



**RUMSON PLANNING BOARD
MEETING MINUTES
AUGUST 4, 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. Carras, Councilman Casazza, Mr. Ciambrone, Mrs. Ford, Councilman Kingsbery, Mr. Shissias, Mr. Torres, Chairman Brodsky
Absent: Mrs. Baret, Mr. Goodes, Mr. McManus

Also present, Michael B. Steib, Esq., David Marks, Borough Engineer and Marie DeSoucey, Board Secretary

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

Administrative

After review and discussion, Councilman Kingsbery made a motion to approve the **July 7, 2025 Meeting Minutes** as amended; Seconded by Mrs. Ford. By voice vote the July 7, 2025 Meeting Minutes were approved with Councilman Casazza abstaining from the vote.

Resolutions

None.

Old Business

The continued application from the July 7, 2025 meeting of Michael Fazio for property located at 18 Broadmoor Lane, Block 121, Lots 1.01, 1.02, 1.03 in the R-2 Zone.

Councilman Casazza is ineligible to vote on the matter.

Mr. Steib stated the Board is in receipt of the following additional exhibits: A-12 Revised Consolidation Plan prepared by Partner Engineering & Science, Inc. revised date 7/21/2025; A-13 Landscape Plan prepared by Siciliano Landscape, Inc.

John Anderson, Esquire from the Foss, San Filippo and Milne law firm representing the applicant addressed the Board. Mr. Anderson supplied a brief review of the application thus far and the proposed revisions made to the plans.

Mr. Anderson recalled Daphne Galvin, project engineer and planner. Ms. Galvin was sworn in at the last hearing and remains under Oath. Ms. Galvin testified the cul-de-sac has been eliminated and proposed driveway and parking area has been reduced. The proposed parking

area has been shifted back approximately 65 feet from the curb-line of Broadmoor Drive. The impervious coverage proposed is 4,690 square feet.

The gates and pillars are now located in front of the parking area and meet the minimum requirement. The construction of a vegetative swale to direct drainage away from surrounding properties and the roadway.

Ms. Galvin stated the revised proposal enhances the light, air and open space and is a significant improvement over what was previously approved in 2004. Ms. Galvin explained the significant landscape buffering proposed, the grading and the stormwater management plans for the proposal. All the cul-de-sac curbing will be removed.

Councilman Kingsbery asked for clarification on the location and necessity for the parking area in the front yard. Ms. Galvin explained the rationale behind the proposal and questioned the species of trees and plantings. Councilman Casazza inquired about the proposed lighting. Ms. Galvin stated there is no proposed driveway lighting.

Chairman Brodsky opened the application for public questions and/or comments. There being none, the public portion was closed.

Chairman Brodsky commended the applicant on the revisions made to the plans and asked the pleasure of the Board.

Mr. Shissias made a motion to approve the revised application; Seconded by Mr. Ciambrone.
Roll call vote:

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

Nays: None

Abstain: Councilman Casazza

New Business

After review, Councilman Kingsbery made a motion to approve Resolution #2025-10 for the application of Michael Fazio for property located at 18 Broadmoor Lane, Block 121, Lots 1.01, 1.02, 1.03 in the R-1 Zone as submitted; Seconded by Mr. Torres.

Roll call vote:

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

Nays: None

Abstain: Councilman Casazza

Ms. Carras made a motion for the Board to go into Executive Session; Seconded by Mr. Shissias. By voice vote an Executive Session commenced to discuss meeting scheduling and procedures.

There being no further business before the Board, the meeting was adjourned at approximately 8:35 p.m.

The next regularly scheduled **Planning Board Meeting will be held on September 8, 2025** at 7:30 p.m.

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