



Approved: August 22, 2024

RUMSON ZONING BOARD
July 25, 2024
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. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Hofferber, Mr. Izzo,
Chairman Torcivia

Absent: Ms. Mayo, Mr. Ward,

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

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

Mr. Marks and Ms. DeSoucey were placed under Oath.

ADMINISTRATIVE

Mr. Hawley made a Motion to approve the **June 27, 2024 Meeting Minutes** as submitted;
Seconded by Chairman Torcivia

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Chairman Torcivia

Nays: None

Abstain: Mr. Ehrenberg, Mr. Izzo

Mr. Hofferber made a Motion to adopt **Resolution #8062** approving the application of Michael and Kimberly Magarro for property located at 36 Warren Street, Block 137, Lot 3 in the R-5 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Chairman Torcivia

Nays: None

Abstain: Mr. Ehrenberg, Mr. Izzo

Mr. Carey made a Motion to adopt **Resolution #8063** approving the application of Elisa Walling for property located at 12 Washington Avenue, Block 141, Lot 10, Zone R-5; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Chairman Torcivia

Nays: None

Abstain: Mr. Ehrenberg, Mr. Izzo

Mr. Hawley made a Motion to adopt **Resolution #8064** approving the application of Delia Tanger for property located at 16 Bruce Place, Block 43, Lot 10 in the R-6 Zone; Seconded by Chairman Torcivia.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Chairman Torcivia

Nays: None

Abstain: Mr. Ehrenberg, Mr. Izzo

Mr. Hofferber made a Motion to adopt **Resolution #8065** approving the application of Fredrika Vance for property located at 6 Belknap Lane, Block 101, Lot 5 in the R-2 Zone; Seconded by Mr. Carey.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Chairman Torcivia

Nays: None

Abstain: Mr. Ehrenberg, Mr. Izzo

UNFINISHED BUSINESS:

The application of **Thomas McLaughlin** for property located at **24 Ridge Road, Block 70, Lot 8** in the **R-2 Zone** was conditionally approved at the June 27, 2024 Meeting with the condition of revised plans to be reviewed and approved. The revised plans have not been submitted as of this meeting and the Board decided to table approving the Resolution. The matter will be carried to the August 22, 2024 Meeting at 7:30 pm.

NEW BUSINESS:

The application of **Andrew and Michael Marrus** for property located at **13 Linden Lane, Block 88, Lot 21** in the **R-1 Zone** was presented for the Board's consideration.

Mr. Steib advised that service was reviewed and is in order. The Board has jurisdiction to hear the application. The Board is in receipt of the following exhibits: A-1 Land Use Development Permit dated 5/22/2024; A-2 Application dated 6/22/2024; A-3 Denial Memorandum dated 6/19/2024; A-4 Owner Authorization dated 6/22/2024; A-5 Executor's Certificate dated 9/3/2021; A-6 Executor's Certificate dated 10/14/2022; A-7 Architectural/Elevations/Floor Plans revised date 6/14/2024; A-8 Survey dated 5/16/2024

Mr. Steib stated the application is before the Board due to the fact it is located on a private road and no variance relief is being sought.

Erik Anderson, Esquire representing the application placed his appearance on the record and gave an overview of the renovations proposed. Mr. Anderson introduced Bruce Kinlin, a New Jersey licensed Architect. Mr. Kinlin was sworn in, and the Board accepted his credentials.

Mr. Kinlin described the existing conditions at the property and the proposed renovations. The home is located on a private roadway in the Borough along with several other homes and emergency services have access to all the properties. Mr. Marks confirmed that there are no impacts to the neighborhood or accessibility.

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

After deliberations, Mr. Izzo made a Motion to approve the application as presented; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Ehrenberg, Mr. Hawley, Mr. Hofferber, Mr. Izzo,
Chairman Torcivia

Nays: None

Abstain: None

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 8:00 p.m.

The next scheduled meeting will be **August 22, 2024** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson