

RUMSON PLANNING BOARD

JUNE 1, 2015

MINUTES

Vice-Chairman Casazza 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: Casazza, Clark, Shanley, Hewitt, Rubin, Baret, Williams, White, Ekdahl. Also present: Michael Steib (Board Attorney), Fred Andre (Zoning Officer), Tom Neff (T&M Assoc.), State Shorthand Services.

Approval of Minutes

April: TBA

May: Councilman Rubin moved to approve the minutes from the May meeting, and Mrs. White seconded.

Roll Call Vote: Ayes - Casazza, Rubin, Clark, Shanley, White

Nays – None

Abstain – Ekdahl, Williams, Hewitt, Baret

Meadow Builders, LLC, 68 Avenue of Two Rivers

Mr. Steib reported that the service is in order, and the Board has jurisdiction to hear the application. Mr. Neff, T&M Assoc., reported on some incomplete items, but stated they could be waived, so that the application can be deemed complete. Councilman Rubin moved to waive the completeness items, and Mrs. White seconded.

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

Nays – None

Motion carried.

The following exhibits were received:

A-1 Subdivision application and check list

A-2 Completeness report from T&M Assoc.

A-3 T&M report dated 4/22/15

A-5 Second completeness report from T&M Assoc., dated 5/11/15

Jeffrey Gale, attorney, appeared on behalf of the applicant. He described the application for a minor, two-lot subdivision with both lots conforming in all respects. They have reviewed the letters from T&M Assoc. One requirement on the list was for an aerial map, so that the Board can familiarize themselves with the surrounding properties, and this has been provided for this meeting.

Mr. Thomas Santry, surveyor, was sworn in, and the Board accepted his qualifications. He prepared the plans before the board and confirmed that they are seeking to provide two conforming lots. The aerial overview of the site was marked A-6. Mr. Santry explained that the property in question is shown, along with the surrounding properties. Based on this aerial view, it was noted that this section of Rumson is fully developed. The overall view presents no problem with traffic, in Mr. Santry's opinion. The application can handle the single-family homes proposed. Many of the lots are nonconforming in this area, as shown on this application.

Mr. Clark asked about the existing house, which appears to not have a full basement. Mr. Gale stated that soil borings will occur to determine if basements can be provided, according to the ordinance. This is required in order to get a building permit. Two separate driveways and garages will be provided, although they did not know at this time whether they will be a part of the structure or separate on the lot.

Ms. Baret asked if an Oak tree on Lot #7.02 would need to be removed. Mr. Santry stated that the largest Oak tree will be able to remain and will not encroach on the driveway area.

Larry Wilt, principal of Meadow Builders LLC, was sworn in at this time. With regard to the question regarding garages, Mr. Wilt stated that each house will have a garage. He does not currently know whether they will be attached or detached, but they will provide one-car garages, as required in the zone.

Mr. Neff noted that no storm water management plan is required at this time. This will be required at the time of a building permit. Grading is shown on the subdivision plan to some extent.

Mr. Casazza asked about the garage and what the setbacks requirements would be on a driveway to the rear of the lot. Mr. Andre said only 1' would be required for a setback in this zone for the driveway. Mr. Wilt noted that the footprint shown on the plan is the maximum allowed and could be changed, if necessary.

Mr. Gale said if the board would approve the subdivision, they would go to the construction official with their plans, which would hopefully conform. If they build according to the current code, they would not need to come back before the Planning Board. Their plot plan would also be reviewed by T&M Assoc., before any CO is approved. They agree to comply with all technical requirements in the T&M letter.

Keith Phillips, 91 Black Point Road, asked about the property coverage, and whether their proposed plan would comply with the building codes, and Mr. Santry said they would. Also, he asked about the garage and whether it would be detached. Mr. André noted that the setback in the rear for a garage would be 5' off the property line, according to the zoning ordinance. Mr. Phillips expressed a concern with the traffic in the area, and Mr. Neff stated that the increase would be an additional 10 trips per day with this additional home.

Jenny Wargo-Sapnar, nearby neighbor, asked about the Oak tree mentioned earlier, and whether this tree would be damaged by this construction. She also mentioned the condition of the road, and Mr. Neff said it was slated for repairs this summer. Ms. Wargo-Sapnar also mentioned pooling water in the area. Mayor Ekdahl said that T&M Assoc. will be reviewing the water situation, grading, etc., and the road will be much improved after repair.

Mr. Santry stated that the Oak tree is approximately 18' from the foundation and 12' to the porch. Mr. Steib said the Board could ask for a protection for the tree, and they would be required to comply with the Borough Tree Ordinance, which will be reviewed by the Shade Tree Commission. Mr. Wilt said they generally fence around the tree line, so that the roots do not get damaged. He agrees that the tree adds value to the property, and it would be in his interest to protect it. He would be willing to work with the Shade Tree commission, as long as it is in conjunction with the Borough Engineer, according to Mr. Gale.

Mr. Wilt asked if he could get the utility work done before the Borough starts their road repair, so that their work does not affect the repair work. The members said they had not received any notice about upcoming road work, which Mr. Neff said had been sent out by the borough. Mr. Casazza said they should be able to work with the town to see that that the work gets done before any road work in the area.

Tess Phillips, 91 Black Point Road, asked what the time frame was for this subdivision and construction. Mr. Gale said that the entire process could take up to 18 months, depending on the interest in the property.

Jim Hemstead, 69 Avenue of Two Rivers, asked about the traffic pattern on the street, and also questioned the water pressure in the area with the additional structure. Mr. Neff said it would not affect the water pressure.

Mr. Philips again came forward to ask if the public would be informed if any variances become necessary, and he was told they would be notified.

There were no other questions or comments from the public.

Mr. Casazza commented that he would like the resolution to include the issue of the tree protection, and the Board agreed.

Ms. Baret moved to approve the application, and Mr. Shanley seconded.

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

Motion carried.

Executive Session

None required.

The next meeting will be **Monday, July 13, 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 8:15 p.m.

Respectfully submitted,
Patricia Murphy
Clerk