



**Borough of Rumson**

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

**ZONING BOARD AGENDA  
BOROUGH OF RUMSON  
June 25, 2026  
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 May 28, 2026 Minutes
- Resolutions
  - **#26-8108\_Schafer**, 5 Clover Lane, B97, L36, Zone: R-1

**Old Business:** None

**New Business**

- **Fox-Karnal**, 15 Sycamore Lane, B86, L12, Zone: R-1  
Proposed use consists of keeping farm animals and related accessory structures on a residential property. Relief requested: Use variance ("d") and bulk variances ("c") in connection with accessory structure setbacks.
- **Undici**, 11 West River Road, B29, L4, Zone: GB  
Proposed expansion of nonconforming use for sidewalk seating. Relief requested: use variances ("d(2)" and "d(3)"), permission for seating located on the public sidewalk, a design waiver for the seating enclosure, and relief from the minimum required distance between the curb and seating area.
- **Cina**, 16 Harbor Drive, B111, L22 & 22.01, Zone: R-2  
Proposed improvements consist of additions to the principal building, rear covered porch, outdoor kitchen, pool, spa, and patios. Relief requested: a use "d"

variance (FAR) and bulk “c” variances in connection with: lot coverage, building coverage, floor area, and setbacks from a waterway.

- **Payne**, 25 Ridge Road, B100, L14, Zone: NB/R-4  
Proposed improvements consist of renovation and additions to the existing nonconforming principal/accessory buildings and driveway realignment. Relief requested: bulk variances in connection with side yard setbacks and parking within the front yard. Existing nonconforming condition to remain: detached garage located in the front yard.
- **Serpe**, 36 East River Road, B11, L12, Zone: R-2  
Proposed improvements consist of new pool house. Relief requested: bulk “c” variance for side yard setback.

**Executive Session (if required)**

**Adjournment / Next Meeting**

Next scheduled meeting: **July 23<sup>rd</sup>, 2026.**