



YOUR GOALS. OUR MISSION.

RMPB-R1821

March 19, 2021
Via Email

Borough of Rumson Planning Board
c/o Fred Andre, Secretary
80 East River Road
Rumson, NJ 07760

**Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lot 5
Completeness Review and Fee Determination**

Dear Board Members:

As requested, I have reviewed the preliminary and final site plan application, plans and supplemental information submitted for the referenced project. The plans were prepared by Brian R. Decina, P.E. of French & Parrello Associates, LLC, dated January 29, 2021, consisting of twenty four (24) sheets.

The property in question currently consists of a two-story dwelling, covered porch, patio, paved driveway, fountain, pool, pool house, tennis court, dog kennel, shed, stairs, various fences, and landscaping walls. The applicant intends to demolish and remove all existing site features to construct the proposed multifamily development.

In accordance with a Settlement Agreement between the Borough of Rumson and the Applicant dated January 16, 2020, as part of the Borough's affordable housing compliance requirements, the Borough of Rumson adopted Ordinance 20-015 on December 15, 2020 to rezone the Property to the Bingham Avenue Housing District (BA), which permits the developer up to eighteen residential dwelling units.

The applicant is the owner of the property in question and is requesting Preliminary and Final Major Site Plan approval to construct a multifamily residential housing development, consisting of eighteen (18) dwelling units located in nine duplex buildings. In addition to the proposed dwellings, the applicant proposes site improvements including but not limited to: a private cul-de-sac roadway, paver driveways, paver sidewalk, curb, lighting, landscaping, sanitary sewer, and a drainage system consisting of two underground infiltration basins connecting to the existing system on Bingham Avenue.

The site (Block 94, Lot 5) is a 223,405 square foot (5.129 acre) parcel located on the west side of Bingham Avenue approximately 365 feet south of Ridge Road in the Bingham Avenue Housing (BA) Zone. The proposed use is a permitted use in the BA Zone.



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A. Completeness Review

Based on our review of the Major Site Plan application, the applicant has submitted all applicable checklist items, with the exception of the following:

1. **Item No. B4** – Title block denoting tax map sheet. *(I have no objection to the Board granting a completeness waiver for this item provided the plans be revised to include same as part of the next plan revisions or as a condition of approval.)*
2. **Item No. B8** – Signature blocks for Planning Board chairman, secretary, and engineer. *(I have no objection to the Board granting a completeness waiver provided the plans be revised to include the same as part of the next plan revisions or as a condition of approval.)*
3. **Item No. B19** – Size and location of all existing structures within 200’ of the site. *(The plans show the location of all structures onsite; however, the location of all principal structures within 200 feet has not been provided. I have no objection to the Board granting a completeness waiver for this item provided that **an aerial map of the subject property is provided as an exhibit during the public hearing**).*
4. **Item No. B24** – Location of streams, floodplains, wetlands or other environmentally sensitive areas within 200' of the project site. *(Since the applicant notes none of the above listed items exist on site, I have no objection to the Board granting a completeness waiver for this item.)*
5. **Item No. B25** – List of Variances required or requested. *(I have no objection to the Board granting a completeness waiver for this item provided that the plans are revised to include same as part of the next plan revisions or as a condition of approval.)*
6. **Item No. B26** – List of design waivers required or requested. *(I have no objection to the Board granting a completeness waiver for this item provided that the plans are revised to include same as part of the next plan revisions or as a condition of approval.)*
7. **Item No. B27** – Phasing Plan to include timetable and phasing sequence. *(I have no objection to the Board granting a completeness waiver for this item provided that the applicant provide testimony at the hearing on the proposed timetable for construction and any phasing plans.)*



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8. **Item No. 30** – Sight triangles be provided at the ingress and egress of the site. *(I have no objection to the Board granting a completeness waiver provided the plans be revised to include the same and the associated easements be provided for review as part of a condition of approval.)*
9. **Item No. 31** – Proposed street names when new road is proposed. *(I have no objection to the Board granting a completeness waiver provided the plans be revised as part of the next plan revisions or as a condition of approval.)*
10. **Item No. B33** – Solid waste management and recycling plan showing holding location and provisions for waste and recyclables. *(I have no objection to the Board granting a completeness waiver for this item provided that the applicant provides testimony on its proposal for trash and recycling as a condition of approval.)*
11. **Item No. C3** – Profiles of existing and proposed roadways including all utilities and stormwater facilities. Roadway cross sections at 50' intervals. Horizontal and vertical scales to be the same. *(I have no objection to Board granting a completeness waiver for this item provided the plans be revised to include all proposed utilities on the plan and profiles as part of the next plan revisions or as a condition of approval.)*
12. **Item No. D3** – Freshwater Wetlands “Letter of Interpretation” for the project area. *(I have no objection to the Board granting a completeness wavier for this item since there are no onsite wetlands.)*
13. **Item No. D5** – Statement from utility companies as to serviceability of the site. *(I have no objection to the Board granting a completeness waiver for this item, since the site is currently developed. Will Serve letters should still be required as a condition of approval.)*
14. **Item No. D7** – Payment of all applicable fees. *(I recommend this item be provided prior to the application being deemed complete.)*

The application is administratively complete for the purpose of performing a first engineering and planning review. At the public hearing for this application, I recommend the Planning Board memorialize the above-referenced completeness waivers. As noted above, we recommend that Items B19 and D7 be confirmed and/or provided prior to the public hearing.



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B. Fee Determination


I have prepared a fee determination for the application as a major site plan in accordance with Section 22-3.14 of the Borough Ordinance. I have calculated the application fee to be \$2,400.00 and the escrow fee to be \$15,000.00. Please see Schedule "A" attached. These fees should be posted as separate checks.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E., C.F.M.
RUMSON PLANNING BOARD ENGINEER


ROBERT R. KEADY, P.E., C.M.E.
SENIOR VICE PRESIDENT

RRK:TPN:TJL:lkc

cc: Thomas S. Rogers, Borough Administrator
Helen Graves, Chief Financial Officer
David M. Marks, P.E., Borough Engineer
Michael B. Steib, Esq., Planning Board Attorney
Yellow Brook Property, Applicant, rmumford@mumfordhomes.com
Brian Decina, P.E., Applicant's Engineer, briandecina@fpaengineers.com
Craig M. Gianetti, Applicant's Attorney, cgianetti@daypitney.com



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SCHEDULE "A"
DETERMINATION OF REQUIRED FEES
ORDINANCE SECTION 22-3.14

YELLOW BROOK PROPERTY, LLC
PRELIMINARY AND FINAL MAJOR SITE PLAN
132 BINGHAM AVENUE; BLOCK 94, LOT 5

a.	Application for Development Permit	\$50.00
e.	Major Site Plan	
	2. Preliminary Application Fee	\$300.00
	3. Preliminary Approval Review Fees:	
	(a) Residential Use:	
	(1) Each New Dwelling Unit (18 units x \$30.00/unit)	\$540.00
	(3) Parking Space (12 parking spaces x \$30.00/parking space)	\$360.00
	4. Final Approval: (50% of Preliminary Approval \$1,200)	\$600.00
f.	Variances:	
	3. Bulk Variance (\$50.00/variance x 2 variances)	\$100.00
h.	Public Hearing	\$50.00
k.	Environmental Impact Report Review	<u>\$400.00</u>
	Total Application Fee	\$2,400.00
m.	Refundable Application Escrow Fee	\$15,000.00
	TOTAL FEES	<u>\$17,400.00</u>