



RMPB-R1821

May 27, 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
First Engineering Review**

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.

See our prior letter dated March 19, 2021 for our Completeness Review and Fee Determination.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

A. Engineering Review

Based on my review of the Major Site Plan, I offer the following comments for the Board's consideration:

1. Planning and Zoning

- 1.1. Section 22-5.21.G.8 of the Borough Ordinance requires a minimum distance of 25 feet from the garage façade of a building unit to the sidewalk. The applicant is currently proposing approximately 18 feet for the southern unit at Building No. 7 and 18 feet for the northern unit at Building No. 8. Bulk 'c' variances are therefore required. Although a variance is technically required, we note that the layout is consistent with Exhibit A of the Yellow Brook Settlement Agreement and Ordinance 20-015D (Section 22-5.21 of the Borough Ordinance).
- 1.2. Section 22-5.21.G.17.g of the Borough Ordinance requires that all deciduous trees be planted with a minimum caliper size of 3", whereas the applicant is proposing to plant American Lindens with a 2"-2.5" caliper size. The applicant shall revise the plans to comply with this requirement or request a bulk 'c' variance.
- 1.3. Section 22-5.21.H.3.b of the Borough Ordinance states that a depressed curb with concrete apron and a sidewalk shall traverse the width of the driveway that intersects with the private road, whereas concrete aprons are not provided and sidewalks are not provided at all units. The applicant shall revise the plans to comply with this requirement or request a design exception. If traditional concrete aprons are not provided, we recommend that the apron areas be constructed with a 6" reinforced concrete base below the pavers similar to that of the main entrance drive off of Bingham Avenue.
- 1.4. Section 22-9.3 Exhibit 9-10 of the Borough Ordinance requires the roadway section to have a minimum asphalt surface course of 1.5 inches thick and asphalt base course that is 3.5 inches thick for a total of 5 inches of asphalt. The applicant is proposing 2- 3/8" concrete pavers with a 6" reinforced concrete base in lieu of asphalt at the site entrance. A design waiver is therefore required.

2. Site Layout/Requirements and Traffic Circulation

- 2.1. For three-bedroom residential uses, Parking Table 4.4 of R.S.I.S. (N.J.A.C. 5:21) requires a minimum of 2.0 spaces per dwelling. The following is a summary of the required parking spaces per RSIS:

Required: (2.0 parking spaces/unit) x (18 units)

36 spaces



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

Total required: 36 Spaces

Proposed: (3.5 parking spaces/unit) x (18 units)	63 spaces
Perpendicular (9'x18') on-street spaces	6 spaces
Parallel (11'x22') on-street spaces	6 spaces
Total Proposed:	75 spaces

Based on the R.S.I.S. rules and regulations, a two-car garage and driveway shall count as 3.5 parking spaces. We note that it appears that the applicant is counting a total of four off-street parking spaces per unit. The calculations shall be revised accordingly. The applicant is proposing a two-car garage and a 20'x18' minimum driveway for each residential unit for a total of 63 off-street parking spaces. The applicant is also proposing 6 perpendicular and 6 parallel on-street parking spaces for a grand total of 75 proposed spaces, whereas 36 are required. The applicant shall provide additional testimony on the anticipated parking demand versus the proposed number of spaces.

- 2.2. R.S.I.S. Section 5:21-4.14 requires 0.5 guest parking spaces per unit for attached units. The guest parking must either be provided for on-street or in common parking areas. 9 guest spaces are required for the 18 units, whereas 12 spaces are proposed. The requirement for number of spaces is therefore met. However, R.S.I.S. Section 5:21-4.14(f) requires on-street parallel parking spaces to measure 23 feet in length, whereas 22 feet is proposed. The plans shall be revised to provide a length of 23 feet.
- 2.3. R.S.I.S. Section 5:21-4.14 states that accessible parking spaces shall be provided in accordance with the requirements of the Barrier Free Subcode (N.J.A.C. 5:23-7). 3 ADA accessible parking spaces are to be provided for a total number of parking spaces between 51 and 75, whereas 3 ADA accessible parking spaces are proposed.
- 2.4. The Barrier Free Subcode indicates that for every eight or fraction of eight parking spaces, at least one shall be a van parking space. The applicant is proposing one van accessible handicap parking space.
- 2.5. Based on the construction details, it appears that mountable Belgian block curb is proposed around the entirety of the site. Please be aware that curb ramps shall be constructed of depressed concrete curb to meet ADA requirements and maintain accessibility throughout the site. Additionally, a note shall be added to the plans to indicate all improvements shall be constructed in accordance with the current ADA Accessibility Standards. The plans shall be revised accordingly.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 2.6. In accordance with ADA Accessibility Standards for accessible routes, a 5 foot by 5 foot passing space shall be provided at a maximum interval of every 200 feet. The plans shall be revised to indicate how this requirement will be met.
- 2.7. Section 22-5.H.2 of the ordinance states that pedestrian walkways connecting streets and parking areas to the dwellings shall be provided. Sidewalk shall be provided along the entire frontage of Building No. 8 and Building No. 9 to provide a continuous path to the handicap parking spaces. Additionally, sidewalk shall be provided along the Bingham Avenue frontage north of the site entrance as indicated on Exhibit A of the Settlement Agreement.
- 2.8. The Layout and Dimension Plan shall be revised to clearly label and dimension all proposed improvements and materials such as curb, sidewalk, pavers, fences, retaining walls, etc.
- 2.9. All handicap ramps shall be clearly labelled on the plans and appropriate grading information provided to confirm ADA compliance. We note that a detectable warning surface is not required at the handicap parking stalls as noted in the construction detail.
- 2.10. In an effort to improve pedestrian circulation and safety we recommend crossings be proposed within the site where necessary.
- 2.11. It appears that a fence is proposed between the rear patios of individual units. The fence should also be shown on the Enlarged Landscaping Plans, and a construction detail provided to indicate fence material and height.
- 2.12. It appears that concrete wheel stops are proposed on the Grading and Drainage Plan at the perpendicular parking spaces. As these spaces are against a 4 foot wide sidewalk, wheel stops are required to prevent vehicles from overhanging the sidewalk. These should be included and labelled on the Layout and Dimension Plan and a construction detail provided.
- 2.13. Section 22-9.3.b.1(a) of the Borough Ordinance requires that all sidewalk be a minimum of 4 inches thick except at points of vehicular crossing where it shall be 6 inches thick, whereas the applicant is proposing 2-3/8" thick paver sidewalk. We note that Section 22-9.3.b.1(b) states that other paving materials may be permitted depending on the design of the development. As indicated above, we recommend that a 6" reinforced concrete base be provided in the vehicular crossing areas. A note shall also be added confirming that the proposed pavers meet ADA requirements.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 2.14. The applicant has indicated that a 4' split rail fence is proposed around the entire tract. A detail shall be added to the plans for the proposed fence.
- 2.15. Section 22-9.3.c.2(f) states sight triangle easements shall be required and shall include the area on each street corner between the intersecting street right-of-way lines and the line which connects the sight points located on the cartway, curbline or pavement edge of each intersecting street. Any obstruction to vision or clear sight, other than a pole, post, tree trunk or similar vertical obstruction, not exceeding eighteen (18") inches in diameter, across the sight easement area between all points between thirty (30") inches and eighty-four (84") inches above the center lines of the intersecting streets is prohibited; and a public right of entry shall be reserved for the purpose of removing, at the expense of the property owner, any obstruction to clear site. Sight triangles shall be added to the plan per Exhibit 9-9B, Case C1, unless other standards are required by Monmouth County. Easements and metes and bounds descriptions shall be prepared and provided to our office and the Borough Attorney for review and approval as necessary.
- 2.16. The applicant has provided an emergency vehicle circulation plan for the site. Based on the provided vehicle path we are concerned with navigation around the radius of the cul-de-sac. It appears that the fire truck cannot negotiate the turn around the cul-de-sac without driving over the curb. The plans shall be revised to address or clarify this concern.
- 2.17. I recommend that the "No Thru Traffic" sign at the site entrance be replaced with a "No Outlet" sign.
- 2.18. It appears that a Stop Sign and Stop Bar are proposed near Building No. 9; however, neither are labeled. Sheet 6 should be revised to clearly label the sign and stop bar.
- 2.19. The applicant has submitted a Traffic and Parking Assessment Letter Report prepared by Miskovich Consulting Engineers. The report includes ITE Trip Generation data based on 18 single-family dwellings. The following is a summary of the trip generation as provided in the Traffic and Parking Assessment Letter Report:
 - a) AM Peak Hour – 13 trips
 - b) PM Peak Hour – 18 trips
 - c) Saturday Peak Hour – 17 trips
 - d) Daily (Weekday) – 215 trips
 - e) Daily (Weekend) – 196 trips



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

The applicant's engineer shall provide additional testimony on the potential traffic impact of the proposed duplex development on local roads.

3. Grading and Drainage

- 3.1. The plans should be revised to include spot elevations at the corners of the buildings.
- 3.2. A limited number of top of curb and bottom of curb elevation shots have been provided. Additional top of curb and bottom curb spot shots shall be provided, particularly at corners and PC's/PT's.
- 3.3. Additional spot shots shall be provided at the handicap parking spaces and access aisles to ensure ADA compliance and a maximum slope of 2.0% in all directions.
- 3.4. The applicant is proposing nine retaining walls and two decorative walls throughout the site. Top of wall and bottom of wall shots shall be added to the grading plan at fifty-foot intervals, as well as the two end points of each wall.
- 3.5. As it is currently shown, the plans do not indicate roof leader locations, pipe sizes or slopes. The plans shall be revised to provided underground roof leaders tying into the proposed stormwater system in accordance with General Note #24 on the Cover Sheet. All associated pipe size, slope and material information shall be provided, and details shall be added to the plan.
- 3.6. The applicant is proposing to use ADS HDPE drainage pipes, whereas reinforced concrete pipes are required per Section 22-9.3.f.3(e) of the Ordinance. The plans shall be revised, or a design waiver requested. We defer to Monmouth County for review and approval of the HDPE pipe within Bingham Avenue.
- 3.7. The applicant proposes two underground infiltration basins to mitigate the increase in stormwater runoff due to the proposed development. One is located in the northern corner of the site along Bingham Avenue. The second is located in the southwestern corner of the site.
- 3.8. The proposed area of disturbance exceeds 1 acre and the increase in impervious surface exceeds 10,000 SF; therefore, the project is considered a "major



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

development” as defined by Borough Ordinance Section 16-2.3 and is subject to the Borough and NJDEP Stormwater Management standards.

- 3.9. The applicant indicates that the project meets the stormwater quantity requirements by meeting the reductions for the 2, 10 and 100-year storm event peak runoff by using two (2) underground infiltration basins.
- 3.10. This project increases the impervious surface area by more than 0.25 acres; therefore, the water quality requirements are applicable per N.J.A.C. 7:8-5.5. The applicant indicates that the project meets the water quality requirements by using two (2) underground infiltration basins to reduce the post-construction load of total suspended solids (TSS) per N.J.A.C. 7:8-5.5.
- 3.11. The applicant indicates that the project meets the groundwater recharge requirements to maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site, in accordance with N.J.A.C. 7:8-5.4(a)2i(1).
- 3.12. The applicant shall provide the Pre-Development Drainage Area Map, Post-Development Drainage Area Map and Inlet Drainage Area Map for review.
- 3.13. The applicant shall provide the total new impervious area in the report.
- 3.14. The submitted hydrographs for the hydrology were based on the Delmarva 284 Unit Hydrograph. In our experience, NJDEP does not permit the Delmarva 284 Unit Hydrograph unless the existing site is an agriculture use. As the existing land use is single family residential, the Standard Soil Conservation Service (SCS) 484 Unit Hydrograph shall be used. Please revise the submitted hydrology and hydraulics model accordingly.
- 3.15. The applicant shall provide complete pre-development and post-development runoff calculations for review. This includes the following:
 - a) Pre-Development: Runoff Curve Number Data for EX-1-Imper, EX-2-Imper, and EX-2-Per
 - b) Post-Development: Basin 1 and Basin 2 volume input, Basin 1 Elevation-Volume-Flow Table, and Routing Summary for 2 and 10 year storm events
- 3.16. The applicant shall revise the existing land use “Pasture, grassland or range” to “open space” in pre-development runoff calculation.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 3.17 The applicant shall revise the downstream channel slopes and channel invert elevations of the tailwater information to match with the plan.
- 3.18 The applicant shall provide the water quality routing calculations for review.
- 3.19 The applicant shall revise the Annual Groundwater Recharge analysis spreadsheet (GRS-32) to demonstrate the Volume Balance satisfies the Post-Development annual recharge deficit. The applicant also shall revise the Post-Development Land Segment Location of the BMP number to satisfy the BMP location in the Calculation Check Messages.
- 3.20 The applicant shall provide Groundwater Mounding Calculations for review to ensure that there are no impacts to nearby structures.
- 3.21 The applicant shall revise the pipe slope of “B5 To B3” and “A14 To UN GR” to match with the pipe slope shown on Drainage Plan.
- 3.22 The applicant shall revise the runoff coefficient of “B7 To B7-1” to match with the runoff coefficient shown on the Runoff Coefficient Worksheet.
- 3.23 The applicant shall revise the out-pipe invert of the Inlet #B-3 or raise the in-pipe invert from Inlet #B-8 to ensure the pipe system has positive slope.
- 3.24 The applicant shall provide the following pipe systems on the Storm Sewer Profile Plan,
 - a) Outlet Structure #1 to Storm MH#1
 - b) Inlet #A-6 to Inlet #A-5
 - c) Inlet #A-4 to Inlet #A-3
- 3.25 The applicant shall add a pipe callout from Inlet #A-14 to Underground System #1 on the Storm Sewer Profile Plan.
- 3.26 The applicant shall provide the pipe calculations to show that the existing 15” pipe in Bingham Avenue has sufficient capacity to convey the additional runoff from the developed site. We defer further review and approval to Monmouth County.
- 3.27 The applicant shall provide cross sections for both infiltration basins to indicate that the proposed basin bottom will maintain adequate separation from the seasonal high groundwater table, and to show basin elevations and the water surface elevations in 2, 10 and 100-year storm events.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 3.28 The applicant shall provide Test Pit information, including the infiltration rate and seasonal high ground water elevation, on the plans.
- 3.29 The applicant shall provide the dimensions of both infiltration basins on the plan. Complete, specific construction details shall also be provided for each basin.
- 3.30 A construction detail is provided for perforated Underdrain 12” ADS Pipe. The location of this perforated pipe shall be clearly indicated on the Drainage Plan.
- 3.31 A note shall be added to the plans indicating that the Homeowner’s Association shall be responsible for ownership and maintenance of the drainage basins and stormwater management facilities. In addition, in the Operations and Maintenance Manual, the Party Responsible for Maintenance section must be filled out and contact information provided.
- 3.32 The applicant shall fill out, to the extent possible, and provide a draft copy of the “Tier A MS4 NJPDES Permit – Attachment D – Major Development Stormwater Summary” form for review.

4. Landscaping and Lighting

- 4.1. The applicant has not included a Tree Save Plan with this application as required by Section 22-8.4.c.4 of the Borough Ordinance. A Tree Save Plan showing all existing trees to be saved shall be provided. The tree protection areas shall be clearly depicted on all the site plan sheets. Tree protection shall coincide with the drip line of all trees to be saved.
- 4.2. The species and sizes of the existing vegetation to be saved shall be provided on the proposed Landscape Plan.
- 4.3. The proposed buffer planting plan differs from the Exhibit attached to the ordinance entitled “Schematic Landscape Buffer Plan” in several areas. Specifically, the buffer plantings that provide screening from the proposed development to the neighboring properties appear to be inconsistent with the required buffer planting per the ordinance exhibits including the plans and perspective views. The applicant shall conform with the required buffer plantings per the ordinance exhibits and provide a revised buffer planting plan indicating consistency with the ordinance exhibits. In addition, we recommend an on-site inspection at the time of planting to identify the need to relocate plantings or provide additional plantings ensuring sufficient screening of the development from the adjacent properties owners is achieved.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 4.4. Substitutes for Japanese Yew and Spirea shall be provided as Japanese Yew contains poisonous berries and leaves and Spirea is an invasive plant.
- 4.5. The plans must be revised to include a note stating that the landscaping is guaranteed for two years after the performance bond release date.
- 4.6. The applicant shall confirm that an irrigation system is proposed.
- 4.7. The applicant's engineer shall provide testimony on the SC fixture light pole between Building No. 5 and No. 6 and why it was chosen over fixture type SB1. It appears that excess light is provided behind the light pole and over Building No. 5.
- 4.8. The applicant is proposing 10 ground mounted accent lights in the landscape beds along Bingham Avenue. Lighting levels have not been provided for these lights. The applicant's engineer shall confirm that there will be no spillage or glare onto adjacent properties.
- 4.9. Light pole foundation calculations must be provided to the building department for review and approval.

5. Utilities

- 5.1. The plans indicate the location of some of the proposed utility services, however all should be shown. The plans should be revised to show the location of all existing and proposed utility mains and services, including but not limited to water, sewer, electric, gas, and telephone. A separate Utility Plan may be necessary for clarity and ease of reference.
- 5.2. Fire hydrants shall be designed and provided in accordance with Section 22-9.2.d.3 as well as Section 22-9.3.d.2 of the Borough Ordinance. We defer further review and approval to the Borough Fire Official.
- 5.3. The applicant shall revise the plans to indicate locations, materials and slopes of all sanitary sewer laterals and cleanouts associated with the proposed sanitary sewer service. As indicated in Section 22-9.3.e.9, all sanitary sewer laterals shall be 4" PVC Plastic Pipe, Schedule 40.
- 5.4. The sewer cleanout detail shall be revised to include a cleanout protection box for all locations.
- 5.5. The applicant is proposing to tie the proposed sanitary sewer main into the existing main within Bingham Avenue. The survey indicates that the



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

downstream sewer manhole invert was not accessible. I recommend that the invert be obtained so that the proposed doghouse manhole invert can be properly determined. A capacity analysis shall be provided to demonstrate that the existing system has adequate capacity to handle the additional flow.

6. General

- 6.1. In accordance with Section 22-5.21.E, the applicant provided architectural elevations, perspectives and floor plans that comply with Exhibit A to the ordinance in terms of building design, massing, layout and height. The applicant shall confirm compliance with the exterior materials required by ordinance and detailed in Exhibit A to the ordinance.
- 6.2. The plans must be revised to include a notarized signature section on the “owners” signature block that has been signed and notarized by the owner/applicant.
- 6.3. The applicant shall provide testimony on the trash and recyclables to be generated with the proposed use, along with the process, times and frequency of refuse pickup. As indicated in Ordinance Section 22-5.21.G.15, outside refuse disposal is not permitted.
- 6.4. Section 22-8.5.a.1 of the Borough Ordinance states that for major development applications, each single family or two family unit shall provide storage of at least 12 square feet within each dwelling to accommodate a four week accumulation of mandated recyclables. Additional testimony shall be provide confirming the storage area is provided in each unit.
- 6.5. The plans shall be revised to indicate a proposed street name to be approved by the Borough. A street sign shall also be indicated on the plans.
- 6.6. Ordinance Section 22-5.21.H.5 states that mechanical equipment shall be screened, recessed, enclosed, and adequately landscaped. The section goes on to state that the equipment shall be out of the view from general passersby. It appears that HVAC equipment and a generator are proposed for each unit and that landscape screening and a fence is proposed around each. The plans shall be revised to clarify what type of fence is proposed and a construction detail provided. Additionally, the mechanical equipment for Building 9 appears to be directly adjacent to the proposed sidewalk next to the garage. There does not appear to be sufficient room for the proposed and required landscape screening. The plans shall be revised to relocate the mechanical equipment to a more suitable location away from the sidewalk.
- 6.7. We note the applicant is proposing four (4) 1.5 square foot brass site identification plaques mounted on both faces of the proposed decorative wall



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

running along the frontage of Bingham Avenue. The location of the signs shall also be indicated on the site plan.

- 6.8. As a condition of approval, the applicant must post performance and maintenance guarantees and inspection fees, as necessary. Detailed estimates will be provided at a later date.
- 6.9. As a condition of any approval, I recommend the applicant be required to replace and/or repair any curb and/or pavement along the property frontage damaged as part of construction. A note should be added to the site plan indicating same.
- 6.10. The plan should be revised to include a list of the variances and design waivers required and requested.
- 6.11. We defer to the Borough Fire Official for review of the application with respect to emergency vehicle access and maneuvering.
- 6.12. At the time of Plot Plan approval, the applicant will be required to obtain zoning and building permits for all proposed construction. All proposed improvements and site grading will be required on the Plot Plan for each dwelling.
- 6.13. The applicant shall confirm that there will be a Homeowner's Association responsible for maintaining the roadway, infiltration basins, drainage system, and all other common areas and elements outside of the individual units. HOA by-laws and documents shall be submitted for review and approval.

7. Permits and Approvals

- 7.1. The applicant must obtain all necessary municipal building permits.
- 7.2. The applicant must obtain Monmouth County Planning Board approval or a "Letter of No Interest".
- 7.3. The applicant must obtain an NJDEP Treatment Works Approval for the proposed sewer main extension.
- 7.4. We note that the applicant has received Freehold Soil Conservation District approval.
- 7.5. Utility verification letters shall be required from New Jersey Natural Gas, New Jersey American Water and JCP&L to confirm the required utility services will be provided.



Re: Yellow Brook Property Co.
Preliminary and Final Major Site Plan
132 Bingham Avenue; Block 94, Lots 5
First Engineering Review

- 7.6. The applicant must obtain a County road opening permit for the proposed intersection with Bingham Avenue and all new utility services.
- 7.7. The applicant shall provide a developer's agreement for the Borough to review and adopt.

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

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