

**ZONING BOARD  
BOROUGH OF RUMSON  
June 22, 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 May 25, 2023 Minutes**
- **Resolutions**

**Edward and Tara Ward**

15 Conover Lane; Block 114 Lot 6 – R1 Zone

**Robert and Ann Cosgrove**

18 Maplewood Ave; Block 51 Lot 21 – R6 Zone

**Hestia Group, LLC**

15 Oakwood Lane; Block 31 Lot 12 – R5 Zone

- **Resolution to Grant an Extension to the Existing Prior Approval for Robert and Lauren Post of 14 Warren Street and known as Block 137, Lot 12**  
Original Approval date of July 19<sup>th</sup> 2022  
Original Deadline to proceed July 19<sup>th</sup> 2023  
Requested Extension to July 19<sup>th</sup> 2024

**Unfinished Business**

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

**THIS APPLICANT HAS REQUESTED TO BE CARRIED TO JULY 27, 2023**

- **XL Holdings, LLC / Val's Tavern**  
123 E. River Road; Block 59, Lot 9 – GB Zone  
Minor Site Plan & Variances  
The applicant is seeking approval to create a permanent outdoor seating area on a paver patio with pergola and fire pit. Additionally, the applicant would like to construct a canopy over the previously approved raised seating in the front of the building along River Road.

- **John Daccurso**

12 Hunt Street; Block 6 Lot 2 – R5 Zone

**THIS APPLICANT HAS REQUESTED TO BE CARRIED TO AUGUST 24, 2023**

### **New Business**

- **Michael Feminello**

40 Warren Street; Block 137 Lot 2 – R5 Zone

The applicant is seeking variance relief to construction a second story 12' x 10'-4" (sitting room) addition to the existing single family residence in the R-5 Zone with existing nonconformities. The area is currently a second story, open, flat-roof deck off the Master Bedroom. While there is no proposed change in the building footprint, the second floor addition intensifies those existing nonconformities as follows: front yard setback of 24.5', whereas 35' is required; and rear yard setback of 29.67', whereas 35' is required.

### **Executive Session**

### **Adjournment**