



RUMSON ZONING BOARD
January 23, 2025
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. Hawley, Mr. Izzo, Chairman Torcivia
Absent: Mr. Ehrenberg, Mr. Hofferber, Mrs. Mayo, Mr. Ward

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

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

Mr. Steib announced the **reappointment** of Alison Mayo as Zoning Board Alt #1 Member.

Reorganization

Mr. Steib asked for nominations for the **2025 Zoning Board Chairman** position. Mr. Izzo nominates Benedict J. Torcivia, Jr. for the 2025 Chairman of the Zoning Board; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Izzo

Nays: None

Abstain: Mr. Torcivia

Chairman Torcivia asked for nomination for the **2025 Zoning Board Vice Chairman** position. Mr. Calder nominated Glenn Hofferber for the 2025 Vice Chairman position; Seconded by Mr. Hawley.

Roll call vote:

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

Nays: None

Abstain: None

Chairman Torcivia made a motion to approve the Resolution appointing Michael B. Steib, Esquire as the **2025 Zoning Board Attorney**; Seconded Mr. Izzo.

Roll call vote:

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

Nays: None

Mr. Hawley made a motion to approve the Resolution appointing T&M Associates as the **2025 Zoning Board Engineer**; Seconded by Mr. Carey.

Roll call vote:

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

Nays: None

Chairman Torcivia made a motion to approve the Resolution appointing State Shorthand Reporting Service, Inc., as the **2025 Zoning Board Reporting Service**; Seconded by Mr. Hawley.

Roll call vote:

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

Nays: None

Mr. Hawley made a motion to approve the Resolution appointing Marie DeSoucey as the **2025 Zoning Board Secretary**; Seconded by Chairman Torcivia.

Roll call vote:

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

Nays: None

Mr. Izzo made a motion to approve the Resolution appointing The Two River Times and the Asbury Park Press as the **2025 official Zoning Board newspapers**; Seconded by Chairman Torcivia.

Roll call vote:

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

Nays: None

David Marks and Marie DeSoucey were sworn in.

Administrative

Mr. Calder made a Motion to approve the **December 12, 2024 Meeting Minutes** as submitted; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Hawley

Nays: None

Abstain: Mr. Carey, Mr. Izzo, Chairman Torcivia

Chairman Torcivia made a Motion to adopt the **2025 Zoning Board Meeting Schedule** as submitted; Seconded by Mr. Izzo.

Roll call vote:

Roll call vote:

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

Nays: None

Resolution approving the Zoning Board Annual Report is tabled to the February 27, 2025 Meeting at 7:30 p.m.

Unfinished Business

The continued application from the November 21, 2024 Meeting of **Anthony Buffone** for property located at 17 Shrewsbury Avenue, Block 135, Lot 8 in the R-2 Zone was presented for the Board's consideration.

Mr. Steib advised the Board is in receipt of the following exhibits: A-1 Land Use and Development Permit Application dated 4/19/2024; A-2 Denial Memorandum dated 4/23/2024; A-3 Variance Application dated 9/14/2024; A-4 Denial Memorandum dated 10/31/2024; A-5 Patio Plan prepared by Shore Pointe Engineering dated 4/4/2024; A-6 Variance Plan prepared by Shore Pointe Engineering dated 8/29/2024 revised 10/23/2024; A-7 Survey prepared by Paterson Surveying and Engineering dated 5/20/2024; A-8 Aerial Photographs dated 11/21/2024 prepared by Shore Pointe Engineering; A-9 8-page Aerial and rendering prepared by Elite Landscapes; A-10 8 ½ inch by 11 inch four photographs; A-11 Variance Plan prepared by Shore Pointe Engineering initial date of 8/29/2024 revised through 1/6/2025

Anthony Buffone, the property owner, was previously sworn and remains under oath. Mr. Buffone recalled Kevin Shelly, project engineer. Mr. Shelly was sworn at the last hearing and remains under oath.

Mr. Shelly described the modifications made to the initial submittal. The pool and the rear impervious area have been reduced. The playground rubber mulch has been removed, and the square footage of the driveway has been reduced. 3,000 square feet of impervious area has been removed from the proposal. The coverage is now 11,594 square feet from the previously proposed 14,632 square feet, which is a minor increase of 286 square feet to the current conditions at the subject premises.

Mr. Shelly submitted A-12 modification to the backyard improvements.

