



YOUR GOALS. OUR MISSION

RMPB-R1820

July 21, 2021  
via Email and Mail

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  
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 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 21-004 D on April 13, 2021 to rezone the Property into the Rumson Road Housing District (RR), which permits the developer up to fourteen (14) 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 (14) residential 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, detached three-car garage, 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 (County Route 520), Osprey Lane, and Tuxedo Lane in the Rumson Road Housing (RR) District. The proposed residential use is a permitted use in the RR Zone.

**A. Engineering Review**

Based on my review of the minor site plan, I offer the following comments for the Board's consideration:

**1. Planning and Zoning**

- 1.1. Section 22-5.20.H.2 of the Borough Ordinance states that pedestrian walkways connecting streets and parking areas to the dwellings shall be provided. The applicant



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shall revise the plans to provide sidewalk along both sides of the proposed street connecting the street and parking areas to the dwellings, or a design waiver will be required.

- 1.2. Section 22-5.20.H.4.e of the Borough Ordinance states that pedestrian level lighting shall be used along any pedestrian walkways not illuminated by parking lot lighting. The minimum average illumination of pedestrian areas shall be two tenths (0.2) foot-candle over the walkway surface, except that no illumination shall be required for trails and pathways in the passive recreation land use area. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1. The applicant is providing 0.0 foot-candles along various portions of sidewalk throughout the site. In addition, there are other areas in which the lighting levels are not clear. The plans shall be revised to indicate the specific conforming footcandles along the sidewalks, or a design waiver will be required.
- 1.3. Section 22-9.3.c.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 an asphalt base course that is 3.5 inches thick for a total of 5 inches of asphalt. The applicant is proposing 3-1/8" permeable pavers with a stone base in lieu of asphalt at the site entrance. The plans shall be revised with an equivalent section, or a design waiver will be required.
- 1.4. Section 22-9.3.c.4 Exhibit 9-11 of the Borough Ordinance indicates that a minimum of 0.4 footcandles is required for local residential roads, whereas many areas of the proposed road have lighting levels below 0.4 footcandles. The plans shall be revised to provide the required lighting, or a design waiver will be required.
- 1.5. 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 and reinforced with welded wire fabric mesh, whereas the applicant is proposing 2-3/8" thick paver sidewalk. We recommend that a 6" reinforced concrete base or concrete apron be provided in the vehicular crossing areas, or a design waiver will be required.

**2. Site Layout/Requirements and Traffic Circulation**

- 2.1. For three-bedroom single family or duplex residential uses (carriage house and duplex buildings), Parking Table 4.4 of R.S.I.S. (N.J.A.C. 5:21) requires a minimum 2.0 spaces per 3-bedroom dwelling. For three-bedroom townhouse units (triplex buildings), R.S.I.S. requires a minimum of 2.4 spaces per 3-bedroom dwelling. The following is a summary of the required parking spaces:

Required:	(2.0 parking spaces/unit) x (8 units)	16 spaces
	(2.4 parking spaces/unit) x (6 units)	14.4 spaces

**Total Required: 30 spaces**



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Proposed: (3.5 parking spaces/unit) x (4 carriage units)	14 spaces
(2.0 parking spaces/unit) x (4 duplex units)	8 spaces
(2.0 parking spaces/unit) x (6 triplex units)	12 spaces
Detached Garage	3 spaces
Perpendicular (9'x18') on-street spaces	14 spaces

**Total Proposed: 51 spaces**

Based on the R.S.I.S. rules and regulations, a one-car garage and driveway can account for 2.0 parking spaces & a two-car garage and 20'x18' driveway can account for 3.5 parking spaces. The applicant is proposing a two-car garage and a 20'x18' driveway for each carriage unit and a one-car garage and driveway for each Duplex and Triplex Unit. Additionally, the applicant is also proposing 14 perpendicular on-street spaces and a three-car detached garage for a total of 51 proposed spaces, whereas 30 are required. The applicant shall provide additional testimony on the anticipated parking demand versus the proposed number of spaces. We note that the cover sheet of the plans indicates that 31 spaces are required and 53 spaces are proposed. The applicant shall revise the parking space counts to the correct quantities mentioned above per R.S.I.S. requirements.

- 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. 7 guest spaces are required for the 14 units, whereas 14 spaces are proposed. The requirement for number of spaces is therefore met.
- 2.3. The applicant shall provide testimony on which units will have access to the three (3) car detached garage.
- 2.4. 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). 1 ADA accessible parking space is required, whereas 2 ADA accessible parking spaces are proposed. Therefore, the plans comply.
- 2.5. 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 (1) van accessible handicap parking space. Therefore, the plans comply.
- 2.6. 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.



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- 2.7. Ordinance Section 22-5.20.H.3 states that all vertical curbs shall be 6” in height and constructed of Belgian block, unless mountable Belgian block curbs are proposed. Note #8 on the cover sheets states that “The applicant may choose to substitute vertical Belgium block or concrete in lieu of mountable Belgium block.” The plans should be revised to remove the option to substitute to concrete curb, or a design waiver will be required.
- 2.8. 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.
- 2.9. 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.
- 2.10. 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.
- 2.11. In an effort to improve pedestrian circulation and safety we recommend crossings be proposed within the site where necessary with the required striping and signage.
- 2.12. 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, curblineline 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 sight. The Layout & Dimension Plan indicates a sight triangle at the intersection with Osprey Lane. Additional sight triangles shall be indicated at the intersection of the two interior roads, as well as at the emergency access with Rumson Road. The plans shall also be revised to show all proposed sight triangles on the landscaping plan to confirm there are no obstructions. Easements and metes and bounds descriptions shall be prepared and provided to our office and the Borough Attorney for review and approval as necessary.
- 2.13. I recommend that a “No Outlet” sign be provided at the site entrance along Osprey Lane.
- 2.14. Due to the width of the proposed roadway, the plans shall be revised to indicate “No Parking” signs along both sides of the road.
- 2.15. The stop bar at the interior street intersection should be relocated so it is adjacent to the stop sign.



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- 2.16. A gate or bollards and chain should be provided at the entrance to the emergency access drive to prevent vehicles from using this as a cut-through. A Knox box should be installed and coordinated with the Borough Fire Official.
- 2.17. 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 14 residential units. The following is a summary of the trip generation as provided in the Traffic and Parking Assessment Letter Report:
  - a) AM Peak Hour – 11 trips
  - b) PM Peak Hour – 14 trips
  - c) Saturday Peak Hour – 13 trips
  - d) Daily (Weekday) – 170 trips
  - e) Daily (Weekend) – 155 trips

The applicant's engineer shall provide additional testimony on the potential traffic impact of the proposed residential development on local roads, including testimony relative to the no-build and build traffic volumes on Osprey Lane and Rumson Road, as well as any impacts to the Levels of Service at the Rumson Road and Bingham Avenue intersection and the Rumson Road and Avenue of Two Rivers intersection. In addition, the applicant shall indicate if any off-tract, including safety, improvements are being proposed as part of this application. We defer further review and approval of traffic impacts to Rumson Road to Monmouth County.

### **3. Grading and Drainage**

- 3.1. Additional spot shots shall be provided at the handicap ramps along the back of sidewalk to ensure ADA compliance.
- 3.2. The plans should be revised to include spot elevations at the corners of the buildings.
- 3.3. The applicant's engineer shall clarify the grading of the edge of pavement in front of the detached garage. It appears that runoff may flow from the corner of the roadway back to the garage.
- 3.4. The applicant's engineer shall review and revise the grading of the paver walkway on the southern side of the southern duplex unit. It appears that the walkway would have a running slope of 33% as proposed.
- 3.5. The applicant is proposing two (2) decorative walls and three retaining 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. A decorative wall detail shall be added to the plans for the proposed 30" walls along the front façade of Building(s) 1 & 2.





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- 3.6. We note that fall protection (i.e. a fence) may be required based on the height of the walls. The Modular Block Retaining Wall Detail indicates that a 4 foot high minimum fence must be provided at the top of the wall. The locations shall be clarified, and a fence construction detail provided.
- 3.7. 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. In addition, concrete piping shall be proposed, at a minimum, within the proposed roadway.
- 3.8. The plans indicate 6" SDR-35 roof leaders to be provided, however, the roof leader detail provided indicates 6" HDPE roof leaders. The applicant shall clarify the proposed material and revise the plan and Stormwater Report accordingly.
- 3.9. The proposed area of disturbance exceeds 1 acre and the increase in impervious surface exceeds 0.25 acre, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8, and is subject to the NJDEP Stormwater Management standards.
- 3.10. 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 an underground detention basin.
- 3.11. 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 one (1) Manufactured Treatment Device and a pervious paver system to reduce the post-construction load of total suspended solids (TSS) per N.J.A.C. 7:8-5.5.
- 3.12. The applicant indicates that the project meets the groundwater recharge requirements. The proposed condition does not result in an annual recharge deficit based on the annual groundwater recharge analysis spreadsheet, in accordance with N.J.A.C. 7:8-5.4(a)2i(1).
- 3.13. The applicant shall provide the TC path information on the Pre-Development Drainage Area Map and the Post-Development Drainage Area Map for review.
- 3.14. The applicant shall provide the new impervious area in the report.
- 3.15. The applicant shall revise the downstream slopes and invert elevations of the tailwater information to match with the plan.
- 3.16. The applicant shall revise the Lawn 'C' area in Post-Development Drainage Area #3 in Appendix D, Post Development Calculations to match the Lawn 'C' area shown in Post-Development Drainage Area Map.



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- 3.17. The applicant shall revise the Wood 'C' area and Wood 'D' in Post-Development Drainage Area #4 in Appendix D Post Development Calculations to match the Lawn 'C' area shown in Post-Development Drainage Area Map.
- 3.18. The applicant shall revise the soil area of 'Holmdel' and 'Shrewsbury' to match in the Pre-Development Condition and the Post-Development Condition in the Annual Groundwater Recharge analysis spreadsheet (GRS-32).
- 3.19. The applicant shall provide the grates and inverts of all proposed cleanouts.
- 3.20. The applicant shall add pipe callouts from Cleanouts to Inlet #A-2 and Inlet #A-3 on the Grading and Drainage Plan.
- 3.21. The applicant shall provide the inverts of all 4-inche perforated HDPE Pipe in Pervious Pavers.
- 3.22. The applicant shall revise the pipe slope of "Outlet Structure OS-1 To Inlet #A-9" on the Profiles Plan to match with the pipe slope shown on Grading and Drainage Plan.
- 3.23. The applicant shall revise the out-pipe invert of "Outlet Structure OS-1" to match with out-pipe invert shown on Grading and Drainage Plan.
- 3.24. The applicant shall confirm the existing pipe in and out invert of Inlet #A-9 shown on Grading and Drainage Plan and Profiles Plan. Based on the proposed invert of 7.70, it appears this invert will be a low point between the two adjacent existing inlets.
- 3.25. The applicant shall provide the pipe calculations to show that the existing 12" pipe in Osprey Lane has sufficient capacity to convey the additional runoff from the developed site.
- 3.26. Inlets #A-1 and #A-2 shall be shifted closer to Osprey Lane to capture additional runoff and limit the amount of runoff exiting the site to Osprey Lane.
- 3.27. The applicant shall provide an outlet control structure Trash Rack Detail for review.
- 3.28. All tables in the Stormwater Drainage Management Report shall be revised upon the revision of calculations.
- 3.29. The Operations and Maintenance (O&M) Manual shall be revised to provide the name/contact information of the person (s) responsible for the preventative and corrective maintenance tasks and schedules.
- 3.30. 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.



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- 3.31. The applicant shall include the pervious pavers in the Operations and Maintenance (O&M) Manual.

#### **4. Landscaping and Lighting**

##### 4.1. Buffer Plantings:

- a) The buffer planting area along the northern property line does not include the required plantings pursuant to the Schematic Landscape Buffer Plan provided for in Exhibit A of the ordinance. The applicant shall provide the noted plantings. Otherwise, a departure from the buffer planting plan requires a variance.
- b) The buffer plantings area located to the west and southwest of Building 5 and the south and southeast of Building 2 require additional plantings to conform with the Schematic Landscape Buffer Plan. The ordinance requires additional ornamental tree and shrub plantings within the buffer planting area. The proposed plantings for the buffer area shall be consistent with the palette composition notes included in the Schematic Landscape Buffer Plan.

- 4.2. Building Planting Plans. Pursuant to the Enlarged Planting Plan for the Carriage House and Triplex Units exhibit, the proposed plantings for the carriage house and triplex buildings should include additional ornamental and shade trees. The applicant shall provide the required plantings or request a variance.

- 4.3. The area adjacent to the five-space parking area to the northwest of Building 3 requires an evergreen planting as depicted on the Schematic Landscape Buffer Plan exhibit. The landscape plan shall be updated, or a variance requested.

- 4.4. The Schematic Landscape Buffer Plan exhibit includes a note regarding the provision of street trees and ornamental trees and the depiction of a Privet hedge adjacent to the frontage of Osprey Lane unless the grading of the project is such that disturbance of the existing plantings is not necessary. It appears that the existing frontage planting will not be disturbed and additional street tree and Privet hedge plantings are not warranted. The applicant shall confirm that this is the case and if the plantings will be saved, a tree save plan of this area shall be provided.

