future Zoning Board Meeting to be announced.

Unfinished Business:

None

New Business

The application of **Weber** for property located at **59 Wardell Avenue, Block 105, Lot 34 in the R-2 Zone** will be carried to the **March 26, 2026 Zoning Board Meeting at 7:30.**

The application of **Rumson Country Day School** for property located at **35 Bellevue Avenue, Block 90, Lot 1 in the R-1** was presented for the Board's consideration. Mr. Steib advised the service has been reviewed and is in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 10/24/2025; A-2 Development Permit Application dated 10/25/2025 with a Denial Memorandum dated 11/7/2025; A-3 Survey prepared by Yorkanis & White, Inc. revised dated 01/27/2026; A-4 Amended Preliminary and Final Major Site Plan prepared by Kennedy Consulting Engineers dated 09/24/2025; A-5 Architectural Elevation and Floor Plans prepared NK Architects dated 09/24/2025; A-6 Stormwater Management Compliance Statement prepared by Kennedy Consulting Engineers dated 09/30/2025; A-7 Monmouth County Development Review Committee Conditional Approval dated 11/24/2025; A-8 T&M Associates Completeness & Compliance Review revised dated 12/29/2025

Michael Bruno, Esquire from the Giordano, Halleran and Ceisla law firm representing the applicant addressed the Board. Mr. Bruno stated the proposal is seeking preliminary and final major site plan approval with use and bulk variances to enhance the existing campus.

Mr. Bruno submitted A-9 Existing vs. Proposed Prospective from Bellevue Avenue prepared by NK Architects dated 02/20/2026; A-10 Existing Courtyard and Proposed Student Commons prepared by NK Architects dated 02/20/2026; A-11 and A-12 Existing Photographs of Chapel and Parsonage Buildings dated 02/20/2026; A-13 Aerial prepared by Kennedy Consulting Engineers dated 02/26/2026; A-14 Color rendered Site Plan prepared Kennedy Consulting Engineers dated 02/26/2026

A brief recess is taken.

Mr. Ehrenberg joined the meeting.

Mr. Marks stated the application is complete and there is no objection to the Board granting the requested waivers. Mr. Ward made a motion to grant the requested waivers; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Chairperson Mayo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Ward
Nays: None

Mr. Bruno introduced Carson Smith, Headmaster of Rumson Country Day School. Mr. Smith was sworn in. Mr. Smith explained the rationale for the application. Mr. Smith stated there is no intention to increase enrollment at the school. There are currently 344 students. Mr. Bruno advised there is a limit to the number of students per the previous approval.

Mr. Bruno introduced Stephen Aluotto, a New Jersey licensed architect. Mr. Aluotto was sworn in, and the Board accepted his credentials. Mr. Aluotto testified the improvements will occur within the main school building. The building has evolved over time with the original Chapel and Parsonage buildings that were constructed in 1890. There have been several significant renovations over the years. There have been some operational challenges and modernization issues relative to accessibility for physically challenged, inefficiency to current energy codes and healthy/efficient heating ventilation and air conditioning systems.

Mr. Aluotto described the proposal as enclosing the open central courtyard to create a weather protected central commons and a vertical expansion adjacent to provide a new multi-purpose room. The Parsonage building appendaged to the original Chapel is residentially constructed and currently houses lower school dining and kitchen. This will be reconstructed to house a modern kitchen with a new lower school dining facility. The vertical expansion of the existing elevator is to provide access to the upper level of the school classrooms with renovations to the academic facilities. The existing main building is 107,625 square feet. The proposed new construction is 8,280 square feet for a total of 115,905 square feet. The new footprint will be 58,610 square feet.

Mr. Aluotto described the interior renovations and floor plans, and the exterior architectural details, elevations and materials.

Mr. Bruno introduced James Kennedy, a New Jersey licensed engineer. Mr. Kennedy was sworn in, and the Board accepted his credentials. Mr. Kennedy described the existing conditions at the campus. The proposal adds 839 square feet of impervious coverage due to enclosing the courtyard. Mr. Kennedy described the existing grading at the site. The base and façade of the building is not getting any closer to Ridge Road. The eaves in order to keep the architectural function of the building are encroaching 12 inches north, which intensifies the setback. The building coverage and FAR are increased. Mr. Kennedy described the existing Stormwater Management system.

Mr. Kennedy stated the parking ordinance requires 2 spaces per classroom and/or one per staff member. There are no changes to the 46 classrooms, 88 staff members. The proposal conforms to the parking requirements. The existing loading area will not change. Mr. Marks asked for clarification of the drainage of the roof leader system within the courtyard. Mr. Kennedy believes the leaders connect to the Borough's collection system and the on-site system.

Mr. Bruno introduced Andrew Janiw, a New Jersey licensed planner. Mr. Janiw was sworn in, and the Board accepted his credentials. Mr. Janiw described the pre-existing conditions at the

subject premises. The proposed addition will aggravate the setback to Ridge Road for the eaves from 6.8 feet to 5.8 feet. The FAR permitted in the zone is 0.77 and .254 is proposed. The height of the building will not change. The lot coverage of 159,098 square feet is proposed and 74,846 square feet is permitted. The building coverage of 64,783 square feet is proposed and 22,142 square feet is permitted.

The variance relief being sought is not an intensification of the use. It's to modernize the kitchen, provide ADA access to restrooms and the upper floors, improve the operations for health and safety purposes and upgrade to modernized standards. The proposal advances the several purposes of the MLUL. Mr. Janiw cited case law to justify the granting of the variances. There is no substantial detriment to the public good, zone plan or Master Plan of the Borough. The benefits of granting the requested relief outweighs any detriment to the public good and will not impair the intent of the zone plan or zoning ordinance.

Chairperson Mayo opened the application for public questions and/or comments. Meghann Marturano residing at 36 Bellevue Avenue was sworn in. Ms. Marturano spoke in favor of the application. There being no further public questions and/or comments, the public portion was closed.

Board Members commended the presentation.

After deliberations Chairperson Mayo asked the pleasure of the Board. Chairperson Mayo made a motion to approve the application and grant the variance relief; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Chairperson Mayo, Mr. Hawley, Mr. Ehrenberg, Mr. Calder, Mr. Ward

Nays: None

EXECUTIVE SESSION:

None

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:00 p.m.

The next scheduled meeting will be **March 26, 2026** at 7:30 p.m.

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