Approved: June 25, 2026

RUMSON ZONING BOARD
May 28, 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: Mrs. Mayo, Mr. Izzo, Mr. Hawley, Mr. Ehrenberg, Mr. Carey, Mr. Calder, Mr. Ward, Mr. Brown, Chairman Hofferber

Absent:

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

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

Mr. Marks and Marie DeSoucey were sworn in.

Administrative

Mr. Hawley made a motion to approve the April 23, 2026 Zoning Board Meeting Minutes as submitted; Seconded by Mrs. Mayo.
Roll call vote:

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

Mrs. Mayo made a motion to approve **Resolution #26-8105** approving the application of **Karczynski** for property located at **166 Rumson Road, Block 80, Lot 4** in the **R-1/RSC Zone**; Seconded by Mr. Carey,
Roll call vote:

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

Announcements:

The continued Application of Moran for property located at 9 North Ward Avenue, Block 80, Lot 20 in the R-2 Zone has requested to be carried to the next available meeting. The application will be **carried to the July 23, 2026 meeting at 7:30 pm** without notice required.

The application of Zanetich for property located at 4 North Cherry Lane, Block 23, Lot 8 in the R-4 Zone will be **carried to the July 23, 2026 meeting at 7:30 pm** with further notice possibly required.

Old Business: None

New Business

The application of **Thomas Schafer** for property located at **5 Clover Lane**, **Block 97, Lot 36 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 Denial Memorandum dated 04/10/2026; A-2 Variance Application received 04/16/2026; A-3 Survey prepared by Charles Surmonte dated 02/25/2025; A-4 Topographic Survey prepared by Charles Surmonte dated 02/25/2025; A-5 Architectural Site Plan and Elevation and Floor Plans prepared by Aker Tech Design revised date 03/31/2026; A-6 Plot Plan prepared by FWH Associates, PA revised date 03/27/2026

Thomas Schafer, the applicant, was sworn in. Mr. Schafer stated the property is nonconforming at 1.37 acres where 1.5 acres is required. He attempted to acquire some addition land, however the neighbors declined. Mr. Schafer introduced Christopher P. Rosati, a New Jersey licensed engineer and planner. Mr. Rosati was sworn in, and the Board accepted his credentials. Mr. Rosati submitted A-7 Aerial dated 05/28/2026. Mr. Rosati explained the existing conditions at the subject premises.

Mr. Rosati stated this is an isolated corner nonconforming lot. There are three variances being requested for existing nonconformities. Mr. Rosati submitted A-8 Tax Map. Mr. Rosati oriented the Board to the subject property and surrounding similar properties.

Currently the lot is vacant. The proposal is to construct a two-story, five-bedroom home along with an inground swimming pool and cabana. The three variances are for minimum lot area, lot width at 194 feet where 250 feet is required, the lot frontage is proposed at 186 feet on Tulip Tree Lane where 250 feet is required. The is approximately 312 feet of frontage on Clover Lane.

Mr. Rosati state the proposed home will be conforming with all other bulk requirements for the zone and cited purposes of the MLUL to justify the granting of the requested variances. There are no negative impacts to the neighborhood. The granting of the variances does not cause substantial damage to the character of the neighborhood.

There will be a tree removal plan and landscaping plan submitted for review and approval. Mr. Schafer stated there is no intention to clear cut the property. The intention is to take down the minimum number of species necessary for the placement of the home.

Chairman Hofferber opened the application for public questions and/or comments. Michael Steinhorn residing at 9 Clover Lane was sworn in. Mr. Steinhorn commented on the home fronting on Tulip Tree Lane and having the side façade on Clover Lane changing the character of the neighborhood. Mr. Steinhorn was concerned about curbing needed for new and old construction on the lane, the massing of the two-story structure. Mr. Steinhorn inquired about outdoor lighting. Mr. Rosati described the exterior facades and the driveway access. There will be residential exterior lighting.

Caitlin McGinty-Froncek residing at 7 Clover Lane was sworn in. Ms. McGinty-Froncek stated the proposal is an improvement to the neighborhood and spoke in favor of the application. Mr. Steinhorn stated he differs with Ms. McGinty-Froncek's comments.

There being no further public questions and/or comments, the public portion was closed.

Ms. DeSoucey inquired whether the applicant was amenable to having any approval contain a limited tree removal condition. Mr. Schafer said he would agree with that condition and a tree removal and landscape plan will be submitted for review and approval.

Mr. Steib stated the orientation of the dwelling and the frontage is compliant. The home that was razed was two-stories and is allowed in the zone.

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mrs. Mayo made a motion to approve the application conditioned upon a tree removable and landscape plan being reviewed and approved; Seconded by Mr. Carey.
Roll call vote:
Ayes: Mrs. Mayo, Mr. Izzo, Mr. Calder, Mr. Ehrenberg, Mr. Carey, Mr. Hawley, Mr. Ward, Mr. Brown, Chairman Hofferber
Nays: None

The application of **Samuel and Katherine Barthelme** for property located at **3 Tennis Court Lane**, **Block 104, Lot 3.01** in the **R-2 Zone** was presented for the Board's consideration.

Mr. Steib stated notice has been reviewed and deemed in order. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Permit Application dated 12/08/2025; A-2 Denial Memorandum revised date 03/03/2026; A-3 Variance Application dated 02/19/2026; A-4 Architectural Site Plan, Elevation and Floor Plans prepared by Anthony Condouris revised date 01/19/2026; A-5 Survey prepared by Lakeland Surveying dated 11/13/2024; A-6 Two Aerial Photographs of the subject property; A-7 Zoning Board Resolution dated 06/18/2013

Mark Aikins, Esquire representing the applicant addressed the Board. Mr. Aikins stated this is a classic Rumson-single style home on Tennis Court Lane with an existing inground pool, a detached garage and shed. The proposal is to remove the accessory structures and add a new combined detached garage with a pool house. The garage will be for Tennis Court Lane access. Tennis Court Lane is not a municipal right-of-way. A new patio is proposed as well.

The lot is undersized at 36,741 square feet where 43,560 square feet is required in the R-2 Zone. There are existing nonconformities in the front yard setback for the residence, interior lot shape circle and accessory building minimum side yard setback. The lot coverage is currently nonconforming at 10,591 square feet where the maximum is 9,091 square feet. That will be increased by approximately 665 square feet making it 11,257 square feet. The building coverage is presently nonconforming at 4,174 square feet where 3,943 feet is the maximum increasing by 237 square feet.

Mr. Aikins introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials. Mr. Condouris explained the existing conditions at the subject premises and the surrounding properties. Mr. Condouris stated the proposal is to reconstruct the garage in the same footprint adding a 15-foot-high pool house behind it.

Mr. Condouris described the exterior elevations for the pool house and garage. There is no heating proposed in the pool house only air conditioning. Mr. Condouris testified the materials will match the same natural cedar on the house with matching trim and color. Mr. Condouris submitted a color rendering marked as A-8 and walked the Board through the details. The accessory structure is shielded from view by the neighboring Tennis Club structure. A stormwater management plan will be submitted for review and approval.

Board Members questioned the building and lot coverage being exacerbated.

Mr. Marks stated he is willing to assist the applicants with engineering suggestions and requirements.

Chairman Hofferber opened the testimony for public questions and/or comments.

A brief recess is taken.

Mr. Aikins requested the application be carried to the next available meeting. Mr. Steib announced the application will be **carried to the July 23, 2026** at 7:30 pm without further notice required.

The application of **Mogul Group, L.L.C.** for property located at **34 Forrest Avenue, Block 42**, **Lot 1** in the **R-5 Zone** was presented for the Board's Consideration.

Mr. Steib stated that notice 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 Denial Memorandum dated 04/08/2026; A-2 Variance Application dated 03/30/2026; A-3 Plot Grading Plan prepared by Charles Surmonte dated 09/10/2025; A-4 Survey prepared by Charles Surmonte dated 06/02/2025; A-5 Architectural Elevations and Floor Plans prepared by Keith Mazurek dated 07/10/2025

Linda Cretella representing Mogul Group L.LC. addressed the Board. Ms. Cretella introduced Christine Nazzaro Cofone, a New Jersey licensed planner. Ms. Cofone was sworn in, and the Board accepted her credentials.

Ms. Cofone stated the application is the demolition of an existing structure on an undersized corner lot. There are three existing variances that are associated with the property that will not be impacted positively or negatively by the application, i.e., lot area of 7,836 square feet where 8,000 is required; lot frontage on Forrest Avenue is required to be 75 feet and existing is 50 feet; the lot shape circle is 33 feet. These nonconformities cannot be rectified.

The relief being sought is for the secondary front yard setback of 12 feet where 35 feet is required. The secondary front yard setback for the side section of the porch along Lakeside Avenue of 7 feet where 35 feet is required. A setback for the detached garage in the rear portion of the property of 23.5 feet where 35 feet is required. A variance for parking in the front yard is also being requested. The proposed lot coverage is just over 2,000 square feet (2,172 SF) and 3,280 square of lot coverage is permitted.

Ms. Cofone compared the proposal with surrounding properties and homes in the immediate area. Ms. Cofone cited purposes of the MLUL that would be advanced should the Board look favorably on the application. There is no substantial detriment to the zone plan or the public good. The benefits of granting the variances outweigh any detriments. There are unique features on this property that preclude it from conforming with the zoning standards.

Board Members questioned the measuring method for the height of the dwelling and the massing on Lakeside Drive façade. Ms. Cofone stated the technique would be reviewed and possibly request a variance for the height or it could be corrected to comply.

Michael Guarino residing at 6 Oakwood Lane was sworn in. Mr. Guarino confirmed that from the existing grade to the porch height of the first floor would be no more than four steps.

Chairman Hofferber opened the testimony for public questions and/or comments. Maryann Baret residing at 7 Park Avenue was sworn in. Mrs. Baret asked whether this is a spec build or contracted build? Mr. Guarino answered it was a spec build. Have soil boring testing been performed and what the basement depth would be? Mr. Guarino replied that testing has been done, and the basement would be above the highwater table. Mrs. Baret questioned the height of the basement and the grading. Mr. Guarino supplied the information as best he could. The engineering plan will be submitted for review and approval. The walk-up attic will not be finished.

Maryann Baret suggested the Board keep in mind the elevations and grading as presented and should not be changed, Conditions should be placed on the application for maintenance of the grade basement height should be lowered and expressed with the size and the scope of what is to come maybe disproportionate to the already nonconforming lot. Removing the proposed half story would allow for a more visually representative nature of the home in this community.

Robert and Loraine Oaks residing at 36 Forrest Avenue were sworn in. Mr. Oaks inquired about tree removal. Mr. Guarino stated one tree is intended to be removed for the garage. The existing trees and shrubs will remain to buffer the backyard. The property will be staked out prior to construction. Presently there is no generator proposed. Mr. Oakes echoed Ms. Baret's concerns with the character of the neighborhood. Mrs. Oaks submitted a photoboard marked O-1 and commented on them. Mrs. Oaks also expressed concern with the lack of privacy on her property.

John Connor residing at 53 Lennox Avenue was sworn in. Mr. Connor questioned the timeframe on Ms. Cofone's comparison of the homes in the area and the size of the proposed home. Ms. Cofone stated the data used was current Borough of Rumson tax information. If you were to apply the front yard setbacks, you cannot build a livable house on this lot.

Mr. Connor commented on the sizes of new construction in this area.

Patricia Gizzi residing at 17 Lakeside Avenue was sworn in. Ms. Gizzi stated you can build a livable one-story home on that lot and the size and height should be reconsidered. New construction in the neighborhood has changed the character and quality of life. The garage could have been relocated to save the Maple tree. Change is good but within reason. Consider how much relief is being requested.

Janice Kenny residing at 31 Lennox Avenue was sworn in. Ms. Kenny commented on construction vehicles traversing the neighborhood impacting the quality of life in the area. New construction of homes affects privacy issues and traffic in the neighborhood.

There being no further public questions and/or comments, the public portion was closed.

Board Members requested the application be carried to have testimony on the accurate grading and height calculation. Ms. Cofone advised there is no relief requested for the height or size of the structure. The applicant will submit grading plans and architectural plans when applying for construction permits and if the height does not conform, he will not receive permits.

Mr. Marks advised modifying the height of the structure will change the massing. Using the lowest grade may not meet the 35-foot requirement with the proposed basement and the half-story attic space.

Mr. Steib stated the applicant is willing to comply with the height regulations. However, there is setback variances requested and the building will be closer to the property line. One of the things you consider in the negative criteria is whether to grant or deny a variance is the impacts upon the neighborhood, the public good. Is there adverse impact on light, air and open space? The surrounding properties? Is there sufficient space? There are other considerations not just the height complying with the requirements.

Board Members inquired whether there was any outdoor space such as a patio or decking being proposed. Mr. Guarino stated not at this time.

Ms. Cofone suggested the application be carried to supply further testimony regarding the height and to address some of the Board's concerns.

Mr. Steib announced the application will be **carried to the July 23, 2026 Meeting at 7:30 pm** without further notice required.

EXECUTIVE SESSION:
None

There being no further business before the Board, Motion was made and seconded to adjourn at approximately 9:30 p.m.

The next scheduled meeting will be **June 25, 2026** at 7:30 p.m.

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