

**ZONING BOARD
BOROUGH OF RUMSON
April 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 March 23, 2023 Minutes**
- **Resolutions**

Rumson Country Day School
35 Bellevue Ave Block 90 Lot 1.01

Unfinished Business

- **French Market 2 Inc.**
THIS APPLICATION HAS BEEN CARRIED TO MAY 25, 2023
114 E. River Road; Block 52, Lot 14 – GB Zone
Minor Site Plan, Use & Bulk Variances
The applicant is seeking ‘D’ variance relief from the Zoning Board for the use of a café/restaurant, along with Minor Site Plan approval, and multiple bulk variances for the pre-existing primary structure, along with accessory structures, which do not have prior approvals. The applicant is seeking approval for continuation of the use of retail sales of goods for consumption on and off premise. The applicant requests approval for continuing the use of outdoor tables and chairs.
- **David & Laura DiPietro**
(Carried from the March 23, 2023 Meeting)
124 Bingham Avenue; Block 18, Lot 68 – R-2 Zone
The applicant is requesting lot coverage and side and rear yard setback variance relief for the construction of a cabana and expansion of the existing patio.
- **XL Holdings, LLC / Val’s Tavern**
(Carried from the March 23, 2023 Meeting)
123 E. River Road; Block 59, Lot 9
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

- **Anne Lentz**
9 Oak Lane; Block 24.03, Lot 27 – R-5 Zone
The applicant would like to construct a sunroom and basement below. The proposed improvements require variance relief for an increase in floor area and FAR. The applicant previously obtained variance relief in November 2021, however, no permits were filed and the time to act had lapsed.
- **David Goldsmith**
10 Avenue of Two Rivers South; Block 127, Lot 5.01 – R-1 Zone
The applicant is seeking side yard setback variance relief for the installation of a sports court.

Executive Session

Adjournment