

RUMSON PLANNING BOARD
SEPTEMBER 13, 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 Kingsbery, Mrs. Baret, Mr. Shanley, Mr. Ciambrone, Mr. Barham, Mrs. Ford
Absent: Councilman Casazza, Mrs. Condon

Also present, Michael B. Steib, Esq., Fred Andre', Thomas Neff 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 August 9, 2021 Meeting Minutes. Mrs. Baret made a Motion to approve the Minutes as submitted; Seconded by Mr. Shanley.

Roll call vote:

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

Nays: None

Abstain: Mr. Barham

Mr. Steib announced that the application of Yellow Brook Property Company for property located at 91 Rumson Road will not be heard this evening. The application will be carried to the October 4, 2021 meeting at 7:30 pm, without further notice being required.

Mr. Steib announced that the application of 2300 Neptune Realty, LLC/Brennan's Delicatessen for property located at 38 West River Road be presented for the Board's consideration.

Mr. Steib advised the Board to consider the submission waivers being requested and review the T&M Associates Completeness and Engineering Review dated September 1, 2021. Mr. Neff stated that all requested items in the review either have been or will be provided during the presentation and there is no objection to the waivers being granted.

Mr. Barham made a motion to deem the application complete; Seconded by Mr. Ciambrone.

Roll call vote:

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

Nays: None

Mr. Steib stated that the notice and service has been reviewed and in order. The Board does have jurisdiction to hear the application.

Mr. Steib advised that the Board is in receipt of the following exhibits: A-1 Development Application; A-2 Preliminary and Final Major Site Plan prepared by Cranmer Engineering dated 7/23/2021; A-3 Architectural

Elevation and Floor Plans prepared by Architrave Group, PC dated 7/13/2021; A-4 Stormwater Management Report prepared by Cranmer Engineering dated 7/23/2021; A-5 Completeness and Engineer Review prepared by T&M Associates dated 9/1/2021; A-6 Phase I & II Environmental Audit and Site Assessment prepared by AquaTerra Environmental dated 7/12/2018.

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron representing the applicant addressed the Board. Mr. Brodsky introduced David Cranmer, a New Jersey licensed engineer/planner. Mr. Cranmer was sworn in and the Board accepted his credentials.

Mr. Cranmer testified that the application is to construct a new 5,330 square feet, two-story commercial building with site improvements on a vacant tract of property. Mr. Cranmer supplied an aerial exhibit dated 9/13/2021, which was marked exhibit A-7.

Mr. Cranmer described the existing conditions of the property and the surrounding land uses. The site currently functions as an ingress/egress access for RFH rowing personnel. The RFH rowing shed which overlaps the property is to be relocated. The proposed commercial development with a delicatessen, pickup window and second floor office space is a permitted use in the zone. The site improvements include a paved parking lot providing 27 off-street shared parking stalls, approved depressed curbing, a refuse and recycling enclosure, landscaping and adequate drainage and lighting systems. Delivery service will operate in the parking area and the trash/recycling will be done through private cartage.

Mr. Cranmer submitted a lot coverage exhibit, which was marked A-8 and described the 30-foot-wide access easement to the Victory Park expansion. The three variances being sought are for the lot coverage of 86.3 percent and 65.7 percent is permitted, mainly caused by the access drive to the park land; the refuse and recycling enclosure setback where five feet is permitted; four façade signs and a maximum of one façade sign is permitted.

These variances can be granted without substantial detriment to the public good, zone plan or zoning ordinance. The benefits of the granting the variances outweigh any detriments.

Mr. Brodsky introduced Jose' Santos, a New Jersey licensed architect. Mr. Santos was sworn in and the Board accepted his credentials. Mr. Santos described the interior floor plans and the exterior architectural details. The basement space contains a cooler/freezer, a small restroom facility and is for delivery service and storage. Mr. Santos submitted *south elevation rendering marked as A-9; *south elevation rendering marked as A-10; south-east elevation rendering marked A-11.

Mr. Brodsky introduced Karen Lee McCann, 2300 Neptune Realty, LLC principle. Ms. McCann was sworn in. Ms. McCann testified that there will no change to the operations of Brennan's Delicatessen. The only added feature is the take-out window service.

Mr. Brodsky introduced John Rea, a New Jersey licensed traffic engineer. Mr. Rea was sworn in and the Board accepted his credentials. Mr. Rea testified that the proposal meets the parking requirements, the parking plans have been properly designed and will operate safely and efficiently.

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

After discussion, Chairman Lospinuso asked for the pleasure of the Board. Mr. Barham made a motion to approve the application as presented; Seconded by Mr. Clark.

Roll call vote:

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

Nays: None

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 9:25 p.m.

The next scheduled meeting will be held virtually on October 4, 2021 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson