

**RUMSON PLANNING BOARD
FEBRUARY 4, 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, Williams, Clark, Koenig, Hewitt, Rubin, Seaman. 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 January meeting, and Councilman Rubin seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Ekdahl, Clark, Williams, Hewitt, Keonig, Casazza, Seaman
Nays – None

Motion carried.

Resolutions

Rumson Country Club, 163 Rumson Road – Mr. Steib presented the resolution of approval to raise the finished floor elevation of the proposed pool house by 24". Councilman Rubin moved to adopt the resolution, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Clark, Williams, Hewitt, Keonig, Casazza, Seaman
Nays – None
Abstain – Ekdahl

Motion carried.

Consistency Review Proposed Ordinance Amendments to Chapter XXII Development Regulations

Mr. Steib reported that Mayor and Council adopted an ordinance which changed some provisions, including:

- Base flood elevations for some specific areas;
- Modification to allow steps to encroach into the front yard by 10’;
- Requirements for generators;
- Requirements for areas beneath raised dwellings (only used for storage or parking and excluded from floor area);
- Modifications to building heights to reflect new base flood elevations.

Dr. Lospinuso asked Ms. Heard about the elevation of Barley Point, which will be going up to 13’ (from a current approximate 4’-5’ elevation). Mayor Ekdahl explained that Barley Point has their own association, which has their own rules for construction. The association will meet with the borough engineer to discuss their specific elevation proposals.

Mr. Steib advised that the ordinance is consistent with the Master Plan and can be adopted. Mr. Casazza will abstain from voting, since he has spoken to many people on Barley Point regarding this issue.

Mr. Koenig moved to adopt the proposed ordinance amendments, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Lospinuso, Rubin, Clark, Williams, Hewitt, Keonig, Ekdahl, Seaman
Nays – None
Abstain – Casazza

Motion carried.

Mr. Andre reported on a pending subdivision application coming in for the March meeting.

At this time, 7:50 p.m., and there being no further business and no need for any executive session, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous.

Respectfully submitted,
Patricia Murphy
Clerk