



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

RECEIVED
JUN 09 2025
ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Tino's Artisan Pizza of Rumson LLC tino@nojunkpizza.com 609-636-7555
Name of Applicant Email Phone Number

13 First Street (a/k/a 44 W. River Road), Rumson, NJ 07760 5 1
Property Address Block Lot

Six Black Swans, LLC
Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

John B. Anderson, III, Esq., Foss, San Filippo & Milne, LLC 225 Broad Street, Red Bank, NJ 07701
Applicant's Attorney and contact information (if any)

Al Shissias, RA, RLA, Shissias Design + Development, 27 1st Street, Rumson, NJ 07760
Applicant's Architect and contact information (if any)

EM Waterbury & Associates, P.A., 530 Prospect Avenue, Suite 2C, Little Silver, NJ 07734
Applicant's Engineer and contact information (if any)

Tino's Artisan Pizza of Rumson LLC

[Signature]
Signature of Applicant or Agent

12/18/24
Date

Proposed plan Applicant proposes interior renovations (only) to the first floor
of the existing building on the corner of First Street and W. River Road

The space is presently allowed 6 seats for patrons. Applicant seeks no more than
28 seats for patrons. No exterior renovations. No site work. No additions.

Variances requested

See attached statement of variances.

See attached narrative.

Tino's Artisan Pizza of Rumson LLC
13 First Street (a/k/a 44 W. River Road)
Block 5, Lot 1
Zone District: GB
Rumson, New Jersey 07760
FSM File No. 9716.00001

NARRATIVE OF DEVELOPMENT

Six Black Swans, LLC owns 13 First Street (a/k/a 44 W. River Road), Rumson, New Jersey (the "Property").

The Property is presently improved with a mixture of residential and commercial buildings and uses consisting of the following: a) a two-story building with two (2) apartments on the second floor and with Tino's Artisan Pizza on the first floor; b) a detached single-family home; c) a detached garage; d) a driveway with approximately four (4) tenant parking spaces for use by the tenants of the apartments; and e) a refuse enclosure.

Tino's Artisan Pizza of Rumson LLC is the Applicant (the "Applicant").

The Applicant presently occupies the first floor of the building on the corner of First Street and W. River Road (the "Premises"). Applicant presently runs a traditional pizzeria in the Premises with take-out and with minimal dine-in. Though Applicant's allowable occupancy is 43 customers, Applicant is allowed just six (6) seats. This leaves Applicant with too much standing room and not enough seating.

Applicant seeks approval for interior renovations (only) to the first floor of Premises to increase the seating for patrons from the current six (6) seats to not more than twenty-eight (28) seats.

The Applicant is **not** proposing any exterior renovations or expansion of the building.

The Applicant is **not** proposing any changes to the second floor, any changes to the single-family home, any changes to the detached garage or any site work of any kind.

The Applicant's current hours of operation are 11 AM to 9 PM daily. Those hours are not anticipated to change.

The Applicant presently employs 4-6 staff members. That is not proposed to materially change, but Applicant may need to employ one additional staff member business dependent.



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: October 15, 2024

Applicant: Six Black Swans, LLC / Tino's Artisan Pizza

Address: 13 First Street	Block	Lot	Zone
Rumson, NJ 07760	5	1	GB

Applicant's Request for:

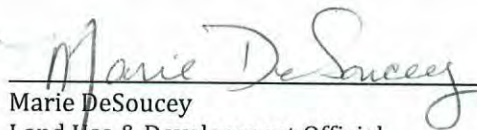
Zoning Board approval to modify the certificate of occupancy issued to applicant which allows occupancy for forty-nine (49) persons but limits the number of seats to six (6). Applicant request for approval of thirty-four (34) total seats.

Was **denied** and will require approval from the Zoning Board of Adjustment for the following reasons:

- Currently approved as "Delicatessen / Prepared food take-out store" (22-5.11a1 (d)15), in a nonconforming building.
- Intensifying the current use with an expansion to thirty-four (34) seats changes the facility to restaurant status, which is a permitted conditional use in the GB zone (22-5.11d3).
- The conditional use application does not meet the minimal standards set forth in Ordinance 22-6.10 Restaurants, therefore requiring a D3 Variance.
- Engineering review and Site Plan approval is required.

The variances identified above were evaluated based on the Land Use & Development Permit application, dated October 8, 2024; "Background Information in Support of Tino's Artisan Pizza", 1-page memo; Image of property; Copy of signed Commercial Tenant Fit-Out plan prepared by Alec Shissias, dated May 24, 2023, five (5) 8.5"x11" sheets; Potential seating plan, prepared May 19, 2023, one sheet.

If you have any questions or require additional information, please do not hesitate to contact me.


Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3022
mdesoucey@rumsonnj.gov

DENIED

RECEIVED

OCT 08 2024

LAND USE & DEVELOPMENT OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: _____

Fee: \$ 50

Check # 1903

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO [MDESOUCEY@RUMSONNJ.GOV](mailto:mdesoucey@rumsonnj.gov) UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- ** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.
*** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.
Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

- Location of property for which Permit is desired:
Street Address: 13 First Street, Rumson Block: 5 Lot 1 Zone: GB
- Applicant's Name: Tino's Artisan Pizzeria Address: 44 W River Road, Rumson
c/o Brooke Von Arx
Email kathryn@vonarxlaw.com Tel. 732.747.4200
- Property Owner's Name: Six Black Swans, LLC Address: 9 Riverview Terrace, Hillsborough, NJ 08844
Email _____ Tel. _____
- Description of Work: The property location is 13 First Street / 44 W River Road
applicant requests Zoning Board approval to modify the certificate
of occupancy issued to applicant which allows occupancy for
419 persons but limits the number of seats to 6. Applicant
asks for approval of 34 total seats

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☐ No ☐ If yes, state date: _____ (Submit a copy of the Resolution)

Board: Not known to applicant Resolution # (if any): # 5217

RZB
Resolution

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant

Date

Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

----- **FOR OFFICE USE** -----

Approved ☐

Denied ☒

COMMENTS:

See Attache Denial Memo dated
October 15, 2024

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

Date

10/15/24

BACKGROUND INFORMATION IN SUPPORT OF TINO'S ARTISAN PIZZA
FOR APPROVAL OF ADDITIONAL PERMITTED SEATING

Applicant respectfully requests Zoning Board approval to modify the Certificate of Occupancy issued for its premises at 44 W River Road.

The Certificate of Occupancy provided to the Applicant upon taking over the premises allows occupancy by 49 persons but limits the number of seats to 6. A copy of the C.O. is attached hereto.

The Applicant employs 4 – 6 staff members. Thus, the current C.O. authorizes occupancy for 43 customers but allows for only 6 seats.

Applicant's business is that of a traditional pizzeria. It provides take-out services and should be able to accommodate sufficient on-site seating for families and other groups.

Applicant is hindered by the 6 seat limitation and, as it is unable to accommodate potential diners in a sit-down setting on-site. It has been obligated to turn away customers because of the lack of seating, Applicant's business has suffered as a result.

A large public parking lot is adjacent to the site.

Current hours of operation are not expected to change: 11 AM to 9 PM daily. No change in staff is expected but depending on business, one additional staff member may be needed.

Applicant respectfully requests that it be granted approval for additions of the seating plan per the attached plan which calls for a total of 34 available seats spread out over the first floor area.

N20°57'30"W

24" TREE

0°55'00"E

FENCE CLEAR

House

2 STORY FRAME
DWELLING
TO REMAIN
1950.17 S.F.
F.F.E. - 23.12

8" TREE

CONCRETE
PORCH

CONC. WALK

REMAINS OF 12" CONC
RETAINING WALL

GARAGE

TO REMAIN
118.42 S.F.

4.4'

PARKING

FOR

APTS.

Driveway

BLOCK 5
LOT 1

5,308.42 S.F.
4 AC

TRASH
ENCL.

PROPOSED
IN-PAVEMENT
PARKING
4 SPACES

Store

EXISTING
2 STORY FRAME
STORE
TO BE REBUILT
2209.42 S.F.
F.F.E. - 19.31

176.46'

WATER METER
TYP.

PIN END

86.69'

S69°00'00"W

CURB

WEST RIVER ROAD

W.H.O.

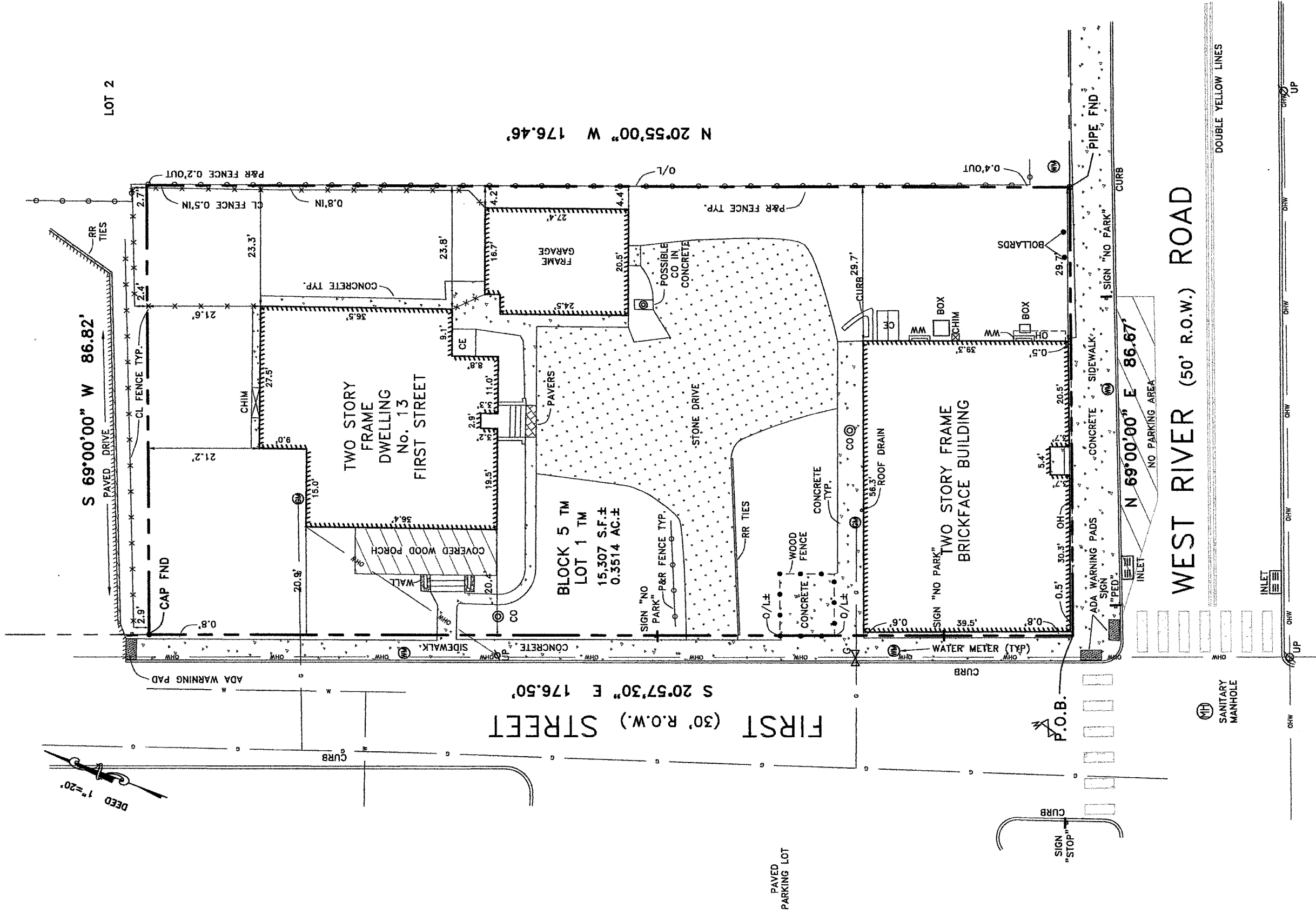
UTILITY POLE LIGHT

FIRST

STREET

176.46'

PAVEMENT WIDTH



"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003,c.14 (N.J.S.A.45:8-36.3) and N.J.A.C.13:40-5.1(d)."

Brunswick Surveying Incorporated
Licensed Professional Land Surveyors
61 Stelton Road Piscataway, New Jersey 08854
Phone(732) 752-0100 Fax(732) 752-0101

PLAN OF SURVEY

13 FIRST STREET
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
BLOCK 5 LOT 1

Certificate of Authorization No. 24GA27940000

Drawn by DF Job No. 74-25 Date 02/06/2025

Checked by RMH Sheet No. Scale 1"=20'

THIS WORK WAS COMPLETED UNDER MY
IMMEDIATE SUPERVISION:

ROBERT M. HORVATH
New Jersey Professional Land Surveyor No. 27476
JAY A. STUHL, JR.
New Jersey Professional Land Surveyor No. 36762
JONATHAN A. STUHL
New Jersey Professional Land Surveyor No. 43314

ZONING SCHEDULE — GB ZONE— MUMFO OVERLAY			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	12,000	15,307	15,307
MIN. LOT WIDTH (FT)	100'	176.50'	176.50
W. RUMSON ROAD	100	86.67*	86.67*
LOT SHAPE CIRCLE	60	56.74*	56.74*

MIN. PRINCIPAL SETBACK (FT)			
FRONT — FIRST ST	20		
RESIDENCE		20.4	20.4
COMMERCIAL		0.6**	0.6*

FRONT — W. RIVER RD			
COMMERCIAL	20	0.5*	0.5*

SIDE	10 / 20	23.8' / N/A	23.8' / N/A
REAR	30	21.2*	21.2*

MAX. BUILDING COVERAGE (SF)	4826.75	4689	4689
MAX. LOT COVERAGE (SF)	10684.2	8157	8157

MAX BUILDING HEIGHT (FT)			
RESIDENTIAL	29' 21/2 STORIES	24.1'	24.1' SEE NOTE 2
COMMERCIAL	29 21/2 STORIES	22.31'	22.31' SEE NOTE 2

REQ. PARKING	47.0	6 SPACES **	6 SPACES (V) SEE NOTE 1
ACCESSORY GARAGE			
SIDE SETBACK (FT)	10.0	4.2**	4.2**

* DENOTES EXISTING NON-CONFORMITY —
** PRIOR VARIANCE GRANTED
(V) VARIANCE REQUESTED
NOTE 1: VARIANCE FOR PROVIDING 0 COMMERCIAL SPACES WHEN WERE REQUIRED FOR COMMERCIAL PORTION OF SITE PRIOR APPROVED
NOTE 1: HEIGHT AS SHOWN ON PLAN PREPARED BY THOMAS SANTRY PLS DATED 1/31/2001

PARKING CALCULATION

- RESTAURANT —
 - REQUIRED —

1 PER 3 SEATS = 28 SEATS/3=9.33 OR 9 SPACES
or
20 PER 1,000 SQ. FT. PER GFA*
 $2100SF* / 1000 \times 20 = 2200 / 1000 \times 20 = 42.0$ SPACES
CONTROLLING REQUIREMENT WHICHEVER IS GREATER= 42.0 SPACES
* MEASURED TO INSIDE OF EXTERIOR WALLS
 - RESIDENTIAL
 - SINGLE FAMILY REQUIRED —

3 BEDROOM DWELLING PER RSIS=2 SPACES
 - APARTMENTS=2= 1.5 (PER 1OR2 BEDROOM UNIT) X 2=3.0
TOTAL 5.0 SPACES
- TOTAL PARKING REQUIREMENT
 - RESTAURANT 42.0 SPACES
RESIDENTIAL 5.0 SPACES
TOTAL 47.0 SPACES
 - PROVIDED
GARAGE AND DRIVE = 2 SPACES
STONE DRIVE — 4 SPACES PER 2001 SITE PLAN APPROVAL
TOTAL 6 SPACES

NOTE: PRIOR 2001 VARIANCE GRANTED TO PROVIDE 6 SPACES WHERE 29 (23+6) WERE REQUIRED

LEGEND

- EXISTING LOT LINES
- EXISTING BUILDINGS
- BUILDING SET BACK LINE
- EXISTING CURB LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- TBR TO BE REMOVED

MAXIMUM PERMITTED COVERAGE CALCULATIONS PER ORDINANCE

LOT AREA-- 15307 SF

- BUILDING—
 - MIN. FOR RANGE 10,000–70000= 3500 SF
 - $5307 \times 0.25 = 1326.75$ SF
 - TOTAL =4826.75
- LOT COVERAGE
 - MIN. FOR RANGE 10,000–70000= 7500 SF
 - $5307 \times 0.6 = 3184.2$ SF
 - TOTAL =10684.2 SF
- FAIR
 - 10,000 X 0.4= 4000 SF
 - $5307 \times 0.3 = 1592.1$ SF
 - TOTAL =5592.1/ 15307= 0.365

LOT COVERAGE CALCULATION

BUILDING COVERAGE
DWELLING 1703 SF
COVERED PORCH 239 SF
GARAGE 551 SF
COMMERCIAL BLDG 2196 SF
TOTAL 4689 SF /15307=30.6%

LOT COVERAGE
BUILDING COVERAGE 4689 SF
WALKS, CONC PADS, CURB, STAIRS, WALLS =1041 SF

BOXES 12 SF
CELLAR ENTRANCES 48 SF
STONE DRIVE/PARKING 2367 SF
TOTAL 8157 SF/ 15307 SF=53.3%

PROJECT DESCRIPTION

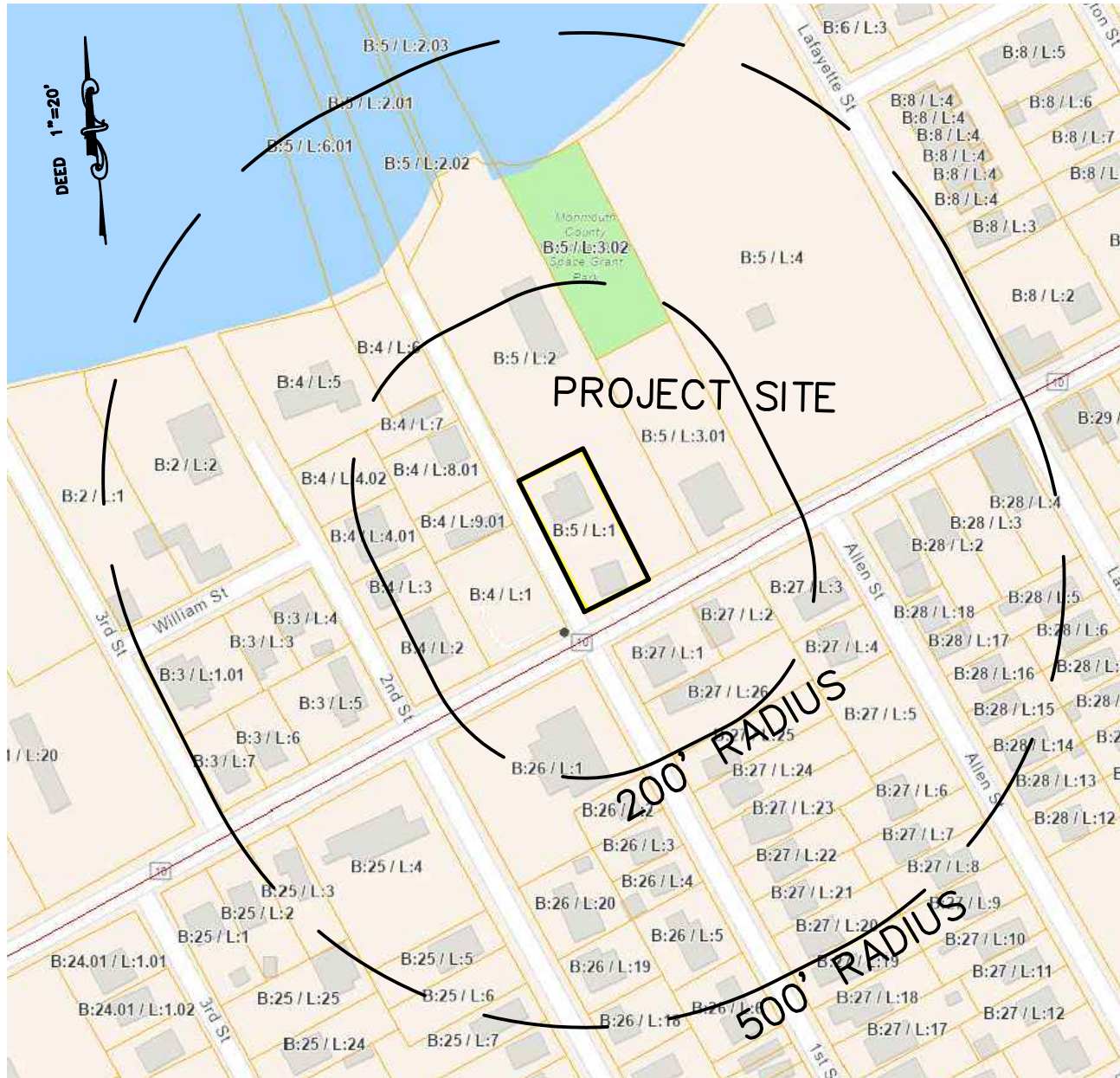
LOCATION: BLOCK 5, LOT 1, ZONE GB (MUMFO OVERLAY)
13 FIRST STREET
RUMSON, NJ 07760

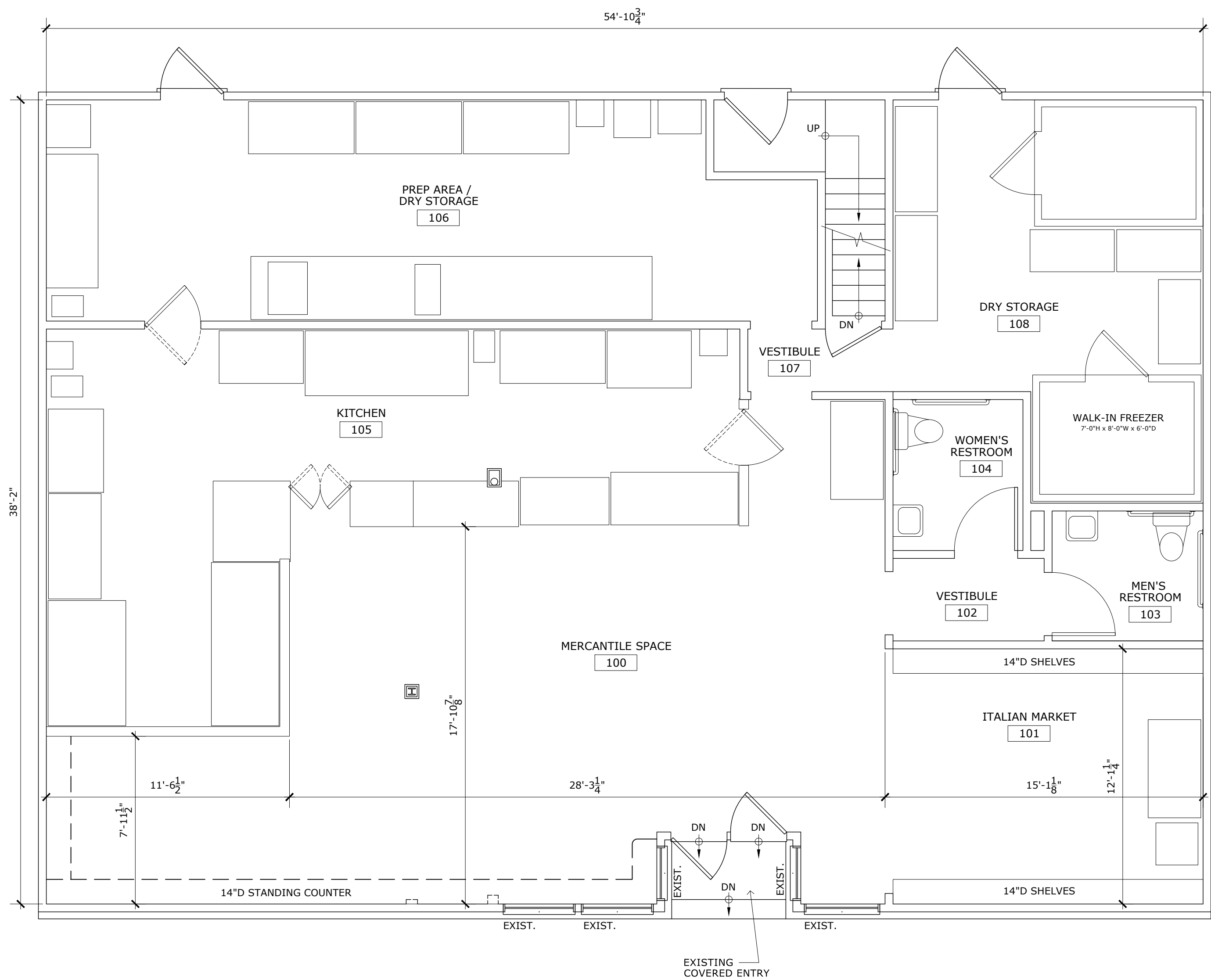
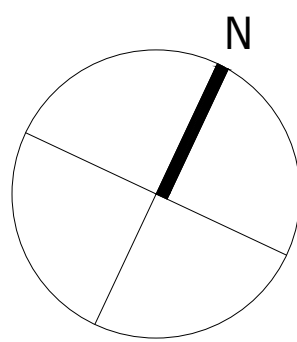
EXISTING USE : SINGLE FAMILY, APARTMENTS
COMMERCIAL— DELICATESSEN
PROPOSED USE: SINGLE FAMILY, APARTMENTS
COMMERCIAL — PIZZA RESTAURANT

OUTBOUND AND TOPOGRAPHIC AND ELEVATION INFORMATION
BASED ON SURVEY PREPARED BY ROBERT M. HORVATH PLS.
DATED LAST REVISED FEBRUARY 6, 2025.

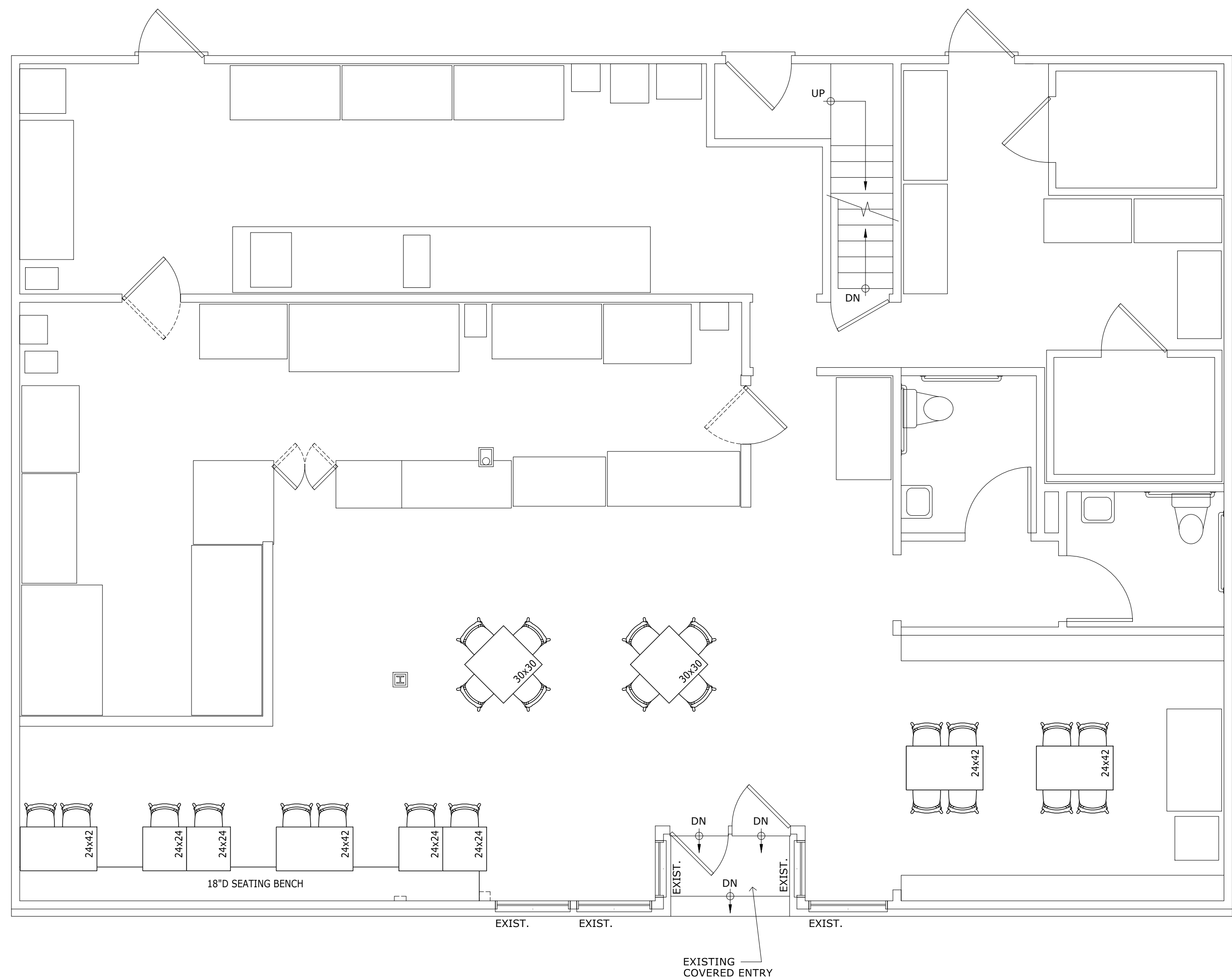
200' LIST OF PROPERTY OWNERS

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner Csd
4	1		W. River Rd	JNM HOLDINGS, INC.	95 AVE OF TWO RIVERS	RUMSON, NJ 07760
4	2		54 W. River Road	CAREY, TIMOTHY J & KIM M	54 WEST RIVER ROAD	RUMSON, NJ 07760
4	3		15 Second Street	ERWIN, ANNE MARIE & DONALD E	15 SECOND STREET	RUMSON, N.J. 07764
4	4.01		9 Second Street	NELSON, RYAN P & LAUREN E	9 SECOND STREET	RUMSON, NJ 07760
4	4.02		5 Second Street	EYAS PARTNERS, LLC	6 HUNT STREET	RUMSON, NJ 07760
4	5		1 Second St.	PIERINI, GEOFFREY & KATHRYN	1 SECOND ST.	RUMSON, NJ 07760
4	6		2-6 First St.	L.S.P., L.L.C.	1 FIRST STREET	RUMSON, NJ 07760
4	7		8 First St.	8 FIRST STREET, LLC	1 FIRST STREET	RUMSON, NJ 07760
4	8.01		10 First St.	HECK, DIANE ELAINE	10 FIRST STREET	RUMSON, NJ 07760
4	9.01		14 First Street	LYONS, MEREDITH & TIMOTHY	14 FIRST STREET	RUMSON, NJ 07760
5	1		13 First St	SIX BLACK SWANS, LLC	9 RIVERVIEW TERRACE	HILLSBOROUGH, N 08844
5	2		1 First Street	L.S.P., L.L.C.	1 FIRST STREET	RUMSON, NJ 07760
5	3.01		38 W. River Rd	2200 NEPTUNE REALTY, LLC	70 FAIR HAVEN ROAD	FAIR HAVEN, NJ 07034
5	3.02		W. River Road	BOROUGH OF RUMSON	80 EAST RIVER ROAD	RUMSON, NJ 07760
5	4		W. River Road	BORO OF RUMSON	VICTORY PARK	RUMSON, N.J. 07760
26	1		47 W. River Road	JNM HOLDINGS, INC	95 AVENUE OF TWO RIVERS	RUMSON, NJ 07760
27	1		45 W. River Road	45 WEST RIVER ROAD, LLC	180 AVENUE AT THE COMMONS	SHREWSBURY, NJ 07702
27	2		31 W. River Road	KIM, HAN JU & MI S	31 WEST RIVER ROAD	RUMSON, NJ 07760
27	3		27 W River Road	RCR ENTERPRISES LLC	27 WEST RIVER ROAD	RUMSON, NJ 07760
27	4		6 Allen St.	STROUSE, CLAIRE S	6 LEONARD AVE	LEONARDO, NJ 07737
27	26		15 First St.	B&I DEVELOPMENT LLC	PO BOX 23	RUMSON, NJ 07760

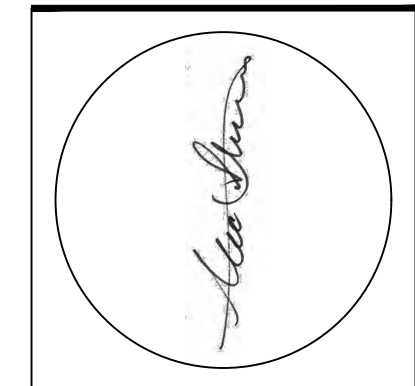
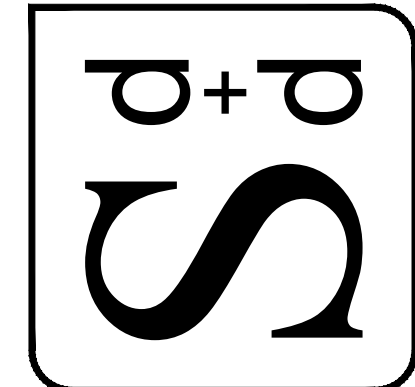




1 FLOOR PLAN
A1 1/4" = 1'-0"



2 PROPOSED FURNITURE PLAN
A1 1/4" = 1'-0"



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2023.

ISSUE	REVISIONS
06 / 09 / 23	Permit Review Revisions

Tino's Artisan Pizza Co.
Commercial Tenant Fit-Out
44 W River Road, Rumson, NJ 07760
Block 5 / Lot 1

Proj. No: 2023.30
Issued For: Zoning
Date: 05 / 23 / 2023

PROPOSED
FLOOR PLAN &
FURNITURE PLAN

A1



RMPB-R1950

July 15, 2025

Via Email (mdesoucey@rumsonnj.gov)

Marie DeSoucey, Board Secretary
Borough of Rumson Zoning Board
80 East River Road
Rumson, NJ 07760

**Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination**

Dear Board Members:

As requested, I have reviewed the above-referenced Preliminary & Final Major Site Plan application, plans and supplemental information submitted for the above-referenced project.

The subject property, Lot 1 of Block 5, is a corner lot parcel fronting on First Street to the west and West River Road (County Route 10) to the south. The property contains an existing two-story building known as Tino's Artisan Pizza, which also includes two residential apartment units on the second floor, and a two-story single family dwelling with accessory garage. This property previously received minor site plan approval with variance relief from the Zoning Board in 2001 to reconstruct the existing mixed-use building after damage from a fire. With this application, the applicant is requesting approval to reconfigure the existing first floor space within the mix-used building to increase the total seating from six (6) to twenty-eight (28) seats. No exterior building renovations or building expansion is proposed. Four (4) parking spaces designated for tenants exist on-site in a gravel parking area and the applicant proposed to expand the gravel parking area to its originally approved limits. The applicant intends to utilize an off-site parking lot adjacent to the property on 1st Street to meet Tino's Artisan Pizza parking demands. The proposed seating expansion will change the use of Tino's Artisan Pizza to be categorized as a restaurant, which is permitted as a conditional use in the GB Zone, however, the provisions of this conditional use are not fully met, requiring variance relief.

We have reviewed the following documents submitted by the applicant in support of this application:

1. Variance Plan prepared by Elizabeth M. Waterbury, P.E., P.P., of E.M. Waterbury & Associates, P.A., dated May 19, 2025, consisting of one (1) sheet.
2. Proposed Floor Plan & Furniture Plan, prepared by Alec P. Shissias, R.A., R.L.A., of Shissias Design + Development, dated May 23, 2023, last revised June 9, 2023, consisting of one (1) sheet.
3. Survey of Property prepared by Robert M. Horvath, P.L.S., of Brunswick Surveying Incorporated, dated February 6, 2025, consisting of one (1) sheet.
4. Resolution of Findings and Conclusions, Board of Adjustment, Borough of Rumson #5217, adopted on March 20, 2001.
5. Zoning Board Submission Letter, prepared by Foss San Fillipo & Milne, LLC, dated June 5, 2025.
6. Zoning Board of Adjustment Application form & Narrative, received June 9, 2025.
7. Land Use & Development Permit Denial, dated October 15, 2024.
8. Land Use & Development Permit Approval, approved May 11, 2023.
9. Zoning Board of Adjustment Consent Form.
10. Disclosures of Ownership
11. 200-foot list of property owners.
12. Certification of Taxes paid.
13. Escrow Agreement & W-9 Form.
14. Draft Notice of Hearing, prepared by Foss San Fillipo & Milne, LLC.



Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

A. Completeness Review

Based on our review of the Preliminary & Final Major Site Plan application, the applicant has submitted all applicable checklist items with the exception of the following:

- **Item No. B8** – Signature blocks for Chairman, Secretary, and Municipal Engineer. *(I have no objection to the Board granting completeness waivers for this item provided that revised plans include same as a condition of approval.)*
- **Item No. B19** – Size and location of all existing structures within 200 feet of the site boundaries. *(I have no objection to the Board granting completeness waivers for this item, provided an aerial photo exhibit is submitted at the public hearing.)*
- **Item No. B24** – Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site. *(I have no objection to the Board granting completeness waivers for this item.)*
- **Item No. B29** – Preliminary architectural plans and elevations. *(Architectural floor plans are provided, but not elevations. I have no objection to the Board granting completeness waivers for this item provided a street view photo exhibit of the building is submitted at the public hearing.)*
- **Item No. B30** – Site Triangles. *(I have no objection to the Board granting completeness waivers for this item.)*
- **Item No. B33** – Solid waste management and recycling plan showing holding location and provisions for waste and recyclables. *(I have no objection to the Board granting a completeness waiver, provided testimony is provided on as to the applicant's proposal for trash and recycling.)*
- **Items No. C1 thru No. C4** – Construction Plans *(I have no objection to the Board granting completeness waivers for these items.)*
- **Item No. D1** – List of all federal, state, regional, and/or municipal approvals or permits required. *(I have no objection to the Board granting completeness waivers for these items provided that same is submitted as a condition of approval.)*
- **Item No. D7** – Payment of all applicable fees. *(I recommend this item be provided prior to the application being deemed complete.)*

We find that the application is adequately complete for the purpose of performing a first engineering review and have no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend that Item D7 be provided prior to the public hearing.



Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

B. Fee Determination

We have prepared a fee determination for the application in accordance with Section 22-3.14 of the Borough Ordinance. We have calculated the application fee to be \$3,775.00 and the escrow fee to be \$2,000.00. Please see Schedule "A" attached. Any remaining fee balances should be posted as separate checks.

C. Engineering Review

Based on our review of the application, we offer the following comments for the Board's consideration:

1. Planning and Zoning

This application requires the following Use 'D' Variances:

- 1.1 Per §22-5.11d. of the Borough Ordinance, a restaurant is a permitted as a conditional use in the GB Zoning District, provided that the use and buildings adhere to the minimum standards of the zoning district and to the requirements of Ordinance §22-6.10, whereas the existing property and buildings exhibit several deficiencies of §22-6.10. Therefore, a 'D3' Use Variance (conditional use) is required.
- 1.2 The application submission indicated the potential need for a 'D2' Use Variance (expansion of nonconforming uses), due to intensification of the existing mixture of uses on site (permitted single family dwelling, permitted delicatessen/prepared food take-out store, two non-permitted apartments on second floor). It is our opinion that the as the mixed used building contains a non-permitted multifamily use (although previously approved) and the applicant proposes a change in use from a "Delicatessen/Prepared food take-out store" to a "Restaurant", within this mixed use building, this would constitute an expansion of non-conforming uses, and a 'D2' Use Variance is required. However, we will defer final determination of whether 'D2' variance relief is required to the Board & Board Planner, based upon testimony provided at the hearing.

This application requires the following Bulk 'C' Variances:

- 1.3 Per Schedule 9-2 of the Borough Ordinance, the proposed restaurant seating expansion and existing residential uses require forty-eight (48) on-site parking spaces, whereas six (6) spaces are provided. Therefore, a variance will be required.

As part of the prior approval, the following use and bulk variances were granted by the Board:

- 1.4 Per Ordinance §20-5.11.a.1(d), multi-family dwelling are not a permitted use in the GB Zone, whereas residential apartments exist above the existing nonresidential building.
- 1.5 Per Ordinance §22-5.2.d, every principal building is to be located on a lot and that except for multi-family and non-residential uses, no more than 1 principal building may be erected per lot, whereas two principal buildings exist on the lot.
- 1.6 Per Schedule 5-1 of the Ordinance, a minimum lot width and frontage of 100 feet is required for corner lots, whereas the existing property contains a lot frontage of 86.67 feet along West River Road.



Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

- 1.7 Per Schedule 5-1 of the Ordinance, a minimum lot shape diameter of 60 feet is required for corner lots, whereas the property contains a shape diameter of 56.74 feet.
- 1.8 Per Schedule 5-1 of the Ordinance, a minimum front yard setback of 20 feet is required for corner lots, whereas the existing non-residential building has a front yard setback of 0.6 feet from First Street and 0.5 feet from West River Road.
- 1.9 Per Schedule 5-1 of the Ordinance, a minimum rear yard setback of 30 feet is required for corner lots, whereas the existing residential dwelling has a setback of 21.2 feet from the rear property line.
- 1.10 Per Schedule 5-1 of the Ordinance, a minimum side yard setback of 10 feet is required for accessory structures corner lots, whereas the existing frame garage associated with the residential dwelling has a side yard setback of 4.2 feet from the east property line.
- 1.11 Per Schedule 5-1 of the Ordinance, a maximum floor area of 5,592 square feet is permitted, whereas 8,317.18 square feet of floor area exists.
- 1.12 Per Schedule 5-5 of the Ordinance, a maximum building coverage of 4,827 square feet is permitted, whereas 4,940.5 square feet of building coverage was proposed. *It is noted that the Variance Plan for the current application indicates a conforming building coverage of 4,689 exists today, which should be confirmed.*
- 1.13 Per Schedule 9-2 of the Borough Ordinance, the twenty-nine (29) on-site parking spaces, whereas six (6) spaces were provided.

2. Site Requirements & Layout

- 2.1 The applicant should clarify if any new signage is proposed.
- 2.2 The applicant should clarify if any lighting and/or landscaping is proposed.
- 2.3 The plans shall be revised to include a detail for the proposed parking space bumper blocks.
- 2.4 The plans indicate to 'see driveway detail' for the proposed gravel area. The plans shall be revised to include this detail.
- 2.5 Per a site visit the existing trash enclosure's gate and façade material was in need of minor repairs. It is recommended that the plans are revised to include same.

3. Traffic, Parking, & Site Access

- 3.1 Per Ordinance §22-9.2b.1., the on-site parking requirement is as follows:

Garden Apartment (RSIS Section 5:21-4.14.(c), Table 4.4):

2 Spaces per 2-Bedroom Unit @ 2 Units = **4 spaces**

Single Family Dwelling Detached (RSIS Section 5:21-4.14.(c), Table 4.4):

2 Spaces per 3-Bedroom Dwelling @ 1 Unit = **2 Spaces**



Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

Restaurant (Ordinance §22-9.2b.1.(c), Exhibit 9-2),
The greater of
20 Spaces per 1,000 SF GFA @ 2,100 SF GFA = **42 Spaces**
Or 1 Spaces per 3 seats @ 28 seats = 10 Spaces

Total Required Spaces = 48

Total Provided Spaces = 6

Based upon the proposal, the Borough's parking requirements will not be met. A variance is required. It is noted that the applicant was granted a variance in 2001 for the six (6) parking spaces on site, whereas twenty-nine (29) spaces were required. These parking spaces were noted to be reserved for the residential tenants' use. The increase in seating from six (6) seats to twenty-eight (28) seats will likely require additional parking spaces. Testimony shall be provided on parking demands for the proposed use, including needs of employees & customers, and customer turnover times.

- 3.2 The applicant shall provide testimony on proposed operations and if the applicant proposes changes to how the use operates, i.e., if the take-out style operations will be continued or if a sit-down style restaurant is being sought.
- 3.3 The applicant indicated that the parking lot west of First Street is intended to be utilized for off-street parking. It is our understanding that this parking lot, although privately owned, is under an agreement with the Borough to be utilized as public parking for the various uses in the area. The applicant shall provide testimony clarifying anticipated parking demands of the proposed use, how many parking spaces are anticipated to be utilized in this parking lot, and potential impacts to parking availability for other uses which utilize this parking lot.
- 3.4 Testimony shall be provided to the on-site parking spaces indicated as reserved for the residential tenants and if employees utilize this parking area. It is recommended that signage is provided which clarifies the on-site parking as being reserved for the residential tenants.
- 3.5 Testimony shall be provided to loading/delivery operations on site, including where these operations occur today and if any changes are proposed.
- 3.6 The applicant shall confirm that an ADA accessible route is provided from the adjacent parking lot to the restaurant entrance.

4. Grading/Drainage

- 4.1 Pursuant to Borough Ordinance §16-2.2.c.2.A, the project is not subject to the Borough's Stormwater Management & Control Ordinance §16-2.11 'Stormwater Management Requirements for Other Than Major Development's as lot coverage is below 85% and approximately 1,500 SF of disturbance is proposed to restore the gravel parking area.
- 4.2 The applicant does not propose modifications to the existing drainage patterns as part of this application and no additional lot coverage is proposed except for restoring the gravel parking area to its original limits. Therefore, the application it not anticipated to have an impact on the



Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

existing grading and drainage. The applicant should provide testimony clarifying if any drainage issues exist on site.

5. General

- 5.1 Testimony shall be provided regarding the use, including changes in operations as a result of this application. The applicant shall be prepared to discuss:
- Compliance with the provisions of §22-6.10 – Restaurants and relief requested from this section.
 - If any changes to the existing residential uses and features on site are proposed.
 - Primary operations.
 - Hours of operation.
 - Employees (total and maximum per shift).
 - Frequency and type of trucks that will access the site.
- 5.2 If approved, the building department should review the final architectural seating floor plans for ADA compliance.
- 5.3 The final plan submitted for signatures must be signed by the owner and notarized.
- 5.4 Approvals or letters of no interest should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following:
- Borough Construction Official
 - Borough Fire Official/Fire Sub-Code HHS
 - Monmouth County Planning Board

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
RUMSON ZONING BOARD ENGINEER

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator (trogers@rumsonnj.gov)
David M. Marks, PE, CME, CFM, Borough Engineer (dmarks@rumsonnj.gov)
Matthew J. Palmer, Chief Financial Officer (mpalmer@rumsonnj.gov)
Michael B. Steib, Esq., Zoning Board Attorney (msteib@mbslaw.net)
Kendra Lelie, Zoning Board Planner (klelie@kylemcmanus.com)
Tino's Artisan Pizza of Rumson LLC, Applicant (tino@nojunkpizza.com)
John B. Anderson, III, Esq., Applicant's Attorney (janderson@fsfm-law.com)
Elizabeth M. Waterbury, P.E., P.P., Applicant's Engineer (emwssoc@aol.com)
Alec P. Shissias, R.A., R.L.A., Applicant's Architect (ashissias@gmail.com)

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Re: Preliminary & Final Major Site Plan
Tino's Artisan Pizza of Rumson LLC
13 First Street; Block 5, Lot 1, GB Zone
Completeness Review, Engineering Review, and Fee Determination

RMPB-R1950

July 15, 2025

SCHEDULE "A"

**TINO'S ARTISAN PIZZA PRELIMINARY & FINAL MAJOR VARIANCE PLAN
13 FIRST STREET; BLOCK 5, LOT 1
DETERMINATION OF REQUIRED FEES**

(REFERENCED IS MADE TO SECTION 22-3.14)

e.	Major Site Plan Approval Fees	
	2. Preliminary Application Fee	\$500.00
	3.(b) Preliminary Approval Fee	\$300.00
	3.(b)(1) Preliminary Approval Fee (\$50 per 1,000 SF Lot Area)	\$750.00
	3.(b)(5) Preliminary Approval Fee (\$25 per paved parking space)	\$100.00
	4. Final Approval (50% Of Preliminary Approval Fee)	\$575.00
f.	Variances	
	3. Hardship or Bulk Variances	
	(c) Other – Minimum Parking Requirement	
	(\$200.00/minimum)	\$200.00
	4. Use Variances	
	(b) GFA 5,000 square feet or less	\$1,000.00
g.	Conditional Uses	\$250.00
h.	Public Hearing	\$100.00
		<u>SUBTOTAL \$3,775.00</u>
m.	Refundable Application Escrow Fee	
	6. Refundable Application Escrow Fees.	
	(b) Commercial Development	
	(1,001—1,000 S.F., GFA / 0-5 Parking Spaces)	\$2,000.00
		<u>TOTAL FEES \$5,775.00</u>



Dynamic Traffic, LLC
1904 Main Street
Lake Como, NJ 07719
T: 732-681-0760

September 9, 2025

Revised: October 27, 2025

Borough of Rumson Zoning Board
80 East River Road
Rumson, NJ 07760

Attn: Marie DeSoucey, Zoning Board Secretary

**RE: Parking Assessment
 Tino's Artisan Pizza of Rumson LLC
 44 West River Road (CR 10) / 13 First Street
 Block 5 – Lot 1
 Rumson Borough, Monmouth County, NJ
 DT # 5921 25-03287**

Dear Zoning Board Members,

Dynamic Traffic has prepared the following parking assessment to evaluate whether the current parking supply is adequate to accommodate the proposed increase in seating capacity within the existing Tino's Artisan Pizza. The site is located in the northeast corner of the intersection of West River Road (CR 10) and First Street in the Borough of Rumson, Monmouth County, New Jersey. The site is designated as Block 5 – Lot 1 on the Borough of Rumson Tax Maps. The site is currently developed with a two-story building consisting of Tino's Artisan Pizza on the first floor and two residential apartment units on the second floor, in addition to a single-family dwelling in the rear. It should be noted that Tino's Artisan Pizza is the former home of Brennan's Delicatessen, a deli use. It is proposed to maintain the existing residential uses and construct interior renovations to Tino's Artisan Pizza that will shift the use from the former/current deli/takeaway type use to more of a restaurant, and increase the seating capacity from a total of six (6) seats to twenty-eight (28) seats.

The mixed-use development is presently supported by six (6) parking spaces on-site that are reserved for residents. Customers and staff of Tino's Artisan Pizza rely on public and on-street parking facilities, and the proposed interior enhancements will preserve the existing parking arrangements. This assessment presents an evaluation of the existing and proposed parking conditions to determine if the existing parking supply is sufficient to continue to support the anticipated parking demand.

Local Ordinance Parking Requirements

The Rumson Borough parking schedule was obtained from the Local Ordinance, Section § 22-9.2. For restaurant uses, the Ordinance requires one (1) space per three (3) seats or twenty (20) spaces per 1,000 SF Gross Floor Area (GFA), whichever greater. Additionally, the Residential Site Improvements Standards (RSIS) set forth a parking requirement of two (2) spaces per 3-bedroom home and two (2) spaces per 2-bedroom apartment unit. This equates to a parking requirement of two (2) spaces for the single-family home, four (4) spaces for the 2 apartment units, and forty-two (42) spaces for Tino's Artisan Pizza (2,200 SF), or a total of forty-eight (48) spaces.

www.dynamictraffic.com

It is proposed to maintain the existing parking arrangements which include an on-site parking supply of six (6) spaces and a reliance on public and on-street parking to accommodate the Tino's Artisan Pizza demand. Therefore, a variance for the number of parking spaces is required. It should be noted that a variance was previously granted for the site in 2001 to allow six (6) spaces whereas twenty-nine (29) were required. When considering the prior variance, the new variance is for eighteen (18) spaces.

As previously indicated, Tino's Artisan Pizza is an existing establishment and the GFA is proposed to be maintained. As such, the parking requirement for restaurant uses of 1 space per 3 seats provides a more appropriate assessment of the anticipated increase in parking demand. It is proposed to increase the number of seats from six (6) to twenty-eight (28), or an increase of 22 seats. This equates to an increase in parking demand of eight (8) spaces when considering the additional seats. It should be noted that a portion of the existing Tino's Artisan Pizza customer base is expected to shift from takeaway to dine-in, and conservatively no credit was taken for the existing parking demand associated with Tino's Artisan Pizza. In addition, Rumson is a walkable community and it is anticipated that a portion of the customers will walk or bike to the restaurant, but again no credit was taken for the pedestrian trips.

Parking Accumulation Counts

Parking accumulation counts were conducted within walking distance of the site to determine the availability of additional on-street and municipal parking lot spaces that could accommodate the anticipated increase in demand associated with the additional seats. Parking demand counts were conducted on Friday, August 22, 2025, from 6:00 PM to 8:00 PM and on Saturday, September 13, 2025 from 5:00 to 8:00 PM. These specific count times were selected to coincide with the typical peak parking hours of the pizza restaurant. The counts were conducted at municipal lots within walking distance of the restaurant, as well as on-street in the commercial areas surrounding the site and West River Road.

The parking counts, along with a map which graphically illustrates the area that was considered, as appended. Based upon the parking accumulation counts, it was determined that a minimum of twenty-seven (27) parking spaces were available at any given time during the peak parking hours. Therefore, there is ample parking available within a reasonable walking distance from the site to accommodate the anticipated increase in demand of eight (8) parking spaces when considering the difference in seats.

Additionally, it should be noted that the National Parking Association (NPA) sets forth Level of Service (LOS) standards for walking trips between parking facilities and destinations ranging on a scale from "A" to "F". A walking distance of less than 400' is considered LOS "A". A minimum of nine (9) spaces were available at any given time within 400' of the site, which exceeds the anticipated increase in parking demand. As such, the Board can feel comfortable granting the requisite variance.

Conclusion

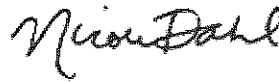
Based upon our Parking Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that there is adequate parking available in the vicinity of the site to accommodate the anticipated increase in parking demand associated with the additional seats, and the required parking variance can be granted with no determinantal impact to the subject lot or adjacent properties. Should you have any questions on the above, please do not hesitate to contact our office.

Sincerely,

Dynamic Traffic, LLC



Justin Taylor, PE, PTOE
Senior Principal
NJ PE License 45988



Nicole Dahl, PE
Project Manager
NJ PE License 60909

NED;msa
Enclosures

c: Tino Procaccini / Dominick Natoli / Andrea Dimeglio (via email)
John Anderson (via email)
Christine Nazzaro-Cofone (via email)
Elizabeth M. Waterbury (via email)
Al Shissias (via email)



Tino's Artisan Pizza
& Mercato



Parking Assessment
Tino's Artisan Pizza of Rumson LLC
44 West River Road (CR 10)
Rumson Borough, Monmouth County, NJ

DT #: 5921 25-03287

Location: Tino's Artisan Pizza & Mercato - 44 W River Rd

Enumerator: Justin Taylor

Municipality: Rumson

Job #: 5921 25-03287

State: NJ

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
Supply:	5	5	32	7	4	4	24	8	18	25	132	
6:00 PM	1	0	34	5	2	4	22	5	10	11	94	38
6:30 PM	1	0	33	5	2	4	24	5	12	12	98	34
7:00 PM	2	0	33	5	4	4	23	7	14	12	104	28
7:30 PM	3	0	31	5	4	4	23	8	14	13	105	27
8:00 PM	1	0	31	5	2	4	23	6	17	12	101	31



Location: Tino's Artisan Pizza & Mercato - 44 W River Rd
Municipality: Rumson
State: NJ

Date: Saturday 9/13/25
Enumerator: Dennis Haley Jr.
Job #: 5921 25-03287

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
Supply:	5	5	32	7	4	4	24	8	18	25	132	
5:00 PM	1	0	29	2	0	4	24	8	16	15	99	33
5:30 PM	1	0	32	3	0	4	20	6	15	14	95	37
6:00 PM	1	0	32	1	0	4	24	8	15	14	99	33
6:30 PM	1	0	33	1	1	4	21	6	17	14	98	34
7:00 PM	1	0	31	1	3	4	20	8	16	15	99	33
7:30 PM	1	0	24	0	3	4	23	8	19	12	94	38
8:00 PM	1	0	22	0	3	3	21	7	17	11	85	47

September 9, 2025

Revised: December 17, 2025

Borough of Rumson Zoning Board
80 East River Road
Rumson, NJ 07760

Attn: Marie DeSoucey, Zoning Board Secretary

**RE: Parking Assessment
Tino's Artisan Pizza of Rumson LLC
44 West River Road (CR 10) / 13 First Street
Block 5 – Lot 1
Rumson Borough, Monmouth County, NJ
DT # 5921 25-03287**

Dear Zoning Board Members,

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The mixed-use development is presently supported by six (6) parking spaces on-site that are reserved for residents. Customers and staff of Tino's Artisan Pizza rely on public and on-street parking facilities, and the proposed interior enhancements will preserve the existing parking arrangements. This assessment presents an evaluation of the existing and proposed parking conditions to determine if the existing parking supply is sufficient to continue to support the anticipated parking demand.

Local Ordinance Parking Requirements

The Rumson Borough parking schedule was obtained from the Local Ordinance, Section § 22-9.2. For restaurant uses, the Ordinance requires one (1) space per three (3) seats or twenty (20) spaces per 1,000 SF Gross Floor Area (GFA), whichever greater. Additionally, the Residential Site Improvements Standards (RSIS) set forth a parking requirement of two (2) spaces per 3-bedroom home and two (2) spaces per 2-bedroom apartment unit. This equates to a parking requirement of two (2) spaces for the single-family home, four (4) spaces for the 2 apartment units, and forty-two (42) spaces for Tino's Artisan Pizza (2,200 SF), or a total of forty-eight (48) spaces.

www.dynamictraffic.com

It is proposed to maintain the existing parking arrangements which include an on-site parking supply of six (6) spaces and a reliance on public and on-street parking to accommodate the Tino's Artisan Pizza demand. Therefore, a variance for the number of parking spaces is required. It should be noted that a variance was previously granted for the site in 2001 to allow six (6) spaces whereas twenty-nine (29) were required. When considering the prior variance, the new variance is for eighteen (18) spaces.

As previously indicated, Tino's Artisan Pizza is an existing establishment and the GFA is proposed to be maintained. As such, the parking requirement for restaurant uses of 1 space per 3 seats provides a more appropriate assessment of the anticipated increase in parking demand. It is proposed to increase the number of seats from six (6) to twenty (20), or an increase of fourteen (14) seats. This equates to an increase in parking demand of five (5) spaces when considering the additional seats. It should be noted that a portion of the existing Tino's Artisan Pizza customer base is expected to shift from takeaway to dine-in, and conservatively no credit was taken for the existing parking demand associated with Tino's Artisan Pizza. In addition, Rumson is a walkable community, and it is anticipated that a portion of the customers will walk or bike to the restaurant, but again no credit was taken for the pedestrian trips.

Parking Accumulation Counts

Parking accumulation counts were conducted within walking distance of the site to determine the availability of additional on-street and municipal parking lot spaces that could accommodate the anticipated increase in demand associated with the additional seats. Parking demand counts were conducted on the following dates:

- Friday, August 22, 2025, from 6:00 PM to 8:00 PM
- Saturday, September 13, 2025, from 5:00 PM to 8:00 PM
- Thursday, December 4, 2025, from 10:30 AM to 1:30 PM
- Wednesday, December 10, 2025, from 10:30 AM to 1:30 PM

These specific count times were selected to coincide with the typical peak parking hours of the pizza restaurant. The counts were conducted at municipal lots within walking distance of the restaurant, as well as on-street in the commercial areas surrounding the site and West River Road.

The parking counts, along with a map which graphically illustrates the area that was considered, as appended. Based upon the parking accumulation counts, it was determined that a minimum of twenty-seven (27) parking spaces were available at any given time during the evening peak parking hours and a minimum of eighty-five (85) parking spaces were available at any given time during the midday peak parking hours. Therefore, there is ample parking available within a reasonable walking distance from the site to accommodate the anticipated increase in demand of five (5) parking spaces when considering the difference in seats.

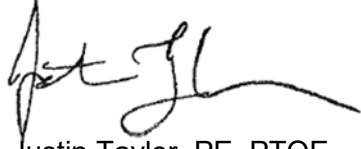
Additionally, it should be noted that the National Parking Association (NPA) sets forth Level of Service (LOS) standards for walking trips between parking facilities and destinations ranging on a scale from "A" to "F". A walking distance of less than 400' is considered LOS "A". A minimum of nine (9) spaces were available at any given time within 400' of the site, which exceeds the anticipated increase in parking demand. As such, the Board can feel comfortable granting the requisite variance.

Conclusion

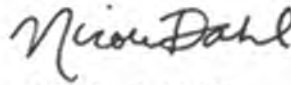
Based upon our Parking Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that there is adequate parking available in the vicinity of the site to accommodate the anticipated increase in parking demand associated with the additional seats, and the required parking variance can be granted with no determinantal impact to the subject lot or adjacent properties. Should you have any questions on the above, please do not hesitate to contact our office.

Sincerely,

Dynamic Traffic, LLC



Justin Taylor, PE, PTOE
Senior Principal
NJ PE License 45988



Nicole Dahl, PE
Project Manager
NJ PE License 60909

NED;jln
Enclosures

c: Tino Procaccini / Dominick Natoli / Andrea Dimeglio (via email)
John Anderson (via email)
Christine Nazzaro-Cofone (via email)
Elizabeth M. Waterbury (via email)
Al Shissias (via email)



Parking Assessment
Tino's Artisan Pizza of Rumson LLC
44 West River Road (CR 10)
Rumson Borough, Monmouth County, NJ

DT #: 5921 25-03287



Location: Tino's Artisan Pizza & Mercato - 44 W River Rd

Municipality: Rumson

State: NJ

Date: Friday 8/22/2025

Enumerator: Justin Taylor

Job #: 5921 25-03287

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
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7:00 PM	2	0	33	5	4	4	23	7	14	12	104	28
7:30 PM	3	0	31	5	4	4	23	8	14	13	105	27
8:00 PM	1	0	31	5	2	4	23	6	17	12	101	31



Location: Tino's Artisan Pizza & Mercato - 44 W River Rd

Municipality: Rumson

State: NJ

Date: Saturday 9/13/25

Enumerator: Dennis Haley Jr.

Job #: 5921 25-03287

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
Supply:	5	5	32	7	4	4	24	8	18	25	132	
5:00 PM	1	0	29	2	0	4	24	8	16	15	99	33
5:30 PM	1	0	32	3	0	4	20	6	15	14	95	37
6:00 PM	1	0	32	1	0	4	24	8	15	14	99	33
6:30 PM	1	0	33	1	1	4	21	6	17	14	98	34
7:00 PM	1	0	31	1	3	4	20	8	16	15	99	33
7:30 PM	1	0	24	0	3	4	23	8	19	12	94	38
8:00 PM	1	0	22	0	3	3	21	7	17	11	85	47



Location: Tino's Artisan Pizza & Mercato - 44 W River Rd

Municipality: Rumson

State: NJ

Date: Thursday 12/04/2025

Enumerator: Dennis Haley Sr.

Job #: 5921 25-03287

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
Supply:	5	5	32	7	4	4	24	8	18	25	136	
10:30 AM	0	0	14	3	0	1	4	0	5	12	14	122
11:00 AM	0	0	19	2	0	1	5	5	6	10	19	117
11:30 AM	1	0	24	5	0	0	3	3	6	5	47	89
12:00 PM	0	0	21	7	0	0	3	3	9	6	49	87
12:30 PM	0	0	20	5	0	0	5	4	7	7	48	88
1:00 PM	0	0	19	5	0	0	8	2	8	9	51	85
1:30 PM	0	0	19	3	0	0	7	2	8	10	49	87



Location: Tino's Artisan Pizza & Mercato - 44 W River Rd

Municipality: Rumson

State: NJ

Date: Wednesday 12/10/2025

Enumerator: Dennis Haley Sr.

Job #: 5921 25-03287

Parking Count - # of parked vehicles												Spaces Available
Zone:	A - 2nd Street	B - W River Road On-street (N side btwn 1st St. & 2nd St.)	C - Municipal Lot	D - W River Road On-street (N side btwn 1st St. & Allen St.)	E - W River Road On-street (N side btwn Allen St & Lafayette St)	F - Lafayette Street	G - Lafayette Street Parking Lot	H - W River Road Onstreet (N side btwn Washington St & Lafayette St)	I - Washington Street Parking Lot	J - Bingham Ave Lot	Total Demand	
Supply:	5	5	32	7	4	4	24	8	18	25	136	
10:30 AM	1	0	16	1	0	1	5	1	6	1	17	119
11:00 AM	1	0	12	4	0	1	2	1	6	3	13	123
11:30 AM	0	0	14	2	0	1	3	1	7	3	31	105
12:00 PM	0	0	13	2	0	1	6	1	10	2	35	101
12:30 PM	1	0	19	3	0	1	4	2	9	4	43	93
1:00 PM	1	0	17	3	0	1	6	3	6	5	42	94
1:30 PM	0	0	15	2	0	1	6	4	6	6	40	96

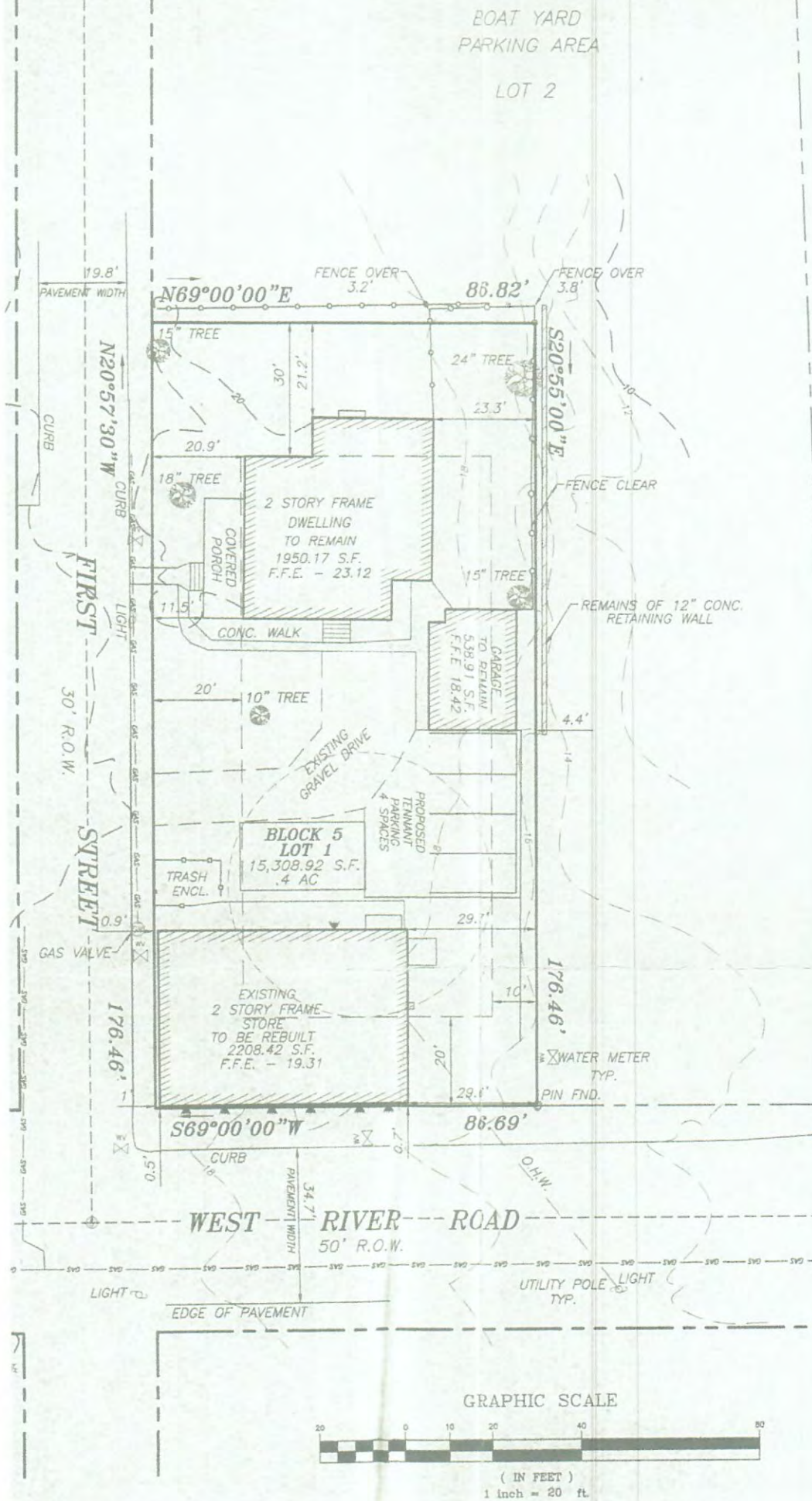
GB AREA, YARD AND BUILDING REQUIREMENTS			
MINIMUM REGULATIONS:	REQUIRED	EXISTING	PROPOSED
CORNER LOT		LOT 1	LOT 1.01
LOT AREA* (SQ. FEET)	12,000	15,308.92	15,308.92
LOT FRONTAGE (FEET)	100.0	86.69* & 176.46	N/C
LOT WIDTH (FEET)	100.0	86.69* & 176.46	N/C
PRINCIPAL BUILDING AND STRUCTURES STORE			
FRONT (FEET)	20	.09* & 0.5*	N/C
REAR (FEET)	30	136.5	N/C
ONE SIDE (FEET)	10	29.6	N/C
TOTAL TWO SIDES (FEET)	20	N/A	N/A
MAX. BUILDING HT. (FEET)	30.0'	22.31	22.31
MAX. STORIES	2.5	2 STORY	2 STORY
PARKING	23	0*	0*
PRINCIPAL BUILDING AND STRUCTURES DWELLING			
FRONT (FEET)	20	11.5* & 109.7	N/C
REAR (FEET)	30	21.2*	N/C
ONE SIDE (FEET)	10	23.3	N/C
TOTAL TWO SIDES (FEET)	20	N/A	N/A
MAX. BUILDING HT. (FEET)	30.0	24.1	N/C
MAX. STORIES	2.5	2 STORY	N/C
PARKING	2	2	N/C
ACCESSORY BUILDING AND STRUCTURES			
REAR (FEET)	5	64.4	N/C
ONE SIDE (FEET)	5	4.3*	N/C
MAX. BUILDING HT. (FEET)	16	17.09*	N/C
MAX. STORIES	1	1	N/C
LOT COVERAGES			
% MAX. LOT COVERAGE	32.57%	40.32%*	N/C
MAX. HABITABLE FLOOR			
AREA SQUARE FEET	2,200 S.F.	1,561.3 S.F.	N/C
MAX. BUILDING COVERAGE	15.63%	30.68%*	N/C
MIN. GROUND FLOOR AREA SQUARE FEET 2 STY	600	600	600
PARKING			
TENNANTS	3	0	4
SHAPE REQUIREMENTS			
CORNER LOT (DIAMETER)	60'	56.7*	56.7*

*DENOTES PRE-EXISTING CONDITION - VARIANCE REQUIRED

OWNERS WITHIN 200'

#	LOT #	NAME & ADDRESS	BLOCK #	LOT #	NAME & ADDRESS
5	LOT 1	L.S.P., L.L.C. 1 FIRST STREET RUMSON, NJ 07760	BLOCK 4	LOT 8	WILLIAM S. AND DIANE HECK 10 FIRST STREET RUMSON, NJ 07760
5	3	c/o LASZLO DELAMOS 38 WEST RIVER ROAD RUMSON, NJ 07760	BLOCK 4	LOT 9	DIANE C. HECK 10 FIRST STREET RUMSON, NJ 07760
5	LOT 4	VICTORY PARK	BLOCK 27	LOT 1	VINCENT L. BLISS

A15
P 2/2



FOSS, SAN FILIPPO & MILNE, LLC

Counselors at Law

ROGER J. FOSS

GREGORY R. MILNE

JOHN B. ANDERSON, III
NJ & NY BARS

* CREDITED BY THE AGREEMENT
FOR JUDICIAL WORK DONE AS
LIVE TOTAL ATTORNEYS

OF COUNSEL

MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO
(RETIRED)

JOHN W. CHRISTIE
(RETIRED)

December 30, 2025

Via Hand-Delivery and via email to: mdesoucey@rumsonnj.gov

Borough of Rumson

Borough Hall

80 East River Road

Rumson, NJ 07760-1689

Attn: Marie DeSoucey, Land Use & Development Official

Re: Tino's Artisan Pizza of Rumson LLC
13 First Street
Block 5 , Lot 1
Zone District: GB
Rumson, New Jersey 07760
FSM File No. 9716.00001

RECEIVED
DEC 30 2025
ZONING OFFICE

Dear Ms. DeSoucey:

We represent Tino's Artisan Pizza of Rumson LLC.

In advance of the (second) hearing on this matter scheduled for January 22, 2026 enclosed please find fifteen (15) signed/sealed Floor Plans prepared by Shiassias Design + Development and last revised to **December 22, 2025**.

For informational purposes, the Floor Plans were revised to reduce the number of proposed seats from 28 seats to 20 seats.

These Floor Plans supplement the amended Parking Assessment revised to December 17, 2025 which was previously submitted to your office under separate cover by Dynamic Traffic.

We will submit digital copies of both the Floor Plans and the amended Parking Assessment simultaneously herewith.

December 30, 2025

Page - 2 -

Thank you for your attention to this matter.

Very truly yours,
Foss, San Filippo & Milne, LLC



John B. Anderson, III, Esq.

