

RUMSON PLANNING BOARD
MINUTES
MAY 2, 2015

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag.

The roll was called with the following members present: Acting Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mr. Clark, Mrs. Williams, Mr. Shanley, Mr. Hewitt, Mrs. Baret
Absent: Chairman Lospinuso, Mrs. White, Mr. Nixon

Also present, Michael B. Steib, Esq., Fred Andre', Bonnie Heard, representing T&M Associates and State Shorthand Reporting Service.

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

Chairman Casazza asked for approval of the March 7, 2016 Planning Board Minutes. Councilman Rubin makes a motion to approve the Minutes with minor corrections, Seconded by Chairman Casazza

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mr. Hewitt, Mrs. Baret

Nays: None

Abstained: Mayor Ekdahl, Mr. Shanley, Mrs. Williams, Mr. Clark

Mr. Steib advised that the first order of business tonight will be Rumson-Fair Haven Regional High School's Capital project for the proposed removal and replacement of the athletic field grandstand. Frank Gripp, Business Administrator of the high school explains the upgrade to the grandstand and submitted a packet of plans for the Board's review. Mr. Gripp explains that the project is out of necessity due to the deteriorating conditions of the existing facility's woodwork. In the past some of the splintering boards have been replaced, however over time the supporting structuring is in poor condition and creates unsafe conditions. Three sides of the brick facade will remain, the existing interior structure will be removed and replaced with an aluminum seating structure which will allow for handicap accessibility. The Press Box will be replaced and incorporate a ramp into the bleacher area. When completed the project will have 16 ADA accessible seats as well as a little over 1,300 seating capacity, a slight decrease from the existing condition. The existing brick facade will be rehabilitated and preserve the aesthetic character of the existing campus. The total cost of the project is in the area of \$657,000 and will commence at the end of this school year and is planned on being completed before the start of the next school year. There will also be site improvements in the future.

Mr. Gripp stated the new Press Box will be 30-foot-wide and consists of three ten-foot sections allowing for each team to have a side and the announcers' section in the center. Plans also include an upper viewing platform, which will only be accessible from the interior. The fields can be used during construction. There will be no increase to the height of the structure.

Chairman Casazza expressed the Board's appreciation for the presentation and wished Mr. Gripp good luck with the project.

Next agenda item is the application of Steven Scopellite, 52-54 Buena Vista Avenue. Jennifer Krimko, Esquire from the firm of Ansell, Grimm and Aaron representing the applicant addressed the Board. Ms. Krimko explains that the lots were never merged because both lots were conforming as to lot area, lot width, lot size. The application is not an actual subdivision per se, but a simple lot line adjustment. Mr. Steib made note of items in evidence for the Board's consideration: Exhibit A-1, Minor Subdivision Application; A-2 Minor Subdivision Plan prepared by Charles Surmonte dated February 15, 2016, last revision date April 18, 2016; A-3 T&M Associates Completeness and Engineering Review dated April 11, 2016; A-4 Letter from Charles Surmonte dated April 22, 2016; A-5 T&M Associates Completeness and Engineering Review dated April 28, 2016. Ms. Krimko submits a MERI Maps aerial photograph of the subject neighborhood, which is marked A-6.

Ms. Heard advises the Board of certain items contained in the April 28, 2016 Competeness Review can be waived at this time, all the taxes and fees are paid. Councilman Rubin motions to grant the application complete; Seconded by Mr. Hewill.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mr. Clark, Mrs. Williams, Mr. Shanley, Mr. Hewitt, Mrs. Baret

Nays: None

Charles Surmonte, professional engineer and licensed architect on the project is sworn. Ms. Krimko stated the applicant is proposing to relocate the lot line so all the improvements relating to each home will be located on the same lot. The only construction proposed is the removal of a connecting driveway between the two properties and a new driveway constructed. Mr. Surmonte explains that the original southerly lot was 275 feet wide and the north lot is the balance. One person owned both properties and it was used as a family compound of sorts. The existing cabana is associated with proposed Lot 2.1, which is Lot 52 and the driving force of the lot line adjustment. Proposed Lot 3.01 will have approximately 104,000 square feet and is still far in excess of what the ordinance requires. All setbacks and bulk requirements are met. No variances are being sought for the lot configuration. The only variance being requested is for Lot 2.01 which has a 94.3-foot diameter lot shape circle where 115 foot is required.

Ms. Krimko advised the Board the applicant will comply with the items listed on the April 28, 2016 Engineering Review letter and revise the plans accordingly. No trees will be removed and there will be no traffic impact on the neighborhood with this proposed lot line adjustment. The houses will remain as they exist. The existing trees along the frontage will remain. The lot line as proposed is due to the aesthetic, functional improvements already established on the properties. The lot line adjustment will have no visual impact. The cabana was constructed in 2007/2008.

Mr. Steib stated that in the past for new construction the Board usually would not be inclined to grant a variance of this nature. This variance would just create a lot line adjustment and will not create new nonconforming building lots. Ms. Krimko stated the applicant will monument the lot lines for ease in any future.

Chairman Casazza asks for any public comments on this application. There being none, Chairman Casazza closes the public portion and asks the Board's pleasure on the application. Councilman Rubin makes a motion to approve the application; Seconded by Mayor Ekdahl.

Roll call vote:

Ayes: Chairman Casazza, Councilman Rubin, Mayor Ekdahl, Mr. Clark, Mrs. Williams, Mr. Shanley, Mr. Hewitt, Mrs. Baret

Nays: None

Mr. Steib advised that no Executive Session is needed.

There being no further matters before the Board, Motion is made and seconded to adjourn at 8:12 pm.

Next scheduled meeting of the Planning Board will be June 6, 2016 at 7:30 p.m.

Respectfully submitted,
Michele A. MacPherson