

RUMSON ZONING BOARD
May 18, 2021
MINUTES

The regularly scheduled virtual meeting was called to order at 7:30 pm with a salute to the flag, followed by roll call Chairman Brodsky, Mr. Blum, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo, Mrs. McGill (joins meeting prior to Cavise application)
Absent: Mr. Torcivia

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 the application of **The Peach Pit, L.L.C.**, for property located at **101 East River Road** will be carried to the **June 15, 2021** Planning Board Meeting commencing at 7:30 PM with notice being required.

Chairman Brodsky announced that the continued 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 at the April 20, 2021 hearing and remains under Oath. Mr. Brown testified that the plans have been revised taking the Board's concerns into consideration. The pool size has been reduced, the patio on the left side of the cabana has been eliminated. The lot coverage and building coverage request has now been reduced.

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

Chairman Brodsky asked for the pleasure of the Board. Mr. Shissias made a motion to approve the application as revised; Seconded by Mrs. Carras. Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Hofferber, Mr. Shissias, Mr. Izzo
Nays: None
Abstain: Mr. Blum

Mr. Blum resumes his seat on the dais.

Mrs. McGill joins the meeting.

Chairman Brodsky announced that the application of **Adam and Jen Cavise** for property located at **18 Edgewood Road** be presented for the Board's consideration.

David R. Cardamone, Esquire representing the applicants addressed the Board. Mr. Cardamone introduced William Tyler Sandlass, a New Jersey licensed architect. Mr. Sandlass was sworn in and the Board accepted his credentials. Mr. Sandlass testified that the application is to construct a new rear, screened-in porch with an exterior gas fireplace at the existing premises. The rear setback proposed at 28 feet is largely due to the configuration of the lot. The new construction will increase to the maximum building coverage by roughly 500 square feet. Mr. Sandlass stated that the lot is 227-feet-and-change wide but is lacking on the depth. The gas fireplace will be the only heat source for the screened-in porch.

Mr. Cardamone introduced Adam Cavise, the applicant. Mr. Cavise was sworn in. Mr. Cavise testified that over the past year or so they have experienced some settlement issues with the existing outdoor walkways, patio and stairs and that repair work needs to be done and he feels this is a nice, practical improvement and makes the home more functional for his family's needs.

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

Board Members expressed concern with justification for the maximum building coverage being requested.

Mr. Cardamone requested the application be carried to the next available meeting to allow the applicants to consider modifications to the proposal. Mr. Reilly announced that the application will be **carried** to the **July 20, 2021** at 7:30 pm without further notice being required.

Chairman Brodsky announced that the application of **John and Moira Barrett** for property located at **10 Riverview Avenue** be presented for the Board's consideration. John and Moira Barrett were sworn in. Mr. Barrett introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in and the Board accepted his credentials.

Mr. Condouris testified that the proposal is to raze the existing house retaining the foundation and construct a new single-family residence and detached garage on the existing 5,000-square foot premises. The property is a corner lot and is nonconforming in lot area, lot width and frontage and lot shape. The new construction will create nonconformities in having Riverview Avenue as the primary front, primary front setback, secondary front setback, rear setback, building coverage and floor area. Mr. Condouris described the proposed new two-story home being proposed and its positioning on the lot, the surrounding properties, the interior floor plans and the architectural details of the proposal. The proposed attic space will be accessed by pull-down stairs and use for storage purposes.

Chairman Brodsky opened the application for public comments. Amy Ayres residing at 21 Highland Avenue commented on the size of the proposal home compared to the size of the lot and surrounding homes. Bob Santry owner of 7 Rosalie Avenue was sworn in. Mr. Santry commenting that the

proposed structure is very imposing on the character of the neighborhood. There being no further public comments, the public portion was closed.

Board Members expressed concerns with the massing and orientation of the proposed residence.

Mr. Barrett requested the application be carried to the next available meeting to consider adjustments to the proposal. Mr. Reilly announced that the application will be **carried to the July 20, 2021** meeting at 7:30 pm without further notice being required.

Chairman Brodsky announced that the application of **Thomas and Megan Collard** for property located at **48 Shrewsbury Drive** be presented for the Board's consideration.

Mr. Shissias recused himself from hearing the application.

Thomas and Megan Collard were sworn in. Mrs. Collard introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials. Mr. Shissias stated that the application is to construct a new two-car, detached garage with storage space and additional screening. Mr. Shissias explained all the options that were considered for this application to avoid any variances being required. Mr. Shissias described the existing conditions on the property including the existing one-car attached garage and the existing and proposed screening at the property. The construction of the new detached garage will increase aggregate accessory coverage to 1,018 square feet, which includes the two small existing sheds. The walk-up storage space contained in the proposed garage will not be heated or cooled and not be habitable space.

The main variance being requested is the orientation of proposed garage doors. This proposal is not uncommon to this area. The applicants feel this is the best solution and has a minimum negative impact to the street frontage. The benefits of the granting of the relief being sought outweigh any detriments.

Board Members expressed concern with the size of the proposed two-car detached garage and parking court. The applicants are amenable to removing one of the existing sheds to eliminate a variance, and to revise the driveway and the parking court. Revised plans will be submitted for review and approval by the Board and the Board's professionals.

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

Chairman Brodsky asked for the pleasure of the Board. Mr. Izzo made a motion to approve the application with the revisions as discussed; Seconded by Mrs. Carras.

Roll call vote:

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

Nays: None

Recused: Mr. Shissias

Mr. Reilly submitted a Resolutions approving the applications of: Julian Petrella for property located at 75 Rumson Road, Block 131 Lot 1; Roger and Sarah Keren for property located at 16 Robin Road, Block 98, Lot 7; Christopher and Kerry Marshall for property located at 4 West Cherry Lane, Block 22, Lot 4.01; for the Board's consideration.

After review and discussion, Mr. Hofferber made a Motion to approve the Resolutions as submitted; Seconded by Mrs. Carras.

Roll call vote:

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

Nays: None

Abstain: Mr. Shissias

Chairman Brodsky asked for comments on the April 20,2021 Zoning Board Minutes. Mrs. McGill made a Motion to approve the Minutes as submitted; Seconded by Mr. Hofferber. By voice vote the April 20,2021 Minutes were approved with Mr. Shissias abstaining from the vote.

There being no further business before the Board, the meeting was adjourned at approximately 10:00 p.m.

The next scheduled meeting will be **June 15,2021** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson