



**RUMSON
PLANNING BOARD
Meeting Minutes
March 2, 2026
MINUTES**

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call.

Present: Mrs. Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Mr. Goodes, Chairman Brodsky
Absent: Mrs. Ford, Mr. McManus

Also present, Michael B. Steib, Esq., Thomas Rogers, Municipal Clerk, Administrator, David Marks, Borough Engineer

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

Thomas Rogers and David Marks were sworn in.

Announcements:

The application of Keenan for property located at 35 Ridge Road, Block 99, Lot 12 in the R-5 Zone will not be heard this evening. The application is carried to the April 13, 2026 at 7:30 pm without further notice required.

Administrative:

Mrs. Baret made a motion to approve the January 12, 2026 Planning Board **Minutes** as amended: Seconded by Mr. Goodes.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Mr. Goodes, Chairman Brodsky
Nays: None
Abstain: Councilman Casazza

Mrs. Baret made a motion to approve the February 2, 2026 Planning Board **Minutes** as amended: Seconded by Councilman Casazza.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Chairman Brodsky
Nays: None
Abstain: Mr. Goodes

Mrs. Baret made a motion to deem Ordinance 26-007D Affordable Housing Program consistent with the Borough of Rumson Maser Plan; Seconded by Councilman Kingsbery.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Mr. Goodes, Chairman Brodsky
Nays: None

Resolutions

Approval of Resolution #26-9 for the application of Berry for property located at 35 Rumson Road, Block 134, Lot 9 in the R-5 Zone is tabled at this time

Councilman Casazza made a motion to approve Resolution #26-10 as amended for the application of Bartz (aka Rumson Market, LLC located at 101 East River Road, Block 47, Lot 1 in the GB Zone; Seconded by Mrs. Baret.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Chairman Brodsky
Nays: None
Abstain: Mr. Goodes

Resolution #26-12 for the Rumson Planning Board Order of Business is tabled at this time.

Old Business

None

New Business

The informal concept review of property located at 23 Sheraton Lane for a minor subdivision into two lots with nonconformities was conducted at this time. Mr. Steib explained this will be a nonbinding procedure seeking Board suggestions and/or recommendations. William E. Fitzgerald, professional engineer and planner spoke on behalf of the contract purchasers. Mr. Fitzgerald prepared illustrations of Block 18, Lot 45. The parcel is 3.15 acres with 330 feet of frontage on Somerset Drive and 40 feet of frontage on a private right-of-way extension of Sheraton Lane, which is the primary accessway for the property. There is also a gravel driveway that circles around the existing house.

Mr. Fitzgerald stated that there are no environmental sensitive areas contained on the property. The subject property and all the surrounding properties are developed. Mr. Fitzgerald explained the existing topographic and drainage conditions at the property. The subdivision will propose creating two 1.5 acre lots and completion of the cul-de-sac at the end of Somerset by way of dedication. The variance needed for Lot 45.01 is for the lot shape circle. The variance needed for Lot 45 would be for the frontage width. Mr. Fitzgerald explained the 1937 and 1944 Deed filing for the easement and apportioned maintenance costs.

Board Members asked for clarification on the right-of-way maintenance responsibilities and verification of the properties serviced by it. Mr. Marks the Borough provides snow removal and trash collection for the properties within the right-of-way.

Board Members requested the application presents the complete detailed development plans of the new lot including the stormwater management and tree removal plans. Mr. Fitzgerald stated the applicant intends to present the complete and conforming development plans.

The application of Sea Bright Lawn and Tennis Club for property located at 5 Tennis Court Lane, Block 104, Lot 2 in the R-2 Zone was presented for the Board's consideration.

Chairman Brodsky and Councilman Kingsbery recuse themselves from hearing the application.

Mr. Steib advised that service has been reviewed and deemed in order. The Board has jurisdiction to hear the application. Mr. Marks reviewed the completeness waivers requested and advised there is no objection to completeness waivers being granted.

Chairperson Baret made a motion to grant the completeness waivers requested in the T&M Associates review; Seconded by Councilman Casazza.

Roll call vote:

Ayes: Vice-Chairwoman Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Mr. Shissias, Mr. Torres, Mr. Goodes

Nays: None

Recused: Chairman Brodsky, Councilman Kingsbery

The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 12/08/2025; A-2 Major Site Plan Application dated 12/08/2025; A-3 Historic Registry documents; A-4 Cross parking with Holy Cross Academy dated 12/02/2025; A-5 Stormwater Management Report prepared by InSite Engineering revised date 02/06/2026; A-6 Environmental Impact Report prepared by InSite Engineering dated 11/06/2025; A-7 Boundary and Topographic Survey prepared by InSite Engineering revised date 02/12/2026; A-8 Preliminary and Final Major Site Plan prepared by InSite Engineering revised date 02/06/2026; A-9 T&M Associates Completeness and Engineering Review dated 01/21/2026; A-10 InSite Engineering response dated 02/18/2026; A-11 Right-of-way Easement; A-12 T&M Associates Completeness and Engineering Review dated 02/25/2026; A-13 Monmouth County Development and Review Committee information request dated 12/22/2025.

Kevin Kennedy, Esquire representing the application placed his appearance on the record. Mr. Kennedy stated the Club was established 1877. The application is seeking preliminary and final site plan approval.

Mr. Kennedy introduced John Caruso, president of the Lawn and Tennis Club. Mr. Caruso was sworn in. Mr. Caruso provided an overview and a history of the club and explained the rationale behind the application. Mr. Caruso stated that there are no pickle ball courts on the premises. Mr. Caruso explained the easement agreement with Holy Cross Academy for the

usage of courts and the 20 parking spaces for members of the club. There are 436 full time members as of 2025 yearend with a net-zero policy. There are also porch and nonresident members. The lawn and clay courts close at 7:30 pm without exterior lighting. The four platform courts at the rear of the club have lighting.

Mr. Kennedy introduced Stephen Musto, a New Jersey licensed engineer. Mr. Musto was sworn in, and the Board accepted his credentials. Mr. Musto submitted A-14 Site Plan with aerial view and 16 courts to be renovated, prepared by InSite Engineering dated 03/02/2026. Mr. Musto described existing conditions at the subject premises. The property is 8.162 acres and is a permitted use in the zone.

The application is to renovate and reconstruct 16 lawn tennis courts, realignment of the courts and fences, construct additional stone walkways and drainage improvements that include underdrains within the lawn tennis courts area. The three maintenance sheds are proposed to be removed. There is no proposed change to membership numbers or operation.

The goal of the improvements is to minimize the maintenance of the turf areas through more sustainable and environmentally friendly infrastructure. This is a corner lot with frontage on Rumson Road and Tennis Court Lane. The property is accessed through Tennis Court Lane. There is a parking lot at the Rumson Road corner, parking along Tennis Court Lane and overflow parking on the Holy Cross Academy property.

The focus of the application are the 16 grass tennis courts towards the middle of the property to align with the other courts. Currently these courts are skewed to the northeast. The grass areas will be replaced with sod. Additional walkways will be provided for better court access.

There is currently no formal stormwater management system. Mr. Musto described the proposed drainage and stormwater management improvements. There are 44 on-site parking spaces, including two ADA accessible spaces, and 22 on-street spaces on Tennis Court Lane. There is private haulage for the refuse dumpsters. The landscaping and buffering are sufficient and will not change.

The increase of 4,300 square feet of impervious coverage is for the additional stone walkways. The proposed lot coverage is 191,482 square feet and the existing is 187,090 square feet.

Board Members asked for clarification of the stormwater management systems. Mr. Musto stated the system meets the reduction requirements and explained the infiltration and storage of the water.

Mr. Caruso stated that the project will commence right after Labor Day this year and hopefully conclude for Memorial Day opening 2027.

Chairperson Baret opened the testimony for public questions and/or comments. Konstantinos Natsis residing at 10 Broadmoor Drive was sworn in. Mr. Natsis commended the application and requested the brick retaining wall and ground area on Tennis Court Lane be repaired and

maintained. Mr. Caruso advised that area is refurbished after every winter and they will continue that practice.

Mr. Kennedy introduced Andrew Janiw, a New Jersey licensed planner. Mr. Janiw was sworn in, and the Board accepted his credentials. Mr. Janiw explained the existing conditions at the subject property. The impervious coverage that currently exists will increase from 187,090 square feet to 191,482 square feet. A previous 2018 Resolution granted an approval for 206,888 square feet of coverage, which was never fully developed. Mr. Steib questioned the reasoning for not completing the approval. Mr. Marks advised the coverage is possibly based on the current R-2 Zone standards and the Club pre-dates any zoning rules of the Borough.

The Sea Bright Lawn Tennis and Cricket Club has been a historic aspect of the community for almost 150 years and is improved with 16 grass courts, 15 Har-Tru courts and 1 hard surface court and four platform tennis courts. The application is to renovate and realign the 16 lawn tennis courts.

The compaction of play has not been conducive to the longevity of the courts. This application will supply a more stable drainage, grass surface and have a lesser impact on the environment.

Mr. Janiw cited purposes of the MLUL that will be advanced under this application. It provides sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses; public and private open space. The tennis club is a permitted use in this zone. It promotes a desirable visual environment, the preservation of historic sites, open space, energy resources and valuable natural resources.

The benefits of this application outweigh any detriments. There is no substantial impairment to the intent and purpose of the zone plan.

Board Members asked for verification on the previous approvals that are vacated. Mr. Steib confirmed this is a new application and previous approvals have expired.

Chairperson Baret opened the application for public comments. There being none, the public portion was closed.

Chairperson Baret commended the application presentation and asked the pleasure of the Board. Councilman Casazza made a motion to approve the application as presented; Seconded by Mr. Torres.

Roll call vote:

Ayes: Vice-Chairwoman Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Mr. Shissias, Mr. Torres, Mr. Goodes

Nays: None

Recused: Chairman Brodsky, Councilman Kingsbery

Executive Session

None

There being no further business before the Board, the meeting was adjourned at approximately 9:30 p.m.

The next regularly scheduled **Planning Board Meeting** will be held on **April 13, 2026** at 7:30 p.m.

Respectfully submitted,
Michele MacPherson,
State Shorthand Reporting Service, Inc.