



**Borough of Rumson**

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

**ZONING BOARD AGENDA  
BOROUGH OF RUMSON  
March 27, 2025  
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 February 27, 2025 Minutes
- Resolutions
  - #8051, Chris & Avery Brighton, 60 Rumson Road; Block 100, Lot 3, Zone: R-2
  - #8077, Daniel & Bridget Duffy, 28 Lincoln Ave; Block 142, Lot 8, Zone: R-5

**Unfinished Business**

- Matt and Amanda Lukof, 35 Wardell Avenue; Block 105, Lot 43, Zone: R-4  
**Carried to April**
- Stephen & Nadia Harhen, 9 Circle Drive; Block 13, Lot 15, Zone: R-3  
**Carried to April**

**New Business**

- Jun Markov, 30 Grant Avenue; Block 136, Lot 8, Zone: R-5  
**Carried to April**
- Joseph & Alexis Curro, 23 North Ward Avenue; Block: 80, Lot 11, Zone: R-1  
**Carried to April**
- **Stephen & Stephanie Rosone**, 36 Allen Street; Block: 32, Lot 10, Zone: R-5  
**Postponed**

- **Paul and Sharon Schifano**, 44 Lennox Ave; Block 37, Lot 20, Zone: R-5 - (*approved*)

Raze existing dwelling and construct new 2-1/2 story, 4-bedroom, single family dwelling with attached pergola, detached garage, in-ground pool, and patio on a nonconforming corner lot.

**Variations requested for:** Front yard setback; Front porch setback; insufficient off-street parking; Location of parking. **Existing Variations:** Lot frontage & width; Lot shape diameter.

*(See Zoning Denial Memo for details of requested variance relief)*

### **Executive Session**

### **Adjournment**

Next meeting to be held **April 24<sup>th</sup>, 2025.**