

RUMSON PLANNING BOARD
MINUTES
August 1, 2016

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag.

The roll was called with the following members present: Acting Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mrs. White, Mr. Clark, Mrs. Williams, Mrs. Baret, Mr. Nixon
Absent: Chairman Lospinuso, Mr. Shanley, Mr. Hewitt

Also present, Michael B. Steib, Esq., Fred Andre', Bonnie Heard representing T&M Associates and State Shorthand Reporting Service.

The requirements of the Open Public Meetings Act were stated as met.

Mr. Steib asked for approval of the June 6, 2016 Planning Board Minutes. Mrs. Baret makes a motion to approve the Minutes as submitted, Seconded by Mrs. White.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Baret

Nays: None

Abstain: Mayor Ekdahl, Mrs. Williams, Mr. Nixon

Mr. Steib announced the first application for the evening will be the application of 19 Buena Vista Avenue, L.L.C. He advised the Board that this is Minor Subdivision application for properties located at 39 Circle Drive, 19 Buena Vista Avenue and 20 Edgewood Road. The proposal is to subdivide three existing lots into two lots, to demolish the existing dwelling on 19 Buena Vista Avenue, and equal portions of that parcel will be distributed amongst the adjacent parcels of Block 13, Lot 31 and Block 13, Lot 33. Proposed Lot 31.01 would be a corner lot consisting of 53,404.6 square feet, 1.226 acres in size and with 280.06 feet of frontage on Circle Drive, and 197.5 feet of frontage on Buena Vista Avenue. Proposed Lot 33.01 will be a corner lot consisting of 53,484.1 square feet, 1.227 acres with 242.45 feet of frontage on Edgewood Road and 212.56 of frontage on Buena Vista Avenue. Service is in order and the Board does have jurisdiction to hear the matter.

Bonnie Heard refers the Board to the T&M Associates' review letter dated July 12, 2016, which lists a number of completeness waivers for their consideration. There be no construction proposed and merely a lot line adjustment. Ms. Heard recommends that completeness waivers be granted for the following items listed on report: B-2, B-8, B-11, B-15, B-16, B-24, B-25, B-26, C-30, C-8, D-1, D-3 and D-5. Ms. Heard further reviews the 7/12/16 letter stating that the Taxes are current, testimony is required with regard to the Lot Shape Circle requirements and also whether there are any easements associated with the properties.

Chairman Casazza asks the Board's pleasure with regard to the T&M Associates recommendations on the completeness waivers. Councilman Rubin makes a motion to grant the request; Seconded by Mrs. Baret.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mrs. White, Mr. Clark, Mrs. Williams, Mrs. Baret, Mr. Nixon

Nays: None

Mr. Steib lists the exhibits for the Board's consideration as follows:

A-1 Minor Subdivision Application dated May 17, 2016; A-2 Preliminary/Final Minor Subdivision Map for Lots 31, 32 and 33 in Block 13, dated May 9, 2016; A-3 Completeness and Engineering Review Letter dated June 16, 2016; A-4 Second Completeness and Engineering Review letter dated July 12, 2016.

Mr. Henry Wolf, Esq., representing the application addressed the Board. The proposal is to take Lot 32 and basically divide that parcel equally between Lot 31 and Lot 33. Mr. Wolf introduced Robert C. Lawrence, IV, residing at 20 Edgewood Road. Mr. Lawrence was sworn and addressed the Board. Mr. Lawrence stated that his property is on the corner of Buena Vista Avenue and Edgewood Road. The Lot Shape Circle requirements are met and there are no wetlands located on any of the three properties. There are no plans for a secondary driveway on the property and the current driveway apron will be removed. There are no easements associated with the properties. Also there are no trees being removed as part of this proposal.

Mr. Wolf introduces James Parent. Mr. Parent residing at 39 Circle Drive is sworn and addressed the Board. Mr. Parent advised the Board he wishes the Board to grant waivers with regard sight triangles, Letter of Interpretation and tree protection. The proposal will reduce the Building Coverage from 102 percent to 84.8 percent, which would be a positive benefit should the subdivision be approved. There is no additional construction associated with the proposal on Mr. Parent's property.

Mr. Wolf introduces Midori Iwama residing at 19 Buena Vista Avenue. Mr. Iwama is sworn and addressed the Board. Mr. Iwama has owned the property since 1974, there are no trees which would be affected by this subdivision. There are no easements or wetlands associated with the property.

There being no further questions from the Board Members, Chairman Casazza open the hearing for public comments and/or questions. There being none, the public portion is closed.

After some discussion the Board Members are in agreement that reducing the number of lots from three to two is an improvement and an exceptional proposal.

There being no further Board discussion, Chairman Casazza asks the pleasure of the Board. Councilman Rubin makes a motion to approve the application and grant the requested waivers; Seconded by Mrs. White.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Williams, Mrs. Baret, Mr. Nixon

Nays: None

Abstain: Mayor Ekdahl

Mr. Steib advised the Board that due to scheduling conflicts in July this application was carried to this date. In order not to inconvenience the applicants he prepared a Resolution in advance to accommodate the delay in hearing the application.

After reviewing the Resolution, Chairman Casazza asks the pleasure of the Board. Mr. Clark makes a motion to approve the Resolution; Seconded by Councilman Rubin.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Williams, Mrs. Baret, Mr. Nixon

Nays: None

Abstain: Mayor Ekdahl

Mr. Steib advised that an Executive Session is necessary to discuss litigation updates. Mrs. Baret makes a motion to go into Executive Session; Seconded by Councilman Rubin.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mrs. White, Mr. Clark, Mrs. Williams, Mrs. Baret, Mr. Nixon

Nays: None

Executive Session is held and concluded at 8:20 p.m.

There being no further matters before the Board, Motion is made and seconded to adjourn at 8:21 pm.

Next scheduled meeting of the Planning Board will be October 3, 2016 at 7:30 pm.

Respectfully submitted,
Michele A. MacPherson