

# MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX  
ONE EAST MAIN STREET  
FREEHOLD, NEW JERSEY 07728-1255  
(732) 431-7460

## Site Plan Action

Our File # RMSP10133

This is to inform the Borough of Rumson Planning Board  
that the Site Plan Application of Yellow Brook Property Co, LLC  
known as Yellow Brook Property Residential - Rumson Road  
located in Tax Map Block 124 Lot 31

Owned by: Same as above

Drawn by: French and Parello Associates

and dated 1/29/2021, was received in this office on 2/10/2021. On 3/8/2021 the following action  
was taken by the: X Development Review Committee      Planning Director

X Request Information. No action will be taken until the items listed below are submitted.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. The site has limited frontage (30± feet) along Rumson Road (County Route 520). The applicant proposes to maintain the existing access along Rumson Road as an emergency access, with primary site access off of Osprey Lane. However, nothing is shown on the plan that would prevent use of this driveway on a regular basis. The plan should provide measures to limit its use for emergency purposes. These measures should include signage indicating the emergency driveway as emergency access only and a physical barrier at the driveway entrance. The barrier shall not be located within the right-of-way. Provide a detail drawing of the proposed barrier.
2. Revise the site plan to indicate the limit of grass pavers along the entire length of the emergency driveway. The grass pavers shall not extend beyond the edge of pavement. Provide dimension for width of emergency driveway at edge of pavement.
3. The existing driveway along Rumson Road does not comply with the required minimum offset from the side property line; 10 feet. §5.2-3.11 of the county's development regulations provides that "Unless mitigating site conditions and design constraints are identified by the applicant's design professional to the satisfaction of the county engineer, no portion of a driveway shall be located within ten feet of a side property line. The ten-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway." The layout of the proposed emergency driveway should be revised to conform to this standard.
4. On the plot for Modified Rational Method (MRM), the first and second outflow breakpoints had computed times of 39.32 & 8.757 minutes, respectively. These are inconsistent with the plot, on which these points are reversed. Please clarify and revise as necessary. In addition, clarify what these

points represent with respect to the critical time, and whether the critical storage volume was computed using MRM verified by detention routing computations.

5. The County Road Plan establishes a 60-foot wide right-of-way for Rumson Road (County Route 520). The site plan shall be revised to indicate right-of-way dedication to a distance of 30 feet from the centerline and to show typical right-of-way information, as follows:
  - a. Right-of-way line fronting the site;
  - b. Curb line or edge of pavement fronting the site; and
  - c. Right-of-way and curb line/edge of pavement opposite site.

With respect to the right-of-way dedication, revise the site plan to indicate the following information:

- a. Metes and bounds;
- b. Area of dedication, in acres and square feet;
- c. Grantee of dedication; and
- d. Deed of dedication, with parcel description for review.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the plan revision fee; \$300.00.



Victor Furmanec, P.P., A.I.C.P.  
Supervising Planner  
For the Development Review Committee

cc: French and Parelo Associates  
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Mark R. Aikins, Esq.  
Joseph Barris, P.P., A.I.C.P., C.F.M.  
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RMSP10133 1367 RI