- 4.5. A planting plan for the detached garage was not provided. It is recommended that given the location of the detached garage that additional foundation and tree plantings be provided for this structure.

- 4.6. Substitute plants shall be provided for the Privet, Hemlock, Spirea and English Yew.

- 4.7. Note #1 of the Proposed Landscape Buffer Notes appearing on Sheet 14 references the incorrect ordinance. The note shall be revised to reference Section 22-5.20.G.6 of the Ordinance.





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- 4.8. The plans must be revised to include a note stating that the landscaping is guaranteed for two (2) years after the performance bond release date.
- 4.9. 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.
- 4.10. The species and sizes of the existing vegetation to be saved shall be provided on the proposed Landscape Plan.
- 4.11. The applicant shall confirm that an irrigation system is proposed.
- 4.12. There appears to be existing trees to remain that are located within the sight triangle at Osprey Lane. The applicant's engineer shall review the trees against the sight triangle requirements to determine if the trees should be removed to provide a clear line of sight.
- 4.13. There are a number of locations where the proposed lighting from the light poles extends across the dwellings. The applicant shall provide testimony on the location of windows or doors in these areas and adjust the lighting as necessary to limit spillage onto the dwellings.
- 4.14. Ordinance section 11-5.20.H.4.c limits the lighting illumination to 0.1 footcandle at property lines. The plans propose levels that exceed this requirement along the southeast portion of the site. Therefore, the plans shall be revised to comply.
- 4.15. Light pole foundation calculations must be provided to the building department for review and approval.
- 4.16. The applicant shall provide testimony relative to ordinance section 11-5.20.G.12 that parking not within a garage shall not be visible from the public right-of-way and be screened from adjoining property owners and the public right-of-way to provide 100% opacity.

## **5. Utilities**

- 5.1. The plans indicate the location of some of the proposed utility services, however, all utilities 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.
- 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.



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- 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.
- 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 Osprey Lane. 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. Additional testimony shall be provided.
- 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. As part of a future Developer’s Agreement, the applicant shall coordinate with the Borough as to the preferred method of refuse pickup.
- 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. Testimony shall be provide confirming the storage area is provided in each unit.
- 6.5. The applicant shall provide 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 is unclear if a generator or HVAC equipment are proposed for each unit. If so, landscape screening and a fence shall be required in accordance with the Borough Ordinance. The plans shall be revised to clarify the equipment proposed and associated screening.
- 6.7. The Schematic 10’ High Stone Veneer Entry Gate Column Detail appears to indicate a community name plaque on each column. Additional testimony and detail on the sign such as size, color, material, illumination, whether or not a name is intended, etc. shall be provided. All signage shall be designed in accordance with Section 22-7.24 of



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the Borough Ordinance. The location of any/all signage shall 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, the applicant shall be required to replace and/or repair any pavement or public improvements along the property frontage damaged as part of construction. A note should be added to the site plan indicating same.
- 6.10. Note #21 on the cover sheet shall be updated to reflect the site in question along Osprey Lane. The note currently references Bingham Avenue.
- 6.11. The plan should be revised to include a list of the variances and design waivers required and requested.
- 6.12. We defer to the Borough Fire Official for review of the application with respect to emergency vehicle access and maneuvering.
- 6.13. 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.
- 6.14. The applicant shall confirm that there will be a Homeowner's Association responsible for maintaining the roadway, infiltration basins, drainage system, utilities, and all other common areas and elements outside of the individual units. HOA by-laws and documents shall be submitted for review and approval.
- 6.15. We recommend that the applicant provide a perspective view illustrating the anticipated final product of all improvements from the Osprey Lane street perspective.
- 6.16. The applicant shall provide testimony as to whether this project is to be built in one phase or multiple phases.

## **7. Permits and Approvals**

- 7.1. The applicant must obtain all necessary outside agency and municipal permits and/or approvals.
- 7.2. The applicant must obtain Monmouth County Planning Board approval or a "Letter of No Interest".
- 7.3. We note that the applicant has received Freehold Soil Conservation District approval, as well as NJDEP Transition Waiver Averaging Plan permit approval.



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- 7.4. The applicant must obtain road opening permits for the proposed intersection with Osprey Lane and all new utility services.
- 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.
- 7.6. The applicant shall provide a developer's agreement for the Borough to review and adopt.
- 7.7. The applicant must obtain an NJDEP Treatment Works Approval for the proposed sewer main extension.

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

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