

**ZONING BOARD AGENDA
BOROUGH OF RUMSON
September 28, 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 August 24, 2023 Minutes**
- **Resolutions**

XL Holdings, LLC / Val's Tavern

123 E. River Road; Block 59, Lot 9 – GB Zone

Chris Kuelzow

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

Randolph & Margot Takian

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

Unfinished Business

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

The applicant has amended their application and jurisdiction is now with the Rumson Planning Board. The applicant respectfully requests to withdraw their application without prejudice. Separate notice will be provided for a future Planning Board hearing date.

- **John Daccurso**
12 Hunt Street; Block 6 Lot 2 – R5 Zone
The applicant is seeking variance relief for the construction of first and second story additions, renovations, construction of a detached one-car garage, installation of an in-ground swimming pool, paver patio, and demolition of the existing garage. Variance relief is required for the following: maximum building coverage of 1,852.8 sf, whereas 1,407 is permitted; maximum floor area of 3,076.3 sf, whereas 2,390 is permitted; Floor area ratio of 0.49, whereas 0.38 is permitted; minimum principal front yard setback of 16.5' whereas 35.0' is required; minimum sideyard setback of 5.2', whereas 8' is required; minimum combined side yard setback of 20.7', whereas

22.0' is required; minimum rear yard setback of 31.8', whereas 35.0' is required; minimum accessory structure side yard setback of 2.95', whereas 5.0' is required; and existing non-conformities as shown on the plans.

New Business

- **Rakesh & Suhma Sahni**

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

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, Zone R-6

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.

- **Joshua & Catherine Porter**

16 Navesink Ave; Block 72, Lot 29.01, Zone R-2

The applicant submitted a request to expand the existing structure by constructing a new covered porch area with living space above which will be used as closets for the existing master bedroom and a new laundry room. The improvements include a new deck and fence around the existing pool. Part of the new patio will extend an additional eight (8') feet and will be uncovered. The applicant is seeking variance relief for building coverage (4,413 square feet, whereas 4,191 square feet is permitted); lot coverage (11,072 square feet, whereas 10,446 square feet is permitted); Accessory structure (pool patio) setback (TBD, 15' side yard required); Accessory Structure (garage) side yard setback (1.3', whereas 15.0' is required. *Pre-existing*); Accessory Structure (pool) is not permitted in the front yard. (*Pre-existing*). The pool extends into the front yard setback (56.5' whereas 75' is required. *Pre-existing*); Accessory Structure (pool) extends into side yard setback (15' whereas 25' is required. *Pre-existing*).

Executive Session

Adjournment