For the Firm

janderson@fsfm-law.com

JBA:

Encl.

cc: Client (*Via Email*)

FOSS, SAN FILIPPO & MILNE, LLC

Counselors at Law

ROGER J. FOSS

GREGORY R. MILNE†

JOHN B. ANDERSON, III
NJ & NY BARS

†CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS
CIVIL TRIAL ATTORNEY

OF COUNSEL

MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO
(RETIRED)

JOHN W. CHRISTIE
(RETIRED)

December 30, 2025

Via Hand-Delivery and via email to: mdesoucey@rumsonnj.gov

Borough of Rumson

Borough Hall

80 East River Road

Rumson, NJ 07760-1689

Attn: Marie DeSoucey, Land Use & Development Official

Re: Tino's Artisan Pizza of Rumson LLC
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Block 5 , Lot 1
Zone District: GB
Rumson, New Jersey 07760
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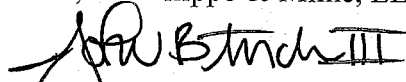
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December 30, 2025

Page - 2 -

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Very truly yours,
Foss, San Filippo & Milne, LLC

A handwritten signature in black ink, appearing to read "John B. Anderson, III". The signature is fluid and cursive, with the last name "Anderson" being the most prominent part.

John B. Anderson, III, Esq.

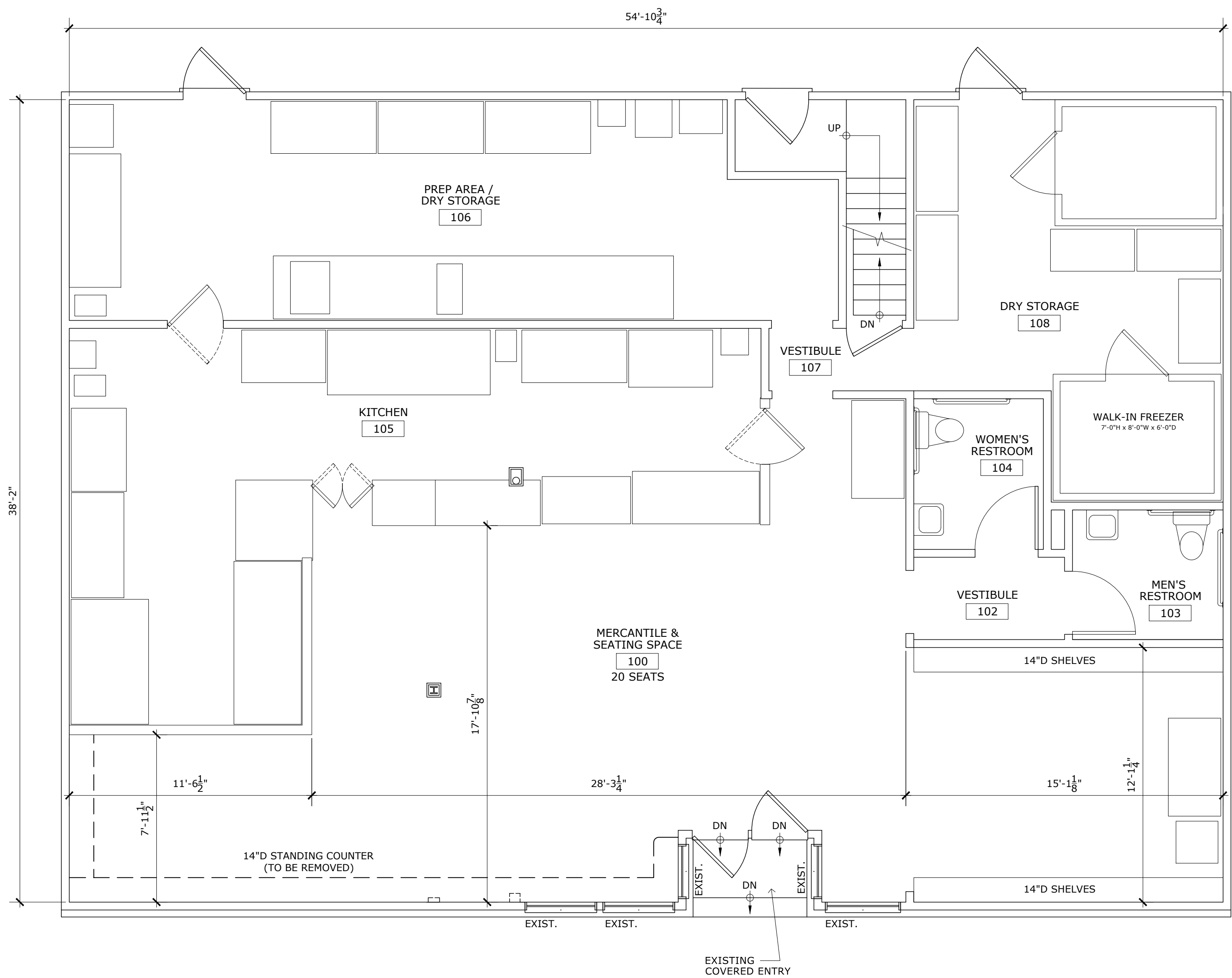
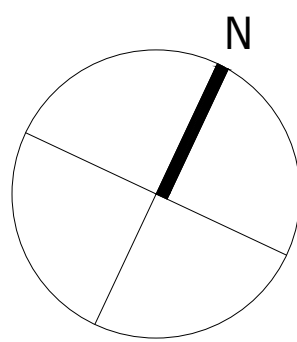
For the Firm

janderson@fsfm-law.com

JBA:

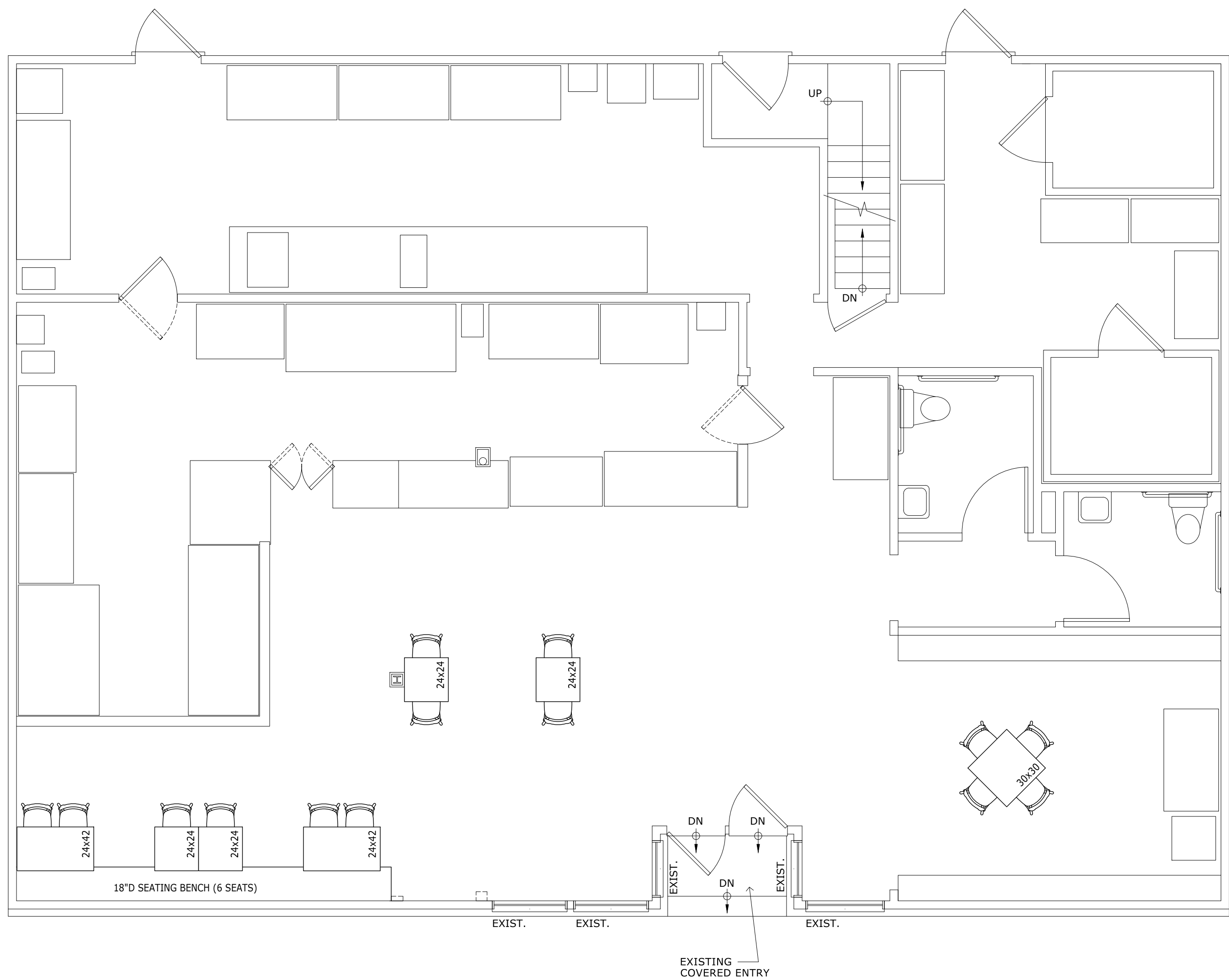
Encl.

cc: Client (*Via Email*)



1 FLOOR PLAN
A1 1/4" = 1'-0"

WEST RIVER ROAD



2 PROPOSED FURNITURE PLAN
A1 1/4" = 1'-0"

WEST RIVER ROAD

Tino's Artisan Pizza Co.

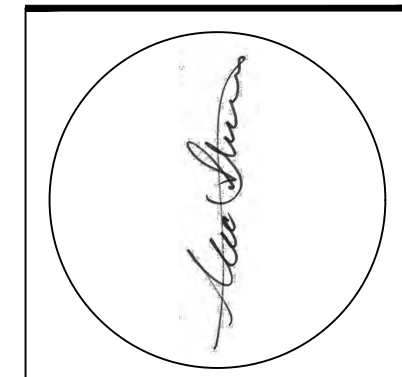
Commercial Tenant Fit-Out

44 W River Road, Rumson, NJ 07760
Block 5 / Lot 1

Proj. No: 2023.30
Issued For: Zoning
Date: 06 / 03 / 2025

FLOOR PLAN &
PROPOSED
FURNITURE PLAN

A1



NOT FOR CONSTRUCTION UNLESS SIGNED &
SEALED BY ARCHITECT & APPROVED BY ALL
AGENCIES HAVING JURISDICTION

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ISSUE	REVISIONS
12 / 22 / 25	Zoning Board #2

SHISSIAS
DESIGN + DEVELOPMENT

Alec P. Shissias, RA, RLA
Architect #240920000
NJ Landscape Architect #24AS0017900

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ashissias@gmail.com
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