



Approved: March 2, 2026

RUMSON PLANNING BOARD
January 12, 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, Mr. Ciambrone, Mrs. Ford,
Councilman Kingsbery, Mr. Shissias, Mr. Torres, Mr.
Goodes, Mr. McManus, Mr. Brodsky
Absent: Councilman Casazza

Also present, Michael B. Steib, Esq., David Marks, Borough Engineer, George Minaidis, representing T&M Associates, Lelie Kendra, Borough Planner, Marie DeSoucey, Secretary

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

Marie DeSoucey and David Marks were sworn in.

Reorganization:

Mr. Steib administered the oath to the reappointed 2026 Board Members.

Mrs. Baret nominated John Brodsky for the 2026 Chairman position; Seconded by Mr. Torres.
Roll call vote:

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

Chairman Brodsky nominated Maryann Baret for the 2026 Vice Chairman position; Seconded by Councilman Kingsbery.

Roll call vote:

Ayes: Mrs. Carras, Mr. Ciambrone, Mrs. Ford, Councilman Kingsbery,
Mr. Shissias, Mr. Torres, Mr. Goodes, Mr. McManus, Chairman
Brodsky
Nays: None
Abstain: Vice Chairperson Baret

Councilman Kingsbery made a Motion to approve the Resolution appointing Michael B. Steib, Esquire as the 2026 Planning Board Attorney; Seconded by Mr. Goodes.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Mr. Ciambrone, Mrs. Ford, Councilman

Kingsbery, Mr. Shissias, Mr. Torres, Mr. Goodes, Mr. McManus,
Chairman Brodsky

Nays: None

Councilman Kingsbery made a Motion to approve the Resolution appointing T&M Associates as the 2026 Planning Board Engineer; Seconded by Mrs. Baret.

Roll call vote:

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

Nays: None

Mr. Goodes made a Motion to approve the Resolution appointing State Shorthand Reporting Services, Inc. as the 2026 Planning Board reporting service; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Mrs. Ford made a Motion to approve the Resolution appointing The Asbury Park Press and The Two River Times as the 2026 Planning Board official newspapers; Seconded by Mr. Goodes.

Roll call vote:

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

Nays: None

Mrs. Baret made a Motion to approve the Resolution appointing Marie DeSoucey for the 2026 Planning Board Secretary position; Seconded by Mrs. Ford.

Roll call vote:

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

Nays: None

Mrs. Baret made a Motion to adopt the 2026 Meeting Schedule; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Administrative:

After review and discussion, Mrs. Baret made a motion to approve the **November 10, 2025 Meeting Minutes** and the **December 1, 2025 Meeting Minutes** as amended; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

After review and discussion Mrs. Ford made a motion to approve the Resolution #26-6 as amended for the Minor Subdivision with variances for the Tag50 application for property located at 50 Rumson Road, Block 103, Lot 1 in the R-2 Zone; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Abstain: Mrs. Carras

Old Business:

The continued application from September 2025 for **SurfBBQ, Victor Rallo) River Point Inn** for property located at **132 E. River Road, Block 54, Lot 6 in the GB Zone** was presented for the Board's consideration.

The Board is in receipt of the following additional exhibits: A-13 Sound Level Measurement Report prepared by Louis S Goodfriend and Associates dated 10/21/2025; A-14 Generac Brochure; A-15 Survey prepared by Charles Surmonte Engineering Surveyor revised through 11/19/2025

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The application pertains to a generator that was installed in a noncompliant location. The proposal is to shift the generator and its enclosure south to the paver patio area and increasing the setback to 15 feet from the rear property line and 15 feet from the Black Point Road right-of-way, which requires a variance.

The testing cycle has been adjusted to coincide with Firehouse generator to occur on Fridays at 3:30 pm. The report that has been submitted reflect the noise level of the proposed generator is consistent with regular household generator.

Mr. Brodsky introduced Victor Rallo residing at 947 River Road, Fair Haven, New Jersey. Mr. Rallo was sworn in. Chairman Brodsky inquired whether placement of the generator parallel to the side wall was considered. Mr. Rallo stated there was a vent in that location and according

to the manufacturer there is a required distance from a window or vent. The plans indicate the best location.

Mr. Marks stated the setbacks for this size generator must comply with the principle structure setbacks for the zone. For this zone there is a 20-foot front setback off the street. The principle structure setback for this zone for the side or rear yard is 15 feet off the neighboring property line.

Councilman Kingsbery asked if the fence issue has been resolved. Mr. Rallo stated the concrete slab has been reduced. When the property was subdivided by the previous owner, the wooden approximately eight-foot-high fence sits on the neighbor's property. The sound proofing material will be removed from the fence and be installed in the new location. Any damage to the fence caused by removing the acoustical material will be repaired.

Chairman Brodsky opened the testimony for public questions and/or comments. Claudia Escalante residing at 68 Black Point Road was sworn in. Ms. Escalante stated she was unaware the fence was on her property. She is concerned with the refuse pick up leaving debris on her property and suggested the fence be extended to alleviate that problem. Mr. Rallo explained the dumpsters are located behind a bollard and chain link fencing. He is willing to clean up any refuse that spills onto her property.

Ms. DeSoucey asked whether the ownership of the fence can be resolved. Mr. Steib advised that recent survey depicts the fence on the Escalante property and not the responsibility of the applicant.

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

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

Roll call vote:

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

Nays: None

New Business:

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

Mr. Steib advised the application was carried from the December 1, 2025 Planning Board Meeting.

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. Mr. Brodsky supplied a brief summary of the application thus far. The

engineering and planning testimony were presented at the December hearing for the three-lot subdivision on Belknap Lane and Rumson Road. Variance relief is being requested for the lot with the existing home, which is intended to remain and renovated. The applicant has illustrated that homes and associated amenities can be built on the two lots without variance relief.

Mr. Brodsky introduced Stephen Musto, a New Jersey licensed engineer. Mr. Musto was sworn in, and the Board accepted his credentials. Mr. Musto submitted a Monmouth County Planning Board Revised Minor Subdivision dated 01/12/2025 marked as A-14. Mr. Musto gave a comparison between A-12 and A-14. The change is only for the corner Lot 2.01 in lot area from 46,979 square feet to 46,945 square feet. The County requires a 25-foot turning radius for the right-of-way line from Rumson Road onto Belknap Lane. The lot frontage of 154.8 feet was changed to 153.45 feet. The permitted building coverage decreased from 4,387 feet to 4,386 square feet. The permitted lot coverage is reduced to 11,045 square feet. The maximum floor area is increased to 7,195 square feet. The front setback to the porte cochere is now 64.14 feet.

Board Members questioned the submitted tree removal plan, ownership of the existing historic home and the fate of the existing carriage house on located on Lot 2.02.

Mr. Musto explained the potential tree removal plan that was submitted for the subdivision. The only trees proposed to be removed are for the construction of the homes. Architectural, grading, stormwater management and landscaping plans will be submitted upon final design. The existing home on Lot 2.01 is proposed to be renovated.

Mr. Brodsky introduced Konstantinos Natsis, principle of L.L.C. Mr. Natsis was sworn in. Mr. Brodsky submitted A-15 a rendering of 54 Rumson Road, A-16 a rendering of 50 Rumson Road, A-17 and A-18 examples of home designs. Mr. Natsis stated the brick wall will remain and be repaired and explained the proposed renovations to the existing home. A condition of selling the lots is the construction of the new homes must not be modern in design but have an authentic Rumson (ie: seashore colonial) style. Additionally, the lot with existing home has proposed to remove the sunroom and add a detached garage. The Board and Mr. Natsis agreed to a maximum of 18 feet for the detached garage, despite the zone requirements.

Lot 2.02 has been sold and the carriage house is intended to be removed, as well as all the other structures located on the lots except the house on Lot 2.01. Single-family homes being developed on the lots will be an improvement to existing conditions. There are no new access points proposed.

Board Members strongly recommended the first floor of the new homes be consistent with the finished floor of the existing home on Lot 2.01 and will comply with the Borough ordinance requirements and the Borough Engineer's recommendations and approval. Board Members also suggested the neighbors be kept apprised of submissions of construction plans and performance and post occupancy maintenance bonds be required.

Mr. Brodsky submitted A-19 sample of "no construction vehicles parking on the street" sign.

The streetscape along all the respective lots will be remain and be maintained. The driveway on Lot 2.01 will be reduced to comply with the Borough ordinance. Lot 2.02 will use the current curb cut, the lot 2.03 curb cut is where the 5-car garage is now and will be reduced to comply. Mr. Natsis agreed to notify the neighbors when each new home have been approved, for the purpose of grading and flooding concerns (not involving design).

Chairman Brodsky opened the application for public questions and/or comments. Elaine Eden residing at 4 Wilson Circle was sworn in. Ms. Eden inquired whether the dedication to the roadway right-of-way creates a nonconforming lot. Board Members responded the lot is over an acre. Kathryn Taylor residing at 55 Rumson Road was sworn in. Ms. Taylor expressed concerns with the increase in impervious coverage, the runoff and flooding in the area. Mrs. Baret advised that Stormwater Management plans will be implemented at the development phase to improve the conditions and will not exacerbate the situation. Mr. Marks further explained the purpose and process for the Stormwater Management systems. Mr. Marks stated the Mr. Kostas agreed to supply the new homeowners with an operation and maintenance plan for the approved stormwater structures on the properties.

Denise Natsis, L.L.C. partner, was sworn in. Mrs. Natsis stated the new home warranty is only for the construction of the home is transferable to each homeowner up to ten years. Mr. Brodsky advised it is the seller obligation to disclose materially relevant information. Mr. Marks advised the Code Enforcement will investigate any residents' complaints and hopefully the issue can be resolved. There are also legal avenues that could be pursued.

Heather Robinson residing at 4 Tennis Court Lane was sworn in. Ms. Robinson supplied information on the existing mature trees working as natural stormwater management systems and expressed concern with the future potential tree removals. Fredrika Vince residing at 6 Belknap Lane was sworn in. Ms. Vince inquired about the type of Stormwater Management system proposed. Mr. Marks advised there are different types, and none have been proposed at this point. Mr. Marks also explained the requirements under the ordinance.

Eileen Burgess residing at 3 Belknap Lane was sworn in. Mrs. Burgess submitted before and after photographs of Tennis Court Lane, Belknap Lane, Hartshorn Lane. Mrs. Burgess described the conditions depicted in the photographs and stated that the conditions depicted in the photographs are a result of the construction of a larger home on 1 Belknap Lane in approximately 2009. Mr. Brodsky inquired about the drainage systems and grading on the properties depicted in the photographs.

Ms. Vince questioned the development and construction of two new homes along with subdividing the property into three lots causing adverse impacts to the area and potential inadequacy of any stormwater management systems being installed. Mrs. Baret explained the systems that work efficiently. Ms. Vince also asked the longevity of the systems. Mr. Marks supplied if they're maintained properly, they could last for the lifetime of the house.

Theresa Sperber residing at 65 Navesink Avenue was sworn in. Ms. Sperber stated her house is on the corner of Belknap and Hartshorn Lanes and her backyard is depicted in two of the photographs that were submitted. Ms. Sperber pointed out the pond with the drainage pipe and

all the runoff from Belknap Lane going into her back yard and explains the flooding conditions from heavy-rain events. Ms. Sperber inquired whether any consideration was given to the pond and the wetlands in that area. Mr. Marks stated unless there are easements if the pond is on private property, it is the responsibility of the property owner to maintain it.

Ms. Sperber cited the Rumson Stormwater Management Plan, “number one, properly manage and maintain existing natural ponds and waterways on private property.” Mr. Marks stated he was not sure that would be a Borough action. Ms. Sperber further cited portions of the Plan and feels the pond and wetlands should be taken into consideration. Mr. Marks was not sure all of Ms. Sperber’s concerns are directly related to this development application before the Board. Mr. Marks is happy to work with the neighbors and look at the drainage and investigate if there are clogged pipes or issues that are not allowing the free flow of the water. Mr. Musto explained the State of New Jersey requirements for Stormwater Management and the plans show the required runoff reductions that could be achieved. Mr. Musto also described the systems that could be utilized to meet the requirements of the Borough and the state. There are measures to help maintain the integrity of these underground systems.

*Elaine Eden suggested a stipulation that Oak trees be planted as an additional safety net to help absorb water as well as the system.

Steve Friedel residing at 51 Rumson Road was sworn in. Mr. Friedel asked for the capacity of the underground systems. Mr. Brodsky stated the development of the lots would have to comply with the Borough ordinance. Mr. Natsis stated the houses have not been designed and the system depends on the size of the house.

Mr. Marks stated the stormwater management plan is not the subject of the application.

Mr. Friedel is concerned that if a third of the property with housing now there’s runoff from that property. Where will the water go? Mrs. Baret responded there are ordinances in place that enhance the State requirements and advised that at the time the actual development proposal is prepared and submitted, the stormwater management system will be reviewed for compliance with Borough ordinance and state requirements.

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

Mrs. Baret made a Motion to approve the subdivision with the following conditions: existing house will remain with all architectural details any deviation will be presented to the Board for approval; new homes in a like manner as testified; no construction parking along Belknap Lane and signage provided; staging of construction materials will be on site; hedges and streetscape will be maintained; the brick wall on Rumson Road will be repaired and maintained; three curb cuts as testified to; bonds will be posted; variances for the existing house; the tree removal plan as testified to; no basement for home on Lot 2.03; accessory structures will be removed; first floor levels to be consistent with the existing home on Lot 2.01; the new garage will not exceed 18 feet in height with no habitable space above the garage on Lot 2.01; email contact information to the neighbors. Motion seconded by Mr. McManus.

Roll call vote:

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

Nays: None

Executive Session:

Mr. Steib advised the Board that Executive Session was not necessary.

There being no further business before the Board, the meeting was **adjourned** at approximately 10:30 p.m.

The next scheduled meeting will be held on **February 2, 2026** at **7:30** p.m.

Respectfully submitted,
Michele A. MacPherson,
State Shorthand Reporting Services, Inc.