

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 Lauriston Park

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 _____
(if other than applicant)

Telephone (723) 312 - 9800

Address _____

Attorney Day Pitney LLP C/O Craig M. Gianetti

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) 124 Lot(s) 31

Location: (Road, intersecting roads, between what roads?) Rumson Road: Between Osprey Lane and Tuxedo Road

Site Plan Address: 91 Rumson Road

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

Area of tract 5.801 AC +/- If residential, indicate number of dwelling units 14 Gross density 2.41

Area of building (square feet): Existing 8,874 SF +/- Proposed 21,368 SF +/- Total 21,368 SF +/-

Number of buildings 6 Area of each 2,999 SF +/- (x2); 2,740 SF +/- (x2); 4,489 SF (x2)

Number of parking spaces: Existing N/A Proposed 53 Total 53

Impervious Area: Existing 42,649 SF +/- Proposed 54,799 SF +/- Total 54,799 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 Lauriston Park 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

For Official Use Only

Drainage (continued)	Provided	Not Applicable	Waiver Requested	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	For Official Use Only	
				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

Landscaping/Landscape plan	Provided	Not Applicable	Waiver Requested	Required for Review	Revision Required
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:

Prepared by: _____

Date: _____