



Approved: January 6, 2025

**RUMSON PLANNING BOARD
MEETING MINUTES
December 2, 2024**

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. Shissias, Mr. Torres, Chairman Brodsky
Absent: Mr. Snevily

Also present, Michael B. Steib, Esq., Thomas Rogers, Municipal Clerk, David Marks, Borough Engineer, Kendra Lelie, Borough Planner, Edward Hermann, P.E., 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

After review and discussion, Councilman Casazza made a motion to approve the **November 11, 2024 Meeting Minutes** as submitted; Seconded by Mrs. Ford. By voice vote the November 11, 2024 Meeting Minutes were approved with Mr. Torres abstaining from the vote.

Resolutions

After discussion, Mrs. Baret made a motion approving the Resolution for **BCUW/Madeline Housing Partners, L.L.C.** for property located at 62 Carton Street, Block 59, Lot 10 in the R-GB Zone as amended; Seconded by Councilman Casazza.

Roll call vote:

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

New Business

The application of **BCUW/Madeline Housing Partners, L.L.C., Affordable Housing Project** for property located at 49 West River Road, Block 25, Lot 4 in the AH-2 Zone was presented for the Board's consideration.

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

Mr. Hermann advised the Board that the waivers requested can be granted.

Mrs. Baret made a Motion to grant the requested waivers and deem the application complete; Seconded by Councilman Casazza.

Roll call vote:

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

Nays: None

The Board is in receipt of the following exhibits: A-1 Application dated 10/28/2024; A-2 Aerial Photograph (existing conditions); A-3 Aerial Photograph (proposed conditions); A-4 Architectural Elevation and Floor Plans prepared by Z+ Architects dated 11/8/2024; A-5 Engineering Drainage Report prepared by Schwanewede, Hals and Vince dated 10/31/2024; A-6 Traffic and Parking Assessment prepared Louis Luglio, PE dated 11/18/2024; A-7 Report prepared by Kendra Lelie, PP dated 11/25/2024; A-8 T&M Associates Report dated 11/26/2024; A-9 Site Plan prepared by Schwanewede, Hals and Vince dated 11/1/2024.

Derek Orth, Esquire from the Inglesino Taylor law firm representing the applicant addressed the Board. The proposal is to demolish the existing bank and site improvements and is seeking Preliminary and Final Major Site Plan approval to construct a two-story, 100 percent affordable housing community consisting of 12 family-rental units and related site improvements, i.e. landscaping, parking, stormwater management, et cetera.

Mr. Orth introduced Tom Toronto, Bergen County United Way president. Mr. Toronto was sworn in. Mr. Toronto gave a brief overview of the affordable housing project planned for the subject property. Mr. Toronto described the application process, eligibility, property design and maintenance.

Mr. Orth introduced Michael Scro, a New Jersey licensed architect. Mr. Scro was sworn in, and the Board accepted his credentials. Mr. Scro explained the existing conditions of the subject premises. Mr. Scro submitted a Color Rendered Site Plan of existing conditions (A-9 above) marked as A-10; Colorized Proposed Site Plan marked as A-11; Two Color Rendered Elevation Drawings marked as A-12 and A-13.

Mr. Scro described the proposed ingress and egress to the site and the multi-family, two-and-a-half story, fully sprinklered building, landscape buffering and screening. 26 parking spaces will be provided to support the residents' needs. There are no rooftop HV/AC units proposed, and

the units will be adequately screened from the street. The site will be ADA compliant. The exterior pole mounting lighting will be shielded and downward facing and will not impact on the adjacent properties.

Mr. Scro described the interior floor plans and exterior architectural details and materials. There will be eight two-bedroom 1,040 square foot units and four three-bedroom 1,400 square foot units and will contain laundry facilities and be ADA accessible.

Mr. Orth introduced David Hals, a New Jersey licensed engineer. Mr. Hals was sworn in, and the Board accepted his credentials. Mr. Hals described the proposed orientation of the multi-family structure. A bike rack and patio area will be added to the plans and submitted for review and approval. Mr. Hals explained the vehicular ingress and egress on Second Street and the driveway on West River Road will be removed and new curbing will be installed.

Mr. Hals explained the stormwater management system being proposed and minimal signage for the project.

Mr. Orth introduced Louis Luglio, a New Jersey licensed Traffic Engineer and Planner. Mr. Luglio was sworn in and the Board accepted his credentials. Mr. Luglio gave an overview of the traffic analysis he prepared.

Mr. Luglio explained the vehicle trips generated to and from the development during the AM and PM peak hours. Five trips will be generated during the 7:00 to 9:00 AM peak hour and six trips during the 4:00 PM to 6:00 PM peak hour. The impacts on the adjacent street network will be less intense than the existing use or other commercial/retail uses at the site. The parking stalls, driveway width and drive aisles meet industry standards.

Mr. Hermann complimented the presentation, and the applicant has agreed to comply with the items listed in his report and requested testimony on street trees and detailed plans to be submitted for review and approval. The applicant has also agreed to install a six-foot-tall privacy fence on the western property line and will supply a tree removal plan. Site specific soil testing is required and will be supplied.

Ms. Lelie reviewed the pole lighting intensity and shielding, walkway lighting for safety, the location of generator with screening. The applicant will submit amended plans with all the requested details. Ms. Lelie explained the matrix of the income levels for the units for the Board's edification.

Board members commended the application and asked for clarification on sound intrusion between the units; curb replacement; location of mailboxes; basement access if needed; public input and preferences on fencing height and material and county dedication specifics.

Chairman Brodsky opened the application for public questions and/or comments. Stuart Sendell residing at 7D Lafayette Street was sworn in. Mr. Sendell inquired whether the Board of Education was consulted on children enrolling in the system and whether transportation for them was taken into consideration. Mr. Toronto advised that housing services coordinators

make sure that the residents are connected into the community, and outreach with the school services will be provided.

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

After deliberations, Chairman Brodsky asked the pleasure of the Board.

Councilman Casazza made a motion to approve the application with stated conditions;
Seconded by Mr. Torres.

Roll call vote:

Ayes: Mrs. Baret, Mrs. Carras, Councilman Casazza, Mr. Ciambrone, Mrs. Ford,
Councilman Kingsbery, Mr. Shissias, Mr. Torres, 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 9:15 p.m.

The next scheduled meeting will be held on **January 6, 2025** at 7:30 p.m.

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