

RUMSON ZONING BOARD
April 20, 2021
MINUTES

The regularly scheduled virtual meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mrs. McGill, Mr. Izzo
Absent: None

Also present, Bernard Reilly, Esq., Fred Andre', Zoning Officer and Eric Paone Hurd, Moderator.

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

Fred Andre', the Borough Zoning Officer was sworn in.

Chairman Brodsky announced that carried application of **Julian Petrella** for property located at **75 Rumson Road** be presented for the Board's consideration.

Mr. Shissias recused himself from hearing the application.

The applicant Julian Petrella was sworn in. Mr. Petrella introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials. Mr. Shissias testified that the application is to construction a second-floor hallway addition to connect the existing second floor areas and a bathroom at the existing premises. Living space exists over the attached two-car garage which is accessed through an enclosed first-floor mudroom and the applicant is requesting that space be converted into fourth bedroom to suit their family needs. Mr. Shissias described the existing and proposed interior floor plans. The property and residence are currently nonconforming in building rear setback, accessory building side setback, maximum lot coverage and maximum floor area. The new construction will increase the existing maximum floor area of 4,128 square feet to 4,314 square feet.

The residence was built in 1938 and has had several additions that were done in a way that is complimentary to the original style of the home. Mr. Shissias described the architectural details of the proposal. The existing 8,596 square feet of lot coverage is not changing. The two new variances being requested are for rear yard setback and floor area. The property is an oversized corner lot and the relief being sought is de minimis.

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

After further discussion, Chairman Brodsky asked the pleasure of the Board. Mrs. Carras made a Motion to approve the application as presented; Seconded by Mr. Torcivia.
Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mrs. McGill, Mr. Izzo

Nays: None

Recused: Mr. Shissias

Chairman Brodsky announced that the application of **Roger and Sarah Keren** for property located at **16 Robin Road** be presented for the Board's consideration.

Mr. Shissias recused himself from hearing the application.

The applicants, Roger and Sarah Keren were sworn in. Mrs. Keren introduced Alex Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials.

Mr. Shissias testified that the application is to convert existing unfinished attic space above the attached garage to habitable space for an office and gym at the existing premises. The residence is currently nonconforming in maximum building coverage. The new construction will increase the nonconformity in the maximum floor area of 3,845 square feet to 4,271 square feet.

Mr. Shissias described the existing and proposed floor plans of the project. Mr. Shissias stated that the proposal does not require any exterior modifications. The existing maximum building coverage is unaffected. The variance being requested is for the proposed maximum floor area and the grant of the variance will have no impact on any of the neighbors.

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

After further discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Torcivia made a Motion to approve the application as presented; Seconded by Mrs. McGill.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mrs. McGill, Mr. Izzo

Nays: None

Recused: Mr. Shissias

Chairman Brodsky announced that application **Christopher and Kerry Marshall** for property located at **4 West Cherry Lane** be presented for the Board's consideration.

Mr. Shissias recused himself from hearing the application.

The applicants Christopher and Kerry Marshall were sworn in. Mrs. Marshall introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials.

Mr. Shissias testified that the application is to construct a new, covered, open-sided rear porch, patio, outdoor kitchen and hot tub at the existing premises. The residence is currently nonconforming in rear

setback and maximum floor area. Mr. Shissias described the existing and proposed conditions of the property. The new construction will be within the required 50-foot rear setback which triggers the requested variance. Decorative screening will be added to the property. There is no negative impact on neighboring properties.

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

After further discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Izzo made a Motion to approve the application as presented; Seconded by Mr. Torcivia.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mrs. McGill, Mr. Izzo

Nays: None

Recused: Mr. Shissias

Mr. Shissias resumed his seat on the dais.

Chairman Brodsky announced that the application of **Gerald and Sara Brown** for property located at **3 Circle Drive** be presented for the Board's consideration.

Mr. Blum recused himself from hearing the application.

The applicant, Gerald Brown was sworn in. Mr. Brown introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials. Mr. Condouris testified that the application is to construct a pool, cabana, pergolas and outdoor kitchen at the existing premises. The new construction will create nonconformities in maximum lot and building coverage. The existing over 4,000 square-foot driveway causes most of the excess lot coverage situation. The proposed 453 square-foot cabana will not be heated, and rear amenities are of modest size.

Mr. Brown introduced Henry Hinterstein, a New Jersey licensed landscape architect and planner. Mr. Hinterstein was sworn in and the Board accepted his credentials.

Mr. Hinterstein testified that the coverage variance being requested is nine percent more than what is allowed in the zone. The variances being sought have no impact on light, air and open space. The proposed landscaping will enhance the visual environment of the lot. There is no impairment to the zone plan or Master Plan of the Borough and is consistent with the character of the neighborhood.

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

Board Members expressed concern with the amount of relief being sought and the justification for granting the variances.

The applicant requested that the application be carried to the next available meeting to revisit the proposal.

Mr. Reilly announced that the application will be carried to the May 18, 2021 meeting at 7:30 pm with notice being required.

Mr. Reilly submitted a Resolutions approving the applications of David and Patricia Springsteen for property located at 11 Highland Avenue, Block 49, Lot 33; Cheryl Marchese for property located at 115 Blackpoint Road, Block 67, Lot 4.

After review and discussion, Mr. Torcivia made a Motion to approve the Resolutions as submitted; Seconded by Mr. Blum.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Shissias, Mr. Izzo

Nays: None

Abstain: Mr. Hofferberg, Mrs. McGill

Chairman Brodsky asked for comments on the March 16, 2021 Zoning Board Minutes. Mr. Torcivia made a Motion to approve the Minutes as submitted; Seconded by Mr. Shissias.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Torcivia, Mr. Blum, Mrs. Carras, Mr. Shissias, Mr. Izzo

Nays: None

Abstain: Mr. Hofferber, Mrs. McGill

There being no further business before the Board, the meeting was adjourned at approximately 9:40 p.m.

The next scheduled meeting will be **May 18, 2021** at 7:30 p.m.

Respectfully submitted,

Michele MacPherson