

3RUMSON PLANNING BOARD
JULY 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. Ciambrone, Mrs. Ford, Mrs. Condon
Absent: Mr. Barham

Also present, Michael B. Steib, Esq., Fred Andre', Robert Keady representing T&M Associates, Kendra Lelie, the Borough 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 June 7, 2021 Meeting Minutes. Councilman Casazza made a Motion to approve the Minutes as submitted; 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

Abstain: Mrs. White

Mr. Steib advised that the Board needs to conduct a consistency review of proposed Ordinance Amendment Chapter XXIII Development Regulations, Ordinance 21-009D prohibiting the operation of any class of cannabis businesses with its geographical boundaries.

Kendra Lelie further explained the proposed ordinance amendments and stated that amendments are consistent with the Borough's Master Plan.

After review and discussion Chairman Lospinuso asked the pleasure of the Board. Mr. Clark made a Motion to approve the ordinance revisions as submitted; Seconded by Mrs. White.

Roll call vote:

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

Nays: None

Mr. Steib announced that the continued application of Yellow Brook Property Company for property located at 132 Bingham Avenue be presented for the Board's consideration.

Mr. Steib noted that the Board has received the following exhibits: A-24 T&M Associates Review dated 7/1/2021; A-25 Preliminary and Final Site Plan prepared by French and Parrello Associates revised through 6/22/2021; A-26 Stormwater Management Power Point; A-27 Proposed Entrance Fence elevation drawing prepared by French and Parrello Associates dated

7/12/2021; A-28 Overall colorized landscape plan prepared by French and Parrello revised through 6/22/2021.

Craig M. Gianetti, Esquire from the Day and Pitney law firm on behalf of the applicant addressed the Board. Mr. Gianetti recalled Brian DeCina, project engineer. Mr. DeCina was sworn at the last hearing and remains under Oath. Mr. DeCina described the improvements made the landscape plan which includes providing crosswalks within the internal roadways, additional sidewalks, five-foot deep concrete driveway aprons, increased parallel parking stalls to 23 feet in length, removal of the sidewalk along Bingham Avenue. The landscaping plan has been enhanced throughout the site. And the entrance treatment has been revised to a 24-foot-long, white, four-and-a-half-foot tall, wall pole fence on either side, which transitions down to three-and-a-half feet and a Cherry Laurel hedge is proposed for the front view. Concrete vertical curbing will be installed throughout the entire site. Mr. DeCina reviewed the Power Point presentation on the stormwater management system being proposed.

Mr. Gianetti recalled Paul Grabowski, project architect. Mr. Grabowski was sworn at the last hearing and remains under Oath. Mr. Grabowski submitted three sample boards with the proposed materials and color palette for roofing, siding, trim, et cetera, which was marked A-29.

Mr. Gianetti recalled Frank Miskovich, project traffic engineer. Mr. Miskovich was sworn at the last hearing and remains under Oath. Mr. Miskovich supplied additional testimony regarding the traffic generation associated with the proposed duplex or multi-family development, which is 30 to 60 percent less than a single-family development. Mr. Miskovich explained the traffic volumes and level of service under the proposal and stated that under the NJ DOT and the County requirements this proposed development does not significantly increase traffic and will not affect the levels of service at the surrounding intersections.

Board Members inquired about the timing and efficiency of the project's stormwater management system; details on the landscaping revisions; verification of the traffic volumes during the peak hours; particulars of the homeowners' association responsibilities; details of any proposed signage for the development.

A brief recess is taken.

Kendra Lelie inquired about the sizing of the underground detention basins; location, quantity and species of replacement trees. Ms. Lelie requested Exhibit 29 be supplied for review and approval. Robert Keady asked for clarification on the Borough's and homeowners' association responsibilities regarding the sanitary sewer system, on-street parking restrictions, street signs versus plaques, delivery service vehicular traffic, entrance materials and species of street trees proposed.

Chairman Lospinuso opened the testimony for public questions and/or comments. Robert Morris residing at 3 Van Circle was sworn in. Mr. Morris stated that he disagreed with the expert's testimony on the traffic impact on Bingham Avenue and Ridge Road and his reasons for that

difference of opinion. Mr. Morris stated that the buffer landscaping is inadequate to shield the development from surrounding properties and should be further reviewed.

Brian Casey residing at 136 Bingham Avenue was sworn in. Mr. Casey displayed several photographs of flooding conditions at his and a neighbor's property, which were marked BC-1, BC-2 and BC-3. Mr. Casey described the water runoff onto his property and questioned the proposed grading, elevations and drainage being proposed; utility pole relocation; adjoining driveway regulations.

Carolyn Creekmore residing at 79 Ridge Road was sworn in. Ms. Creekmore expressed concern about historic trees located on her property and the applicant's intentions on their preservation, and verification of the 25-foot buffer.

Mr. Gianetti introduced Roy Kenneth Deboer, a New Jersey licensed landscape architect and planner. Mr. Deboer was sworn in and the Board accepted his credentials. Mr. Deboer testified that he reviewed the trees located at the rear of 79 Ridge Road and the root systems and drip lines of those trees are not in the construction areas and will not be impacted.

Jon Blatt residing at 89 Rumson Road was sworn in. Mr. Blatt questioned the right-of-way distance by Buildings 1 and 2 and emergency service vehicles' accessibility. Mr. DeCina stated that the total distance for the right-of-way is approximately 35 feet with the parallel parking stalls and meets the standard width per RSIS and a circulation template has been supplied for review.

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

Mr. Gianetti gave a summation of the application before the Board.

After discussion and review, Chairman Lospinuso asked the pleasure of the Board, Councilman Casazza made a motion to approve the application with revised items as discussed; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Abstain: Mrs. White

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 11:00 p.m.

The August 2, 2021 meeting has been cancelled and the next scheduled meeting will be held virtually on August 9, 2021 at 7:30 p.m.

Respectfully submitted, Michele MacPherson