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ONE DOLLAR



SEAN SIMMONS

Coil noses out Shackleford as Ruler on Ice comes in third at the Haskell at Monmouth Park last Sunday. (See page 20)

Sale Of Rumson Estate Sets Record

By Ryan Fennell

RUMSON – The \$12 million sale price for Long Point in Rumson, a River Road property until recently owned by retired General and former gubernatorial candidate Peter Dawkins, is the single largest residential real estate transaction in the history of Rumson and the second largest in Monmouth County.

Kelly Zaccaro, a sales associate with the Rumson office of Gloria Nilson Realtors, represented the buyer in the transaction and closed the deal in June.

The property was originally listed at \$29 million in 2009 but had been reduced to \$20 million when Zaccaro came on board.

“I had a buyer who saw an opportunity to acquire arguably one of the most prestigious estates in all of New Jersey,” Zaccaro said. “With a motivated buyer and seller and the right property, all that was left was to lever-

age every opportunity and make sure I secured the best possible terms for my client.”

And Zaccaro did just that over six months of negotiations that ultimately trimmed the asking price by \$8 million.

“It was a long negotiation,” Zaccaro said. “There was a lot of back and forth and ups and downs but eventually we got to a number that worked. It was probably the hardest thing I’ve ever done. When you’re talking about that much money, it’s not easy.”

The estate was built in 2004 and given the name Long Point by the architectural firm Shope Reno Wharton. It is an 18,000 square-foot, 10.4 acre gated estate on a private peninsula surrounded by the Navesink River. It features shingle-style architecture, barrel ceilings, archways, and views of the river from nearly every window.

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RUTGERS, BAYKEEPER STUDY OYSTER RESTORATION

By Ryan Fennell

KEYPORT – For the past two months the New York/New Jersey Baykeeper and scientists from Rutgers University have been walking the coast of the Bayshore to determine the feasibility of oyster restoration in the Raritan Bay.

Last week, the team took to the river to access the last location immediately east of Earle Naval Base, which was inaccessible by land.

The data collected will create the first ever survey map of the shoreline conditions in the Raritan Bay.

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Rumson Neighbors Challenge Borough On Tree Removal

By John Burton

RUMSON – Homeowners angered over the clearing of trees on a neighboring property on Navesink Avenue are challenging the borough planning board and tree conservation officer over their approval of the tree cutting.

Cindy Zipf and her husband Rick Jones appeared before the planning board with their attorney last Monday evening, appealing a decision that permitted the developer of the property to remove more trees than should have been allowed under the borough’s current tree ordinance.

Zipf and Jones formalized their objections, as allowed under borough ordinance.

“We have laws on the books for a reason,” Zipf told the board. Zipf and her attorney contend that the borough

was not sufficiently diligent in enforcing the tree ordinance and charge that the issue was handled cavalierly by the planning board, resulting in the property being largely cleared of trees to allow for the construction of an approximately 5,000 square-foot single family home. “Clearly this was wrong,” Zipf said.

The borough council adopted an ordinance in 2002 establishing guidelines for the clearing of trees from private property. Property owners are prohibited from clearing more than 40 percent of the trees from a property.

There are exceptions that allow removal of trees that are growing within 15 feet of the footprint of the proposed building, and within five feet of driveways. The ordinance also establishes what consti-

tutes a tree, defining it as more than four inches in diameter at breast height, about 4.5 feet, as well as allowing for the removal of those trees determined to diseased or damaged.

Zipf and Jones filed Open Public Records requests to obtain the documents pertaining to their neighboring property. They discovered permits for the removal of 15 trees, for the first permit; and another permit to clear away another eight. The permits were granted, they said, after the trees were already cut down.

“I counted at least 65 trees removed,” Jones charged. That amount equals roughly 75 percent of the trees on the approximately 1.03 acre lot, estimated Andrew Provence,

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Little Silver Mourns The Loss Of Mayor Suzie

By John Burton

LITTLE SILVER – The borough is mourning the loss of a lifelong resident who dedicated much of her life to serving her community.

Mayor Suzanne Castleman, 76, died last Friday in her home, surrounded by her family, according to the Thompson Memorial Home, Red Bank, which is handling the arrangements.

With the exception of her years at Tufts University, Castleman spent her entire

life in Little Silver.

After earning her degree at Tufts, she taught physical education at Red Bank High School before starting her family.

Much of Castleman’s life was dedicated to public service. In an April interview with *The Two River Times*, Castleman recalled how her father, who also served as mayor of Little Silver, had

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Healthy Living 13-15

Area Boat Clubs Teach Kids How To Sail

Story and Photos by Art Petrosemolo

JUST ABOUT EVERYONE in the two river area lives within minutes of the ocean, the Navesink or the Shrewsbury Rivers. It’s only natural that water sports are a popular form of summer recreation for children... from rowing, swimming, water skiing, and power boating to tubing to sailing.

For more than a half century, four of the area’s yacht and boat clubs have taught thousands of young children to sail. And

many of these students have gone on to excel as high school, college, regional, national and Olympic sailors.

The Shrewsbury Sailing and Yacht Club (SSYC), Oceanport, and the Rumson Yacht Club, Fair Haven Sailing Club (River Rats), and the Monmouth Boat Club, Red Bank, on the Navesink River have recog-

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Optis heads to the dock while 420s head to the course in Sweeps action on the Navesink at Monmouth Boat Club.

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The NY/NJ Baykeeper and Rutgers University are identifying offshore sites that have potential for oyster restoration.



The data they collect will be used to create a survey map of viable sites for oyster restoration.

Oyster

Continued from Page 1

After several years of study the U.S. Army Corp of Engineers created a macro-level plan for potential oyster restoration along the Northeastern coastline.

However, according to Dr. Beth Ravit, instructor of Environmental Science at Rutgers, no one had actually gotten on the ground to see if the maps created by the Army Corps are actually feasible.

The NY/NJ Baykeeper, Rutgers scientists and volunteers, and citizen volunteers began their coastal survey in Keyport Harbor and walked the shoreline south all the way out to the bayshore on Sandy Hook.

The Army Corp of Engineers used four criteria when developing its Hudson-Raritan Estuary Comprehensive Restoration Plan (CRP), which calls for 500 acres of oyster restoration.

The Army Corp criteria included levels of salinity, dis-

solved oxygen, turbidity or total suspended solids, and pH.

While taking these criteria into consideration the Baykeeper team added a number of additional criteria to better assess the viability of oyster growth and maturation, which includes the presence of existing shellfish species, potential pollution sources, the presence of submerged or emergent sea grass, the presence of bulkheads or docks, and public access points.

"We thought to really get a sense if oysters could survive we needed a few more parameters," Ravit said.

After the data was collected each location was scored and a preliminary map was created where oysters could or could not survive.

According to the first draft map, the Baykeeper team identified the waters off Conaskonk Point in Union Beach as having the best conditions for oyster survival.

It made sense to the scientists that this location would suit the oysters best since it was the location of the origi-



ALL PHOTOS BY RYAN FENNEL

"We thought to really get a sense if oysters could survive we needed a few more parameters," Ravit said.

nal great oyster beds of the Raritan Bay.

The team also identified Point Comfort as suitable as well as Horseshoe Cove on Sandy Hook; however, additional data needs to be included to determine the final loca-

tion scoring. The area in Horseshoe Cove might prove to be unsuitable when the fresh water exposure and high-energy exposure data is added into the equation.

"These locations make sense in terms of what the oyster needs," Ravit said. "We have to figure out what makes sense today and not 150 years ago."

Oysters are considered a "Keystone Species" meaning it is like an eco-engineer according to Ravit.

Ravit said oysters filter water at a high rate and as they filter the water more light is allowed through, which leads to the growth of more plants and sea grass.

"They change the properties of the water quality itself," he said.

Also, when oysters spawn, the young prefer to attach themselves to hard shell surfaces.

"Over time they grow up vertically and form the Northern version of a corral reef," said Ravit.

The reef created provides shelter for other forms of life. Oyster reefs can also protect the shoreline from storm surges, added Ravit.

"The mapping project will allow us to pick restoration sites that have a great potential for long-term success," he said. "The next step would be, if the NJDEP allows us, to place test cages at some of the high scoring locations to see if the oysters survive the winter. If survivorship is high, that would indicate that our mapping model has validity and could be used as a tool in identifying other viable restoration sites in the Hudson-Raritan Estuary that may fulfill the goals of the U.S. Army Corps' Comprehensive Restoration Plan."

The key is the permission from the New Jersey Department of Environmental Protection.

Last year, the NJDEP ordered the Baykeeper to remove its oyster beds from the Raritan Bay citing fears

of illegal poaching in light of the BP Oil Spill in the Gulf of Mexico.

The NJDEP's reasoning at the time was that the potential damage to New Jersey's shellfish industry by the sale and consumption of illegally poached shellfish that could cause illnesses outweighed the benefits of the research conducted by the Baykeeper.

"Almost exactly a year ago, NJDEP forced Baykeeper to remove and destroy 30,000 living oysters because of its ban on oyster restoration research," said Debbie Mans, executive director of NY/NJ Baykeeper. "We will not accept the bay's poor water quality. We are waiting for NJDEP to begin working with us on a plan to improve water quality in the Raritan Bay. So while the oyster ban is in place we are doing valuable alternative research such as this mapping project and identifying a site that DEP considers safe for oyster research."

Tree

Continued from Page 1

their lawyer.

The couple asked the planning board "to review the action of a colleague of yours," Provence said, indicating Fred Andre, the planning and zoning officer who also serves as the tree conservation officer.

"The trees are gone," Provence told the board. "But the board could take an important step here tonight."

In filing their appeal, Zipf and Jones said, they are seeking to have the ordinance enforced and summonses issued to the developer. They also want the board to declare what occurred on the site was "prohibited clear-cutting activity."

"The neighborhood has been marred and that's unacceptable," Zipf said following the hearing.


Zipf, who is the executive director of Clean Ocean Action, an environmental advocacy organization, said she and her mother first moved to her Navesink Avenue home in 1979. She now lives there with her husband.

Before the trees were removed, Zipf said, the neighboring property was heavily wooded, but well maintained, and held a modest one-story home. That home was demolished over Memorial Day weekend, she said.

During the hearing, board members asked a few questions and listened intently. The chair, Dr. Michael Lospinuso, said, "We're all very empathetic to everyone's feelings on this."

The owners and developers of the site, Petcon @ 35 Navesink, LLC, were not in attendance; however a representative for the company sent a letter to the board last week saying he wouldn't be able to appear. The board adjourned the matter until Sept. 12.

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