Approved: October 22, 2026

RUMSON ZONING BOARD
September 24, 2026
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: Mrs. Mayo, Mr. Ehrenberg, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber
Absent: Mr. Izzo, Mr. Hawley

Also present were Michael Steib, Esq., and Marie DeSoucey, Board Secretary.

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

Marie DeSoucey was sworn in.

Administrative

Mr. Ward made a motion to approve the August 27, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber
Nays: None
Abstain: Mr. Ehrenberg

Mr. Carey made a motion to approve **Resolution #26-8119** approving the application of **Glenn Hofferber** for property located at **82 Washington Street, Block 34, Lot 14** in the **R-5 Zone**; Seconded by Mr. Ward.
Roll call vote:

Ayes: Vice Chairwoman Mayo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown
Nays: None
Abstain: Mr. Ehrenberg
Recused: Chairman Hofferber

Chairman Hofferber made a motion to approve **Resolution #26-8120** approving the application of **Kevin and Amanda Karl** for property located at **17 Heathcliff Road, Block 119, Lot 5** in the **R-1 Zone**; Seconded by Mrs. Mayo.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber
Nays: None
Abstain: Mr. Ehrenberg

Mrs. Mayo made a motion to approve **Resolution #26-8121** approving the application of **Charles and Brittnie Bordonaro** for property located at **144 Black Pointe Road, Block 72, Lot 9** in the **POS/R-1 Zone**; Seconded by Mr. Calder.
Roll call vote:

Ayes: Mrs. Mayo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber
Nays: None
Abstain: Mr. Ehrenberg

Announcements:

The DePalma application for property located at 13 Woodmere Avenue, Block 133, Lot 8 in the R-4 Zone will be carried to the November 19, 2026 Zoning Board Meeting at 7:30 pm without further notice required. The notice has been reviewed and is in order. The Board has jurisdiction to hear the matter.

The Salvaggio application for property located at 32 Ridge Road, Block 62, Lot 25 in the NB/R Zone will be carried to the October 22, 2026 Zoning Board Meeting at 7:30 pm. Notice is required.

Old Business:

The continued application of **Graham and Katie Manley** from the August 27, 2026 meeting for property located at **82 West River Road, Block 1, Lot 12 in the R-1 Zone** was presented for the Board's consideration.

Mr. Steib announced Mr. Ehrenberg has certified he has reviewed the last hearing of this matter and is eligible to vote.

The Board is in receipt of the following additional exhibit: A-10 two photographs of the property;

Mark Aikins, Esquire, representing the applicants, addressed the Board. Mr. Aikins summarized the application thus far. Mr. Aikins stated that there are approximately 80 to 100 mature trees on the six-and-a-half-acre property and that they will remain. Mr. Aikins recalled Jennifer Barnett, project engineer/planner. Ms. Barnett was sworn in at the last hearing and remains under oath.

Ms. Barnett addressed the requested variance approval for the greenhouse and cold frame within the front yard and for the expansion and height of the garage. The two structures in the front yard conform to the side yard and rear yard setbacks allowing for optimum advantage of sunlight. Ms. Barnett cited purposes of the MLUL that would be advanced by granting of the variances. There will be no negative impacts.

Variance relief is being requested for the expansion of the nonconforming use; i.e., there is currently usable living space above the garage on the second floor of the detached garage. The

proposed development is a two-story addition close to the size of the original accessory building. The height of the existing garage is an existing nonconformity. The addition is proposed at 27.5 feet and thus, a new nonconformity. Ms. Barnett cited case law to permit the expansion of a pre-existing nonconforming use. There will be no substantial detriment or impairment to the zone plan, public good and Master Plan of the Borough.

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

Mr. Aikins stated the applicants have no objection to placing a deed restriction prohibiting third-party short-term rentals of the garage apartment shorter than six months and to reconfigure the stairs and the porch to eliminate the accessory side yard setback.

After deliberation, Chairman Hofferber asked the pleasure of the Board. Mr. Carey made a motion to approve the application with a deed restriction on the garage apartment and elimination of the side yard setback variance for the stairs and patio; Seconded by Mrs. Mayo. Roll call vote:

Ayes: Mrs. Mayo, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber, Mr. Ehrenberg
Nays: None

The continued application of **Mogul Group, LLC** from the July 23, 2026 meeting for property located at **34 Forrest Avenue, Block 42, Lot 1 in the R-5 Zone** was presented for the Board's consideration.

Chairman Hofferber recused himself from hearing the application.
Mr. Carey reviewed the last hearing and was eligible to vote on the application.

The Board is in receipt of the following exhibits: A-6 Land Use and Development Application dated 10/6/2025; A-7 Plot Grading Plan prepared by Charles Surmonte revised date 09/10/2026; A-8 Architectural Elevation and Floor Plans prepared by Keith Mazurek revised date 08/31/2026; A-9a through 9d four photographs of 62 Avenue of Two Rivers.

George Cretella, Esquire, representing the applicant, addressed the Board. Mr. Cretella recalled Keith Mazurek, project architect. Mr. Mazurek was sworn in at the last hearing of this matter and remains under oath.

Mr. Mazurek described the contents of the photo packet illustrating the low points on the property and gave a comparison with the proposal. Board members inquired about the lack of the requested details from the previous presentation. Mr. Mazurek described a home that could be constructed without the need for variances on this property and stated that he feels the proposal fits the neighborhood.

Mr. Steib asked for verification on the distance from the proposed structure to Lakeside, and from the street to the home shown in the photographs.

The subject property owner, Michael Guarino, residing at 6 Oakwood Lane, addressed the Board. Mr. Guarino stated that he inquired with the Borough to identify homes with similar differences in elevation between the street and the first floor. 62 Avenue of Two Rivers was one of the examples. Mr. Guarino explained the example lot is 100' wide and 100' deep. The setback on Avenue of Two Rivers was 30 feet to the porch and 35 feet to the house. The proposal for this application is 13 feet to the house and eight feet to the porch with the same change in elevation.

Ms. DeSoucey explained the genesis of the photographs of the property at 62 Avenue of Two Rivers being supplied.

Mr. Mazurek testified that the house has been made narrower and that the lot coverage and building coverage square footage have been reduced. The windows were a subject of discussion at the last hearing. The applicant is now proposing a six-foot-high fence between the neighbor's property and the subject property. The second story windows are necessary for bedroom emergency egress and bathroom ventilation.

Mr. Cretella recalled Charles Surmonte, project engineer. Mr. Surmonte was sworn in at the last hearing and remains under oath. Mr. Surmonte described the revisions made to the plans. The proposed home is 28.8 feet wide, building coverage has been reduced by 50 square feet, and the building height has been reduced by six inches. A solid, board-on-board fence is proposed along the entire left side of the property, extending along the west side of the property, and closing it off on the side of the garage. A patio has been added to the rear, and the HVAC and generator units have been located on the plans. Landscaping has been added along the foundation and street trees along both Lakeside and Forrest Avenue. It will be an eight-foot-high basement from the finished floor of the top of the foundation. Mr. Surmonte described the proposed stormwater management system.

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

Board Members commented on the massing along Lakeside Avenue and the amount of variance relief being requested. Mr. Guarino stated the intention is not to upset the neighbors. He feels this will add to the beauty of the town and the aesthetics. He wants the house to be tasteful and beautiful and to blend in along Lakeside Avenue.

After deliberations, Vice Chairwoman Mayo asked the pleasure of the Board. Mr. Carey made a motion to approve the application as revised; Seconded by Vice Chairwoman Mayo.
Roll call vote:

Ayes: Vice Chairwoman Mayo, Mr. Carey, Mr. Ward
Nays: Mr. Ehrenberg, Mr. Calder, Mr. Brown
Recused: Chairman Hofferber

Mr. Steib advised that, with a three-to-three vote, the motion has failed and that this constitutes a denial.

EXECUTIVE SESSION:
None

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

The next scheduled meeting will be **October 22, 2026** at 7:30 p.m.

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