

Approved: January 12, 2026

(with modifications)



**PLANNING BOARD
BOROUGH OF RUMSON
Meeting Minutes
December 1, 2025**

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, Mrs. Ford, Councilman Kingsbery, Mr. Goodes, Mr. McManus, Mr. Shissias, Mr. Torres, Chairman Brodsky

Absent: None

Also present, Michael B. Steib, Esq., Thomas Rogers, Municipal Clerk and Administrator, David Marks, Borough Engineer, and Marie DeSoucey, Board Secretary

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

David Marks and Thomas Rogers were sworn in.

Administrative

Review and approval of the November 10, 2025 Planning Board Meeting Minutes was tabled to the January 12, 2026 Planning Board Meeting.

Resolutions

None

Old Business

The continued application of (SurfBBQ Victor Rallo) **River Point Inn** for property located at **132 East River Road**, originally carried to tonight's meeting, will not be heard. It will be **carried to the January 12, 2026 Planning Board Meeting at 7:30 pm** without further notice.

The continued application of **TagCap Atlantic 50 Rumson, LLC** for property located at **50 Rumson Road, Block 103, Lot 1** in the **R-2 Zone** was presented for the Board's consideration.

Mr. Shissias and Mr. Torres certify they have reviewed the recording from the November 10th presentation of the application and are eligible to vote on the matter.

The Board is in receipt of the following additional exhibits: A-14 Minor Subdivision exhibit prepared by InSite Engineering dated 11/20/2025; A-15 Correspondence from Sea Bright Lawn Tennis and Cricket Club dated 11/7/2025; A-16 two letters from Kevin Kennedy, Esquire dated 11/10/2025 revised 11/26/2025; A-17 Email correspondence from Marty Hawley; A-18 Letter from Kevin Kennedy, Esquire dated 12/01/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant gave a summary of the application thus far. Mr. Brodsky stated that the revised plans now show a joint access to both lots onto Tennis Court Lane for illustrative purposes only and as an alternative example, in the event the County Planning Board no longer will permit the driveway on Rumson Road to remain where it has existed for decades. The Rumson Road driveway can be moved further away from Tennis Court Lane to create increased distance and maintain that access.

Mr. Brodsky advised that the internal lot along Tennis Court Lane has gone under contract and Atlantic Builders will be constructing the new home on that property. There are active negotiations pending for the corner lot. Currently there is no drainage system on the property. Detailed drainage systems have been submitted to provide a comfort level that the drainage level would be improved.

Councilman Kingsbery asked whether the applicant will have to appear before the Board presenting details on the joint/shared driveway access on Tennis Court Lane should the County not permit the access on Rumson Road. Mr. Brodsky said they would.

Mr. Brodsky recalled Patrick Ward, the project engineer. Mr. Ward was sworn in at the last hearing and remains under Oath. Mr. Ward submitted email correspondence from Marty Hawley, the Borough Fire Marshall dating 10/03/2025 stating there is no objection to the plans marked A-17.

Mr. Ward described the existing tree locations versus the proposed building boxes, setbacks and the future dwelling footprint. Mr. Ward explained the trees that would be in jeopardy based on the building footprints. There is no formal residential construction as part of this subdivision.

Mr. Ward explained the Stormwater Management systems that could be proposed to address some concerns from the last hearing. Today there is no drainage infrastructure on the property. There is area on site to work within and around trees to have single-family homes that are fully compliant with the Borough ordinance. The applicant is willing to agree to a condition of approval to have temporary “no construction vehicle parking” signs along Tennis Court Lane frontage to prevent vehicles parking on the street. There is adequate area on the properties for work vehicles, materials and deliveries.

Mr. Ward stated a tree removal permit will be submitted for review and approval by the Borough professionals. The property will be properly landscaped.

Mrs. Baret asked whether the plans were submitted to the Fire Sub Code Official for review. Mr. Ward stated Mr. Fabiano did review the plans citing section of the NJ Statute Fire Code for

the actual building. The plans did show the parking easement. Mrs. Baret felt that the new environment being introduced to this area has not properly addressed the parking situation at the height of The Club's activity, and the ease of access for emergency and construction vehicles. Mr. Brodsky advised that part of the easement agreement requires the Lawn Tennis and Cricket Club to keep Tennis Court Lane free and clear. Mr. Ward submitted a black and white exhibit of Tennis Court Lane plan view dated 12/01/2025 marked as A-19 to demonstrate the parking on both sides; an aerial image dated 6/18/2024 showing the entire width of Tennis Court Lane with cars parked marked as A-20, and an exhibit of required fire truck width and specifications marked as A-21. The Rumson fire truck, which is 8 feet by 8 inches wide and an ambulance can traverse roadway. Chairman Brodsky also expressed concern with the maneuverability of vehicles through this area.

Mrs. Baret pointed out that, while the applicant is before the Board with two separate adjacent Minor Subdivision applications, the totality of the project has the impact of a Major Subdivision. Therefore, she asked whether the applicant would be amenable to posting a maintenance bond post Certificate of Occupancy to help alleviate the concerns of the neighbors.

A brief recess is held.

Konstantinos Natsis residing at 10 Broadmoor Drive was sworn in. Mr. Brodsky stated a maintenance bond is typical for a Major Subdivision. Mrs. Baret suggested a sum of \$25,000 be placed into an Escrow account for two years as a performance guaranty against any maintenance to the issues that may arise. Mr. Steib advised it would be the same as a Major Subdivision two-year performance guaranty for maintenance.

Mr. Brodsky stated the applicant is amenable to replacing any landscaping as needed and putting up a monetary performance bond.

Mr. Brodsky introduced Robert W. Adler, a New Jersey licensed architect. Mr. Adler was sworn in, and the Board accepted his credentials. Mr. Adler has been engaged to restore, renovate and preserve the existing home on the 54 Rumson Road property, which will play a heavy role in the aesthetics that will be used on the 50 Rumson Road parcel. The intent is to be of the vernacular of the East Coast and the flavor of Rumson.

Mr. Natsis explained his 18-year building history in the area. There is no intention to build modern homes. Mr. Natsis is passionate in the building of signature homes and wants to savor and restore the home at 54 Rumson Road. Mr. Natsis submitted a series of photographs depicting various examples of homes he has been involved with in the Borough marked as A-22, A-23 and A-24. Mr. Natsis stated he will be the builder on the four new houses and the restoration of the existing home.

Chairman Brodsky opened the testimony for public questions and/or comments. Maura Beyer residing at 24 Highland Avenue was sworn in. Ms. Beyer asked how the house number is assigned on Tennis Court Lane. Mr. Marks advised the applicant petitions the Borough Clerk

or Administrator and the Postmaster and they provide a number to the property based on the existing framework.

Henry Swayne residing at 2 Tennis Court Lane was sworn in. Mr. Swayne spoke in favor of the two-year bond and inquired how that works if there is an issue. Mr. Marks advised that at six months prior to the expiration of the bond there would be an inspection of the property identifying bonded items that are deficient after that period trying to give a six-month window so a punch list can be issued to the building or developer. Should there be no response those monies are then available to the municipality to make repairs and correct the deficiencies. If everything is found to be satisfactory, the bond would be released, and the escrow returned. Mr. Swayne asked if the \$25,000 is an industry standard. Mr. Marks stated the Borough ordinance has provisions that mimic the Municipal Land Use Law, which is typically 120 percent of the cost of the improvements. Mr. Marks will work with Mr. Ward to come up realistic construction values and work in that manner. There were numbers floated around this evening, but the ordinance will be followed.

Mr. Swayne expressed concern with flooding on his property that could be exacerbated. Mr. Steib agreed with Mr. Marks' assessment of the bond issue. Mr. Steib advised if there is 100-year-storm event and his property gets flooded it is not because of these properties systems didn't function properly. It will be designed under the Stormwater Management regulations, which requires them to provide systems that reduce the flow off site. If there is a storm event and you have a bad experience, they will look and see that the systems are properly functioning. If they're not, that can look at the performance guaranty to rectify that situation.

Mr. Swayne stated that access, traffic and parking issues on Tennis Court Lane is year-round. He believes the Fire Marshall was not given enough information to evaluate the project. Mr. Ward stated the Fire Official was supplied a full set of plans with the details and survey information for this application along with cartway width of Tennis Court Lane, which is standard operating procedure. There is a legal agreement that the Club use of the easement cannot impede the vehicular access to Tennis Court Lane.

Lynn Elliot residing at 52 Avenue of Two Rivers was sworn in. Ms. Elliot is a Board Member of the Lawn Tennis and Cricket Club. Ms. Elliot stated that, per the 12/1/2025 letter from their attorney, she approves what was agreed to, but if there are any changes or a problem with the driveway on Tennis Court Lane, the applicant will be expected to be back before the Planning Board. There are traffic issues on Tennis Court Lane that are not solely from the Club. Ms. Elliot agreed with Mr. Swayne on the amount of the performance bond being questionable.

Heather Robinson residing at 4 Tennis Court Lane was sworn in. Ms. Robinson ask if there was any information on the new construction of homes that are maxing out on lot coverage. Mr. Marks stated that most homes are built towards the upper end of development, but there is a variety of lot sizes in the Borough. The townwide information on the R-2 Zone is not available tonight. Ms. Robinson submitted a Firststreet.org flood factors and stated the two properties are number one out of ten with the least amount of flooding and if you go outside of those properties, it gets worse. Henry Swayne's property is at a four and you can see how the flooding going from property to property and should be considered. Mr. Brodsky asked for

clarification on Ms. Robinson's statements. Chairman Brodsky explained that anything that increases the impervious surface on the properties makes it more critical for the surrounding neighbors. The Stormwater Management Systems are intended to mitigate runoff from the properties.

John Burgess residing at 3 Belknap Lane was sworn in. Mr. Burgess asked what the retention basins are going to look like, how they function and the maintenance schedule. Ms. Baret responded there should not be any retention basins. Mr. Ward stated the roof runoff and hardscape runoff will be collected through pipes and discharged into an underground system. The underground system will be a chamber surrounded by stone and filter fabric. These systems are intended to infiltrate into the soil and recharge the aquifer, which is a green infrastructure idea. So that is how the system will reduce the runoff. These systems have visible inspection ports and check to see if there is any standing water. They are required by State Regulations to drain within 72 hours and be bone dry. The manufacturers or vendors have different requirements for the method of maintenance. There is a cleaning service that can vacuum it out should there be any sediment. A maintenance manual will be provided for each property, and the maintenance of the system is the homeowners' responsibility. Mr. Ward continued to give extensive details on the mechanics of the systems. Mr. Natsis gave some cost on systems that has been installed. Mr. Marks advised that he reviews the grading plans, the stormwater management design to ensure the design will not have an adverse impact on neighboring properties.

Frederika Vince residing at 6 Belknap Lane was sworn in. Ms. Vince supplied photographs depicting the rain event conditions in the neighborhood and stated she sees the project as a major subdivision and questioned the accuracy of the water table level. Ms. Vince also inquired about the size of the home under contract and if pools are planned. Mr. Brodsky reminded everyone there is no variance is being requested for coverage at this time nor is there construction being proposed. Mr. Natsis stated the home will not exceed the building envelope depicted on the plans submitted. Mr. Ward stated that the recently submitted drawing was to demonstrate to the Board where the homes could be located, future tree removal for pools and hard scape is subject to zoning permit, engineering approval and a tree removal permit issued by Borough.

There being no further questions and/or comments, the public portion was closed.

During deliberations, Chairman Brodsky stated under this proposal the Borough will be getting two conforming lots with potential minimal tree removal plan. Board Members were concerned of uncertainty of losing driveway access off Rumson Road, additional access provided on Tennis Court Lane, and questioned whether the Fire Marshall had been supplied with enough information to render an informed decision with the Emergency Services accessibility through the area. Any concerns regarding the easement agreement may be an adherence or enforcement issue. Councilman Casazza noted that the water issue in the area needs to be investigated.

Mr. Rogers advised that the Fire Marshall is trained and experienced in reviewing subdivision proposals.

Mr. Steib reviewed possible conditions of approval as follows: Restrictions of construction vehicle routing; Posting of construction vehicle signage; decorative wall being maintained and if relocated constructed with the same materials; the performance guaranty in accordance with the MLUL requirements; any deviation to the driveway access warrants a return to the Board; the applicant will be the builder of each homes in the proposed development in the style of exhibits submitted; the Resolution be recorded for future property owners; review and approval of final drainage and landscaping plans by the Borough Officials.

After deliberations, Chairman Brodsky asked the pleasure of the Board. Councilman Casazza made a motion to approve the subdivision with discussed conditions; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: Mrs. Carras

A brief recess is held.

New Business

The application of **TagCap Atlantic 54 Rumson, LLC** for property located at **54 Rumson Road, Block 103, Lot 1.02** in the **R-2 Zone** was presented for the Board's consideration.

Mr. Steib advised that service has been reviewed and deemed in order. The Board has jurisdiction to hear the matter. The Board is in receipt of the following exhibits: A-1 Boundary and Topographic Survey prepared InSite Surveying revised date 8/13/2025; A-2 Boundary and Topographic Survey of Block 103, Lot 1 prepared by InSite Surveying revised date 8/13/2025; A-3 Minor Subdivision Plan prepared by InSite Engineering dated 8/19/2025; A-4 Development Permit Application dated 8/21/2025; A-5 Application dated 9/8/2025; A-6 Stormwater Management Report prepared by InSite Engineering dated 8/22/2025; A-7 Stormwater Operations and Maintenance Manual prepared by InSite Engineering dated 8/22/2025; A-8 T&M Associates Report dated 9/26/2025; A-9 Monmouth County Development Review Committee Action Report dated 9/22/2025; A-10 Minor Subdivision Exhibit prepared by InSite Engineering dated 11/20/2025; A-11 Architectural Floor Plans prepared Anthony M. Condouris dated 10/30/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The property is located at the corner of Rumson Road and Belknap Lane and is seeking subdivision into three residential lots. The existing home is to remain and be renovated. The other structures will be removed. Atlantic Builders is going to construct the homes associated with this application. All the lots conform with the minimum lot size in the zone. The variances being requested pertain solely to saving and maintaining the existing home.

Mr. Brodsky introduced Patrick Ward, a New Jersey licensed engineer. Mr. Ward was sworn in, and the Board accepted his credentials. Mr. Ward described the existing conditions at the subject premises. Mr. Ward submitted an aerial photograph dated 11/10/2025 marked as A-12. The property is just over 3.1 acres dividing the parcel into three conforming lots. The addition of the three seasons room wasn't original to the main home will be removed.

The existing driveways will be removed the existing curb cuts and driveway entrance locations will be maintained. The existing five-car garage's long apron will be substantially reduced to one single driveway. The decorative brick wall along Rumson Road will remain.

Mr. Ward described the right-of-way dedications on Rumson Road and Belknap Lane to the County and the Borough. The existing dwelling will be on Lot 2.01 consisting of 1.078 acres post dedication. Variances are being requested for lot circle diameter of 89.7 feet where 100 feet is required, for the existing nonconforming lot frontage proposed on Rumson Road of 154.8 feet. The proposed front yard setback from Belknap Lane to the porte-cochere due to the dedication is 64.14 feet where 75 feet is required. A building coverage variance for 5,807 square feet is proposed, whereas 4,387 square feet is permitted. A 24' by 24' detached garage is proposed behind the porte-cochere setback.

Lot 2.02 is in the middle and will be one acre. This lot fully comply to the requirements of the Zone. Lot 2.03 will also be one acre and will fully comply. The future approvals for individual lot development will be required.

The applicant's goal is to develop each lot independently. The tracts will not be clear cut. Mr. Ward discussed the potential tree removal plans for the individual lots.

Mr. Ward submitted a color rendering of the subdivision marked A-13 dated 11/10/2025 to illustrate the existing curb cuts and hedge row. The goal is to not disrupt the rhythm of Belknap Lane. By reducing one curb cut and eliminating one creates a better situation on Belknap Lane. All staging of construction materials and vehicles can be located off street on the properties. Temporary no construction vehicle parking signs will be installed along the Belknap Lane frontage. The public services can be provided for the future homes.

Mr. Brodsky introduced Christine Cofone, a New Jersey licensed planner. Ms. Cofone was sworn in, and the Board accepted her credentials. Ms. Cofone testified that the variance relief being requested is due to existing conditions on the subject property. Granting the variances can be done under the C1 criteria. The two interior lots on Belknap Lane can conform completely R-2 zoning standards.

The variance required relates to the corner lot for the frontage along Rumson Road. The front yard setback is exacerbated by the dedication. The positive criteria are satisfied by the preservation of significantly historic structure; providing an appropriate population density; and provides sufficient space in appropriate locations. The benefits of granting the relief outweighs any detriment.

Chairman Brodsky opened the testimony for public questions. There being none the public question portion was closed.

The application will be carried to the January 12, 2026 Planning Board Meeting at 7:30 pm without further notice required. The applicant will grant an extension of time through February 28, 2026.

Executive Session

None

There being no further business before the Board, the meeting was adjourned at approximately 10:50 p.m.

The next regularly scheduled **Planning Board Meeting will be held on January 12, 2026 at 7:30 p.m.**

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