

RUMSON PLANNING BOARD
APRIL 12, 2021
MINUTES

The regularly scheduled virtual meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Chairman Lospinuso, Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mrs. White, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon
Absent: None

Also present, Michael B. Steib, Esq., Fred Andre', David Marks, Borough Engineer, Thomas Neff representing T&M Associates and Eric Paone Hurd, Moderator.

The notice requirements of the Open Public Meetings Act were stated as being met.

Chairman Lospinuso asked for any comments on the March 1, 2021 Meeting Minutes. Councilman Casazza made a Motion to approve the Minutes as submitted; Seconded by Mrs. Condon.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Condon, Chairman Lospinuso

Nays: None

Abstain: Mrs. White, Mrs. Ford, Councilman Kingsbery

Mr. Steib announced that the first order of business will be to perform consistency reviews for proposed Chapter XXII Development Regulations ordinance amendments.

Amendments to Section 22-5, Subsection 22-5.20, Rumson Road Housing Zone District. Kendra Lelie from Kyle and McManus Associates reviewed the amendments for the Board's consideration.

Chairman Lospinuso opened the proposed amendment for public questions and/or comments. There being none, the public questions and/or comment portion was closed.

After discussion, Mr. Clark made a Motion to deem the proposed amendments consistent with the Borough's Master Plan; Seconded by Mrs. White.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mrs. White, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Chairman Lospinuso

Nays: None

Abstain: Mrs. Condon

Amendments to Section 22-5, Subsection 22-5-21, Bingham Avenue Housing Zone District.

Mr. Clark made a Motion to deem the proposed amendments consistent with the Borough's Master Plan; Seconded by Mrs. White.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mrs. White, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Chairman Lospinuso

Nays: None

Abstain: Mrs. Condon

Mr. Steib presented a Resolution approving the Minor Subdivision of Steven Scopelitte for property located at 52-54 Buena Vista Avenue, Block 87, Lots 2 and 3.

After review and discussion, Mr. Barham made a motion to approve the Resolution as submitted; Seconded by Councilman Casazza.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Mrs. White, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Condon, Chairman Lospinuso

Nays: None

Abstain: Councilman Kingsbery, Mrs. Ford

Mr. Steib announced that the application of William and Karen Hyatt for property located at 2 Clover Lane be presented for the Board's consideration.

Mr. Neff stated that there is no objection to the Board granting completeness waivers and deeming the application complete. Councilman Casazza made a motion to grant the waivers and deem the application complete; Seconded by Mrs. Condon.

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mrs. White, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon, Chairman Lospinuso

Nays: None

Mr. Steib stated that the Board has jurisdiction to hear the application and the Board is in receipt of the following exhibits: A-1 Application; A-2 Minor Subdivision Plan dated 1/5/2021; A-3 Completeness Review and Engineering Report dated 3/19/2021.

Brooks Von Arx, Esquire representing the applicants addressed the Board. Mr. Von Arx stated that the application is to subdivide the existing 39,447 square-foot lot into two conforming lots. Mr. Von Arx introduced Christine Nazzaro Cofone, a New Jersey licensed planner. Ms. Cofone was sworn in and the Board accepted her credentials.

Ms. Cofone testified that the existing dwelling, detached garage and associated site features on the interior Lot 29.01 will remain and consists of 24,945 square feet and will have 199.7 feet of frontage on Clover Lane. Proposed Lot 29.02 will consist of 14,502 square feet and approximately 110 feet of frontage along the Avenue of Two Rivers and 137.03 feet of frontage along Clover Lane. The applicants are requesting that the circular driveway remain on Clover Lane. No new construction or tree removal are proposed at this time.

The benefits of the grant of the variances being sought outweigh any detriments and there is no substantial detriment to the zone plan or

Master Plan of the Borough. There will be no substantial detriment to the public good.

Mr. Von Arx stated that the applicants stipulate that the development of new Lot 29.02 will adhere to applicable zoning requirements without variances including front, rear and side yard specifications for all structures.

Chairman Lospinuso opened the application for public questions and/or comments. Stephanie Hoitt residing at 124 Avenue of Two Rivers was affirmed. Mrs. Hoitt stated she objected to the subdivision and expressed concerns with the future development of Lot 29.02. Mr. Von Arx stated that the applicants are agreeable to install buffering on the northerly property line of Lot 29.02. David Farhi residing at 3 Clover Lane was sworn in. Mr. Farhi questioned the accuracy of the survey that was provided.

There being no further public questions and/or comments, the public portion was closed.

Mr. Neff asked for verification of County requirements regarding easement and sight triangle restrictions for the corner of the Avenue of Two Rivers and Clover Lane.

Mr. Von Arx requested the application be carried to the next available meeting to allow for consideration of the comments made this evening.

Mr. Steib announced the application will be carried to the May 3, 2021 Planning Board meeting commencing at 7:30 p.m. without further notice being required.

Mr. Steib advised the Board that no Executive Session was necessary.

There being no further business before the Board, the meeting was adjourned at approximately 8:45 p.m.

The next scheduled meeting will be held virtually on May 3, 2021 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson