

# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
Phone, 732.431.7460 Fax, 732.409.7540  
Web Site: www.visitmonmouth.com



FILE NUMBER \_\_\_\_\_

## SITE PLAN APPLICATION FORM

Municipality Borough of Rumson Project Name Block 94 Lot 5  
Applicant Yellow Brook Property Co. LLC. C/O Roger Mumford Name of Person and Brian R. Decina, PE, CME  
Address 247 Bridge Avenue, Suite 5 Firm preparing plan French and Parrello Associate, PA  
Red Bank, New Jersey 07701 Address 1800 State Route 34, Suite 101  
Telephone (732) 842 - 1580 Wall, New Jersey 07719  
Owner \_\_\_\_\_ Telephone (723) 312 - 9800  
(if other than applicant) \_\_\_\_\_ Attorney Day Pitney LLP C/O Craig M. Gianetti  
Address \_\_\_\_\_ Address 1 Jefferson Road  
\_\_\_\_\_ Parsippany, New Jersey 07054  
Telephone (973) 966 - 8053

Indicate which Municipal Agency that plans have been filed with:

Planning Board  Board of Adjustment  Construction Official  Other

Tax Map: Block(s) 94 Lot(s) 5

Location: (Road, intersecting roads, between what roads?) Bingham Avenue: Between Ridge Road and Rumson Road

Site Plan Address: 132 Bingham Avenue

Zone BA Existing use Single Family Residential Proposed use Multi-Family Residential

Area of tract 5,129 AC +/- If residential, indicate number of dwelling units 18 Gross density 3.51

Area of building (square feet): Existing 9,957 SF +/- Proposed 41,323 SF +/- Total 41,323 SF +/-

Number of buildings 9 Area of each Bldg #1 & #9: 4,646.00 SF +/- Bldg #2 - #8: 4,576.00 SF +/-

Number of parking spaces: Existing N/A Proposed 84 Total 84

Impervious Area: Existing 46,367 SF +/- Proposed 106,273 SF +/- Total 106,273 SF +/-

Number of employees: Existing N/A Proposed N/A Total N/A

Hours of operation: Starting time N/A Quitting time N/A

Signature of applicant or agent \_\_\_\_\_ Date 2/3/21

**The review period will not commence until the proper fee, three (3) sets of sealed plans (two [2] if not on county road) and a completed Monmouth County Development Review Checklist for applications on county roads, are received.**

**Checks or Money Orders shall be made payable to the County of Monmouth. Cash will not be accepted.**

**State, county and municipal governments and quasi-governmental entities are exempt from the payment of application fees and inspection fees.**

Do Not Write Below This Line

REVIEW FEE PAID Amount \_\_\_\_\_ Date Received \_\_\_\_\_  
Received By \_\_\_\_\_

**MONMOUTH COUNTY PLANNING BOARD**

**DEVELOPMENT REVIEW CHECKLIST**

Project Name Block 94 Lot 5 MCPB File # \_\_\_\_\_

Municipality Borough of Rumson County Road Name: N/A

County Route # N/A County Bridge # N/A

**For Official Use Only**

Drainage	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
Grading of right-of-way (ROW) @ 2% (Top soil & seed)	X				
Grading outside ROW @ 2:1 Max.	X				
Existing and proposed contour lines (2' intervals within ROW and within 50' of ROW)	X				
Gutter grades (existing)	X				
Gutter grades (proposed)	X				
Road cross slope @ 2%-3%	X				
Road gutter slope @ 0.5% or more	X				
Road cross sections a 50' intervals	X				
Road crown, existing and proposed gutter and top of curb profiles	X				
Size, material, class and percent slope of existing and proposed storm sewer pipes and other drainage structures	X				
Storm sewer inlets (depressed 2" with 10" head unless in traveled way) on county road at min. 350' spacing w/ stations and off-set dimensions	X				
Campbell foundry or equivalent storm sewer inlets(bicycle safe grates) and manholes	X				
Inlet details ("B", "E", "MH", modified "B")	X				
Flared end section or headwall detail	X				
Storm sewer profiles w/ inverts, pipe lengths, grate / rim elevations, utility location	X				
Stream profiles 300' upstream and downstream of county drainage system / structure		X			
Pre and post development drainage area maps	X				

**DEVELOPMENT REVIEW CHECKLIST**

Drainage (continued)	Provided	Not Applicable	Waiver Requested	For Official Use Only	
				Required for Review	Revision Required
Storm Water Management Report / drainage calculations	X				
Drainage area map showing total drainage area upland of county structure and total site area upland of county drainage structure	X				
Existing drainage easements		X			
Proposed drainage easements		X			
Easement for county drainage structure (@ 1" = 50' min.) w/ bearings and distances		X			
Drainage easement for outfall		X			
Deed of easement for county drainage structure or system		X			
Soil borings / soil logs					
Percolation / permeability tests	X				
Plans for reconstruction of county drainage structure		X			
Special drainage treatment due to scenic road designation		X			

**Road Design**

Survey baseline with stations, and off-set dimensions at inlets, manholes, P.T.s, P.C.s, angle points, beginning and end of improvements, etc.		X			
Existing and proposed edge of pavement - new edge of pavement at least 20' off painted centerline		X			
Existing driveways and roads along county road opposite the development and within 200'		X			
Pavement tapers as required (50' long @ beginning of widening / 15:1 @ end of widening) if curb - 2' off edge of pavement		X			
Areas of pavement to be milled and resurfaced and/or reconstructed (is road covered by 5-year moratorium?)		X			
Existing and proposed traffic line striping and pavement marking (including passing and no-passing zones, shoulder lines, cross-walks, reflective pavement markers, etc.) -		X			

## DEVELOPMENT REVIEW CHECKLIST

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Road Design (continued)	Provided	Not Applicable	Waiver Requested	<b>For Official Use Only</b>	
				Required for Review	Revision Required
12" wide lanes/ 8' shoulder (typ.) / 24" stop bar		X			
Note advising contractor that proposed traffic line striping mark-out must be approved by county traffic engineer prior to final striping		X			
Color, width and material (extruded thermoplastic)		X			
Traffic lines to be removed by grinding method		X			
Reflective pavement markers (RPM) to be removed, method of pavement repair		X			
Existing and proposed traffic signs (existing signs to be relocated)	X				
Proposed traffic sign & post details (12' long, 3lbs/ft., green)	X				
Existing and prop. utility poles and equipment (new poles 6' off or >) with pole references along frontage, within 300' of site and on opposite side of road and ROW / easement lines at relocated poles		X			
Letter from utility company(ies) approving location of relocated poles and equipment		X			
Existing speed limit		X			
Typical county road section including pavement specifications, sidewalk, grading within right-of-way & outside ROW, curb.		X			
Existing and proposed curb		X			
County curb detail (6"X 8" X 20" concrete curb w/ 8" reveal)		X			
Vertical curb taper & detail		X			
Curb Radii (15' min. site plan – 35' min. major subdivision – Designed to accommodate turning radius of all types of vehicles that will use the site)		X			
Driveway width/ road width & lane widths		X			
Percent slope of driveway and road approach to county road (max. 7%)	X				
Emergency access detail		X			

**DEVELOPMENT REVIEW CHECKLIST**

Road Design (continued)	Provided	Not Applicable	Waiver Requested	For Official Use Only	
				Required for Review	Revision Required
Driveway depressed curb with dimension & apron w/5' flares each side or corner radii		X			
Depressed curb & apron detail		X			
Concrete traffic island (full face or mountable as directed)		X			
Handicap ramps per ADA		X			
Pavement repair detail w/ saw cut		X			
Guiderail plan & details (B.C.T. or S. R.T. or E.T. 2000 end treatment as applicable) with Length of need calculations		X			
Sight distance (7 seconds from proposed intersection)		X			
Fences or other encroachments within right-of-way or sight triangle to be removed		X			
Sight line profiles (10 X speed limit)		X			
Right-of-way centerline with dimensions to existing right-of-way line		X			
Existing sight triangle, access and utility easements		X			
Proposed right-of-way line with dimensions (bearings and distances)		X			
Proposed sight triangle easements with dimensions (bearings and distances)		X			
Right-of-way radii (25')		X			
Deed for additional right-of-way		X			
Deed for sight triangle easements		X			
Left turn lane or two-way left turn lane		X			
By-pass area (26 or > peak hour left turns in)		X			
Lane transitions (dimensions)		X			
Traffic impact analysis or statement		X			
Traffic signing and striping plan @ 1" = 20'		X			
Municipal ordinance for access restriction		X			
Special road treatment due to scenic road designation		X			

**DEVELOPMENT REVIEW CHECKLIST**

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**For Official Use Only**

<b>Landscaping/Landscape plan</b>	<b>Provided</b>	<b>Not Applicable</b>	<b>Waiver Requested</b>	<b>Required for Review</b>	<b>Revision Required</b>
Scenic county road		X			
Existing shade trees shown within ROW and within 50' (size, genus, species and common name)	X				
Identification of trees and shrubs to be saved	X				
Limits of existing and proposed wooded area	X				
Method for protecting trees to be saved	X				
Identification of proposed trees shrubs and ground cover by size, genus, species and common name (shade trees 40'-50' on center on property side of right-of-way at least 15' from overhead utility lines)	X				
Sight triangles	X				
Existing and proposed contours	X				
Existing and proposed utilities including overhead lines, sewer and water pipes and manholes	X				
Sidewalks and/or pathways	X				
Landscape easements		X			

**Comments/Justification for waiver request:**

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Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_