



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

**ZONING BOARD AGENDA  
BOROUGH OF RUMSON  
June 27, 2024  
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 May 23, 2024 Minutes** *(Approved)*
- **Resolutions** *(Approved)*
  - #8060, Steven Konrad, 10 Edwards Point Road; Block 124, Lot 5, Zone: R-1

**Unfinished Business**

- **#8061 Thomas McLaughlin** *(Cont. from May 23, 2024)*  
**24 Ridge Road; Block 70, Lot 8, Zone: R-2** *(Carried to July 25, 2024)*

The applicant is seeking to install a 760 square foot in-ground swimming pool and 774 square feet pool patio on an undersized lot. **Variations requested for:** Maximum lot coverage, minimum side yard Pool setback, and existing nonconformities.

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

**Update: Revised site plan submitted for consideration.**

## New Business

- **Michael and Kimberly Magarro** *(Approved, with conditions)*  
**36 Warren Street; Block 137, Lot 3, Zone: R-5**

The applicant is seeking approval for 894 SF of synthetic turf, previously installed. **Variations requested for:** Maximum lot coverage and existing nonconformities.

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

- **Elisa Walling** *(Approved, with conditions)*  
**12 Washington Ave; Block 141, Lot 10, Zone: R-5**

The applicant is seeking approval to construct a 218 SF, 1-story addition; new 499 SF 2-car garage with 20' wide driveway to replace 1-car garage and 17' wide drive; new landing/steps and rear 384 SF patio; new walkway to house; replacement/realignment of new 4' open picket fence; and new air conditioner units in (second) front yard setback. Additional work involves removing existing deck and second (paver) driveway. **Variations requested for:** minimum principal dwelling 'addition' (second) front-yard setback, minimum principal dwelling 'addition' side-yard setback, maximum total accessory structure ground floor area, accessory structure in the (second) front-yard setback, and driveway / curb width and other existing nonconformities.

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

- **Delia Tanger** *(Approved)*  
**16 Bruce Place; Block 43, Lot 10, Zone: R-6**

The applicant is seeking to complete various renovations and additions to the existing dwelling consisting of a 139 square foot, two-story addition to the rear of the dwelling, complete 968 square foot, second story addition over the existing first story, and a new 152 square foot, single-story screen porch on front west side on a conforming lot in the R-6 zone. **Variations requested for:** maximum floor area, maximum floor area ratio (FAR), minimum combined side yard setback, maximum lot & building coverage (intensified), and minimum principle building front & side yard setback (intensified). Existing accessory structure (garage) nonconformities remain unchanged.

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

- **Fredrika Vance**  
**6 Belknap Lane; Block 101, Lot 5, Zone: R-2**

*(Approved)*

The applicant is seeking to complete various renovations and additions to the 1897 home while maintaining the original character. Revisions to the **main dwelling** include: 1) Remove 1-story room in front, west corner of house, replace with one story addition with open deck above; 2) Remove uniquely shaped, 2-story addition in rear, north corner of house, replace with 2-story addition with functioning living space and high-peaked roof above. Revisions to the **guest house/cabana/garage** include two separate garage doors (as opposed to one large door), enclosing a 91 square foot, 1-story 'shed' area and changing the shape of the existing stairwell-tower roof. Minor **driveway** changes included.

**Variations requested for:** maximum floor area (new); Maximum FAR (new); maximum building coverage (new); maximum lot coverage (intensified); minimum principle building front yard #2 setback & maximum peak height (principal building, intensified); minimum accessory building front yard #2 setback & rear setback (intensified); maximum peak height (garage, intensified); maximum accessory building ground floor area (intensified), which also triggers requirements for accessory building to meet principal building setbacks. Existing nonconformities that remain unchanged are: minimum lot size, lot frontage/width, accessory structure rear setback, and maximum number of curb cuts.

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

**Executive Session** - none

**Adjournment**

Next meeting to be held **July 25, 2024**.