

**ZONING BOARD  
BOROUGH OF RUMSON  
March 23, 2023  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1. Administrative**

- a. **Review and approval of the amended January 26, 2023 Meeting Minutes and February 23, 2023 Meeting Minutes prepared by State Shorthand Reporting Service**
- b. **Laura Rodgers and Justin Nastro  
21 Blossom Road Block 97 Lot 2.01  
Extend prior Zoning Board approval issued on dated May 17, 2022 for one year to a new date of May 17, 2024.**

**2. Unfinished Business**

- a. **French Market 2 Inc. c/o Brooks Von Arx, Esq.**  
**THIS APPLICATION HAS BEEN CARRIED TO APRIL 27, 2023**  
114 E. River Road; Block 52, Lot 14 – GB Zone  
Minor Site Plan, Use & Bulk Variances  
The applicant is seeking ‘D’ variance relief from the Zoning Board for the use of a café/restaurant, along with Minor Site Plan approval, and multiple bulk variances for the pre-existing primary structure, along with accessory structures, which do not have prior approvals. The applicant is seeking approval for continuation of the use of retail sales of goods for consumption on and off premise. The applicant requests approval for continuing the use of outdoor tables and chairs.
- b. **Rumson Country Day School**  
35 Bellevue Avenue; Block 90, Lot 1.01  
Amended Preliminary & Final Major Site Plan  
The applicant is seeking approval for ground level signage, as well as lighting.

**3. New Business**

- a. **David & Laura DiPietro**  
124 Bingham Avenue; Block 18, Lot 68 – R-2 Zone  
The applicant is requesting lot coverage and side and rear yard setback

variance relief for the construction of a cabana and expansion of the existing patio.

**b. XL Holdings, LLC / Val's Tavern**

123 E. River Road; Block 59, Lot 9

Minor Site Plan & Variances

The applicant is seeking approval to create a permanent outdoor seating area on a paver patio with pergola and firepit. Additionally, the applicant would like to construct a canopy over the previously approved raised seating in the front of the building along River Road.

**4. Executive Session**

**5. Adjournment**