

RUMSON PLANNING BOARD
MARCH 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, Hewitt, Rubin, Seaman, Shanley. 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 February meeting, and Mrs. Seaman seconded.

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

Nays – None

Motion carried.

Eric & Jeanne Langille, 86 Rumson Road

Mr. Steib has received the service, and the Board does have jurisdiction; however, the applicant will request an adjournment of the application. Kevin Kennedy, attorney, appeared on behalf of the applicants and reported that they are requesting a one-month adjournment without the requirement for any further notice. He noted Mr. Langille passed away recently, and they need this adjournment at this time. There were no questions or comments from the public or the Board. The application will be carried to the April 1, 2013, meeting, with no further notice required.

Rumson-Fair Haven Regional High School, Capital Project Review

Frank Gripp, Business Administrator for the High School, appeared on behalf of the high school. He explained that they are addressing the safety of the school and community, as well as the aesthetic components involved. He showed the Board a plan which depicts the existing structure (shed), which has been there for many years. This will be razed. There are also five storage containers that are in need of repair, as well as the “dog house” concession stand. They would like to sell food and products better than what they are capable of doing at present. He explained that this facility is used very much during the week and weekends, and it is a highly used area. There are no bathroom facilities available at present.

Mr. Gripp showed the Board some photos of the field area and existing structures – all of which are undersized for their needs. They would like to propose a plan in phases:

- Phase #1 to begin this summer:
 - Construct a 7,500 sq. ft. pole barn to provide extra storage space and eliminate the existing shed and storage containers;
 - Construct a 1,300 sq. ft. concession stand to provide open cooking facility and storage area, as well as providing a better way to sell their products;
 - Add a rest room facility outside, which will allow them to eliminate the “port-o-johns”.

They hope to complete the work this summer.

The future phases will include parking areas and picnic areas. They do not have a time table for these projects, but estimate a 5-7 year time frame for these phases. This will also provide an area for busses to park and wait during games.

With regard to the architecture, Mr. Gripp showed the Board elevations of the pole barn, which has dormers and a cupola. The concession stand will have a display area with two windows, a bathroom area and a grill area. Mr. Shanley asked about the design of the structures, and Mr. Gripp said that the design will create two matching structures – possibly using brick or stone – hoping to also match the school. They are still deciding on this issue.

The exterior lighting was addressed, and Mr. Gripp noted a lack of adequate lighting at present. He showed the Board their proposal, which provides very little light saturation on to the neighbor's property. The parking will also have minimal lighting. The proposed sidewalk will abut an existing fence. All fencing and trees will remain as currently exist. The proposed parking would be for general purposes, and they will be looking at the best-case scenario for bus and spectator parking. The rest rooms in the concession stand will be locked when not in use for events. There will be no access from Black Point Road, as this is a fenced area.

The height of the new shed will be 29', plus 3' for the cupola. Mr. Shanley asked why they need this height (current shed is 15'), and Mr. Gripp said it is for aesthetic reasons. Mr. Shanley thinks this looks very massive and is twice as high as what currently exists. He asked why they need this height, which seems huge to him. Mr. Gripp said they thought the additional storage provided would be useful. Mr. Casazza asked if they could change the design, and Mr. Gripp said they could; however, their design was cost-effective for them. They can definitely take a look at it, since the Board members think it appears very big. Mr. Shanley said he would like to see the additional structures go with the existing development and not present a hodge-podge effect. Mr. Gripp said they agree with this.

Mr. Gripp explained that the cost will be funded by the capital reserve of the school and will not be part of a referendum.

Mr. Casazza said that pooling the parking lots would be a good idea, and he would like to see an entrance on Black Point Rd., which would make it easier and more convenient to use the parking lots. It was noted that there are trees in this area that they did not want to disturb for a visitors entrance/walkway.

The grills for the concession stand will be used for that structure only and not for public use.

Their plan is to have Phase #1 completed by the Fall sports season. The siding is intended to be similar to the high school.

There were no other comments or questions from the board. Mr. Steib noted that this is a Capital Review application only. The Board does not need to take a vote, but only pass along any comments they may have regarding parking, safety, aesthetics, etc.

Other Business

The next meeting will be April 1, 2013. Mr. Andre reported there will be an application for the removal of trees (Quigley), as well as the Langille application.

At this time, 8:05 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