



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

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
January 23, 2025
7:30 P.M.**

- Pledge of Allegiance
- Roll Call
- Statement of compliance with the notice requirements of the Open Public Meetings Act.

Reorganization

(approved)

- Swearing in of new and/or reappointment of current Zoning Board Members
(Alison Mayo, Alt #1 - Postponed to February)
- Elect Chairman *(Ben Torcivia)*
- Elect Vice Chairman *(Glenn Hofferber)*
- Resolution to appoint the Zoning Board Attorney *(M. Steib, Esq.)*
- Resolution to appoint the Zoning Board Engineer *(T&M)*
- Resolution to appoint the Zoning Board Reporting Service- *(State Shorthand Services)*
- Resolution to appoint the Zoning Board Secretary *(M. DeSoucey)*
- Resolution to appoint the Official Newspapers *(APP & Two River Times)*

Administrative

- Approval of December 12, 2024 Minutes *(approved)*
- Adopt the 2025 Meeting Schedule *(approved)*
- RZB Annual Reports *(Cont. in Feb)*

Unfinished Business

- **#8074 Anthony Buffone** *(approved, modified)*
17 Shrewsbury Drive; Block 135, Lot 8, Zone: R-2

The applicant proposes to install a 336 square foot raised deck with outdoor kitchen and louvered-roof pergola, terraces with raised in-ground pool, spa, patio, artificial turf area, fire pit area, and retaining walls to be constructed at the rear (waterfront side) of the principal dwelling.

Variations requested for: Side yard setback, building coverage and lot coverage.

(Started Nov 2024, Cont)

(Revised Site Plan, January 6, 2025)

New Business

- **Daniel and Bridget Duffy** *(Postponed to February)*
28 Lincoln Avenue; Block 142, Lot 8, Zone: R-5

The applicant proposes to construct a one-story addition and covered porch to rear of existing dwelling (in secondary front setback of the irregular, corner lot). Additional improvements that do not require variance relief includes a two story rear addition, at-grade patio, outdoor shower, and the renovation of front covered porch and rear screened porch.

Variations requested for: Principal building (secondary) front yard setback, Minimum rear yard setback; Maximum building coverage. **Existing Variations:** Accessory building (shed) in front yard.

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

- **Scott Elsas** *(approved)*
26 Tuxedo Road; Block 124, Lot 21, Zone: R-1

The applicant proposes to raze the existing single-family house and construct a new single-family residence with an in-ground pool and other outdoor improvements.

Variations requested for: Front yard setback. **Existing Variations:** Lot shape circle

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

- **Elisa Walling** *(approved)*
12 Washington Avenue; Block 141, Lot 10, Zone: R-5

The applicant proposes to add a second floor bedroom over the existing first floor footprint. The additional 178 SF of floor area will not cause the project to exceed the maximum permitted floor area, building coverage.

Variations requested for: Principal building (secondary) front yard setback (on 2nd floor). **Existing Variations:** Minimum lot area, lot width and lot shape diameter; Principal building front yard (primary and secondary) and side yard setbacks; Accessory building (Secondary) front yard setback; Expanded driveway width.

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

Executive Session *None*

Adjournment

Next meeting to be held **February 27th, 2025.**