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

ZONING BOARD AGENDA
BOROUGH OF RUMSON
October 22, 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 September 24, 2026 Meeting Minutes

- Resolutions
  - **#26-8122_Manley**, 82 West River Road, B1, L12, Zone: R-1
  - **#26-8110_Mogul Group, LLC**, 34 Forrest Avenue, B42, L1, Zone: R-5
  - **#8072-Extension2_** The Monkeyhouse Trust / Thomas LaStella, 11 Shrewsbury Drive; Block 135, Lot 10, Zone: R-2

- Public Notice Reminder: The application for 13 Woodmere Avenue has been carried to November 19, 2026, without further notice.

Old Business

(Cont. from August)

- **#26-8113_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.

New Business

- **Yorke**, 27 Tuxedo Road, B124 L23, Zone: R-1
  Proposed improvements include a second-story addition to the front of the dwelling, a one-story rear addition, a covered rear patio, a new patio and terrace, and minor driveway realignment. Relief requested: expansion of a nonconforming dwelling and bulk

"c" variances for front-yard setbacks. Existing, unchanged nonconformities include the lot shape circle and parking within the required front-yard setback.

- **Salvaggio**, 32 Ridge Road, B62, L25, Zone: NB/R-4
  New single-family dwelling with an attached, raised, rear patio on an existing undersized, nonconforming lot. A "d" variance (FAR) and bulk "c" variances associated with new construction on a nonconforming lot, including lot area, minimum street frontage, lot width, lot shape diameter, rear-yard setback, driveway setback, detached accessory-structure side- and rear-yard setbacks, building coverage, and floor area.

- **Panucci/Giorgia's**, 102 Avenue of Two Rivers, B62 L20, Zone: NB
  Seeking site plan approval, a use "d" variance (expansion of a nonconforming conditional use) and bulk "c" variances in connection with outdoor dining approval.

- **Czop**, 1 Rosalie Avenue, B56 L11, Zone: R-6
  Proposed construction of a new five-bedroom single-family dwelling, detached garage, and related site improvements on an irregularly shaped corner lot. Relief requested: new construction on a nonconforming lot, including the existing lot-frontage deficiency, and bulk "c" variances for the in-ground pool setback and off-street parking.

- **Capital Home Builders**, 6 Third Street, B24.01 L3, Zone: R-5
  Proposed construction of a new five-bedroom single-family dwelling, detached garage, and related site improvements on an existing undersized lot. Relief requested: new construction on a nonconforming lot and bulk "c" variances for lot shape diameter and building height.

Executive Session

Adjournment

Next Meeting: **November 19, 2026**, at 7:30 p.m.