

RUMSON PLANNING BOARD
JUNE 7, 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, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon, *Mrs. Baret
*joined meeting after roll call was taken
Absent: Mrs. White

Also present, Michael B. Steib, Esq., Fred Andre', Robert Keady and 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 May 3, 2021 Meeting Minutes. Councilman Casazza made a Motion to approve the Minutes with minor corrections; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Mr. Steib submitted a Resolution approving the minor subdivision application of William and Karen Hyatt for property located at 2 Clover Lane, Block 97, Lot 29 for the Board's consideration.

*Mrs. Baret joined the virtual meeting.

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

Roll call vote:

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

Nays: None

Abstain: Mr. Shanley

Mr. Steib submitted a Resolution approving the minor subdivision application of Michael Guarino for property located at 38 Ridge Road, Block 62, Lot 27.

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

Roll call vote:

Ayes: Mr. Clark, Councilman Casazza, Councilman Kingsbery, Mr. Shanley, Mr. Barham, Mr. Ciambrone, Mrs. Ford, Mrs. Condon

Abstain: Chairman Lospinuso, Mrs. Baret

Mr. Steib announced that the application of Yellow Brook Property Co, LLC for property located at 132 Bingham Avenue be presented for the Board's consideration. Mr. Steib advised the Board in, accordance with the

Settlement Agreement between the Borough and the applicant dated 1/16/2020, that as part of the Borough's affordable housing compliance requirements the Borough adopted Ordinance 20-015 to rezone the property to the Bingham Avenue Housing District (BA), which permits the development of up to eighteen residential dwelling units on this parcel.

Tom Neff advised that there is no objection to the Board granting completeness waivers for any remaining items listed in the engineering report. Mr. Clark made a motion to grant the waivers being requested; Seconded by Councilman Casazza.

Roll call vote:

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

Nays: None

Mr. Steib advised that the service is in order and the Board does have jurisdiction to hear the application. The Board is in receipt of the following exhibits: A-1 Completeness Review of T&M Associates dated 3/19/2021; A-2 Monmouth County Planning Board Review dated 3/8/2021; A-3 Freehold Soil Conservation District Approval dated 3/3/2021; A-4 Application dated 2/3/2021; A-5 Monmouth County Planning Board Application dated 2/3/2021; A-6 Freehold Soil Conservation District Application dated 2/3/2021; A-7 Traffic and Parking Assessment prepared by Miskovich Consulting Engineers dated 2/3/2021; A-8 Elevation and Floor Plan drawings; A-9 Preliminary and Final Site Plan prepared by French and Parrello Associates dated 1/29/2021; A-10 Environmental Impact Statement prepared by French and Parrello Associates dated 1/29/2021; A-11 Stormwater Management Report prepared by French and Parrello Associates dated 1/29/2021; A-12 Operations and Maintenance Manual prepared by French and Parrello Associates dated January 2021; A-13 Topographic Survey prepared by French and Parrello Associates dated 7/11/2019; A-14 T&M Associates Engineering Review dated 5/27/2021; A-15 Model Home and Construction Sales Trailer Layout Plan prepared by French and Parrello Associates dated 5/17/2021.

Kendra Lelie, the Borough's Affordable Housing Planner and Consultant, was sworn in. Ms. Lelie gave an overview of the affordable housing obligations for the Borough of Rumson, explained the affordable housing elements and the ordinance requirements.

Craig M. Gianetti, Esquire from the Day and Pitney law firm on behalf of the applicant addressed the Board. Mr. Gianetti introduced Brian Decina, a New Jersey licensed engineer. Mr. Decina was sworn in and the Board accepted his credentials. Mr. Decina supplied the following exhibits: A-16 aerial photograph from the Nearmap.com website dated 10/2019; A-17 Colorized Overall Landscape Plan dated 1/29/21; A-18 Landscape Buffer Sections dated 1/9/2020; A-19 Landscape Buffer Sections between stakes 6 & 7 dated 6/7/2021; A-20 Landscape Buffer Sections between stakes 7 & 8 dated 6/7/2021; A-21 Landscape Buffer Sections between stakes 21 & 22 dated 6/7/2021; A-22 Enlarged Landscaping Plan (Sheet 19of24) revised through 5/27/2021; A-23 Enlarged Landscaping Plan (Sheet 20of24) revised through 5/27/2021.

Mr. Decina described the existing subject property. Mr. Decina testified that the application is to construct a multifamily residential housing development, consisting of 18 dwelling units contained in nine duplex buildings. Mr. Decina described the proposed site improvements as a private cul-de-sac roadway, paver driveways and sidewalks, curb lighting, landscaping and buffering, sanitary sewer and the storm water drainage system on Bingham Avenue. The application proposed 75 parking spaces on site, including three handicap accessible parking spaces and exceeds the RSIS requirements. Mr. Decina explained the proposed stormwater management system, the proposed landscaping and buffering enhancements to the site.

The applicant is willing to comply with the comments listed in the Board's engineering review letter. A homeowners' association will be established to be responsible for and own the common elements including the private roadway, the stormwater management, sidewalks, et cetera.

A brief recess is taken.

Mr. Gianetti introduced Paul Grabowski, a New Jersey licensed architect. Mr. Grabowski was sworn in and the Board accepted his credentials. Mr. Grabowski described the architectural features and materials, the two duplex model types, bedroom makeups, interior floor plans and habitable living space.

Mr. Gianetti introduced Frank Miskovich, a New Jersey licensed traffic engineer. Mr. Miskovich was sworn in and the Board accepted his credentials. Mr. Miskovich summarized the scope of the traffic and parking assessment report marked exhibit A-7. Mr. Miskovich described the existing roadways and intersections surrounding the site and their respective posted speed limits. Mr. Miskovich testified that the number of trips generated in or out of the site during peak hours will not be significant from a traffic-engineering prospective. The parking supply being proposed is more than enough to satisfy any parking demand for this type of development and far exceeds the RSIS requirements.

Mr. Gianetti introduced Art Bernard, a New Jersey licensed planner. Mr. Bernard was sworn in and the Board accepted his credentials. Mr. Bernard testified that there is no affordable housing element proposed on this site. The developer will, according to the Settlement Agreement, be contributing to build 15 units of rental housing off site. This application complies with the Settlement Agreement and Borough Ordinance.

A variance is being requested for the 15' 9" southern driveway of building 7 and the 17' 6" driveway of building 8, both due to the curvature of the cul-de-sac. The proposal advances various purposes of the MLUL; i.e. encourages the appropriate use of land, promotes appropriate population densities and provides space for a variety of different residential units. The benefit of granting the setback relief allows the development in a manner that's consistent with the concept plan that is attached to the Settlement Agreement. There is no substantial negative impact to the public good, zone plan and zoning ordinance, and the benefits outweigh the detriments.

Chairman Lospinuso opened the testimonies for questions and/or comments from the Board's professionals. Mr. Keady asked for the details of the paver entrance, tree species and homeowners' association responsibilities be submitted for the Board and the Board's professionals review.

Ms. Lelie asked to have updated plans as presented submitted for review prior to the next meeting and asked for specifics on the proposed landscaping plans submitted as exhibits A-18 through A-23. Mr. Decina stated that the applicant is willing to cooperate with any recommendations the Board's professionals may have.

Board Members asked for more detailed plans on the entrance elevation on Bingham Avenue, the clarification and further testimony for the stormwater management plans, the specifics for the exterior façade materials and colors, further testimony on the existing traffic patterns in the area of the subject proposal.

Mr. Steib announced that the application will be carried to the July 12, 2021 meeting at 7:30 pm, without further notice being required. The access information will be listed on the Borough's website in advance of the meeting and available through the Borough Municipal offices.

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 10:15 p.m.

The next scheduled meeting will be held virtually on July 12, 2021 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson