



**Comprehensive Master Plans  
1988-2015**

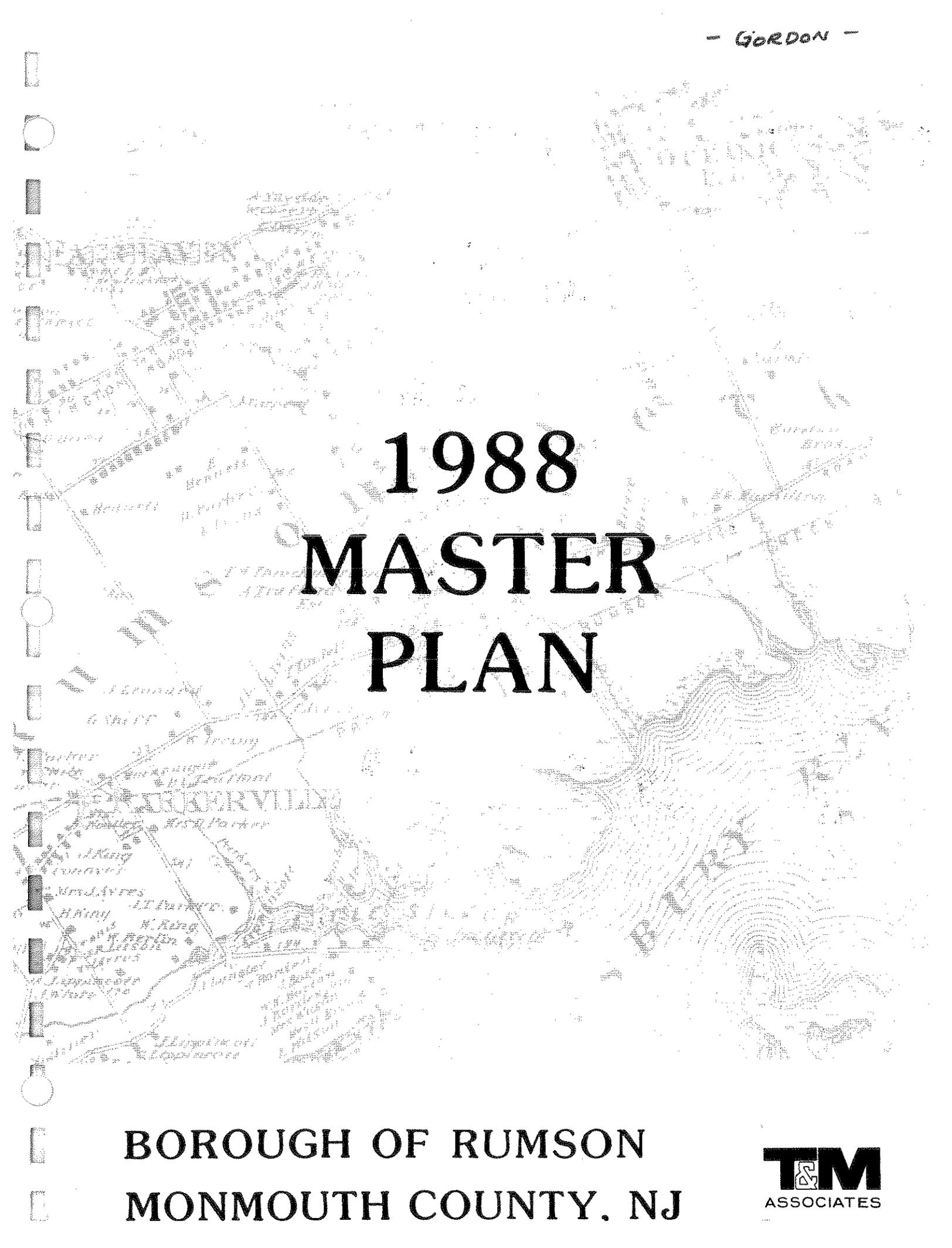
Borough of Rumson  
Monmouth County, New Jersey

## Borough of Rumson

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1988 Master Plan

A detailed topographic map of Rumson, New Jersey, showing contour lines, roads, and various landmarks. The map is oriented with North roughly at the top. The title '1988 MASTER PLAN' is centered over the map. The map shows the town's layout, including residential areas and open spaces. The name 'RUMSON' is visible in large letters across the middle of the map. The map also shows surrounding areas like 'RUMSON VILLAGE' and 'RUMSON COMMONS'.

# 1988 MASTER PLAN

**BOROUGH OF RUMSON  
MONMOUTH COUNTY, NJ**



1988 MASTER PLAN

BOROUGH OF RUMSON  
Monmouth County, New Jersey

ADOPTED BY THE RESOLUTION OF  
RUMSON BOROUGH PLANNING BOARD

JULY 5, 1988

PREPARED BY:

T & M ASSOCIATES  
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P.O. BOX 828  
RED BANK, NEW JERSEY 07701

The original of this document has been signed and sealed in  
accordance with New Jersey Law.

RESOLUTION ADOPTING 1988 MASTER PLAN  
OF THE BOROUGH OF RUMSON

WHEREAS, pursuant to N.J.S.A. 52:27D-301 et. seq., all municipalities are required to amend their Master Plan by August 1, 1988 to include a housing element and fair share plan; and

WHEREAS, pursuant to N.J.S.A. 13:1E-1 et. seq., all municipalities are required to amend their Master Plan to include a recycling element; and

WHEREAS, the Planning Board of the Borough of Rumson determined to up-date its entire Master Plan and re-examine its Development Regulations; and

WHEREAS, the Planning Board of the Borough of Rumson has provided notice to the public, adjoining municipalities and the Monmouth County Planning Board as required by N.J.S.A. 40:55D-13; and

WHEREAS, the Planning Board of the Borough of Rumson held a public hearing on July 5, 1988 at which time any interested member of the public was permitted to comment or ask questions on the proposed adoption of a new Master Plan; and

WHEREAS subsequent to the public hearing minor amendments to the plan were made and approved by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rumson that it does hereby adopt the 1988 Master Plan prepared by C. Bernard Blum, Jr., P.E., P.P. and as amended at the July 5, 1988 public hearing.

BE IT FURTHER RESOLVED that copies of all documents shall be forwarded by certified mail to the Monmouth County Planning Board and all adjoining municipalities and provided to the Mayor and Council and Board of Adjustment of the Borough of Rumson.

The above resolution was moved by Mr. Conklin, seconded by Mr. Doremus, and carried on the following roll call vote:

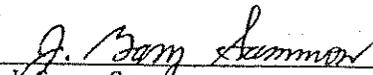
In the affirmative: Messrs. Malone, Murphy, Conklin, Kennedy, Parent and Doremus.

In the negative: None.

Absent: Mayor Paterno, Messrs. Zydney, Gorski and Mrs. Armitage.

CERTIFICATION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Rumson Planning Board at a regular meeting held on July 5, 1988.

  
J. Gary Sammon  
Secretary

BOROUGH OF RUMSON

MONMOUTH COUNTY, NEW JERSEY

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BOROUGH COUNCIL

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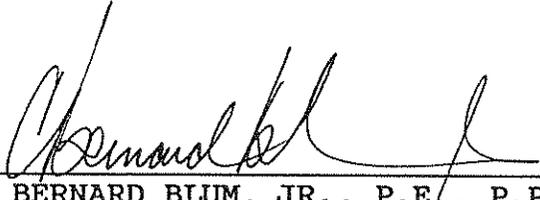
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C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER  
PROFESSIONAL ENGINEER NO. 14227  
LICENSED PROFESSIONAL PLANNER NO. 887

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## INTRODUCTION

In accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28 et seq.), this Master Plan revises the Rumson Master Plan which was adopted in 1978. The revised plan updates technical documents and provides the required elements to serve as the foundation of the community's planning process. Its policies will be a basis to continue land use regulation in a reasonable fashion consistent with the responsibility of municipal government to promote the public health, safety, and general welfare.

Rumson's first zoning ordinance was adopted in 1929. The Borough has benefited from a comprehensive planning program that dates back to 1944 when the Planning Board was created. The Borough's first Master Plan was prepared the following year by Harold M. Lewis. After the preparation of the first plan, the Borough adopted a new zoning ordinance on March 28, 1946. In 1960, Community Planning Associates, Inc. prepared a circulation study of the Borough. Following the study, a comprehensive revision of the Borough's zoning ordinance was adopted on August 24, 1961. In September 1978, prompted by the enactment of New Jersey's Municipal Land Use Law, the Borough adopted a comprehensive Master Plan which was prepared by Robert Catlin and Associates. A reexamination of this Master Plan was made by the Borough Planning Board in January 1985. The reexamination report noted that the Borough was substantially developed with single family homes and that further development was constrained by the limited supply of land. The main problems the Borough faced, according to the report, were providing for the reasonable development of the remaining land supply and of commercial areas.

In response to the Fair Housing Act of 1985 which amended the Municipal Land Use Law, the Borough adopted a Housing Plan Element and Fair Share Plan in 1986. The Housing Element was prepared and adopted to fulfill the community's constitutional obligations under the Mount Laurel II decision.

Rumson is a mature community with a well-defined pattern of land use, healthy neighborhoods, and satisfactory community facilities and services. This Master Plan revision emphasizes planning and managing development to ensure that the community's character is maintained and that the quality of life available to present and future residents is preserved. Moreover, it responds to the amendments which have been made to the Municipal Land Use Law since the comprehensive revision of the Borough Plan in 1978. It takes into consideration policy changes at the County and State level which impact upon local planning and development. These changes include the adoption of the Monmouth County Growth

Management Guide Plan, the passage of the New Jersey State Planning Act, the passage of the New Jersey Freshwater Wetlands Protection Act, and the problems with solid waste disposal in New Jersey which have resulted in mandatory recycling programs.

Finally, this Master Plan revision relies upon recent planning data and information as its technical basis. The mapping of natural features that constrain development such as flood hazard areas, soils and wetlands has been updated. The Housing Element has been incorporated into the text and a Historic Preservation Element has been included to recognize the Borough's heritage and unique architectural assets. The Land Use Element of the Plan draws upon a current field survey of the Borough's more intensely developed residential neighborhoods and its business districts and makes recommendations to ensure appropriate infill development. The updated Master Plan is a rational guide for continued land use regulation and municipal decisions to manage growth.

# **BACKGROUND STUDIES**

## REGIONAL SETTING

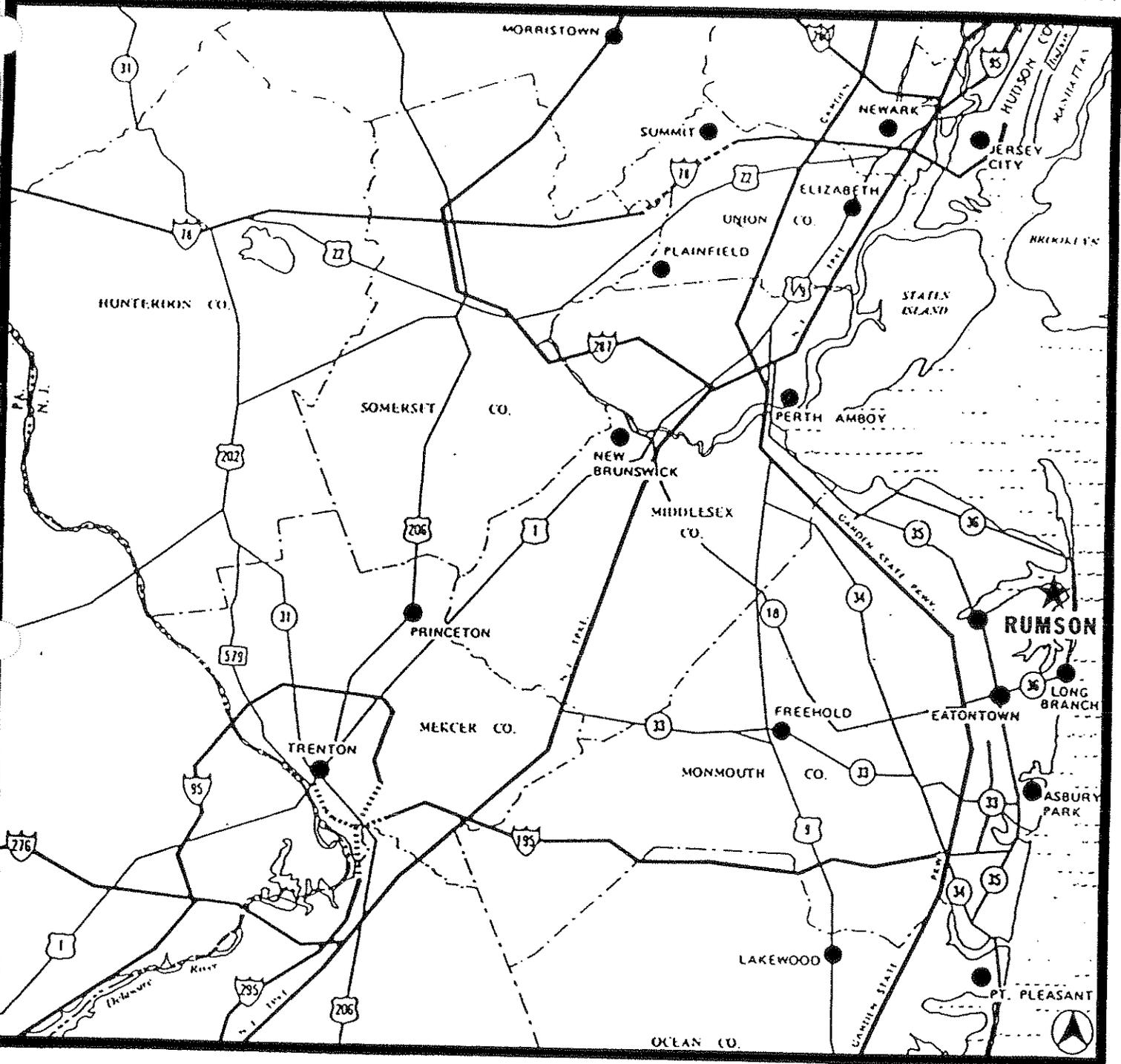
The Borough of Rumson is a small residential community of approximately 5.2 square miles located in the coastal area of northeastern Monmouth County (Figure 1). With its picturesque location between the Navesink and Shrewsbury Rivers, the absence of a major State highway access from the surrounding communities, and limited access to major shore points, Rumson has been able to successfully preserve an attractive townscape characterized by a range of dwelling types which runs from modest bungalows to suburban estates. The Borough's business areas are compact, pedestrian in scale, and relate well to adjoining residential streets.

Proximity to the New York Metropolitan Region and other business and commercial developments have significantly influenced the growth of the Borough. Four miles to the west, residents have access to Exit 109 of the Garden State Parkway which runs from New York State south through Monmouth County to Cape May. State Highway Route 35, which parallels the Parkway, and the Red Bank Station of the recently electrified North Jersey Coast Line also provide Rumson with transportation to major metropolitan communities.

Historically, Rumson had a regional role as an area of country estates and gentlemen farms. Its desirability was enhanced by its proximity to the coast and pastoral landscape. By the early 1900's, almost all of Rumson's land area, with the exception of the Village of Oceanic and a few operating farms, had been divided into large parcels for estate homes.

As subdivisions and growth continued into this century, Rumson developed a suburban character. Today, the Borough is recognized as a picturesque coastal community characterized by a diversity which reflects its history, its inhabitants, and its location.

# REGIONAL LOCATION



## HISTORICAL BACKGROUND

Before its settlement by Europeans, the Lenape Indians set up summer villages on the neck of land which stretched eastward between the Shrewsbury and Navesink Rivers. They named this land Navarumsunk.

Rumson Road follows a route that was part of the network of Indian trails across New Jersey. A Lenape footpath extended from Blackpoint in Rumson to Tinton Falls where it connected with the Burlington Trail which was the main Indian road going to Crosswicks in Burlington County. During the summer, when food along the coast was abundant, the Lenape camped near the shores and enjoyed the plentiful supply of clams and oysters to be found there. Evidence of a skeleton from excavations for the foundation of a house at Blackpoint confirms the Indian presence in Rumson.

The permanent settlement of Monmouth County by Europeans commenced in 1664 at Middletown and Shrewsbury. The English made three separate purchases from the Indians of land extending south into Monmouth County. After Dutch rule in New York was ended, the new English Governor verified the purchases through the grants made in the Monmouth Patent in 1665.

Shrewsbury Village was the first site of a European settlement on Rumson Neck. To the east several large farms and plantations were in operation before 1700. An inn at Blackpoint was operated by John Hartshorne from 1759 to 1785. During the American Revolution, Blackpoint was the site of several skirmishes. The land area of Rumson Neck, which included the present day Red Bank, Fair Haven, Little Silver and Rumson, was part of Shrewsbury Township and agriculture was the main activity in the early nineteenth century. A school was located on Rumson Road and Buena Vista Avenue around 1841. In 1840, a dock was built on the Navesink at the present location of Washington Street along with a summer hotel and a church for summer guests. The area, which was then called Port Washington, became a location for steamship operations to New York and Rumson Neck was promoted as a resort. Within Port Washington, a canning factory was located on Lafayette Street and in 1849 another school was opened on the east side of Bingham Avenue on Church Street.

After 1870, with America prosperous and New York thriving as its premier city, the area of Rumson Neck became popular as a location for estate development. A bridge connecting Rumson to Sea Bright was completed in 1870 and Rumson Road was extended from Navesink Avenue to connect with the bridge. During this period, a number of churches were constructed including the Church of the Holy Cross and the First Presbyterian Church. A two room school was constructed at the northwest corner of Lafayette and Church. The building was later replaced by a four

classroom brick building that accommodated elementary grades and two years of high school. In an effort to obtain a Post Office, Port Washington changed its name to Oceanic. A second school was erected on Blackpoint Road in 1902. In 1879, the Oceanic Hook and Ladder Company No. 1 was formed. A second fire company, the Rumson Fire Company, was formed in 1905.

In 1907, Rumson was incorporated by the New Jersey Legislature and its political life as a New Jersey municipality began. The present Borough Hall and its site were donated in 1927, it continues to house the municipal administration. In the 1930's, with the help of a loan and grant from the Public Works Administration, the Rumson High School was constructed. Following the end of World War II, with school enrollments growing, Rumson and Fair Haven created a regional school district which took over operation of the High School. The High School building itself was expanded in 1958. During the same period, the Borough approved the building of the present Forrestdale School.

Rumson's history has given the present generation a built environment that is architecturally and culturally significant. Important Rumson buildings have been listed in the Monmouth County Historic Sites Inventory. As part of the identification process, sites were evaluated for possible inclusion on the National Register of Historic Places. The sites which were identified and the evaluation of Register eligibility are shown on Figure 2 and Table 1.

# RUMSON BOROUGH

STREETS MAP

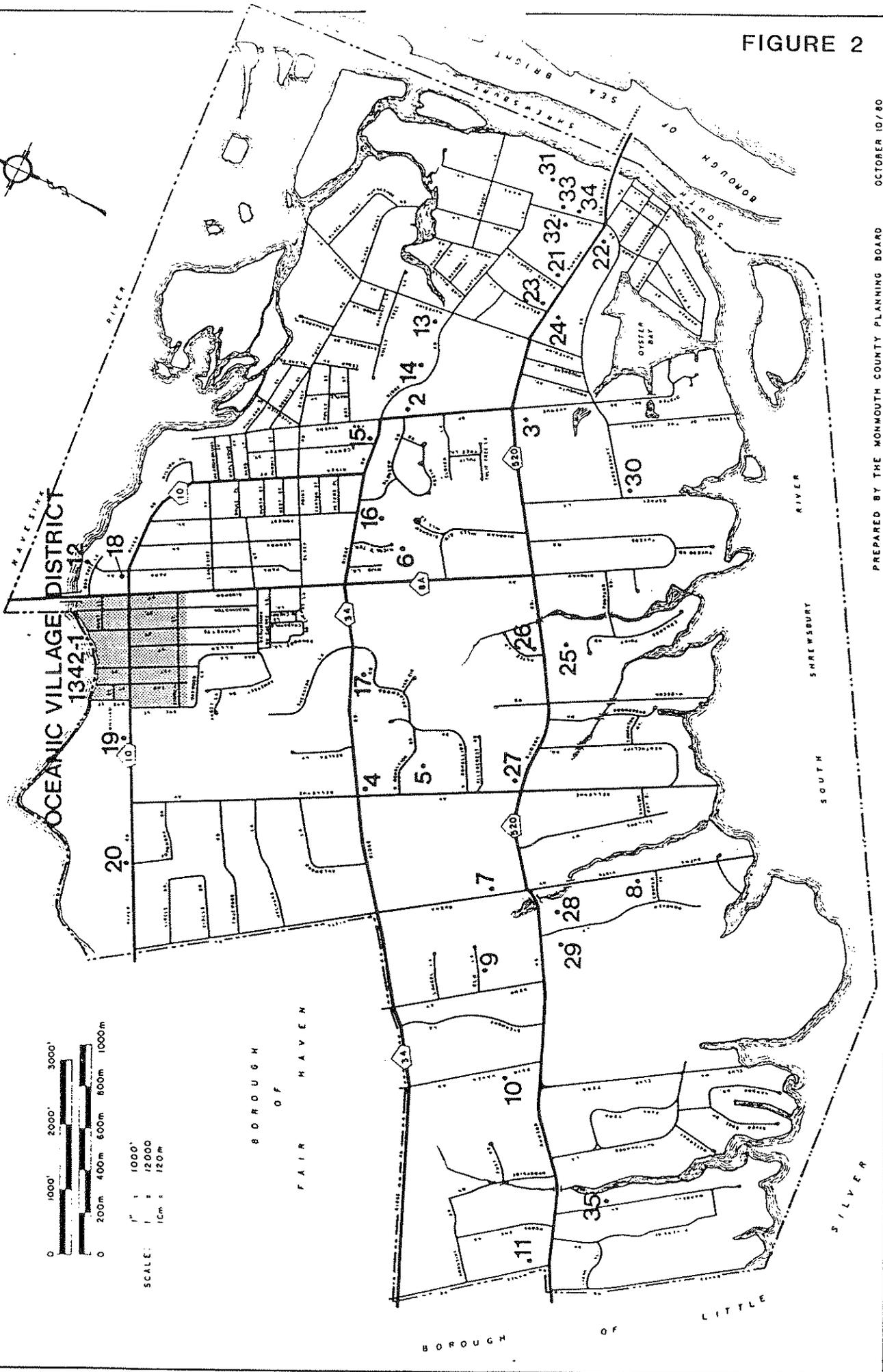


TABLE 1

RUMSON BOROUGH: 1342

<u>INVENTORY #</u>	<u>ADDRESS</u>	<u>NRHP ELIGIBILITY</u>
1342-1	Oceanic Village District	N
1342-1-1	Port Washington Church/Bingham Hall W. side Bingham Avenue	P
1342-2	121 Avenue of Two Rivers	P
1342-3	The Hermitage/William A. Street House 144 Avenue of Two Rivers	Y
1342-4	St. George's Episcopal Church/ Rumson County Day School SE corner Bellevue Avenue and Ridge Road	N
1342-5	Rohallion/Edward Dean Adams Estate 45 Bellevue Avenue	Y
1342-6	Eleazer Parmley Estate 139 Bingham Avenue	P
1342-7	59 Buena Vista Avenue	N
1342-8	82 Buena Vista Avenue	N
1342-9	5 Elm Lane	Y
1342-10	14 Fair Haven Road	N
1342-11	21 Hance Road	N
1342-12	9 Oak Tree Lane	P
1342-13	2 Ridge Road	P
1342-14	Morris-Saltar-Treadwell House 16 Ridge Road	Y
1342-15	38 Ridge Road	N
1342-16	65 Ridge Road	P
1342-17	87 Ridge Road	N

TABLE 1 (Continued)

RUMSON BOROUGH: 1342

<u>INVENTORY #</u>	<u>ADDRESS</u>	<u>NRHP ELIGIBILITY</u>
1342-18	The First Presbyterian Church of Rumson 4 East River Road	Y
1342-19	Borden Estate Carriage House 68 West River Road	Y
1342-20	Coe Estate Outbuildings 90 West River Road	N
1342-21	Sea Bright Lawn and Tennis Club NE Corner of Rumson Road and Tennis Court Lane	Y
1342-22	31 Rumson Road	N
1342-23	54 Rumson Road	P
1342-24	55 Rumson Road	P
1342-25	105 Rumson Road	N
1342-26	108 Rumson Road	Y
1342-27	128 Rumson Road	P
1342-28	141 Rumson Road	Y
1342-29	147 Rumson Road	Y
1342-30	John L. Riker House 59 Shrewsbury Drive	N
1342-31	25 Ward Avenue	N
1342-32	Church of the Holy Cross 30 Ward Avenue	P
1342-33	31 Ward Avenue	P
1342-34	39 Ward Avenue	N
1342-35	17 Wardell Avenue	N

SOURCE: Monmouth County Historic Sites Inventory

## POPULATION

The Borough of Rumson underwent a period of rapid population growth from 1930 to 1970 before the increase levelled off during the 1970's. Its growth rate has since lagged behind Monmouth County's and the State as a whole. While Monmouth County has been the fourth fastest growing County in New Jersey, its new development has shifted inland to areas where large amounts of vacant land are still available. While the County is expected to continue to grow, Rumson's population peaked in 1980 and has slowly decreased. The composition and characteristics of Rumson's population are changing. These changes can be an important consideration in planning for the future needs of the Borough in terms of residential, commercial, office, recreational, public facilities and other land uses.

The changing composition of the population resulting from the declining birth rate, an increasing elderly population and declining household size is an important planning factor. Demands in the 1950's, 1960's and early 1970's for youth oriented facilities, such as schools and recreation activities, will diminish as the middle age and elderly segments of the population become more dominant. There will be a need for more flexible planning to meet this changing population composition and for periodic monitoring of changes in migration patterns and age characteristics.

Population trends are influenced by a variety of factors including national, state and regional economic conditions, social changes and government policy. Changing birth rates, changing employment trends, consumer preferences, and numerous other factors can affect future development within Rumson Borough. The Borough, however, can guide future development and can manage growth within the Borough by establishing appropriate standards for population density as part of its land use planning effort.

As updated census data for population and housing become available, the Planning Board should monitor this new information to evaluate its planning program to determine if it is meeting the changing needs and desires of the present and future residents of the Borough.

## Sources of Data

The demographic data used in this analysis is derived from a variety of sources. The 1970 and 1980 U.S. Census provides data on general population characteristics in the form of characteristics of persons, households and families, and housing units. Historical and geographical comparisons are possible by using census data. Also, the New Jersey Department of Labor and Industry, Division of Planning and Research, Office of Demographic and Economic Analysis, annually compiles data and provides estimates on population characteristics of the state, metropolitan regions, counties and municipalities. Additional demographic information is compiled by the Monmouth County Planning Board and the Borough Clerk's Office.

## Historical Population: 1910 - 1980

As shown in Table 2, "Historical Population Trends: 1910 -1980, Rumson, Monmouth County, and New Jersey", Rumson has experienced a fairly rapid and constant growth pattern since its formation in 1907, reaching a peak in 1980. The first official census taken in Rumson was the U.S. Census of 1910, which recorded a total population of 1,449. By 1920, the population reached 1,658, an increase of 14.4 percent. By 1930, the population reached 2,073 an increase of 25.0 percent.

During the depression years, 1930 to 1940, Rumson's population increased at a significantly faster rate than Monmouth County and the State of New Jersey. In 1940, the population reached 2,926, a 41.1 percent increase compared to the 9.5 percent for the County, and 2.9 percent for the State.

In the 1940's, Rumson continued to experience rapid (36.8 percent) growth to a total of 4,004 by 1950. Over the same period, Monmouth County's population increased by 39.7 percent, showing a slightly faster growth rate than the Borough of Rumson.

The population of Rumson jumped dramatically between 1950 and 1960, increasing to 6,405 or an increase of 60 percent. The Garden State Parkway and other regional highway improvements as well as Rumson's proximity to the New York Metropolitan region is largely responsible for the rapid increase in population growth.

During the past two decades, 1960 to 1980, a significant change in the growth pattern occurred as the population growth rate declined to 15.9 percent in 1970 and 2.7 percent in 1980. The reduction in the growth rate can be attributed to the declining availability of developable land within the Borough.

TABLE 2

HISTORIC POPULATION TRENDS: 1910 - 1980

RUMSON, MONMOUTH COUNTY, NEW JERSEY

YEAR	BOROUGH OF RUMSON		COUNTY OF MONMOUTH		STATE OF NEW JERSEY	
	CENSUS	PERCENT CHANGE	CENSUS	PERCENT CHANGE	CENSUS	PERCENT CHANGE
1910	1449		94734		2537167	
1920	1658	14.4%	104925	10.8%	3155900	24.4%
1930	2073	25.0%	147209	40.3%	4041334	28.1%
1940	2926	41.1%	161238	9.5%	4160165	2.9%
1950	4004	36.8%	225327	39.7%	4835329	16.2%
1960	6405	60.0%	334401	48.4%	6066782	25.5%
1970	7421	15.9%	461849	38.1%	7168164	18.2%
1980	7623	2.7%	503173	8.9%	7364158	2.7%

SOURCE: U.S. Census of Population, 1910 - 1980

COMPILED BY: T & M Associates, 1988

## Changes in Population: 1960 - 1980

### Components of Population Change: 1960 - 1980

Population change is comprised of two components; natural increase or decrease (births versus deaths), and in- or out-migration. During the period 1960 - 1980, Rumson's in-migration of population exceeded the natural decrease. Data on births and deaths is collated annually from the Borough of Rumson Clerk's Office, and can be utilized to calculate the natural increase or decrease in population. The impact of migration into (or out of) the Borough can be calculated by comparing census data or population estimates over a given time period with natural population increases or decreases. Both components are important in determining the overall trend of population growth.

### Births and Deaths: 1960 - 1986

The average birth rate (births per 1,000 population) declined in the Borough of Rumson over the last two decades. The average birth rate during the 1960 - 1969 period was 10.5, and for the decade 1970 - 1979 the average was 6.9. This trend reflects the declining birth rates reported for the population of New Jersey and Monmouth County during the same time period. The birth rate for the State population declined from 21.8 in 1960 to 16.7 in 1970 to a low 13.1 in 1980. The Monmouth County birth rates were 23.7 in 1960, 17.1 in 1970, and 12.0 in 1980. The most recent data, 1986, indicates a continued decline in Rumson's birth rate. This contrasts to an up-turn in birth rates for the County and the State. In 1986, the birth rate for the Borough of Rumson decreased to 5.4, Monmouth County increased to 13.9, and New Jersey reached 14.2.

The number of births in the Borough of Rumson declined annually from 106 in 1960 to 41 in 1976. Since 1976, the number of births generally increased in the Borough of Rumson, reaching 69 in 1986. Table 3, "Natural Population Change: 1960 - 1986, Borough of Rumson", contains the recorded number of births and deaths and a resulting natural increase or decrease in population on an annual basis.

TABLE 3  
NATURAL POPULATION CHANGE: 1960-1986  
BOROUGH OF RUMSON

YEAR	BIRTHS	DEATHS	NATURAL CHANGE
1960	106	54	52
1961	99	48	51
1962	86	56	30
1963	76	82	-6
1964	77	55	22
1965	87	69	18
1966	52	56	-4
1967	66	73	-7
1968	65	59	6
1969	63	74	-11
<hr/>			
TOTAL 1960-1969	777	626	151
<hr/>			
1970	65	59	6
1971	58	75	-17
1972	52	79	-27
1973	48	64	-16
1974	51	81	-30
1975	43	69	-26
1976	41	55	-14
1977	49	78	-29
1978	65	60	5
1979	56	66	-10
<hr/>			
TOTAL 1970-1979	528	686	-158
<hr/>			
1980	39	77	-38
1981	39	70	-31
1982	55	56	-1
1983	64	67	-3
1984	63	56	7
1985	68	48	20
* 1986	69	57	12
<hr/>			
TOTAL 1980-1985	397	431	-34
<hr/>			
TOTAL 1960-1985	1702	1743	-41

\* PROVISIONAL

Source: New Jersey Department of Health, Center  
for Health Statistics: 1960-1986

COMPILED BY: T&M ASSOCIATES, 1988

TABLE 4  
COMPONENTS OF POPULATION CHANGE: 1960-1986  
BOROUGH OF RUMSON

	1960-1969	1970-1979	1980-1986
BASE POPULATION (1)	6405 (1960)	7421 (1970)	7623 (1980)
NATURAL CHANGE (2)			
Total Births	777	528	397
Total Deaths	- 626	- 686	- 431
Natural Change	151	-158	-34
NET MIGRATION			
Total Population Change	1016	202	-328
Natural Change	- 151	- -158	- -34
Net Migration	865	360	-294
NET POPULATION CHANGE			
Base Population	6405	7421	7623
Natural Change	+ 151	+ -158	+ -34
Net Migration	+ 865	+ 360	+ -294
Net Population	7421 (1970)	7623 (1980)	7295 (3) (1986)

Source: (1) United States Census of Population: 1960, 1970 & 1980.  
 (2) New Jersey Department of Health, Center for Health Statistics: 1960-1985 birth and death statistics.  
 (3) New Jersey Department of Labor, Office of Demographic Economic Analysis, "Population Estimates for New Jersey" issued September 1987.

Compiled By: T&M Associates, 1988

Table 4, "Components of Population Change: 1960 - 1986, Borough of Rumson", indicates that for the period 1960 to 1969 there were 151 more births than deaths in the Borough of Rumson. From 1970 to 1979, there were 158 more deaths than births causing a natural decrease rather than the natural increase of the previous decade. Since 1980, the number of deaths compared to births generally declined, with a seven year total of 34 more deaths than births. This slow down in the natural decrease over the previous decade resulted from an increasing number of births and a stabilization in the number of deaths.

In- and Out-Migration: 1960 - 1986

In- and out-migration, has played a major role in the population growth rate of the Borough of Rumson. In the period 1960 - 1970, 865 persons moved into the community representing an 11.7 percent increase. During the next decade, 1970 - 1980, 360 people moved into the Borough slowing the growth rate to 4.7 percent. From 1980 to 1986, the Borough of Rumson experienced an out-migration of 297 (minus 4.1 percent) with the total population decreasing to 7,295.

Population Characteristics

Age Distribution

The age distribution of the Borough of Rumson population in 1980 by cohorts (groups) is shown in Table 5. The median age for the Borough in 1980 was 36.2. The median age was significantly higher than in both the Monmouth County figure of 32.3 and the New Jersey figure of 32.2. The large proportion of the population in the 35 to 64 age cohort explains the declining and the net natural decline of 34 between 1980 and 1986.

Sex

The Borough of Rumson's male to female ratio of 48.2 percent males and 51.8 percent females is comparable to the County figure of 48.1 males and 51.9 females. The number of males and females are almost equal until age 30, when females start to outnumber men due to longer life span.

TABLE 5  
POPULATION CHARACTERISTICS - 1980  
BOROUGH OF RUMSON

CHARACTERISTICS	RUMSON		MONMOUTH COUNTY		NEW JERSEY	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
AGE DISTRIBUTION						
0-5	419	5.5	38090	7.6	556651	7.6
6-13	1013	13.3	65784	13.1	1020926	13.9
14-17	772	10.1	40047	8.0	413284	5.6
18-24	725	9.5	54105	10.8	872209	11.8
25-34	765	10.0	75222	14.9	1137893	15.5
35-44	998	13.1	64341	12.8	879823	11.9
45-54	1201	15.8	56078	11.1	826558	11.2
55-64	935	12.3	49970	9.9	797708	10.8
65 & OVER	795	10.4	59536	11.8	859771	11.7
TOTAL	7623	100	503173	100	7364823	100
MEDIAN AGE	36.2		32.3		32.2	
SEX						
FEMALE	3948	51.8	261316	51.9	3831811	52.0
MALE	3675	48.2	241857	48.1	3533012	48.0
RACE						
WHITE	7514	98.6	449259	89.3	6127467	83.2
BLACK	32	0.4	42985	8.5	925066	12.6
OTHER	77	1.0	10929	2.2	312290	4.2
EDUCATION ATTAINMENT (25 YEARS ANED OVER)						
YEARS COMPLETED						
NONE		**	3090	1.2		**
1-8	210	4.4	50916	20.5	791072	17.6
HIGH SCHOOL						
1-3	255	5.4	45103	18.2	658145	14.6
HIGH SCHOOL						
4	1320	28.1	85813	34.5	1620388	36.0
COLLEGE						
1-3	866	18.4	28128	11.3	592854	13.2
COLLEGE						
4	2043	43.5	35471	14.3	839199	19.6

NOTE: \*\* INDICATES THE CATAGORIES "NONE" AND "1-8" ARE COMBINED

SOURCE: U.S. BUREAU OF CENSUS - 1980  
COMPILED BY: T&M ASSOCIATES, 1988

## Race

The U.S. Census of population divides the total population by race into white and non-white categories. Rumson has a predominately white population. The 1980 Census recorded a total of 32 blacks which is 0.4 percent of the population. This figure compares with the County percentage of 8.2 percent for non-whites. The number of all other races was 77, 1.0 percent compared with the County figure of 2.2 percent.

## Education

The Borough of Rumson had a significantly higher percentage of college educated residents than either the County or State in 1980. U.S. Census figures show that 61.9 percent of the Borough of Rumson residents age 25 and over have attended college compared with 25.6 percent for the County and 31.8 percent for the State. In contrast, 28.1 percent had completed 4 years of high school compared to 34.5 percent for the County and 36.0 percent for the State.

## Income

Household income in the Borough of Rumson is higher than in the County or State. In 1980, 63.0 percent of the Borough of Rumson households earned over \$25,000., compared to 40.5 percent in the County and 36.9 percent in the State. The median income in the Borough of Rumson was \$32,470., compared to \$21,229. for the County and \$19,961. in the State.

## Occupation

The high education level of the Borough of Rumson is reflected in the distribution of occupations within the Borough. The percentage of management and professional employees in the Borough of Rumson (38.7 percent) exceeded that of the County (30.1 percent) according to the 1980 Census figures. Table 6, "1980 Occupation Distribution", shows a breakdown in comparison of occupations for the Borough and County.

TABLE 6  
1980 OCCUPATION DISTRIBUTION  
BOROUGH OF RUMSON & MONMOUTH COUNTY

OCCUPATION	RUMSON		MONMOUTH COUNTY	
	JOBS	PERCENT	JOBS	PERCENT
Managerial	373	18.9%	30801	14.3%
Professional	391	19.8%	34097	15.8%
Technical	94	4.8%	7209	3.4%
Administrative Support/Clerical	265	13.5%	37235	17.3%
Sales	317	16.1%	26252	12.2%
Private Household Services	0	0.0%	1353	0.6%
Protective Services	23	1.2%	3767	1.8%
Other Services	202	10.3%	19951	9.3%
Farm/Forest/Fish	47	2.4%	2257	1.0%
Production/Craft/Repair	148	7.5%	24449	11.4%
Machine Operators, Etc.	42	2.1%	12095	5.6%
Transportation/Material Moving Handlers/Laborers	33	1.7%	8714	4.0%
	35	1.8%	7007	3.3%
TOTAL	1970	100.0%	215187	100.0%

Note: "Jobs" refers to the number of municipal or county residents, respectively, employed in each occupation. The place of employment is not necessarily within the respective municipality or county.

