



**RUMSON ZONING BOARD
OCTOBER 24, 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. Ehrenberg, Mr. Hawley, Acting Chairman Hofferber, Ms. Mayo, Mr. Ward
Absent: Mr. Carey, Mr. Izzo, Chairman Torcivia

Also present, Michael B. Steib, Esq., David Marks, Borough Engineer, Marie DeSoucey, Board Secretary

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

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

ADMINISTRATIVE

Mr. Hawley made a Motion to approve the September 26, 2024 Meeting Minutes as submitted; Seconded by Mr. Calder.

Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Ms. Mayo, Mr. Ward, Chairman Hofferber
Nays: None

Mrs. Mayo made a Motion to adopt **Resolution #8068** approving the application of Patricia Lordi for property located at 11 Maplewood Avenue, Block 50, Lot 8 in the R-6 Zone; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Ms. Mayo, Mr. Ward, Chairman Hofferber
Nays: None

Mr. Ehrenberg made a Motion to adopt **Resolution #8069** approving the application of David Kurlander and Jessica Tsang for property located at 115 Black Point Road, Block 67, Lot 4 in the R-5 Zone; Seconded by Mr. Hawley.

Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Ms. Mayo, Mr. Ward, Chairman
Hofferber

Nays: None

Mr. Ward made a Motion to adopt **Resolution #8070** approving the application of Christopher Torcivia for property located at 76 Waterman Avenue, Block 139, Lot 20 in the R-5 Zone; Seconded by Mr. Ehrenberg.

Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Ms. Mayo, Mr. Ward, Chairman
Hofferber

Nays: None

UNFINISHED BUSINESS: None

NEW BUSINESS

The application of **Ty Burrowbridge** for property located at **13 Bellevue Avenue, Block 18, Lot 16** in the **R-1 Zone** was presented for the Board's consideration.

Mr. Steib advised service is in order and the Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Prior Resolution dated 8/17/1999; A-2 Survey prepared by Charles Surmonte dated 7/29/2024; A-3 Architectural Site Plan, Elevation and Floor Plans prepared by Shissias Design and Development dated 10/7/2024; A-4 Application dated 10/8/2024; A-5 Denial Memorandum dated 10/2/2024

Ty Burrowbridge, the applicant, was sworn in. Mr. Burrowbridge introduced Alec Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in, and the Board accepted his credentials. Mr. Shissias described the existing conditions at the subject premises and the surrounding properties. Mr. Shissias submitted A-6 Existing Floor Plans dated 10/24/2024, A-7 Pool House Plans dated 10/24/2024, A-8 Aerial Photograph dated 10/24/2024, A-9 Photoboard consisting of four 8 ½ by 11 photographs and A-10 Sketch diagram.

Mr. Shissias stated the proposal is to expand the front porch, construct a secondary front covered entry, interior renovations, screen in existing rear covered porch, add a second floor addition, construct a new two-story addition on the north side, a new one-story connecting link, a second story garage addition and new pergola over the existing pool patio. Variances are being requested for principal building front and side yard setbacks, combined side yard setbacks, new nonconforming connecting link, expansion of the nonconforming garage in the

front yard with a second story addition and modification of the 2008 Resolution conditions regarding heating, cooking facilities and living quarters in the cabana.

Mr. Shissias described the proposed interior floor plans and the exterior architectural details and materials.

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

After deliberations, Chairman Hofferber asked the pleasure of the Board. Mr. Hawley made a Motion to approve the application as presented including relief for the amenities within the accessory structure (cabana); Seconded by Mr. Ward.

Roll call vote:

Ayes: Mr. Calder, Mr. Ehrenberg, Mr. Hawley, Ms. Mayo, Mr. Ward, Chairman
Hofferber

Nays: None

Mr. Steib advised that an **Executive Session** was not necessary.

There being no further business before the Board, Motion was made and seconded to **adjourn** at approximately 8:06 p.m.

The next scheduled meeting will be **November 21, 2024** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson
State Shorthand Services