

**RUMSON ZONING BOARD OF ADJUSTMENT
MARCH 17, 2015
MINUTES**

Chairman Brodsky called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance. The Roll was called with the following members present: Brodsky, Thompson, Torcivia, Duddy. Also present: Bernard Reilly (Board Attorney), Fred Andre, Zoning Officer), State Shorthand.

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

Michael & Yanira Teitelbaum, 76 Waterman Ave. (Continued Application)

James Albertus, builder, appeared on behalf of the applicants and was still under oath from the last meeting. He reviewed that the setbacks now show the house moved up 2', and the deck 3' off the property line. He also reviewed the side and front setbacks that were approved at the last meeting. Their revised plans now show these setbacks, except for the zone schedule on the zone plan, but it is correct on the plot plan. This will be corrected and presented within the next few days.

Mr. Thompson expressed his appreciation for the changes made, and as long as the numbers work, he has no issues.

Chairman Brodsky asked about the grade next to the neighbor's wall, and Mr. Albertus said this has been resolved. He also reported that the drainage grades that come off the street are connected with the town's plans for the street.

There were no questions or comments from the public.

Mr. Reilly has prepared a resolution of approval to include the revisions from the last meeting. Mr. Thompson moved to adopt the resolution and Mr. Torcivia seconded.

Roll Call Vote: Ayes (Eligible) – Brodsky, Thompson, Torcivia

Nays – None

Abstain – Duddy

Motion carried.

Randi Yezer, 89 Rumson Road

Mrs. Yezer was sworn in and explained their proposal to add a new front porch, extend the kitchen, and add a study. The property is currently nonconforming.

David Feldman, architect, was sworn in, and the Board accepted his qualifications. He reviewed the existing nonconformities"

- Size of the lot (1.5 acres required / 1.496 acres existing);
- Secondary front setback (250' required / 232' existing)
- Corner lot circle requirement (115' required / 82' existing)

They are proposing three additions and renovations to the interior of the property. Two of the additions are on the back side of the lot. These fall within the setback requirements (50' required / 52.2' and 56.2' provided). The other addition is a front portico, which would occur on the

street side of the property. This has an existing front yard nonconformity (100' required / 83' existing). The proposed portico is an open structure 92.3' off the property line, 9' farther back than the existing setback. They comply with all other requirements of the town.

The front porch will be an open structure on three sides. Mr. Feldman pointed out the two rear additions via elevations provided.

Chairman Brodsky asked if there was any proposal for the driveway, and Mr. Feldman said they were keeping it exactly as it currently exists. The tree in the front will not be affected by their front addition.

There were no questions or comments from the public.

Mr. Duddy thinks the shortage is minimal, and he thinks the front addition enhances the look of the house. They are not interfering with any trees, and he has no problem with the application.

Mr. Thompson moved to approve the application, and Mr. Torcivia seconded.

Roll Call Vote: Ayes – Brodsky, Thompson, Duddy, Torcivia

Nays – None

Motion carried.

Resolutions

1. **Ryan & Hilary Muldoon, 36 Warren St** - Approval of side setback variance because of engineering field error.

Mr. Thompson moved to adopt the resolution, and Mr. Torcivia seconded.

Roll Call Vote: Ayes (Eligible) – Brodsky, Thompson, Duddy

Nays – None

Motion carried.

Approval of Minutes

Mr. Thompson moved to approve the minutes from the February meeting, with corrections, and Mr. Torcivia seconded. Voice Vote: Ayes, unanimous.

At this time, Chairman Brodsky announced that the application of **John Vibert & Laura Bostwick, 28 Bellevue Ave.**, will be carried to the next meeting.

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 7:55 p.m.

The next meeting will be **April 21, 2015.**

Respectfully submitted,

Patricia Murphy
Clerk