February 8, 2022

Day Pitney Real Estate Team Obtains Site Plan Approval for Two Development Projects in the Same Night

On February 7, Day Pitney assisted clients Pulte Homes and Melillo Equities, as well as Yellow Brook Properties, in obtaining site plan approval for two different residential inclusionary development projects before the Far Hills and the Rumson Planning Boards. Since both hearings were held virtually, Day Pitney Partner Craig Gianetti was able to represent both clients despite being before two different boards on separate applications.

The Pulte Homes/Melillo Equities site plan approval was for 105 age-restricted townhouse dwellings, along with 29 affordable apartments. Gianetti previously represented Melillo Equities in negotiating an affordable housing agreement with the Borough of Far Hills in its affordable housing case and negotiating the rezoning of the property in Far Hills. The Pulte site plan application and the resolution of approval was unanimously approved.

Following the Far Hills hearing, Gianetti "switched" to the Rumson Planning Board hearing for Yellow Brook Properties. The Yellow Brook site plan approval was for 14 carriage homes (duplexes and triplexes) on a 5-acre piece of property along Rumson Road in Rumson Borough. Gianetti previously represented Yellow Brook in negotiating an affordable housing agreement with the Borough of Rumson in its affordable housing case, which called for rezoning the Rumson Road property and another property along Bingham Avenue for multifamily housing. Gianetti also represented Yellow Brook several months ago in obtaining site plan approval for the Bingham Avenue project, consisting of 18 townhouse dwellings. The Rumson Planning Board unanimously approved the site plan application for Rumson Road.

Both the Far Hills and Rumson site plan applications took several hearings and both had public opposition along with objector attorneys and expert witnesses.

Gianetti was assisted by Nicole Magdziak and Amanda Kronemeyer in the two matters. Day Pitney is proud to have represented both clients through the rezoning and site plan approval process.

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