

RUMSON PLANNING BOARD
AUGUST 9, 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. Baret, Mr. Shanley, Mr. Ciambrone, Mrs. Ford, Mrs. Condon
Absent: Mrs. White, Mr. Barham

Also present, Michael B. Steib, Esq., Fred Andre', Robert Keady representing T&M Associates, Kendra Lelie, the Planning Consultant 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 July 12, 2021 Meeting Minutes. Councilman Casazza made a Motion to approve the Minutes as submitted; Seconded by Mr. Clark

Roll call vote:

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

Nays: None

Chairman Lospinuso regretfully announced Ann B. White's resignation from the Planning Board and thanked her for her 17 years of service, compassion and dedication to the Board and the Borough of Rumson and wished her good luck in all her future endeavors.

Mr. Steib submitted a Resolution for Preliminary and Final Site Plan approval for Yellow Brook Property Company for property located at 132 Bingham Avenue, Block 94, Lot 5 for the Board's consideration. After review and discussion, Councilman Casazza made a Motion to approve the Resolution as submitted; Seconded by Mr. Shanley.

Roll call vote:

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

Nays: None

Mr. Steib announced that the application of Yellow Brook Property Company for property located at 91 Rumson Road be presented for the Board's consideration.

Mr. Keady reviewed the T&M Associates Completeness Review dated 3/16/2021 and recommended the Board deem the application complete. Mr. Clark made a Motion to accept the application and deem it complete; Seconded by Mrs. Baret.

Roll call vote:

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

Nays: None

Mr. Steib announced that Service was in order and the Board has jurisdiction to hear the application.

Mr. Steib noted that the Board has received the following exhibits: A-1 Existing Conditions Survey revised through 9/29/2020; A-2 Stormwater Management Operations and Maintenance Manual dated 1/20/2021; A-3 Stormwater Management Report dated 1/28/2021; A-4 Environmental Impact Statement dated 1/29/2021; A-5 Preliminary and Final Major Site Plan dated 1/29/2021; A-6 Miskovich Consulting Engineers Traffic and Parking Report dated 2/3/2021; A-7 Freehold Soil Conservation District Application dated 2/3/2021; A-8 Monmouth County Planning Board Application dated 2/3/2021; A-9 Rumson Planning Board Application; A-10 Applicant's Transmittal Letter dated 2/4/2021; A-11 Monmouth County Planning Board Review Letter dated 3/8/2021; A-12 Freehold Soil Conservation District Certification Letter dated 3/8/2021; A-13 Schematic Duplex Planting Plan dated 3/27/2019; A-14 Schematic Landscape Buffer Plan revised through 3/18/2021; A-15 Concept Plan revised through 3/18/2021; A-16 Shared Garage Architectural Drawings revised through 3/19/2021; A-17 Carriage House Architectural Drawings revised through 3/19/2021; A-18 Duplex Townhome Unit Architectural Drawings revised through 3/19/2021; A-19 Triplex Townhome Unit Architectural Drawings revised 3/19/2021; A-20 Completeness Review and Fee Determination Letter dated 3/19/2021; A-21 91 Rumson Road Exhibit and Site Plan dated 3/23/2021; A-22 T&M Associates Engineering Review dated 7/21/2021; A-23 Architectural Overview.

Craig M. Gianetti, Esquire from the Day and Pitney law firm on behalf of the applicant addressed the Board. Mr. Gianetti stated that the applicant intends to demolish and remove the existing, vacant two and one half-story dwelling, covered porch, gravel driveway, various fences and landscape walls and construct a multifamily residential housing development consisting of 14 dwelling units located in two duplex buildings, two carriage buildings and two triplex buildings. The applicant also proposes site improvements including but not limited to a private, detached three-car garage, paver driveways, paver sidewalk, curb, lighting, landscaping, sanitary sewer, and a storm water management system.

Ronald Gasiorowski, Esquire representing Jon Blatt, an objector, placed his appearance on the record.

Mr. Gianetti introduced Brian DeCina, a New Jersey licensed engineer. Mr. DeCina was sworn in and the Board accepted his credentials. Mr. DeCina submitted an aerial photograph, which was marked A-24. Mr. DeCina described the existing conditions on the site. The property consists of 5.8 acre with fresh-water wetlands and has frontages on Osprey Lane, Rumson Road and Tuxedo Lane.

Mr. DeCina submitted and describe the landscaping plan, which was marked A-25.

Mr. DeCina described the project as consisting of six residential buildings for a total of 14 residential units. Two of the six buildings

will be triplex units with a private driveway and garage. Two buildings in the center of the property are proposed as carriage homes with two residences in each facing Osprey Lane with private driveways and two-car garages. The remaining two residential buildings will face Tuxedo Lane and have two residences in each with a private driveway and a garage at the rear. The front and side setbacks will comply with the ordinance. The spacing between the buildings will exceed the minimum requirement. The building coverage and lot coverage will comply.

Mr. DeCina described exhibit A-26 the Site Entrance Elevation of the proposal. The proposal exceeds the parking requirement and provide adequate circulation for emergency vehicles. Mr. DeCina explained the stormwater management system proposed for the project and supplied a PowerPoint presentation of the system, which was marked A-27. The Osprey Lane Elevation, Tuxedo Lane Elevation were described and marked A-28, A-29 respectively. The Homeowners' Association will be responsible for maintenance of the stormwater management system and all the common areas within the property. Recycling and Refuse will be contained in the garage areas. There are no variances being sought under this application. A tree save plan will be provided for review and approval. Mr. DeCina gave project lighting details. The Model Home and Construction/Sales Trailer Layout Plan was submitted and marked as A-30.

Ms. Lelie asked for addition testimony regarding the wetlands buffer area. Mr. DeCina complied. Board Members requested the completed Oswald Report be submitted for review and approval. Mr. DeCina stated that will be submitted to the Board and the Board professionals for review. Board Members also requested further details on the stormwater management system, lighting and lighting fixtures proposed.

Mr. Keady asked that concrete curbing be used at the ADA ramps; whether this project will be completed in phases; and if the construction trailer will be shielded from public view. Mr. DeCina stated that the applicant will comply with the concrete curbing, adequate buffering will be supplied to shield the construction trailer from public exposure. The project is not proposed to be phased.

Mr. Gianetti introduced Frank Miskovich, a New Jersey licensed engineer. Mr. Miskovich was sworn in and the Board accepted his credentials as a traffic engineer. Mr. Miskovich described the scope of traffic analysis of the potential traffic impacts from the proposed development. By RSIS standards the parking requirement is well exceeded. The roadway width is adequate for this size development. The trip generation from the proposed development for the weekday morning and evening peak hours, and Saturday is projected to be a total of 11 to 14 inbound/outbound vehicle trips during those peak hours. This project is a minimally intensive traffic generating facility.

Mr. Miskovich gave an analysis of the levels of service at the intersections of Osprey Lane and Rumson Road, Bingham Avenue and Rumson Road, and at The Avenue of Two Rivers. The additional traffic being added onto Osprey Lane is not creating an adverse operating condition. The site driveway will operate at a Level of Service A for all movements and all time periods.

The intersection of Osprey Lane and Rumson Road have hedges at the corners that do restrict sight distances and sight lines. Monmouth County Planning Board is requesting a sight distance analysis at that intersection for both directions, which the applicant will comply with and supply to the MCPB, the Board and the Board professionals. The Osprey Lane ingress/egress was chosen because of its lower traffic volumes compared to Rumson Road.

Board Members asked for clarification of the times of day the traffic counts were taken and what the current trip generation is on Osprey Lane; expressed concern with the traffic problem in that area and requested a more detailed and extensive analysis be performed; questioned the accuracy of the anticipated traffic data for the demographics of this area and requested the applicant review the headlight glare onto surrounding neighbors.

Mr. Miskovich stated that the counts were performed on an August Sunday afternoon when the volumes were higher. The Osprey Lane trip generation would include traffic coming from Shrewsbury Drive and it was difficult to decipher which street generated the traffic.

Chairman Lospinuso announced that the application will be carried to the September 13, 2021 at 7:30 pm 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 10:04 p.m.

The next scheduled meeting will be held virtually on September 13, 2021 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson