

RUMSON PLANNING BOARD

APRIL 1, 2013

MINUTES

Chairman Lospinuso called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance. The requirements of the Open Public Meetings Act were stated as met. The roll was called, with the following members present: Lospinuso, Casazza, Ekdahl, Rubin, Seaman, Shanley, Clark, Koenig. Also present: Michael Steib (Board Attorney), Fred Andre (Zoning Officer), Bonnie Heard, (T&M Assoc.), State Shorthand Services.

Approval of Minutes

Mr. Casazza moved to approve the minutes from the March meeting, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Ekdahl, Casazza, Seaman, Shanley

Nays – None

Abstain – Clark, Koenig

Motion carried.

Eric & Jeanne Langille, 86 Rumson Road

Mr. Steib presented a resolution withdrawing the application for the minor subdivision. Mrs. Seaman moved to adopt the resolution, and Mr. Casazza seconded.

Roll Call Vote: Ayes – Lospinuso, Casazza, Ekdahl, Rubin, Seaman, Shanley, Clark, Koenig.

Nays – None

Motion carried.

John & Lori Quigley, 133 Avenue of Two Rivers

Mr. Steib reported that the expert witness for this application had a death in the family, and the applicant has requested a continuation to the May meeting. The Board agreed to the extension. The application will be carried to the 5/13/13 meeting, with no further notice required.

Raymond Guzman, 12 Narumsunk St

Ms. Heard reported a number of completeness items, for which they recommend waivers be granted, except for:

- Proof of tax payment
- Location of items within 200'
- Information as to any deed restrictions
- Payment of fees, which have now been paid.

Mayor Ekdahl moved to grant the completeness waivers, and Councilman Rubin seconded.

Roll Call Vote: Ayes – Lospinuso, Casazza, Ekdahl, Rubin, Seaman, Shanley, Clark, Koenig.

Nays – None

Motion carried.

Mr. Steib reported that the following exhibits have been received:

- A-1 Application for minor subdivision
- A-2 Minor subdivision
- A-3 Report from T&M Assoc., dated 3/19/13

David Haber, attorney, appeared on behalf of the applicant. Raymond Guzman, applicant, contract purchaser, and builder was sworn in, along with his engineer, Charles Surmont. The Board accepted Mr.

Surmont's qualifications. He described the property on the northwest corner of Narumsunk and Lafayette Streets, noting that 173' of frontage exists along Narumsunk St., and 100' of frontage along Lafayette St. There is an existing dwelling on the property. They propose two lots and will maintain the existing home. The interior lot has 7,800 sq. ft., and the corner lot has 9,500 sq. ft. The corner lot setbacks are proposed to conform to the requirements in the R-5 Zone. The interior lot has some existing nonconformities that will be maintained (front yard and rear yard setbacks). Both yards are shallow in depth and require a variance for lot shape circle requirement. They propose a driveway on the interior of the lot with a detached garage for the corner lot, having access from Lafayette St.

Photos of the property were shown to the Board, as well as an aerial view of the area. Mr. Surmont noted that many of the lots in the area are 50' wide.

Mr. Clark asked about the proposed tree removal, and Mr. surmont pointed out the tree, which is in the area of the proposed new house. There are also a few smaller trees on the north side of the corner lot that will be removed to provide the driveway.

Dr. Lospinuso asked why they propose the driveway on Lafayette St. and the walkway on Narumsunk. Mr. Surmont said they are proposing the driveway on the less busy street. Dr. Lospinuso suggested having the walkway also come off Lafayette St.

Ms. Heard asked about the site distance for the driveway, and Mr. Surmont said he had checked on this.

Mr. Surmont commented on the grade, noting that the corner lot is basically flat, and the other lot has a slope. Dr. Lospinuso said that drainage is always a concern for the Board. Mr. Surmont said they will be regrading the lot when they redevelop it in the future, but they have no plans at present.

Ms. Heard asked if there were any easements or deed restrictions, and Mr. Surmont said there were none.

There were no questions or comments from the public.

Mr. Guzman addressed some of the board's questions regarding the development of the interior lot. He explained that he has a buyer for the corner lot, and they do plan on developing the interior lot. Once this is completed, he plans on developing the other lot – maybe in a year's time.

Councilman Rubin thinks it would be difficult to develop the corner lot without including the interior lot.

Chairman Lospinuso again questioned the plan for the access to the property, asking if they would consider having the entrance from Lafayette, instead of Narumsunk, which he thinks would be better for the area. Mr. Guzman explained their design for the front of the house on Narumsunk, but it was noted that there is more frontage on Lafayette than Narumsunk. Chairman Lospinuso commented that the Board needs adequate information to decide on the application. Ms. Heard noted that if the application is approved, a grading plan would need to be approved by the borough engineer.

Paul Damiano, architect, was sworn in, and the Board accepted his qualifications. He noted that there is a current entrance on to Narumsunk with the existing home. They have a purchaser for the corner lot, and there is a definite plan in place for this lot. He showed the Board an elevation of their plan, which is for a home 2,800 sq. ft. in size, which is well below building coverage, lot coverage, and FAR requirements. The lots are both oversized for the zone. It was noted that the new house on the interior lot will eliminate

the nonconformities that currently exist. The new owners of the corner property would like to reside in the existing house while the new house is being built, if the Board would approve.

There were no questions or comments from the public for this witness.

Mayor Ekdahl asked about the height of the new garage, and Mr. Damiano said it would be 15'. He also marked the location of the evergreen tree that will be removed. Mr. Guzman said they plan to maintain the other trees on the property.

Mr. Casazza asked why they propose the new house to face Narumsunk, instead of Lafayette. Mr. Guzman explained that they are proposing two fronts for the corner lot, which looked better for the design that the new owner was looking for. The only nonconformity for the interior lot, after the redevelopment, is the minor lot circle requirement.

Chairman Lospinuso would have preferred to have the plan for both lots before the Board together, so that they would have a better idea of the overall plan. He is concerned with the site plan, elevations, and grading, because the interior lot is much higher than the corner lot. Also, the evergreen tree is substantial in size.

Councilman Rubin suggested making a condition of approval that the interior house would be built with only the interior circle shape nonconformity, as shown. A condition could also be that no certificate of occupancy be granted until the existing house is demolished, and the applicant said this would be acceptable to them. After discussion, the Board said they would prefer to see both lots cleared with a grading and landscape plan shown for both sides.

Mr. Guzman said he would be willing to take down the house, instead of maintaining it during construction of the new home. They do propose basements, and there should not be any water issues, as this is a dry area. He would also be willing to do the landscape plan.

Councilman Rubin moved to approve the application with the following conditions:

1. the existing house will be demolished prior to the issuance of a CO for the corner lot;
2. grading plan will be submitted for both properties;
3. landscape plan will be submitted, to be approved by the Tree Conservation Officer;
4. the new home on the interior lot to comply with ordinance.

Mr. Clark seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Ekdahl, Clark, Shanley, Koenig, Casazza, Seaman
Nays – None

Motion carried.

There being no need for an executive session, motion was made and seconded to adjourn. Voice Vote: ayes, unanimous. The meeting was adjourned at 8:50 p.m. The next meeting will be May 13, 2013 (the second Monday).

Respectfully submitted,
Patricia Murphy
Clerk