

**RUMSON PLANNING BOARD  
DECEMBER 1, 2014  
MINUTES**

Chairman Lospinuso called the regular meeting to order at 7:30 p.m. with the Pledge of Allegiance.

The Roll was called with the following members present: Lospinuso, Casazza, Clark, Shanley, White, Hewitt, Rubin, Ekdahl, Baret. 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 November meeting, and Councilman Rubin seconded.

Roll Call Vote: Ayes (Eligible) – Lospinuso, Rubin, Casazza, Clark, Shanley, Baret.

Nays – None

Motion carried.

**2015 Meeting Schedule**

Mr. Andre distributed the 2015 meeting schedule:

January 5	July 6
February 2	August 3
March 2	September 14
April 6	October 5
Mary 4	November 2
June 1	December 7

**Resolutions**

- 1. Mercy Trust, 138 Bingham Ave** – Approval for minor subdivision.

Mr. Shanley moved to adopt the resolution, and Councilman Rubin seconded.

Roll Call Vote: Ayes (Eligible) – Lospinuso, Rubin, Casazza, Clark, Shanley

Nays – None

Motion carried.

- 2. David Britz, 14 Robin Road** – Approval for minor subdivision.

Ms. Baret moved to adopt the resolution, and Mr. Clark seconded.

Roll Call Vote – Ayes (Eligible) – Lospinuso, Rubin, Casazza, Clark, Shanley, Baret

Nays – None

Motion carried.

At this time (7:50 p.m.) Mr. Clark moved to go into executive session to discuss matters of ongoing litigation, and Mrs. White seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, White, Casazza, Clark, Hewitt, Shanley, Ekdahl, Baret

Nays – None

Motion carried.

At the end of executive session, the Board resumed the regular portion of the meeting.

**Aaron T. Finch, 64 Waterman Ave.**

There was no one in attendance on behalf of this application, which will be carried to the January 5<sup>th</sup> meeting. Public re-notice will be required.

**Neil & Carolyn DeSena, 3 Azalea Lane & 96 Ridge Road**

Chairman Lospinuso will not sit in on this application, and Vice-Chairman Casazza will take over the chair at this time.

Brooks Von Arx, attorney, appeared on behalf of the applicants. Mr. Steib reported that the following exhibits have been presented:

- A-1 – Correspondence from Brooks Von Arx, dated 11/24/14;
- A-2 – Planning Board resolution from 5/2/11;
- A-3 – Comparison plan from Michael Monroe, dated 4/11/12 and revised 1/14/13 and 11/20/14.

Mr. Von Arx explained their proposal for approval for an “as-built” landscape plan, as compared to the conceptual plan previously approved. Via the plan originally presented, he pointed out the conceptual landscape plan for the two lot subdivision. When the landscape was installed, certain considerations came into play, and the original plan would not fit correctly. Many of the plantings are larger than what was originally proposed by Mr. Monroe. They are asking the Board to approve the landscape as built. He pointed out a line of evergreens recently planted this fall.

Louis Rissland, landscape designer, was sworn in, and the Board accepted his qualifications. He was involved in all aspects of planning and installation for this property. He noted the difference from what was originally proposed, pointing out a legend on the plan from Michael Monroe which shows the differences from the original plan. The hollies on the south boundary were shown, and Mr. Rissland said these were not removed. He explained some mistakes as to the types of trees shown on the original plan, which were of a conceptual nature, based on what they thought may be needed with regard to this house. The pool and pool house have been buffered by the installation of additional 16-18’ trees – twice the height than originally called for. A hedge row has been installed along the back of the property (white pine and Norway spruce), along with shade trees.

The east side appears sparse, according to Mr. Clark, and Mr. Rissland explained that the property on this side drops off considerably, as well as providing a lawn and green area, allowing them to see children at play in the yard.

Mr. Steib read from the resolution, which explains the landscaping. He stated that the approved plan was a concept plan, with landscape requirements included that were to be finalized by the engineer. The installed landscaping was not actually what was on the plans, and the applicant is now suggesting the deviated plan is better, and they are asking to allow it to remain.

Vice-chairman Casazza explained the differences in the “as built” landscaping from what the resolution required. Mr. Rissland thinks the existing plantings are more substantial and far in excess of the originally-proposed landscape plan. He stated there are no grading issues involved. They are asking for approval of the landscaping, as it has been installed today.

There were no questions or comments from the public.

Mayor Ekdahl asked if they have had any discussion with the neighbors regarding the current plan. Mr. DeSena was sworn in and stated he has spoken to some of the neighbors, who expressed no problems with the plantings.

Vice-Chairman Casazza noted that the Board spent a lot of time on the landscaping for this property.

Councilman Rubin asked why this type of change could not have been approved by the engineer, and Ms. Heard said this was a condition change in the resolution which needed additional approval by the Board. Councilman Rubin thinks they have done a beautiful job over what was originally approved, and no neighbors have complained.

Mr. Von Arx said it is amazing what has been done with the property.

Ms. Baret moved to approve the application, and Mrs. White seconded.

Roll Call Vote: Ayes – Rubin, White, Casazza, Clark, Hewitt, Shanley, Ekdahl, Baret  
Nays – None

Motion carried.

The next meeting will be **Monday, January 5, 2015 (7:30 p.m.)**

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,  
Patricia Murphy  
Clerk