



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
Add 1-½ stories and a new two-story rear addition on an existing, nonconforming, one-story dwelling, in the R-5 zone, on a slightly oversized, conforming, and interior lot.

Variations requested for: Expansion of a nonconforming building; FAR; Maximum floor area; Maximum building coverage; Second story balcony in front yard setback, Minimum side yard setback; Minimum combined side yard setback. **Existing Variations:** Driveway width in front yard setback; Parking area in front yard setback.

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

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

- **Joseph & Alexis Curro**, 23 North Ward Avenue; Block: 80, Lot 11, Zone: R-1

Install a 900 SF pool house in coordination with in-ground pool, spa, 2,769 SF patios, 1,392 SF turf areas, fire pit area, and retaining walls/planters to be constructed at the rear of the principal dwelling. Previous plans for the single family dwelling and an in-ground pool have been approved in 2023 and 2024, respectively. Due to the numerous revisions to the “Rear Yard Improvements” the applicant is submitting the finalized overall plans for approval and variance relief, prior to the addition of a pool house. The lot is an oversized flag-lot with preexisting nonconformities as shown below.

Variations requested for: Maximum lot coverage; Accessory building (pool house) side setback; Accessory building basement; Accessory building basement.

Existing Variations: Lot frontage & width; Maximum driveway width; Driveway setback.

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

- **Stephen & Stephanie Rosone**, 36 Allen Street; Block: 32, Lot 10, Zone: R-5

Demolition of existing 2-story dwelling and construction of new, 2.5 story, 3-bedroom dwelling with home office and finished basement; removal of existing detached garage/ construction of new 177 SF shed; addition of second 53’ driveway on the south side of the dwelling, with one conforming parking spot behind the required front yard setback (second curb cut required). The existing driveway on north side of dwelling is proposed to be shortened to 53’ leaving one conforming parking spot behind the required front yard setback.

Variations requested for: FAR; Maximum floor area; Maximum building coverage; maximum lot coverage; Front yard setback; Front porch setback; Accessory building (shed) side & rear setback; Accessory structure (AC/generator) side & rear setbacks; Garage requirement; Insufficient off-street parking; Location of parking. Maximum curb cuts; Lot shape diameter.

Existing Variations: Undersized Lot size; Lot frontage & width.

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

Executive Session *None*

Adjournment

Next meeting to be held **April 24th, 2025.**