

**ZONING BOARD
BOROUGH OF RUMSON
May 25, 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 April 27, 2023 Minutes**
- **Resolutions**

David and Laura DiPietro
124 Bingham Avenue Block 18, Lot 68 – R-2 Zone

David Goldsmith
10 Avenue of Two Rivers South; Block 127, Lot 5.01 – R-1 Zone

Ann Lentz
9 Oak Lane; Block 24.03, Lot 27 – R-5 Zone

Unfinished Business

- **French Market 2 Inc.**
THIS APPLICANT HAS REQUESTED TO BE CARRIED TO JUNE 22, 2023
114 E. River Road; Block 52, Lot 14 – GB Zone
- **XL Holdings, LLC / Val's Tavern**
THIS APPLICANT HAS REQUESTED TO BE CARRIED TO JUNE 22, 2023
123 E. River Road; Block 59, Lot 9 – GB Zone

New Business

- **Edward and Tara Ward**
15 Conover Lane; Block 114 Lot 6 – R1 Zone
The applicant is seeking accessory building coverage variance relief for the construction of a 12'x20' shed to replace the existing 7' x10' shed. Borough Ordinance 22-7.8.h allows for a maximum aggregate accessory structure coverage of 30% of the principal structure, resulting in a maximum accessory building coverage of 535 square feet, whereas 1,080 square feet (980 existing and 240 new) is proposed.

- **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, the construction of an attached 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: rear yard setback of 17.3' proposed whereas 35' is required; maximum lot coverage of 3,664 sf proposed whereas 2,789 sf allowed; maximum building coverage of 2,120 sf whereas 2,089 sf is allowed; maximum floor area of 3,664 sf proposed whereas 3,389 sf allowed; minimum side yard setback of 3' one side and 7.9' combined, whereas 8' one side and 22' combined is required; 3 stories proposed, whereas 2 ½ stories permitted; and existing non-conformities as shown on the plans.
- **Robert and Ann Cosgrove**
18 Maplewood Ave; Block 51 Lot 21 – R6 Zone
The applicant proposes to construct a new single family dwelling with proposed front balcony and raised rear deck. The property is located in the FEMA AE9 Special Flood Hazard Area. The applicant is seeking variance relief for the following: minimum front yard setback of 22.7' whereas 30' is required; minimum combined principal structure side yard setback of 16.3' is proposed whereas 18 feet required; and minimum rear yard setback of 21.2' is proposed whereas 35 feet is required.
- **Hestia Group, LLC**
15 Oakwood Lane; Block 31 Lot 12 – R5 Zone
The applicant proposes to construct a new 2 story single family dwelling on an existing under sized corner lot. The applicant is seeking variance relief for the following: minimum front yard setback of 16.4' whereas 30' is required on a corner property from Oakwood Lane; and minimum rear yard setback of 25.8' is proposed whereas 35 feet is required.

Executive Session

Adjournment