



YOUR GOALS. OUR MISSION.

RMPB-R1820

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  
91 Rumson Road; Block 124, Lot 31  
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 three (23) sheets.

The property in question currently consists of a two and one half-story dwelling, covered porch, gravel driveway, various fences, and landscaping walls. The applicant intends to demolish and remove identified 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 20-014 on December 15, 2020 to rezone the Property into the Rumson Road Housing District (RR), which permits the developer up to sixteen (16) 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 fourteen dwelling units located in two duplex buildings, two carriage buildings and two triplex buildings. In addition to the proposed dwellings, the applicant proposes site improvements including but not limited to: a private site roadway, paver driveways, paver sidewalk, curb, lighting, landscaping, sanitary sewer, and a drainage system consisting of an underground detention basin.

The site (Block 124, Lot 31) is a 252,683.47 square foot (5.801 acre) parcel located on the west side of Osprey Lane with frontage along Rumson Road, Osprey Lane, and Tuxedo Lane in the Rumson Road Housing (RR) District. The proposed residential use is a permitted use in the RR 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 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 has provided the information for the site and received an NJDEP Letter of Interpretation and Transition Area Waiver Permit from NJDEP, I have no objection to the Board granting a completeness waiver for these areas within 200’ of the project site.)*
5. **Item No. B26** – List of design waivers required or requested. *(I have no objection to 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. 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 metes and bounds descriptions and the associated easements be provided for review as part of a condition of approval.)*
7. **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.)*



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8. **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.)*
9. **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.)*
10. **Item No. D3** – Freshwater Wetlands “Letter of Interpretation” for the project area. *(NJDEP TAW permit approval has already been received. I therefore have no objection to the Board granting a completeness waiver provided the LOI be provided as a condition of approval.)*
11. **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.)*
12. **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.

#### **B. Fee Determination**

I have prepared a fee determination for the application as a major site plan in accordance with Section 2-3.14 of the Borough Ordinance. I have calculated the application fee to be \$2,390.00 and the escrow fee to be \$15,000.00. Please see Schedule “A” attached. These fees should be posted as separate checks.



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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](mailto:rmumford@mumfordhomes.com)  
Brian Decina, P.E., Applicant's Engineer, [briandecina@fpaengineers.com](mailto:briandecina@fpaengineers.com)  
Craig M. Gianetti, Applicant's Attorney, [cgianetti@daypitney.com](mailto:cgianetti@daypitney.com)

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RMPB-R1820

March 18, 2021

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

**YELLOW BROOK PROPERTY, LLC**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
**91 RUMSON ROAD; BLOCK 124, LOT 31**

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 (14 parking spaces x \$30.00/parking space)	\$420.00
	4. Final Approval: (50% of Preliminary Approval \$1,260)	\$630.00
h.	Public Hearing	\$50.00
k.	Environmental Impact Report Review	<u>\$400.00</u>
	<b>Total Application Fee</b>	<b>\$2,390.00</b>
m.	Refundable Application Escrow Fee	<b>\$15,000.00</b>
	<b>TOTAL FEES</b>	<b><u>\$17,390.00</u></b>