

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
February 22, 2024
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 January 25, 2024 Minutes** *(Approved)*

- **Resolutions**
 - #8021-Ext, Bedlam, LLC *(Approved)*
7 Blackpoint Horseshoe; Block 79, Lot 3, Zone R-2

 - #8048, Al Shissias *(Approved)*
27 First Street; Block 27 Lot 20, Zone R-5

Unfinished Business

- **#8050, Melissa Monteiro** *(Approved with landscape condition)*
116 Ridge Road (aka: 18 Auldwood Lane); Block 16, Lot 15, Zone R-1

The applicant is seeking approval for the following: Demolition of existing retaining wall and a portion of existing front deck; proposed new pool, patio, pool compliant fence, retaining walls, exterior stairs; expansion of existing front deck; Excavation of existing grade to allow for a walk-out basement; finish a portion of existing basement. **Variiances requested for:** location of pool and equipment in front yard.

(See Zoning Denial Memo for details of requested variance relief)

Follow-Up: At the January 25, 2024 meeting, Board Members requested an existing vegetation survey and landscaping plan be submitted for review and approval.

New Business

- **#8051, Chris & Avery Brighton** (Approved)
60 Rumson Road; Block 100, Lot 3, Zone R-2

The applicant is seeking approval for the following: Construction of a 515 square foot addition to the rear of the existing 830 square foot carriage house. Existing portions of the carriage house will be renovated. There will be 1 bedroom, 1 bathroom, kitchen, living room and dining area. **Variations requested for:** exceeds permitted aggregate Ground Floor Area of all accessory buildings (C-variance), and Approval & Expansion of the non-conforming use of an accessory building for residential purposes (D-variance).

(See Zoning Denial Memo for details of requested variance relief)

- **#8016-Mod, Steve Lipitski** (Started, Carried to March)
49 East River Road; Block 39, Lot 12, Zone R-5

The applicant is seeking to **Amend** Prior Approval Resolution #8016 with request for permitting attic balcony, finished basement with fifth bedroom and finished storage attic.

(See Zoning Denial Memo for details of requested variance relief)

- **#8052, Ed Moldaver** (Started, Carried to March)
31 Ward Avenue; Block 80, Lot 6.03, Zone R-2

The applicant is seeking construct a new 7,000 SF tennis court, fence, and retaining wall **Variations requested for:** allowing a residential sports facility to be located between the principal building and street; sports facility fence setback; and pre-existing (building coverage, max garage spaces, and driveway width).

(See Zoning Denial Memo for details of requested variance relief)

- **James and Kelly Annarella** (Carried to March)
14 Auldwood Lane; Block 16, Lot 16, Zone R-1

The applicant is seeking to construct an 806 SF two-car detached garage. **Variations requested for:** Building Coverage (new C-variance) and pre-existing (Front Yard Setback and Interior Lot Shape).

(See Zoning Denial Memo for details of requested variance relief)

Executive Session

Adjournment

Next meeting to be held March 28, 2024.