



RUMSON ZONING BOARD
MARCH 27, 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. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Mr. Ward, Chairman Torcivia

Absent: Mr. Calder

Also present, Michael B. Steib, Esq., David Marks, Borough Engineer, Marie DeSoucey, Board Secretary

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

David Marks and Marie DeSoucey were sworn in.

Administrative

Mr. Hofferber made a Motion to approve the **February 27, 2025 Meeting Minutes** as submitted; Seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Carey, Mr. Ehrenberg, Mr. Ward

Mr. Hawley made a Motion to approve **Resolution #8051** for the Application of Chris and Avery Brighton for property located at 60 Rumson Road, Block 100, Lot 3, Zone R-2; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Carey, Mr. Ehrenberg, Mr. Ward

Mr. Izzo made a Motion to approve **Resolution #8077** approving the application of Daniel and Bridget Duffy for property located at 28 Lincoln Avenue, Block 142, Lot 8, Zone R-5; Seconded by Mrs. Mayo.

Roll call vote:

Ayes: Mr. Hawley, Mr. Hofferber, Mr. Izzo, Mrs. Mayo, Chairman Torcivia

Nays: None

Abstain: Mr. Carey, Mr. Ehrenberg, Mr. Ward

Unfinished Business:

The continued application of **Matt and Amanda Lukof** for property located at 35 Wardell Avenue, Block 105, Lot 43 in the R-4 Zone will be carried to the April 24, 2025 Zoning Board Meeting at 7:30 pm without further notice required.

The continued application of **Stephen and Nadia Harhen** for property located at 9 Circle Drive, Block 13, Lot 15 in the R-3 Zone will be carried to the April 24, 2025 Zoning Board Meeting at 7:30 pm without further notice required.

New Business

Mr. Steib advised the Board is in receipt of correspondence from several residents interested in the application of **Jun Markov** for property located at 30 Grant Avenue, Block 136, Lot 8 in the R-5 Zone. Due to scheduling conflicts they are unable to attend this evening to ask questions and comment on the proposal, they have requested the Board consider carrying the application to the next available date. The service is in order and the Board does have jurisdiction to hear the matter.

The Board accepted the requests to allow the parties to properly prepare and the application will be carried to the April 24, 2025 Zoning Board Meeting at 7:30 pm without further notice required.

The application of **Joseph and Alexis Curro** for property located at 23 North Ward Avenue, Block 80, Lot 11 in the R-2 Zone will be carried to the April 24, 2025 Zoning Board Meeting at 7:30 pm without further notice required. The service has been reviewed and is deemed adequate and the Board does have jurisdiction to hear the matter.

The application of **Stephen and Stefanie Rosone** for property located at 36 Allen Street, Block 32, Lot 10 in the R-5 Zone will not be heard this evening. The application will be rescheduled for another date with proper notice provided.

The application of **Paul and Sharon Schifano** for property located at 44 Lennox Avenue, Block 37, Lot 20 in the R-5 Zone was presented for the Board's consideration.

Service has been reviewed and deemed complete. The Board has jurisdiction to hear the matter. The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 2/4/2025; A-2 Zoning Officer Denial Memorandum dated 2/20/2025; A-3 Application for Variance dated 2/20/2025; A-4 Zoning Officer Denial Memorandum dated 2/20/2025 updated 3/7/2025; A-5 Survey prepared by Land Control Service, LLC dated 11/4/2024; A-6 Architectural Plans prepared by Anthony N. Condouris Architect dated 2/19/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm, representing the applicant addressed the Board. Mr. Brodsky 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 raze the existing dwelling and construct a new two-and-a-half-story, four-bedroom, single-family residence with an attached pergola, detached garage, in-ground pool and patio. The property is an existing nonconforming fifty-foot-wide corner lot with existing variances for lot frontage and width and lot shape diameter.

Mr. Condouris submitted a plan, dated 2/19/2025, showing a comparison of the existing dwelling with the proposed dwelling outline overlaid, marked as A-7. Mr. Condouris described the existing conditions at the subject premises, the proposed interior floor plans and exterior architectural details, elevations and materials. A landscaping plan, showing proposed pool decking and an additional parking space, was submitted and marked A-8.

Mr. Marks advised the Board of the setback requirements for accessory structures and stated the landscaping proposed on Lennox and Lakeside Avenues could create a sight triangle issue and some landscaping appears to be in the Borough right-of-way. Mr. Condouris stated the pool and generator equipment can be positioned to comply with setback requirements. Revised plans will be submitted for review and approval.

Ms. DeSoucey questioned the addition of the coverage in permitted lot coverage calculations. Mr. Condouris stated they comply in coverage.

Mr. Brodsky introduced John Taikina, a New Jersey licensed planner. Mr. Taikina was sworn in, and the Board accepted his credentials. Mr. Taikina described the subject property and surrounding properties and neighborhood. Mr. Taikina stated the proposal has 600 square feet of lot coverage to accommodate adding a walkway, moving the equipment and even adding the additional parking space on site.

The proposal seeks variance relief for the proposed secondary front yard setback (Lakeside) of 10.1 feet; the proposed porch setback of 5.58 feet; a minimum side yard setback of 6.1 feet for the cellar egress well. The parking on site complies with the RSIS requirements but not Borough ordinance. A variance is also required for the parking in the front yard setback.

The benefits of this proposal substantially outweigh any detriment and will have no substantial impact to the public good, nor impair the zone plan or Master Plan of the Borough. Mr. Taikina cited case law and MLUL provisions to justify the grant of the variances.

Chairman Torcivia opened the application for public questions and/or comments. Tricia Gizzi and Russell Perry residing at 17 Lakeside Avenue were sworn in. Ms. Gizzi inquired about the application procedures, a tree removal plan and the stormwater management system proposed. Mr. Marks responded the grading and drainage plans will be submitted prior to the issuance of Building Permits. There being no further public questions and/or comments, the public portion was closed.

After deliberations, Chairman Torcivia asked the pleasure of the Board. Mr. Hawley made a Motion to approve the application with conditions; Seconded by Mr. Ehrenberg.

Roll call vote:

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

Nays: None

EXECUTIVE SESSION:

A Motion was made and seconded to close the public session and go into Executive Session.

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 8:45 p.m.

The next scheduled meeting will be **April 24, 2025** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson