ZONING BOARD AGENDA
BOROUGH OF RUMSON
July 27, 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 June 22, 2023 Minutes**

- **Resolutions**
  Michael Feminello
  40 Warren Street; Block 137 Lot 2 – R5 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 AUGUST 24, 2023

- **John Daccurso**
12 Hunt Street; Block 6 Lot 2 – R5 Zone

  THIS APPLICANT HAS REQUESTED TO BE CARRIED TO AUGUST 24, 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.

New Business

- **Marc Guss**
16 Church Street; Block 26 Lot 14 – R-5 Zone
The applicant is seeking a variance to construct a 65 square foot, 1-Story enclosed entranceway on the existing nonconforming front entry terrace (variance granted 2022) and to expand the existing 10' x 3' front walkway to 10' x 10' walkway.

Variances are required for floor area (1,600 sf allowed, 1,900 sf existing, 2,022 sf proposed), front yard setback (35' minimum, 13' existing, 9.0' proposed), and building coverage (932 sf allowed, 1,194 sf existing, 1,246 sf proposed).

- **Victory Park Tavern, LLC**

21 West River Road; Block 28 Lot 4 – GB Zone

The applicant is proposing to reconstruct a portion of the restaurant area, construct a 110 square foot one story addition for the restaurant, construct three (3) walk-in coolers that will be attached to the building, add ten (10) tables of outdoor seating along West River Road and Lafayette Street, and install a new relocated fire escape for the apartments.

Executive Session

Adjournment