



**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**

- Swearing in of new and/or reappointment of current Zoning Board Members  
(*Alison Mayo*)
- Elect Chairman
- Elect Vice Chairman
- Resolution to appoint the Zoning Board Attorney
- Resolution to appoint the Zoning Board Engineer
- Resolution to appoint the Zoning Board Reporting Service
- Resolution to appoint the Zoning Board Secretary
- Resolution to appoint the Official Newspapers

**Administrative**

- Approval of December 12, 2024 Minutes
- Adopt the 2025 Meeting Schedule
- RZB Annual Reports

## Unfinished Business

- **#8074 Anthony Buffone** *(Started Nov 2024, Cont)*  
**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.

*(Revised Site Plan, January 6, 2025)*

## New Business

- **Daniel and Bridget Duffy**  
**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**  
**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**  
**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.

**Variiances requested for:** Principal building (secondary) front yard setback (on 2<sup>nd</sup> floor). **Existing Variiances:** 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 27<sup>th</sup>, 2025.**