

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
August 24, 2023
7:30 P.M.**

Pledge of Allegiance

Roll Call

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

Administrative

- **Approval of July 27, 2023 Minutes**
- **Resolutions**
Marc Guss
16 Church Street; Block 26 Lot 14 – R-5 Zone

Victory Park Tavern, LLC
21 West River Road; Block 28 Lot 4 – GB Zone

Unfinished Business

- **French Market 2 Inc.**
114 E. River Road; Block 52, Lot 14 – GB Zone

**THIS APPLICANT HAS REQUESTED TO BE CARRIED TO
SEPTEMBER 28, 2023**
- **John Daccurso**
12 Hunt Street; Block 6 Lot 2 – R5 Zone

**THIS APPLICANT HAS REQUESTED TO BE CARRIED TO
SEPTEMBER 28, 2023**
- **XL Holdings, LLC / Val's Tavern**
123 E. River Road; Block 59, Lot 9 – GB Zone

New Business

- **Chris Kuelzow**

78 Buena Vista Avenue; Block 114 Lot 17 – R-1 Zone

The applicant is seeking a variance to replace an existing 24 KW emergency standby generator with a new 30KW natural gas generator. The proposed generator will be replaced in the same location as the existing generator. The proposed 30KW generator does not meet the principal structure setbacks as defined in Ordinance Section 22-7.7.k.

- **Randolph & Margot Takian**

20 Wilson Circle; Block 49 Lot 1 – R-2 Zone

The applicant is proposing to demolish the existing dwelling and reconstruct the home on the existing foundation. The applicant also proposes various first and second floor additions, construction of porches, patios, in-ground pool, pool surround and relocation of at-grade walkways. The applicant is seeking variance relief for combined side yard setback, maximum lot coverage, and existing pre-existing nonconformities.

- **Rakesh & Suhma Sahni**

56 Wardell Avenue; Block 105 Lot 30 – R-2 Zone

Demolish the existing fire damaged home, re-designate the waterway as the front yard, construct a new single family home with detached garage, and add a swimming pool. The applicant is seeking variance relief for minimum front yard setback, minimum side yard setback, maximum floor area permitted, maximum building coverage permitted, maximum driveway opening width, swimming pool setback from waterway, and existing pre-existing nonconformities.

- **Charles Fine**

82 Black Point Road; Block 63 Lot 10 – R-6 Zone

The applicant is proposing to demolish the existing dwelling and reconstruct the home on the existing foundation. The applicant also proposes a new front porch and rear deck with pergola. The applicant is seeking variance relief for minimum combined side yard setback.

Executive Session

Adjournment