



Approved: June 27, 2024

RUMSON ZONING BOARD
May 23, 2024
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. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Absent: Mr. Ehrenberg, Mr. Ward

Also present, Michael B. Steib, Esq., Tom Rogers, Board Secretary, and Marie DeSoucey Deputy Board Secretary.

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

Mr. Rogers and Ms. DeSoucey were placed under Oath.

ADMINISTRATIVE

Mr. Izzo made a Motion to approve the **May 23, 2024 Meeting Minutes** as submitted;
Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

Mr. Hofferber made a Motion to adopt **Resolution #8053** dismissing without prejudice the application of Ed Moldaver for property located at 31 Ward Avenue, Block 80, Lot 6.03, R-2 Zone; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

Ms. Mayo made a Motion to adopt **Resolution #8009-ext** granting an extension of time for the application of Christopher and Estelle Gillis for property located at 151 Bingham Avenue, Block 96, Lot 5, R-1 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

Mrs. Mayo made a Motion to adopt **Resolution #8058** approving the application of Maureen Hourihan Conley for property located at 112A Avenue of Two Rivers, Block 99, Lot 18, NB/R-4 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

Chairman Torcivia made a Motion to adopt **Resolution #8059** approving the application of Bridget Losco for property located at 22 North Street, Block 45, Lot 12, R-6 Zone; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

An announcement was made that the **Application** of Michael and Kimberly Magarro for property located at 36 Warren Street has requested to be carried to the June 27, 2024 Meeting at 7:30 p.m. without further notice required. Notices have been reviewed and deemed in order and the Board does have jurisdiction to hear the application.

NEW BUSINESS

Mr. Steib stated service has been reviewed and deem acceptable the **Application** of Steven Konrad for property located at 10 Edwards Point Road, Block 124, Lot 5 in the R-1 Zone. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Denial Memorandum dated 3/1/2024; A-2 Land Use Development Permit dated 1/15/2024; A-3 Application packet dated 3/15/2024; A-4 Zoning Officer's Denial Memorandum dated 4/4/2024; A-5 Survey prepared by Thomas P. Santry, PA dated 10/19/2020; A-6 Site Plan with elevation and floor plan prepared by Anthony Condouris dated 1/30/2024.

Steven Konrad, property owner, was sworn in. Mr. Konrad introduced Anthony Condouris, a New Jersey licensed architect. Mr. Condouris was sworn in, and the Board accepted his credentials.

Mr. Condouris the proposal is to add a second-floor addition, replacing an existing deck and pergola with a 202 square-foot covered porch and balcony above. Variances are required for maximum building coverage and minimum side yard setback. The property has an existing front yard nonconformity.

Mr. Condouris testified that the second-story addition is proposed over the existing footprint that is encroaching into the side yard setback. The proposal exacerbates the existing nonconformity. With the second-floor addition and balcony over the deck the building coverage is increased.

Mr. Condouris described the interior floor plans and exterior architectural details.

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

After discussion, Chairman Torcivia asked the pleasure of the Board. Mr. Hofferber made a Motion to approve the application as presented; Seconded by Mr. Izzo.

Roll call vote:

Ayes: Mr. Calder, Mr. Carey, Mr. Hawley, Mr. Hofferber, Mr. Izzo, Ms. Mayo,
Chairman Torcivia

Nays: None

Mr. Steib stated the service has been reviewed and is in order. The Board has jurisdiction to hear the **Application** of Thomas McLaughlin for property located at 24 Ridge Road, Block 70, Lot 8 in the R-2 Zone.

Mrs. Mayo recused herself from hearing the application.

The Board is in receipt of the following exhibits: A-1 Application dated 3/8/2024; A-2 Denial Memorandum dated 4/25/2024; A-3 Pool Grading Plan prepared by M & G C Associates revised 3/15/2024; A-4 Survey prepared by Charles V. Bell Associates, Inc. dated 6/12/2012; A-5 Land Use Development Permit Request dated 1/9/2024

Thomas McLaughlin, the property owner, was sworn in. Mr. McLaughlin introduced Gary Chiang, a New Jersey licensed engineer. Mr. Chiang was sworn in, and the Board accepted his credentials.

Mr. Chiang described the existing conditions of the subject premises. The proposal is to install an in-ground swimming pool with a patio. There are pre-existing nonconformities associated with the property. The existing lot coverage is 8,304 square feet, 9,632 square feet is proposed, and 6,864 square feet is permitted, which would not be necessary if the lot was not undersized. A variance is also needed for the side yard setback for the pool.

Board Member expressed concern with the amount of variance relief being requested on this size property.

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

The applicant requested to be carried to the next available meeting to revisit the proposal and submit revised plans.

Mr. Steib announced the application will be carried to June 27, 2024 at 7:30 p.m. without any further notice required.

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 8:10 p.m.

The next scheduled meeting will be **June 27, 2024** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson