



Borough of Rumson

BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Frank Panucci	fpanucci@gmail.com	(732) 320-0380
Name of Applicant	Email	Phone Number
102 Avenue of Two Rivers		62 20
Property Address		Block Lot

Two Rivers, LLC

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Rick Brodsky, Esq.

Ansell Grimm & Aaron, PC, 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 (732) 922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)

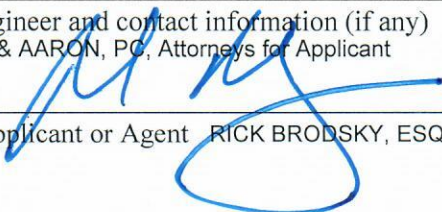
Matthew T. Cronin, AIA, Architect

P.O. Box 225, Red Bank, NJ 07701 (732) 747-6363 mattcroninarch@gmail.com

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

ANSELL GRIMM & AARON, PC, Attorneys for Applicant

By:  Signature of Applicant or Agent RICK BRODSKY, ESQ.

 Date

Proposed plan Conditional use/variance approval for outdoor seating/dining at the subject premises for Ristorante Giorgia, which outdoor seating has existed at the site for many years. In this regard, Applicant is not proposing any increase in the overall number of seats at the restaurant (by limiting the utilization of indoor seating when the outdoor seating is being used).

Hardship Encountered The benefits of granting the requested variance substantially outweigh any detriment, especially where, as here, the outdoor seating proposed has been safely utilized for many years, without incident, will not result in any increased seating or parking demand, and is an essential component of the Applicant's business operations. Moreover, there is more than enough room for pedestrian passage even with the outdoor seating.

Variances Requested Conditional use (restaurant) that does not meet the conditions, and waiver of minor site plan approval in that no new construction is proposed.



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Zoning Review Memorandum – ZB Application

Date: August 24, 2026

Applicant: Frank Panucci, Ristorante Giorgia
Property Owner: Two Rivers, LLC
Address: 102 Avenue of Two Rivers, Rumson, NJ 07760
Property: Block 62, Lot 20, Zone: NB

I have reviewed the Land Use & Development Permit application for the expansion of Ristorante Giorgia to include outdoor dining. The property contains an existing, approved multi-use building, with the restaurant located adjacent to the street and the remaining portion of the structure occupied by a gymnastics facility.

Prior to 1992, the food establishment operated as a luncheonette / ice cream parlor. In 1992, approval was granted to expand the food-service use to a conditional-use restaurant, with evening hours terminating at 10:00 p.m. and a maximum of 32 seats. In 2011, approval was granted to change the restaurant name to Ristorante Giorgia, subject to the same conditions. The restaurant was also identified as a bring-your-own-bottle (BYOB) establishment. In 2020, the restaurant was granted temporary approval for an outdoor café area consisting of five (5) tables with four (4) seats each. Following the end of the pandemic-related temporary arrangement, the current application seeks to continue outdoor dining with expanded seating proposed within the public right-of-way.

Zoning Review Determination

Based upon the foregoing, the Land Use & Development Permit application was denied because the proposed development requires Site Plan approval and the following variance relief:

- (§22-6.10) Conditional-use restaurant that does not meet the conditions of the Borough Ordinance.
- (§22-7.3) Expansion of an existing nonconforming use (increased area and seating density).

The technical review will be completed by the Borough's engineering consultant, T&M Associates, for compliance, completeness, and determination of the applicable Zoning Board review fees.

Documents Reviewed

- Architectural Plans, Proposed Expansion of Conditional Use, prepared by Matthew T. Cronin, AIA, dated November 10, 2024, last revised August 19, 2026, consisting of two (2) sheets.
- Survey of Lot 20 & 21, Block 62, prepared by Thomas P. Santry, P.A., dated July 2, 2026, consisting of one (1) sheet.
- 1992 Zoning Board application/approval concerning expansion of the restaurant use.
- 2011 Zoning Permit concerning the restaurant name change.

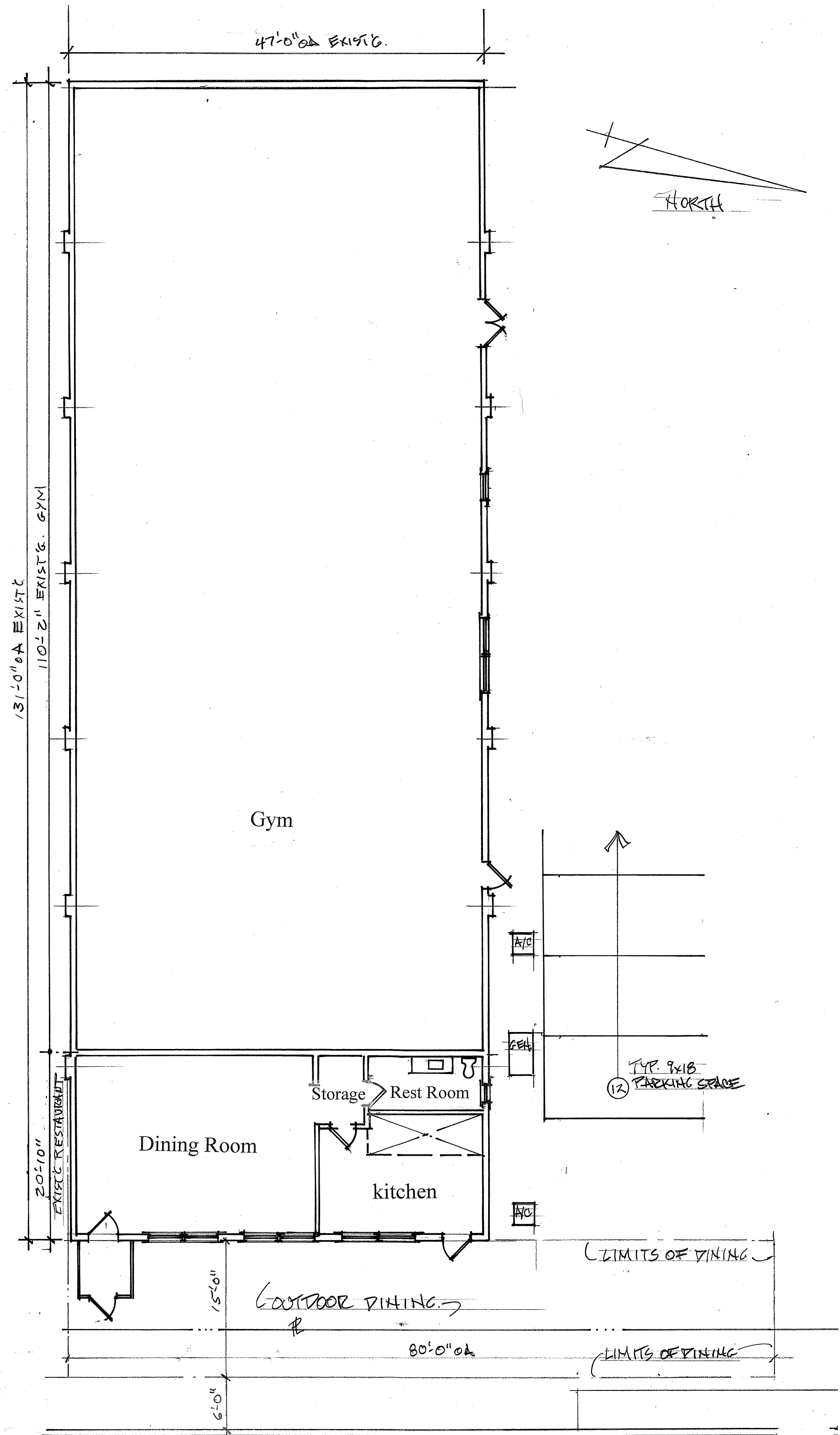
If you have any questions or require additional information, please do not hesitate to contact me.



Marie DeSoucey

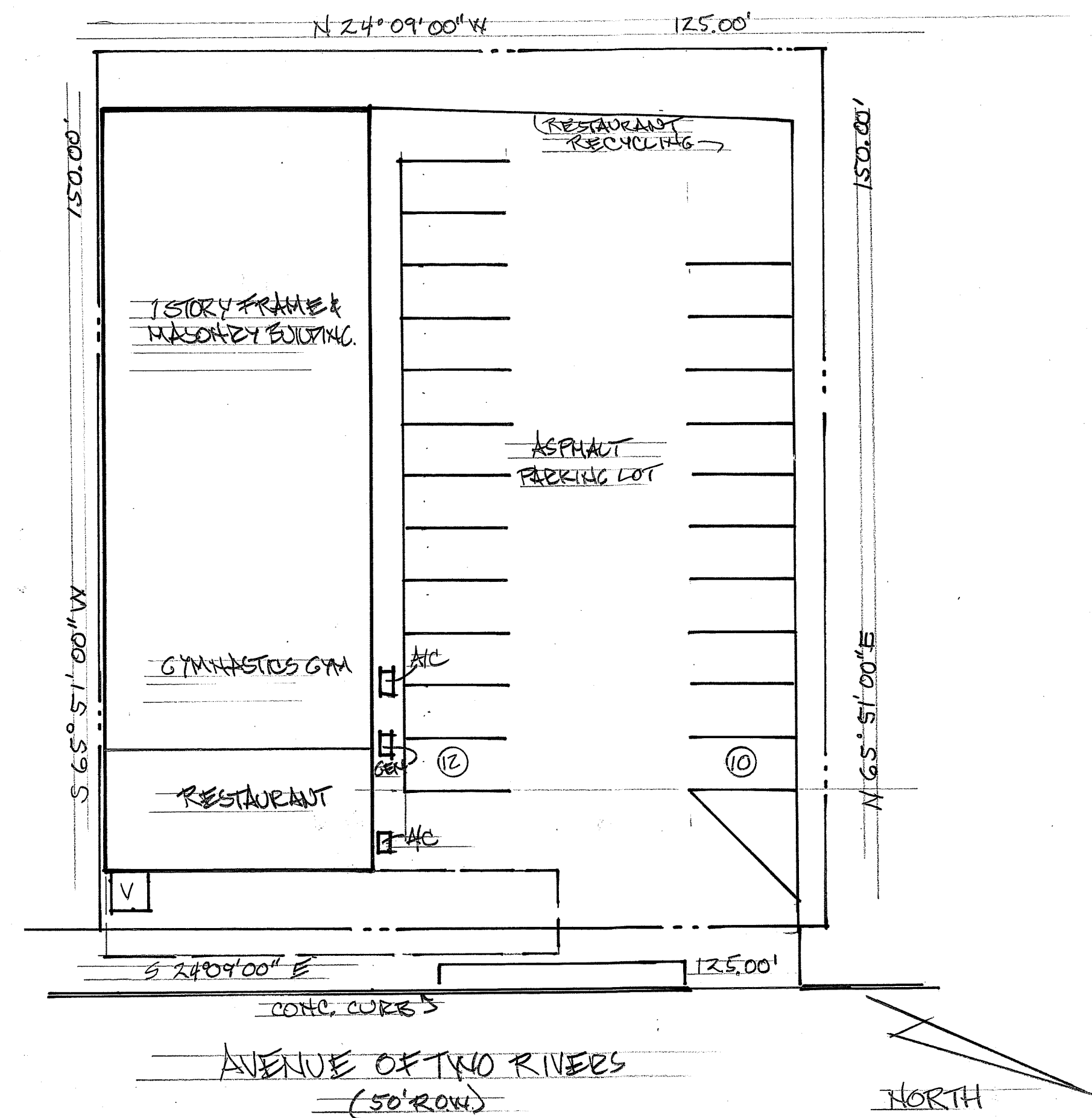
Land Use & Development Official
Planning & Zoning Board Secretary

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



ZONING REQUIREMENTS NB Zone- Rumson				
REQUIREMENT	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARKS
LOT AREA	12,000 sf min.	18,750 sf	No Change	
WIDTH AND FRONTAGE	100' min.	125'	No Change	
SETBACKS, PRINCIPAL				
FRONT	25' min.	9.6'	No Change	Pre-existing nonconforming condition
ONE SIDE	10'	0' s / 78' n	No Change	Pre-existing nonconforming condition
BOTH SIDES	20'	78'	No Change	
REAR	35'	9.9'	No Change	Pre-existing nonconforming condition
SETBACKS ACCESSORY STRUCTURE				
SIDE YARD	5'	n/a	n/a	
REAR YARD	5'	n/a	n/a	
LOT SHAPE REQUIREMENTS				
MINIMUM DIAMETER	65' min.	complies	No Change	
MAX. BUILDING HEIGHT				
LOT COVERAGE: BUILDINGS	7,687 sf	6,157	No Change	
ALL IMPERVIOUS	12,750 sf	16,917	No Change	Pre-existing nonconforming condition

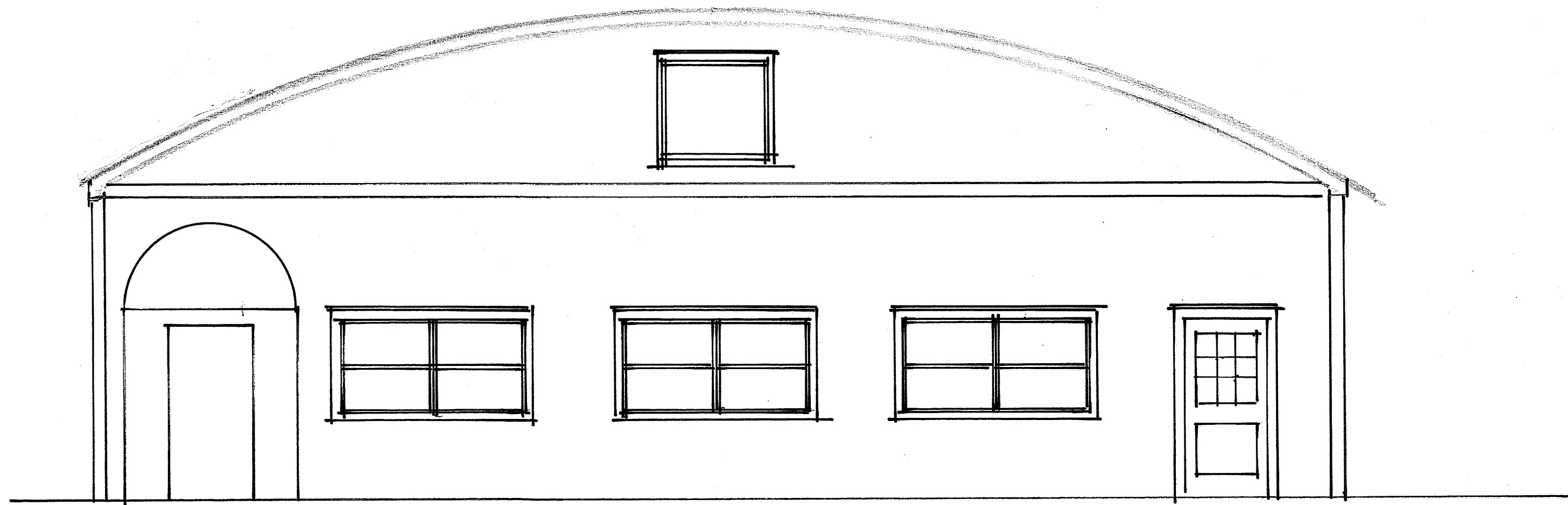
BUILDING CHARACTERISTICS	
CONSTRUCTION TYPE: II b - Unprotected non combustible (per IBC NJ 2021)	
BUILDING USE GROUP: MIXED USE	
TOTAL BUILDING FLOOR AREA (interior face of exterior walls): 5,805 sf	
Use No. 1 - Gymnastics Studio : 4,914 sf / 100 = 50 parking spaces required	
Studio parking requirement: 1 space / 100 sf per exhibit 9-2	
Use No. 2 - Restaurant:	
20 spaces / 1,000 sf	
or	
1 space / 3 seats - higher of the two totals	
Interior only: 891 sf total interior	
Restaurant parking requirement (higher of):	
20 spaces / 1,000 sf = 20 spaces required	
1 space / 3 seats = 32 seats / 3 = 11 spaces required	
Interior and exterior: 891 sf total interior + 1,185 exterior = 2,076 sf	
20 spaces / 1,000 sf - 2,076 sf / 1,000 = 60 spaces	
1 space / 3 seats = 32 seats interior + 24 exterior = 56 / 3 = 19 spaces required	



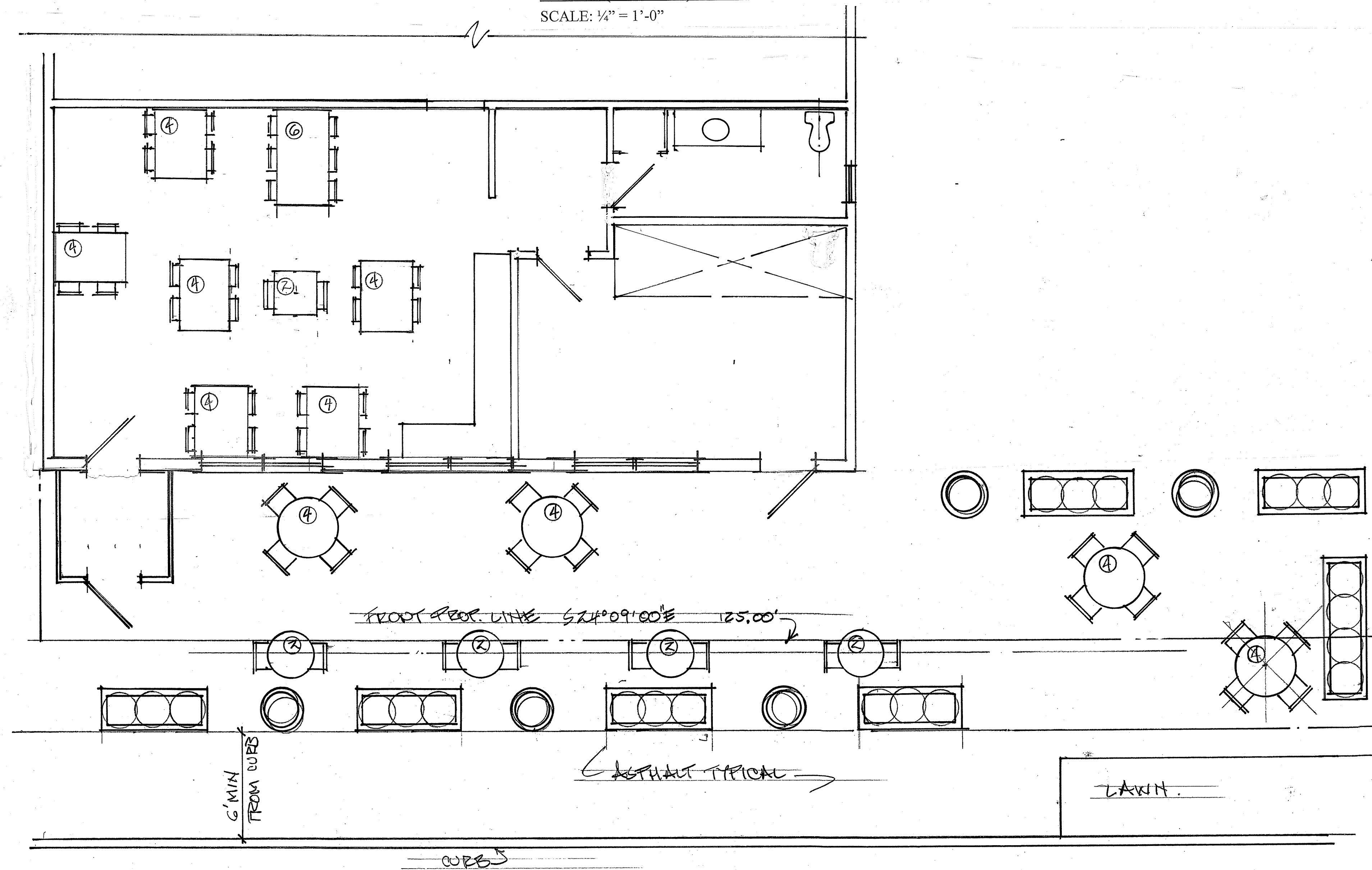
MATTHEW T. CRONIN, AIA
ARCHITECT
P.O. BOX 225 RED BANK, NEW JERSEY 07701
PHONE: 732-747-6363 mattcroninarch@gmail.com FAX: 732-747-6966

PROPOSED EXPANSION OF CONDITIONAL USE
102 AVENUE OF TWO RIVERS
LOTS: 20 & 21 BLOCK: 62
BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA NJ LICENSE No. AI 12367	
REVISION	
DATE	11/10/24
SHEET TITLE	
COMM No	SHEET No.
	1 of 2

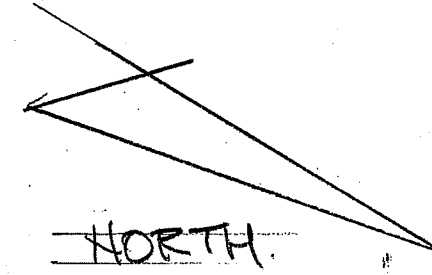


EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



AVENUE OF TWO RIVERS
(50' R.O.W.)

RESTAURANT PLAN
SCALE: 1/4" = 1'-0"



MATTHEW T. CRONIN, AIA
ARCHITECT

P.O. BOX 225 RED BANK, NEW JERSEY 07701
PHONE: 732-747-6363 MATTHEWARCH@GMAIL.COM FAX: 732-747-6966

PROPOSED EXPANSION OF CONDITIONAL USE
102 AVENUE OF TWO RIVERS
LOTS: 20 & 21 BLOCK: 62
BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA
NJ LICENSE No. AI 12367

REVISION

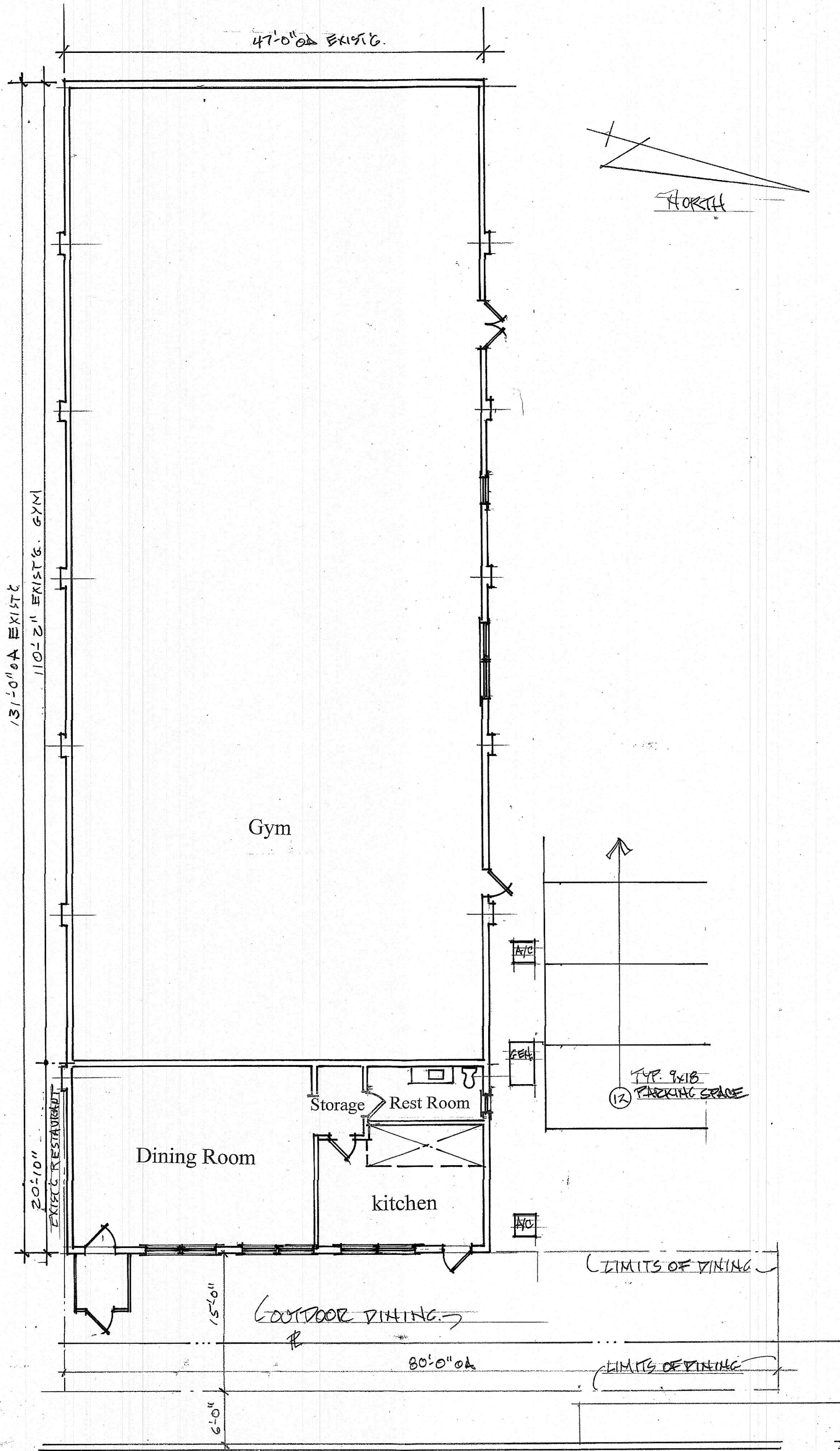
DATE

11/10/24

SHEET TITLE

COMM No

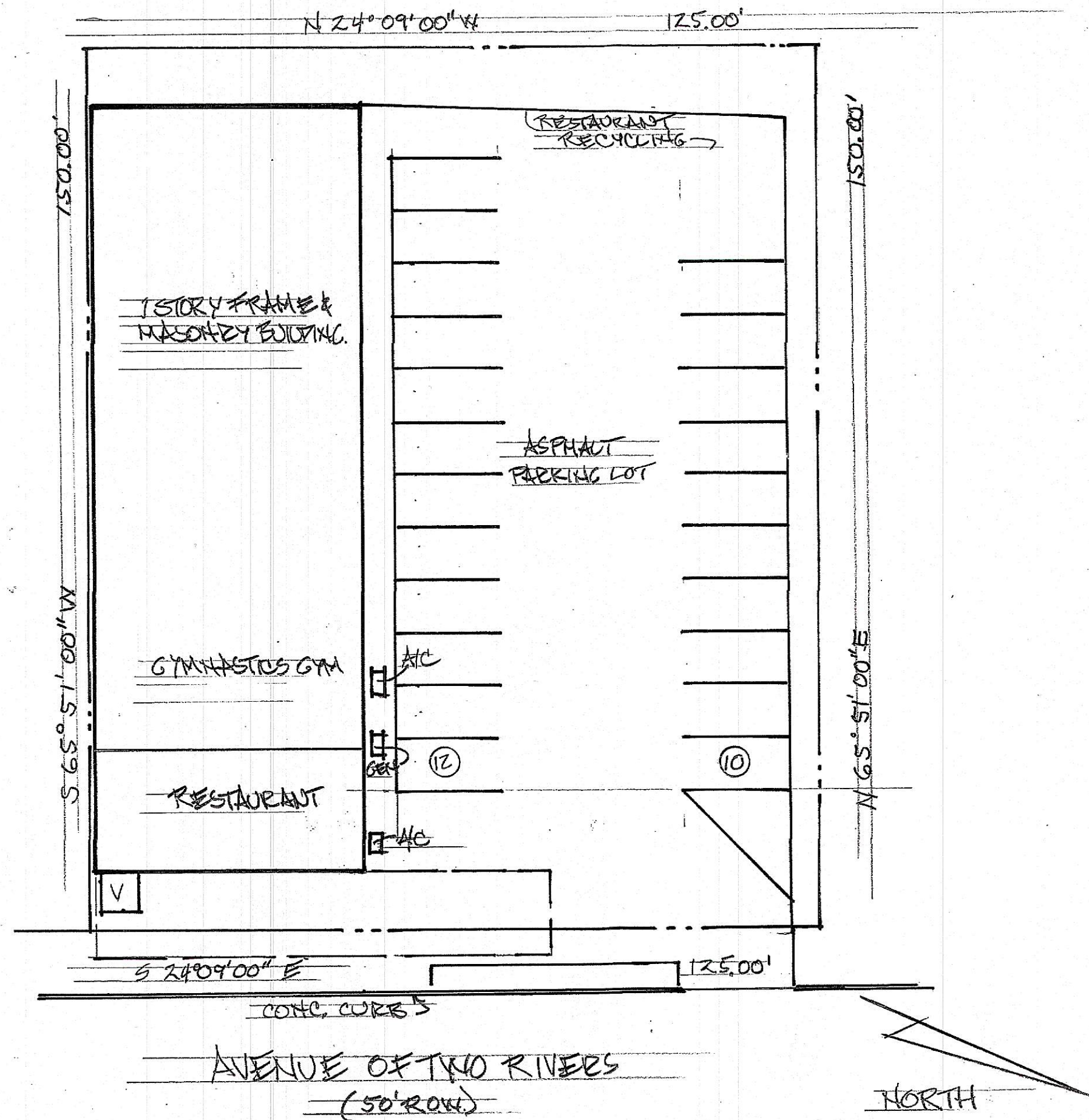
SHEET No.
2 of 2



BUILDING PLAN / CONTEXT PLAN
SCALE: 1/8" = 1'-0"

ZONING REQUIREMENTS NB Zone- Rumson				
REQUIREMENT	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARKS
LOT AREA	12,000 sf min.	18,750 sf	No Change	
WIDTH AND FRONTAGE	100' min.	125'	No Change	
SETBACKS, PRINCIPAL				
FRONT	25' min.	9.6'	No Change	Pre-existing nonconforming condition
ONE SIDE	10'	0' s / 78' n	No Change	Pre-existing nonconforming condition
BOTH SIDES	20'	78'	No Change	
REAR	35'	9.9'	No Change	Pre-existing nonconforming condition
SETBACKS ACCESSORY STRUCTURE				
SIDE YARD	5'	n/a	n/a	
REAR YARD	5'	n/a	n/a	
LOT SHAPE REQUIREMENTS				
MINIMUM DIAMETER	65' min.	complies	No Change	
MAX. BUILDING HEIGHT				
LOT COVERAGE: BUILDINGS	7,687 sf	6,157	No Change	
ALL IMPERVIOUS	12,750 sf	16,917	No Change	Pre-existing nonconforming condition

BUILDING CHARACTERISTICS	
CONSTRUCTION TYPE: II b - Unprotected non combustible (per IBC NJ 2021)	
BUILDING USE GROUP: MIXED USE	
TOTAL BUILDING FLOOR AREA (interior face of exterior walls): 5,805 sf	
Use No. 1 - Gymnastics Studio : 4,914 sf / 100 = 50 parking spaces required	
Studio parking requirement: 1 space / 100 sf per exhibit 9-2	
Use No. 2 - Restaurant:	
20 spaces / 1,000 sf	
or	
1 space / 3 seats - higher of the two totals	
Interior only: 891 sf total interior	
Restaurant parking requirement (higher of):	
20 spaces / 1,000 sf = 20 spaces required	
1 space / 3 seats = 32 seats / 3 = 11 spaces required	
Interior and exterior: 891 sf total interior + 1,185 exterior= 2,076 sf	
20 spaces / 1,000 sf - 2,076 sf / 1,000 = 60 spaces	
1 space / 3 seats = 32 seats interior + 24 exterior= 56/ 3 = 19 spaces required	



PLOT PLAN
SCALE: 1" = 20'

NOTE:
Existing site information is based on a property survey dated: 07-02-26
By Thomas P. Santry Jr - NJPLS Lic. No. GS35400

MATTHEW T. CRONIN, AIA
ARCHITECT
P.O. BOX 225 RED BANK, NEW JERSEY 07701
PHONE: 732-747-6363 mattcroninarch@gmail.com FAX: 732-747-6966

PROPOSED EXPANSION OF CONDITIONAL USE
102 AVENUE OF TWO RIVERS
LOTS: 20 & 21 BLOCK: 62
BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

REVISION

Rev 11/10/26

DATE

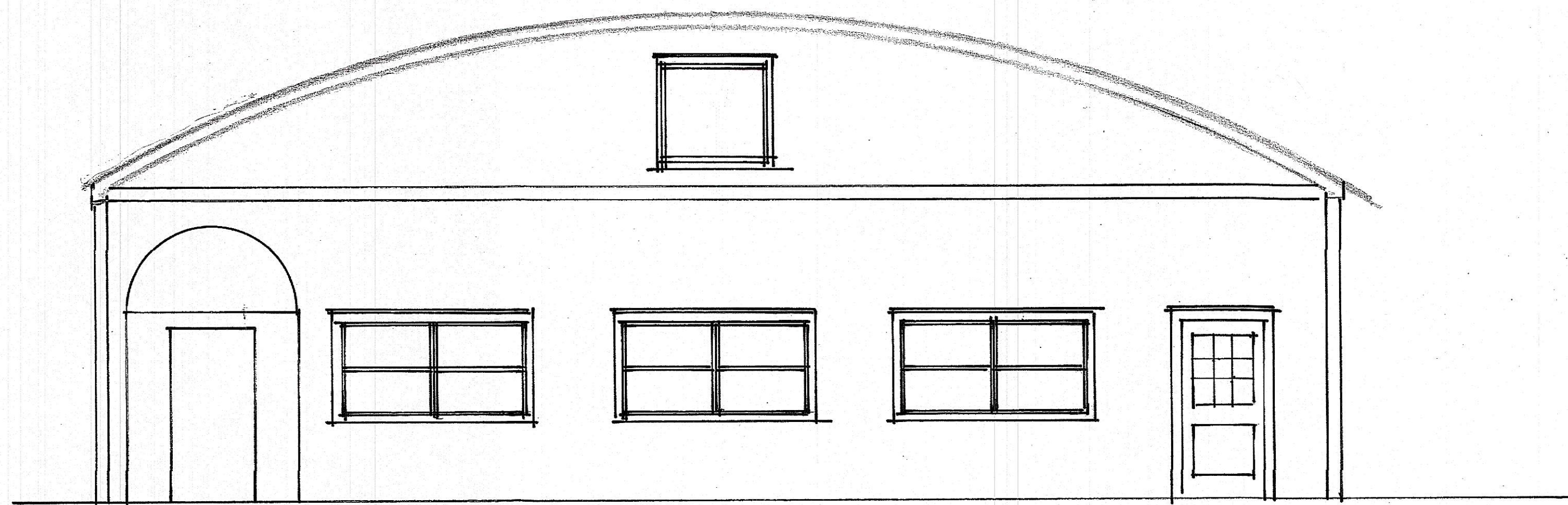
11/10/24

SHEET TITLE

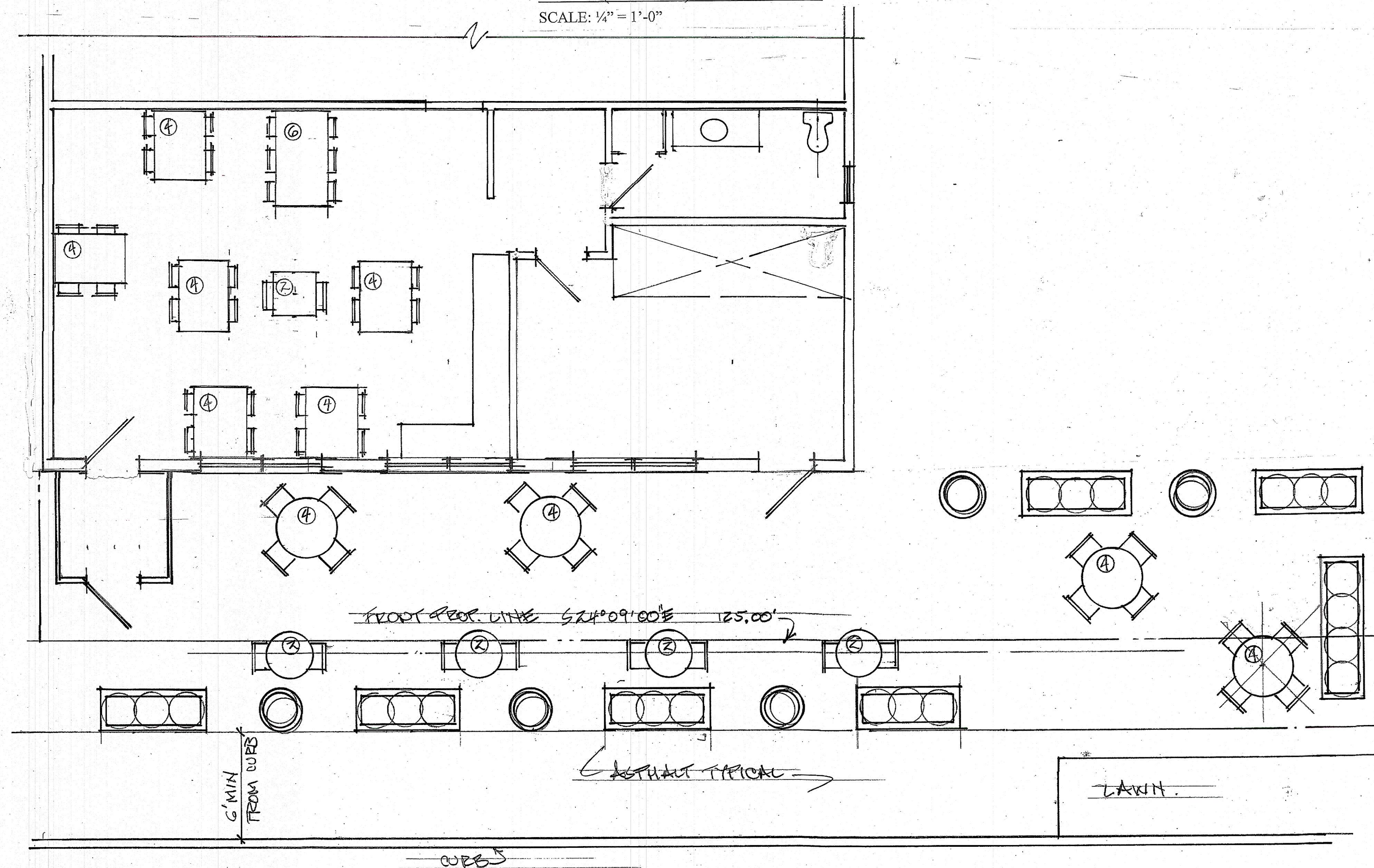
COMM No

SHEET No.

1 of 2



EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



AVENUE OF TWO RIVERS
(50' R.O.W.)

RESTAURANT PLAN
SCALE: 1/4" = 1'-0"

MATTHEW T. CRONIN, AIA
ARCHITECT
P.O. BOX 225 RED BANK, NEW JERSEY 07701
PHONE: 732-747-6363 matteronarch@gmail.com FAX: 732-747-6966

PROPOSED EXPANSION OF CONDITIONAL USE
102 AVENUE OF TWO RIVERS
LOTS: 20 & 21 BLOCK: 62
BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

MATTHEW T. CRONIN AIA
NJ LICENSE No. AI 12367

REVISION	DATE
Rev 1/8-19-26	

DATE 11/10/24

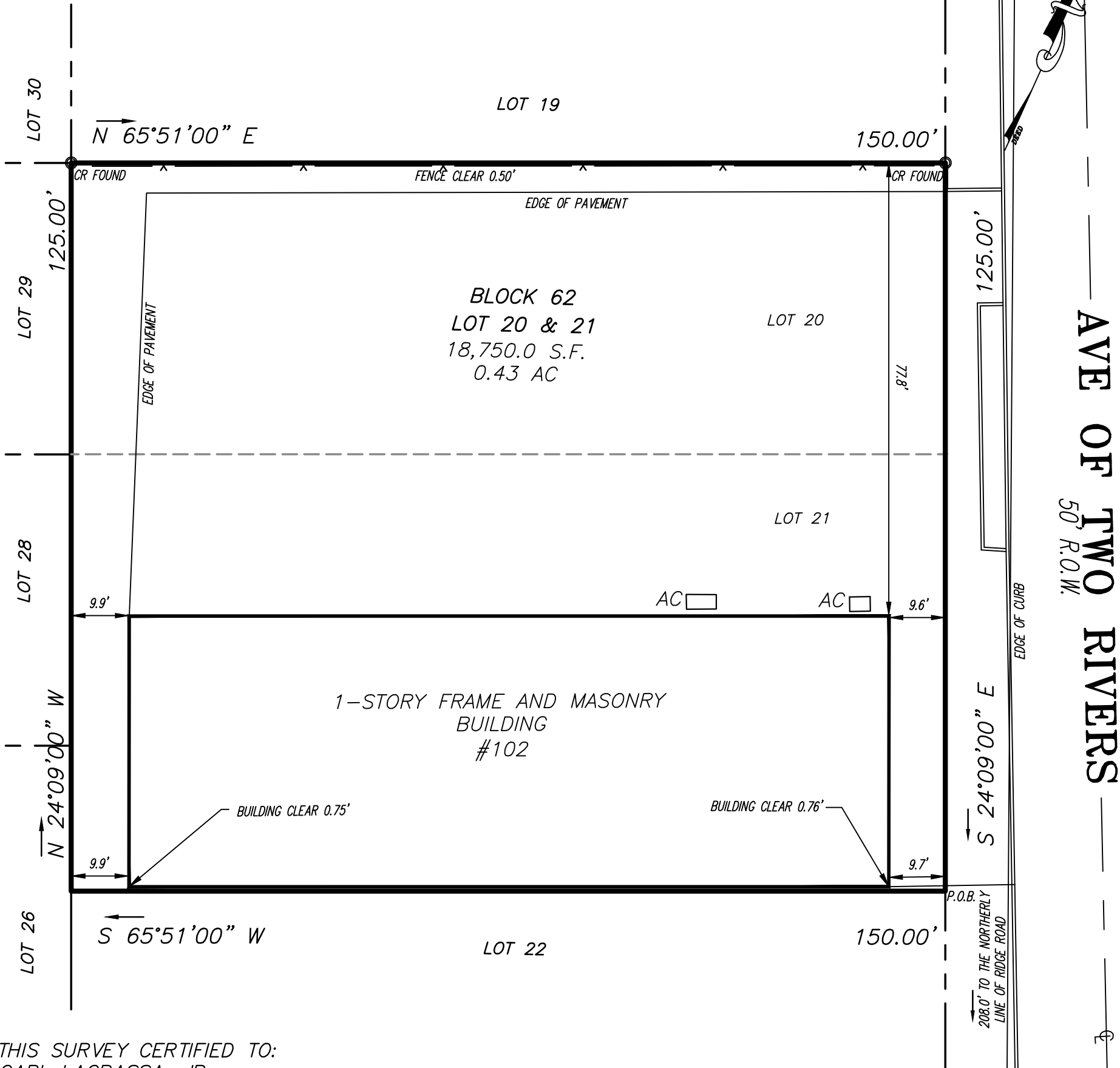
SHEET TITLE

COMM No SHEET No.
2 of 2

NOTE: A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13: 40-5,1(d).

THE INFORMATION SHOWN HEREIN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE

THIS SURVEY IS SUBJECT TO CHANGE ACCORDING TO THE FACTS THAT A CURRENT TITLE REPORT MAY DISCLOSE



THIS SURVEY CERTIFIED TO:
CARL LAGRASSA, JR.
RIKER, DANZIG, SCHERER, HYLAND & PERRETTI, LLP
HIGH MOUNTAIN TITLE AGENCY, LLC
TRANSNATION TITLE INSURANCE COMPANY
TWO RIVERS LLC

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OR ABSENCE OF WETLANDS ON THIS PROPERTY. NO STATEMENT IS BEING MADE OR IMPLIED HEREIN, NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF THE SAME IS PORTRAYED HEREIN.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN

IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL IT IS NOT AN ORIGINAL

RESPONSIBLE PROFESSIONAL'S SIGNATURE
THOMAS P. SANTRY, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. LIC. No. GS35400

DATE:

SURVEY OF
LOT 20&21 ~ BLOCK 62
102 Avenue of Two Rivers
Borough of Rumson
Monmouth County, New Jersey

THOMAS P. SANTRY, P.A.
ENGINEERS AND SURVEYORS
ONE HUNDRED TWENTY EIGHT EAST RIVER ROAD
RUMSON, NEW JERSEY 07760
PHONE (732) 741-4800 FAX (732) 741-0084

PROJ. No. 07-175
SCALE 1" = 20'
DATE 10/08/07
DRAWN BY BEJ
TAX MAP SHEET # 13
SHEET 1 OF 1
DRAWING No. R2132



RMZB-R2070

September 21, 2026

Marie DeSoucey, Board Secretary
Borough of Rumson Zoning Board
80 East River Road
Rumson, NJ 07760

Via Email

**Re: Panucci – Ristorante Giorgia
102 Avenue of Two Rivers; Block 62, Lot 20, NB Zone
Conditional Use Variance
Completeness Review, Engineering Review, and Fee Determination**

Dear Board Members:

As requested, we have reviewed the above-referenced application, plans, and supplemental information submitted for the above-referenced project.

The subject property, identified as Block 62, Lot 20, fronts on Avenue of Two Rivers within the Neighborhood Business Zone (NB) District. The site contains an existing building occupied by Ristorante Giorgia and Barnstormers Gymnastic Club.

The applicant is requesting approval of an outdoor café seating area for the existing restaurant. The outdoor café area is a currently existing feature which was granted temporary approval, and the current application seeks to continue the use of this area. Based on the submitted plans, the restaurant contains an 891-square foot indoor area containing 32 seats and a 1,185-square foot outdoor café area containing 24 seats.

We have reviewed the following documents have been reviewed in support of this application:

1. Architectural Plans, Proposed Expansion of Conditional Use, prepared by Matthew T. Cronin, AIA, dated November 10, 2024, revised August 19, 2026, consisting of two (2) sheets.
2. Survey of Lot 20 & 21 – Block 62, prepared by Thomas P. Santry, Jr., PLS, dated July 2, 2026, consisting of one (1) sheet.
3. Zoning Review Memorandum prepared by Marie DeSoucey, Borough of Rumson Land Use & Development Official, dated August 26, 2026.
4. Zoning Board of Adjustment Application form dated, August 20, 2026
5. Land Use & Development permit, dated July 8, 2026 – Denied July 23, 2026.
6. Borough of Rumson Zoning Board, Resolution of Interpretation, dated May 19, 1992.

A. Completeness Review

Based on our review of the application, the applicant has submitted all applicable checklist items with the exception of the following:

- **Item B5** – Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500 feet of property. *(I have no objection to the Board granting a completeness waiver for this item.)*
- **Item B9** – Proof that taxes are current. *(I recommend this item be provided prior to the public hearing.)*
- **Item D7** – Payment of all applicable fees. *(I recommend this item be prior to the public hearing.)*



Re: **Panucci – Ristorante Giorgia**
102 Avenue of Two Rivers; Block 62, Lot 20, NB Zone
Conditional Use Variance
Completeness Review, Engineering Review, and Fee Determination

The application is adequately complete for the purpose of performing a first engineering review and there is no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend Items B9 & D7 be provided prior to the public hearing.

B. Fee Determination

We have prepared a fee determination for the application in accordance with Ordinance §22-3.14. We have calculated the application fee to be \$1,850.00 and the escrow fee to be \$4,000.00. Please see Schedule “A” attached. Any remaining fee balance should be posted as separate checks.

C. Engineering Review

1. Planning and Zoning

1.1 Per Borough Ordinance §22-5.12d.3, a restaurant is a conditionally permitted use in the NB District, provided the use and building comply with the minimum standards of the zoning district and the requirements of Ordinance §22-6.10. As the application proposes to modify the restaurant use and the property does not satisfy several §22-6.10 standards, conditional-use variance relief appears to be required. The applicant shall provide testimony addressing the requested relief.

- a. Ordinance §22-6.10.a requires a minimum lot area of 20,000 square feet whereas the existing lot is 18,750 square feet.
- b. Ordinance §22-6.10.c requires restaurant buildings to be set back at least 50 feet from any street line and 25 feet from any lot line. The existing building is located 9.6 feet from the right-of-way line, 9.9 feet from the easterly property line, and 0.8 feet from the northerly property line.
- c. Ordinance §22-6.10.d requires driveways to be 25 feet from any side lot line. The existing east driveway has a setback of approximately 4 feet from the south property line.
- d. Ordinance §22-6.10.h requires a 25-foot planted landscape buffer abutting a residential zone; whereas no such buffer exists.
- e. Ordinance §22-6.10.i permits outdoor cafes which conform to the standards set forth in Ordinance §22-7.37, whereas the outdoor cafe does not comply as noted below.
 - i. Ordinance §22-7.37.a.1 requires outdoor cafes to be located on the subject property and shall not be located within any right-of-way and/or sidewalk, whereas a portion of the seating area is extends partially into the right-of-way. No sidewalk exists.
 - ii. Ordinance §22-7.37.a.2.(2) requires outdoor cafes to be located between the restaurant use and the front property/street line on an existing improved surface. A portion of the outdoor café is shown in front property/street line, within the public right-of-way.
 - iii. Ordinance §22-7.37.a.2.(3) prohibits outdoor cafés from creating additional seating. The submitted plans show 56 total seats, consisting of 32 indoor and 24 outdoor seats; however, the application states that indoor seating will be limited when outdoor seating is used. The applicant shall clarify whether occupancy will be capped at 32 customer



Re: Panucci – Ristorante Giorgia
102 Avenue of Two Rivers; Block 62, Lot 20, NB Zone
Conditional Use Variance
Completeness Review, Engineering Review, and Fee Determination

seats at any time and how that limit will be enforced, or confirm the number of additional seating requested and the relief required from this section.

- iv. Ordinance §22-7.37.b requires outdoor cafés to be set back at least 50% of the required setbacks noted in §22-6.10c. Therefore, the outdoor café requires a setback of 25 feet from the street line and 12.5 feet from any lot line. The plan shows the café extending beyond the front property line, with the nearest seating 6 feet from the curb line. The applicant shall provide the proposed setbacks from all applicable property and street lines and identify the required relief.
- v. The applicant shall provide testimony demonstrating compliance with Ordinance §§22-7.37.c.1 and 22-7.37.c.4 through 22-7.37.c.10 or identify any additional relief requested.

1.2 As the applicant is seeking approval to expand the existing use through the inclusion of the outdoor café area, relief from Ordinance §22-7.3 will be required for the expansion of non-conforming use.

2. Site Requirements & Layout

2.1 Per Ordinance §22-9.2b.1.(c), Exhibit 9-2), the off-street parking requirement is as follows:

Restaurant

The greater of

20 Spaces per 1,000 SF @ (891 SF indoor + 1,185 SF outdoor) = 42 Spaces

Or 1 Space per 3 seats @ (32 seats indoor + 24 seats outdoor) = 19 Spaces

Gymnastic Studio

1 Space per 100 SF @ 4,914 SF = 50 Spaces

Total Parking Required = 92 Spaces

Total Parking Provided = 22 Spaces

Based on the submitted plans, the combined uses require 92 off-street parking spaces, whereas 22 spaces are shown. The applicant shall identify any parking relief previously granted or presently requested and provide testimony demonstrating that the available parking supply is adequate for the combined restaurant and gymnastics-studio operations. The testimony should address the hours of operation and peak activity periods.

2.2 The outdoor seating area is partially located within the Borough's public right-of-way. Although a continuous, accessible sidewalk does not currently exist along this portion of Avenue of Two Rivers, any future sidewalk or similar public improvement may require the seating area to be reduced or modified. Approval of this application should not restrict the Borough's future use of the right-of-way, and the applicant should be required, at that time, to adjust the seating layout accordingly. We defer to the Board Attorney for further comment regarding any other requirements to permit the applicant to occupy the right-of-way.



Re: Panucci – Ristorante Giorgia
102 Avenue of Two Rivers; Block 62, Lot 20, NB Zone
Conditional Use Variance
Completeness Review, Engineering Review, and Fee Determination

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES
JULIE NASTASI, P.E., C.M.E.
CLIENT MANAGER

Giorgios Minaidis

GEORGE MINAIDIS, P.E.
CONSULTING ENGINEER

cc: Thomas S. Rogers, Borough Administrator (trogers@rumsonnj.gov)
David M. Marks, PE, CME, CFM, Borough Engineer (dmarks@rumsonnj.gov)
Michael B. Steib, Esq., Zoning Board Attorney (msteib@mbslaw.net)
Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)