



Approved: December 2, 2024

**RUMSON PLANNING BOARD
MEETING MINUTES
November 11, 2024**

The regularly scheduled meeting was called to order at 8:14 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. Shissias, Mr. Goodes, Chairman Brodsky

Absent: Mr. Torres, Mr. Snevily

Also present, Michael B. Steib, Esq., Thomas Rogers, Municipal Clerk, David Marks, Borough Engineer, Kendra Lelie, Borough Planner, Edward Hermann, representing T&M Associates, and Marie DeSoucey, Board Secretary.

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

David Marks, Ed Hermann and Kendra Lelie were sworn in.

Administrative

Mr. David Goodes was sworn in as Alternative #1 to the Planning Board.

After review and discussion, Councilman Casazza made a motion to approve the **September 9, 2024 Meeting Minutes** as submitted; Seconded by Councilman Kingsbery. By voice vote the September 9, 2024 Meeting Minutes were approved with Mr. Goodes abstaining from the vote.

Resolutions

None

New Business

The application of **BCUW/Madeline Housing Partners, LLC Carton Street Senior Housing** for property located at 62 Carton Street, Block 59, Lot 10 in the R-GB Zone was presented for the Board's consideration.

Mr. Steib advised service is in order and the Board has jurisdiction to hear the matter.

The Board is in receipt of the following exhibits: A-1 Correspondence dated 11/2/2024; A-2 Application dated 10/28/2024; A-3 Property Owner list dated 10/28/2024; A-4

Architectural/Elevation & Floor Plans prepared by Z+ *Architects* dated 11/2024; A-5 Color elevation renderings; A-6 Major Site Plans prepared by Schwanewede, Hals & Vince dated 10/25/2024; A-7 Planning Report 11/8/2024; A-8 T&M Associates Engineering Report dated 11/8/2024; A-9 Drainage Calculations prepared by Schwanewede, Hals and Vince dated 10/25/2024

Mrs. Baret made a motion to grant the waivers from application items #1-#8, as requested; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

Derek Orth, Esquire from the Inglesino Taylor law firm representing the applicant addressed the Board. Mr. Orth introduced Tom Toronto, Bergen County United Way president. Mr. Toronto was sworn in. Mr. Toronto gave a brief overview of United Way's partnership with the Borough of Rumson. Mr. Toronto described the amenities planned for the project.

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

Mr. Orth introduced David Hals, a New Jersey licensed engineer. Mr. Hals was sworn in, and the Board accepted his credentials. Mr. Hals submitted a board mounted color rendered Survey, dated October 25, 2024, marked as A-10.

Mr. Hals described the existing conditions at the subject premises and the surrounding area. The proposal is to demolish the existing two-story masonry building and significant impervious coverage. Mr. Hals also submitted a board mounted color rendered Site Plan, dated October 25, 2024, marked as A-11.

The application is to construct a two-story, 12-unit, age-restricted, one-bedroom, 100 percent affordable community with parking, landscaping, stormwater management, sidewalks, curbing. Mr. Hals explained the ingress/egress to the site and building; the parking requirement and configuration, circulation, refuse pick-up and loading/unloading area. The building will be fully conforming to the AH-1 district requirements and AH-1 zone district requirements. Site lighting will be provided and will meet Building Code requirements and Borough ordinances. The property will be properly landscaped and screened. The masonry retaining wall will be restored or replaced as necessary.

Mr. Hals explained the grading, drainage, stormwater management plan and emergency accessibility, especially as it relates to fire safety. Mr. Hals submitted a board mounted alternative parking scheme marked as A-12. Additional ADA parking spaces can be provided, if needed. Councilman Casazza requested two handicap parking spots be included. Ms. Baret summarized the details of eighteen parking stalls, an aesthetically pleasing wall/fence combination, and the shielding of outdoor lighting.

Chairman Brodsky opened the testimony for public questions. Michael Robins residing at 67 Black Point Road was sworn in. Mr. Robins inquired about the lighting interfering with his quality of life, retaining wall height and runoff impacting his property. Anthony Furino residing at 58 Carton Street was sworn in. Mr. Furino asked about tree removal, parking and emergency access. There being no further public questions, the public question portion was closed.

Mr. Orth introduced Michael Scro, a New Jersey licensed architect. Mr. Scro was sworn in, and the Board accepted his credentials. Mr. Scro provided four poster boards of the plans previously listed as A-4, sheets 1-4. These boards were entered as Exhibits A-13, A-14, A-15, and A-16, respectively.

Mr. Scro explained the existing conditions at the subject property. Mr. Scro described the proposed interior floor plans, exterior elevations, architectural details and materials. Poster Boards of the Exhibit five renderings were used, recorded as A-17 and A18.

Chairman Brodsky opened the testimony for public questions and or comments. Michael Robins inquired about the heating system. Stuart Sendell residing at 7D Lafayette Street asked when rehabbing the existing structure was considered. Mr. Scro responded that six months ago the structural engineer advised that was not feasible to use the existing dwelling. Mr. Sendell also inquired about the funding sources and time frame for construction. There being no further public questions and/or comments, the public portion was closed.

Board Members inquired about the selection procedures for occupants. Mr. Toronto responded that their own funding requirements require them to adhere to the Fair Share Housing requirements. They will be working with CGP&E, which is the Borough's current administrative agent, and other external agencies for advertising and vetting to create a robust applicant pool. They will continue to use these agencies for the final selection.

Mr. Hermann advised the Board, should the application received be approved, the applicant will work with the Borough professionals to adhere to the stormwater management requirements of the Borough.

Ms. Lelie requested impervious coverage calculations with the revised parking layout, details on the plantings and refuse enclosure be provided.

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

Roll call vote:

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

Nays: None

Mr. Steib advised that an **Executive Session** was not necessary.

There being no further business before the Board, the meeting was **adjourned** at approximately 10:00 p.m.

The next scheduled meeting will be held on **December 2, 2024** at 7:30 p.m.

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