Chairman Torcivia opened the testimony for public questions and/or comments. There being none, the public portion was closed. Chairman Torcivia and Board Members commended the applicant for addressing the Board's concerns and modifying the proposal.

After deliberations, Chairman Torcivia asked the pleasure of the Board. Mr. Hawley made a motion to approve the application as revised with the condition that if any impervious coverage increase for the outdoor kitchen or pool will be reduced from driveway an equal amount; Seconded by Chairman Torcivia.

Roll call vote:

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

Nays: None

Abstain: Mr. Izzo

New Business

The application of **Daniel and Bridget Duffy** for property located at 28 Lincoln Avenue, Block 142, Lot 8 in the R-5 Zone will be **carried to the February 27, 2025 Meeting at 7:30 pm** and notice will be provided.

The application of **Scott Elsas** for property located at 26 Tuxedo Road, Block 124, Lot 21 in the R-1 Zone was presented for the Board's consideration.

Mr. Steib advised the service has been reviewed and is in order and the Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 9/25/2024; A-2 Denial Memorandum dated 10/21/2024; A-3 Variance Application dated 12/3/2024; A-4 Architectural Elevation Plans prepared Unger + Mahns Architects dated 6/23/2023 revised 10/29/2024; A-5 Survey prepared by Thomas P. Santry Surveyor dated 4/13/2020 revised 1/12/2022; A-6 Correspondence from Architect Unger dated 10/29/2024; A-7 Resolution dated 12/15/2020; A-8 Resolution dated 12/14/2021.

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The proposal is to raze the existing home and construct a new single-family residence with an in-ground pool and outdoor improvements. The original proposal received approval subject to DEP approval for the wetlands in the rear of the property. The approvals issued by the DEP with respect to the wetlands and the required buffer differed slightly from what had been applied for. As a result, the home needed to be relocated closer to Tuxedo Road. A variance is required for the lot-shape circle and front yard setback of 53.21 feet proposed. The cabana has been eliminated from the plans.

Mr. Brodsky introduced Michael Unger, a New Jersey licensed architect. Mr. Unger was sworn in, and the Board accepted his credentials.

Mr. Unger submitted A-9 color version of Sheet A00 of the architectural plans marked as A-4; A-10 Sheet A01.1 dated 1/23/2025. Mr. Unger explained the restrictions associated with the subject property. Mr. Unger described the modifications made to the 2020 plans and proposed species and location for the landscape buffering.

Chairman Torcivia opened the application for public questions and/or comments. John Lagratta, residing at 178 Bingham Avenue, was sworn in. Mr. Lagratta thanked the applicant for taking his concerns into consideration. There being no further public questions and/or comments, the public portion was closed.

Mr. Marks requested that the required buffer plantings be added to the plans for review and approval.

After deliberations, Chairman Torcivia asked the pleasure of the Board. Mr. Izzo made a Motion to approve the modified plans with the condition the buffer plantings be added to the plans for review and approval; Seconded by Mr. Hawley.

Roll call vote:

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

Nays: None

The application of **Elisa Walling** for property located at 12 Washington Avenue, Block 141, Lot 10 in the R-5 Zone was presented for the Board's consideration.

Mr. Steib advised the service has been reviewed and is in order and the Board has jurisdiction to hear the application.

The Board is receipt of the following exhibits: A-1 Application dated 12/10/2024; A-2 Denial Memorandum dated 12/18/2024 updated 1/3/2025; A-3 Application for Variance dated 12/19/2024; A-4 Survey prepared by Morgan Engineering dated 11/5/2012; A-5 Architectural Site Plan with elevation and floor plans prepared by Shissias Design and Development dated 12/24/2024

Elisa Walling, the property owner was sworn in. Ms. Walling explained the rationale for the proposal. Ms. Walling introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in, and the Board accepted his credentials.

Mr. Shissias described the proposal as a 178 square foot second-story addition over the existing first floor footprint. The variance being sought is for the secondary front yard setback off Waterman Avenue.

Mr. Shissias described the interior floor plans, the exterior elevations, architectural details and materials.

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

After deliberations, Chairman Torcivia made a motion to approve the application as presented; Seconded by Mr. Hawley.

Roll call vote:

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

Nays: None

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 8:30 p.m.

The next scheduled meeting will be **February 27, 2025** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson,
State Shorthand Reporting Services, Inc.