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February 4, 2021

VIA HAND DELIVERY

Mr. Frederick J. André
Planning Board Secretary
Borough of Rumson
80 East River Road
Rumson, NJ 07760

**Re: Yellow Brook Property Co., LLC (“Applicant”)
Preliminary and Final Site Plan Application
Block 94, Lot 5 (the “Property”)
132 Bingham Avenue, Rumson, NJ**

Dear Mr. André:

This firm represents the Applicant regarding its application to the Rumson Planning Board for preliminary and final major site plan approval at the above referenced property.

The Applicant is proposing to construct multifamily residential housing, consisting of eighteen dwelling units located within nine duplex buildings, as more particularly described in the Project Proposal enclosed herein. The Applicant is not seeking any variance relief in connection with this application.

This application is being submitted in connection with a certain Settlement Agreement between the Borough of Rumson and the Applicant dated January 16, 2020 as part of the Borough’s affordable housing compliance litigation, In Re Borough of Rumson, Docket No. MON-L-2483-15. Pursuant to the terms of the Settlement Agreement, the Borough of Rumson adopted Ordinance 20-015 on December 15, 2020 to rezone the Property into the Bingham Avenue Housing District (BA), which permits the development of the Property with up to eighteen residential dwelling units.

In connection with this application, enclosed please find the following:

1. One (1) original and three (3) copies of the Application to the Planning Board, Project Proposal, and Disclosure of Ownership;

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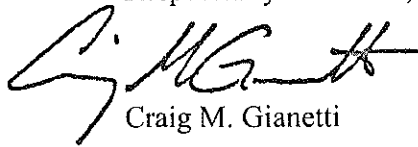
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2. Four (4) copies of the Preliminary and Final Major Site Plan prepared by French & Parrello Associates, dated January 29, 2021;
3. Four (4) copies of the Boundary and Topographical Survey prepared by French & Parrello Associates, dated July 11, 2019;
4. Four (4) copies of the Architectural Floor Plans and Elevations prepared by Virtuoso Architecture, dated November 2020;
5. Four (4) copies of the Stormwater Management/Drainage Report prepared by French & Parrello Associates, dated January 29, 2021;
6. Four (4) copies of the Operations and Maintenance Manual for the stormwater improvements prepared by French & Parrello Associate, dated January 2021;
7. Four (4) copies of the Environmental Impact Report prepared by French & Parrello Associates, dated January 29, 2021;
8. Four (4) copies of the Traffic Summary Letter prepared by Miskovich Consulting Engineers, LLC dated February 3, 2021;
9. Four (4) copies of the Borough of Rumson Tax Assessor's certified 200 foot property owner list;
10. Four (4) copies of the Borough of Rumson Tax Collector's certification that taxes are current;
11. Four (4) copies of the current property deed and easements;
12. One (1) copy of the application to the Monmouth County Planning Board;
13. One (1) copy of the application to the Freehold Soil Conservation District;
14. Check in the amount of \$1,775.00 in payment of the application fee;
 - a. Preliminary: $\$300 + \$30 \times (18 \text{ units}) + \30 (for up to 100 parking spaces) = \$870
 - b. Final: 50% of preliminary = \$435
 - c. EIS review: \$400
 - d. Public hearing fee: \$50
15. Check in the amount of \$15,000.00 in payment of the escrow fee; and
16. Applicant's W-9 form.

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Thank you in advance for your assistance. Please advise when this matter will be scheduled for a hearing. Please do not hesitate to contact me should you have any questions.

Respectfully submitted,


Craig M. Gianetti

Enclosures