



**RUMSON
PLANNING BOARD
Meeting Minutes
April 13, 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: Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres,
Mr. Goodes, Mr. McManus, Chairman Brodsky
Absent: Mrs. Baret, Mrs. Carras, Mrs. Ford

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

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

David Marks and Marie DeSoucey were sworn in.

Announcements:

None

Administrative:

Mr. Goodes made a motion to approve the March 02, 2026 **Planning Board Minutes** as amended: Seconded by Councilman Casazza.

Roll call vote:

Ayes: Councilman Casazza, Mr. Ciambrone, Mr. Shissias, Mr. Torres, Mr. Goodes

Nays: None

Abstain: Councilman Kingsbery, Mr. McManus, Chairman Brodsky

Resolutions

Councilman Casazza made a motion to approve **Resolution #26-10** for the application of Vanessa Berry for property located at 35 Rumson Road, Block 134, Lot 9 in the R-5 Zone; Seconded by Mr. Ciambrone.

Roll call vote:

Ayes: Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres,
Chairman Brodsky

Nays: None

Abstain: Mr. Goodes, Mr. McManus

Mr. Torres made a motion approving **Resolution #26-12** for the Preliminary and Final Site Plan application of the Sea Bright Lawn & Tennis Club for property located at 5 Tennis Court Lane, Block 104, Lot 2 in the R-2 Zone; Councilman Casazza.

Roll call vote:

Ayes: Councilman Casazza, Mr. Ciambrone, Mr. Shissias, Mr. Torres, Mr. Goodes

Nays: None

Abstain: Councilman Kingsbery, Chairman Brodsky, Mr. McManus

Old Business

None

New Business

The application of **Pascucci-Keenan** for property located at **35 Ridge Road, Block 134, Lot 9 in the R-5 Zone** was presented for the Board's consideration.

Mr. Steib advised service has been reviewed and deemed in order. The Board has jurisdiction to hear the application. T&M Associates review of the submissions indicates there is no objection to granting the requested waivers.

Councilman Casazza made a motion to grant the requested waivers; Seconded by Councilman Kingsbery.

Roll call vote:

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

Nays: None

The Board is in receipt of the following exhibits: A-1 Development Permit Application dated 10/09/2025; A-2 Denial Memorandum revised date 01/04/2026, A-3 Minor Subdivision Application dated 01/06/2026; A-4 Boundary and Topographic Survey prepared by InSite Surveying revised date 06/11/2025; A-5 Minor Subdivision Plan prepared by InSite Engineering, LLC revised date 12/19/2025; A-6 Monmouth County Planning Board conditional final approval dated 12/09/2025; A-7 T&M Associates Completeness and Engineering Review dated 02/11/2026; A-8 Monmouth County Planning Board conditional final approval status updated as of 01/29/2026

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the application addressed the Board. The application is for a minor subdivision to create two lots from the existing oversized lot. The two new lots will be in excess of 13,000 square feet in a zone where 10,000 square feet is required. There are existing nonconformities that will be corrected as a result of this application. There are remaining variances that will be necessitated by virtue of the application.

Mr. Brodsky introduced Jennifer Barnette, a New Jersey licensed planner. Ms. Barnette was sworn in, and the Board accepted her credentials. Ms. Barnette submitted exhibit A-9 Color Aerial. Ms. Barnette described the existing conditions at the subject premises and surrounding area. Ms. Barnette testified the variances required for each of the lots are for the County mandated 22-foot width of the curb cuts along Ridge Road and 14 feet is permitted by ordinance. The existing two-story home will be modified on proposed Lot 12.01 with the 12-foot-wide driveway and a new detached garage at the rear of the property.

Proposed new Lot 12.02 will consist of 13,439 square feet and requires variances for lot frontage of 50.76 feet where 75 feet is required and a lot width of 62.7 feet where 75 feet is required. There is no construction proposed on the new lot under this subdivision. The applicant is amenable to having a condition of approval regarding any new home proposed on this lot will be comparable to the style of the homes in the area.

Ms. Barnette cited the Kaufman and Green Meadows versus Montvale cases and purposes of the MLUL to justify the granting of the requested variances. There is no negative impact to the zone plan, zoning ordinance or Master Plan of the Borough. The benefits of the application outweigh any detriments.

Mr. Marks asked for verification of Monmouth County Planning Board requirements for the driveway widths. Ms. DeSoucey inquired whether there is any leeway for the positioning of the curb cuts. The applicant will investigate and advise.

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

After Board deliberations, Chairman Brodsky asked the pleasure of the Board. Mr. Shissias made a motion to approve the subdivision as presented; Seconded by Councilman Casazza.

Roll call vote:

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

Nays: None

The application of **Mulheren** for property located at **15 and 17 North Ward Avenue, Block 80, Lots 16, 17 & 17.01** in the **R-2 Zone** was presented for the Board's consideration. Councilman Kingsbery and Chairman Brodsky excused themselves from hearing the application.

Mr. Steib advised notice has been reviewed and deemed adequate. The Board has jurisdiction to hear the application.

The Board is in receipt of the following exhibits: A-1 Application dated 03/26/2026; A-2 Survey prepared by Thomas P. Santry, Jr. dated 09/01/1999; A-3 Subdivision Plat prepared by Kennedy Consulting Engineers dated 03/19/2026

Rick Brodsky, Esquire from the Ansell, Grimm and Aaron law firm representing the applicant addressed the Board. The application is for a minor subdivision (a lot line adjustment). The applicant is requesting that the dividing line between the two lots be shifted to basically transfer a 30-foot-wide portion. Both lots will remain in excess of the minimum lot size required in the zone. The variances being sought are with respect to the existing conditions. There is no new construction proposed.

Mr. Brodsky introduced James Kennedy, a New Jersey licensed engineer and planner. Mr. Kennedy was sworn in, and the Board accepted his credentials. Mr. Kennedy submitted A-4 a color rendered aerial dated 04/13/2026.

Mr. Kennedy described the existing conditions at the subject premises and the surrounding area. The old Meadow Lane right-of-way became Lot 17.01 and merged with the northerly Lot 17. The application is to unmerge 30-foot right-of-way and move it to Lot 16. That will increase the nonconforming frontage to 145 feet where 150 feet is required. It also provides 30 feet to the principle building north setback but increases the setback to the garage. In 1996 the Zoning Board approved Lot 17 without a principal structure and keep the existing greenhouse and garage.

Mr. Kennedy explained the existing nonconformities at the subject property which will not change.

Mr. Kennedy introduced Alexander Mulheren residing at 99 Rumson Road. Mr. Mulheren was sworn in. Mr. Mulheren explained the existing garage is used for storage of antique vehicles and the barn is used to store maintenance equipment and the like. The second floor is intermittently used as a family guest house, not rental use. There is ample parking at the property.

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

After deliberations, Chairman Brodsky asked the pleasure of the Board. Mr. McManus made a motion to approve the minor subdivision; Seconded by Mr. Torres.

Roll call vote:

Ayes: Councilman Casazza, Mr. Ciambrone, Councilman Kingsbery, Mr. Shissias, Mr. Torres,

Mr. Goodes, Mr. McManus, Chairman Brodsky
Nays: None

Mr. Steib conducted a Workshop Session explaining “The Conditions for Approval” versus “Conditions of Approval, and the 45-day post-approval appeal period.

Executive Session

None

There being no further business before the Board, the meeting was adjourned at approximately 9:15 p.m.

The next regularly scheduled **Planning Board Meeting will be held on May 04, 2026** at 7:30 p.m.

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