Source: 1980 Census of Population, STF IV  
Compiled By: T&M Associates

## Employment

Table 7, "Private Sector Covered Employment Rumson, Monmouth County and New Jersey", indicates between 1976 and 1986 the rate of increase in jobs covered by unemployment insurance (covered jobs) in Rumson was significantly lower than either Monmouth County or the State of New Jersey. In 1976, Rumson had a total of 759 covered jobs, increasing to a total of 948 by 1986, representing a 24.9 percent increase. In comparison, Monmouth County covered jobs increased by 50.7 percent and the State of New Jersey increased 30.0 percent for the same period.

In contrast, as indicated by Table 8, "1987 Annual Unemployment Rate Rumson Borough, Monmouth County, New Jersey", Rumson had a significantly lower unemployment rate (2.1 percent) than Monmouth County (3.2 percent) or the State of New Jersey (4.0 percent) in 1987. This low unemployment rate reflects the white collar characteristics of Rumson's labor force with its high proportion of professional, technical, managerial, and administrative workers.

TABLE 7  
 PRIVATE SECTOR COVERED EMPLOYMENT  
 RUMSON, MONMOUTH COUNTY & NEW JERSEY

YEAR	RUMSON BOROUGH	PERCENT CHANGE	MONMOUTH COUNTY	PERCENT CHANGE	NEW JERSEY	PERCENT CHANGE
1976	759		106950		2269709	
1977	678	-10.67%	110056	2.90%	2334731	2.86%
1978	835	23.16%	121710	10.59%	2468644	5.74%
1979	793	-5.03%	124155	2.01%	2529140	2.45%
1980	847	6.81%	126165	1.62%	2530556	0.06%
1981	834	-1.53%	129416	2.58%	2589641	2.33%
1982	828	-0.72%	131074	1.28%	2566143	-0.91%
1983	922	11.35%	137728	5.08%	2680826	4.47%
1984	914	-0.87%	150140	9.01%	2813014	4.93%
1985	940	2.84%	155240	3.40%	2869833	2.02%
1986	948	0.85%	161207	3.84%	2950984	2.83%

Sources: New Jersey Department of Labor, Division of Planning  
 and Research, Office of Demographic & Economic Analysis;  
 "New Jersey Covered Employment Trends" (1976-1986 Issues)

COMPILED BY: T&M ASSOCIATES

TABLE 8

1987 ANNUAL UNEMPLOYMENT RATE

RUMSON BOROUGH, MONMOUTH COUNTY AND NEW JERSEY

RUMSON BOROUGH	MONMOUTH COUNTY	NEW JERSEY
2.1	3.2	4.0

SOURCE: NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF PLANNING AND RESEARCH, OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS; "NEW JERSEY UNEMPLOYMENT RATES" (1987)

COMPILED BY: T & M ASSOCIATES, 1988

Population Projections: 1980 - 1992

Table 9, shows 1980 population and 1992 projections for Rumson. Population is projected to decline by 4.4 percent between 1980 and 1992.

TABLE 9

POPULATION PROJECTIONS:

BOROUGH OF RUMSON

	1970 (CENSUS)	1980 (CENSUS)	% CHANGE 70 - 80	1992 (PROJ.)
RUMSON	7421	7623	2.7	7291
MONMOUTH COUNTY	4593779	503173	9.5	584777

SOURCE: NATIONAL PLANNING DATA CORPORATION

COMPILED BY: T & M ASSOCIATES, 1988

## School Enrollment Trends

Table 10, "School District Enrollment: 1970 - 1987 Borough of Rumson", indicates that enrollment has continually declined over the past 17 years with the exception of a slight increase in 1977. Enrollment peaked in June 1970, reaching 1124. By 1987, enrollment had declined by 485 students representing a 43.1 percent decrease, and an average drop of 25 students per year.

The school aged population within a municipality is affected by local birth rates, the migration of families with school age children into and out of the municipality and the rate of new construction. In the Borough of Rumson, the residential construction of the past several years has been limited and the birth rate has only slowly increased. Because of this low growth rate and significant out-migration, the school age population within the Borough of Rumson has decreased. Both the Rumson School District, which handles grades K-8, and the Rumson/Fair Haven Regional School District, which is responsible for Grades 9-12, project a continued decline in enrollment.

The school enrollment trends do not include Figures for private schools within the Borough. These schools serve both Borough and non-Borough residents.

TABLE 10  
SCHOOL DISTRICT ENROLLMENT: 1970 - 1987  
BOROUGH OF RUMSON

ENROLLMENTS *	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979
KINDERGARTEN	79	85	61	82	58	79	58	72	67	61
GRADE 1	84	88	88	77	75	71	90	66	79	75
GRADE 2	103	94	100	94	76	69	72	97	75	83
GRADE 3	114	109	107	106	104	64	70	79	102	86
GRADE 4	125	121	120	116	108	112	71	91	81	111
GRADE 5	123	137	136	125	123	110	120	90	106	89
GRADE 6	168	126	149	151	125	129	118	130	92	106
GRADE 7	158	170	141	168	147	131	131	131	127	104
GRADE 8	170	168	175	148	147	177	152	136	138	134
SPEC. ED.	0	0	4	7	8	10	9	10	11	18
TOTAL	1124	1098	1081	1074	971	952	891	910	878	867

ENROLLMENTS *	1980	1981	1982	1983	1984	1985	1986	1987
KINDERGARTEN	63	57	60	67	75	60	59	67
GRADE 1	63	69	57	68	68	76	63	66
GRADE 2	73	71	68	59	71	68	73	66
GRADE 3	85	83	73	75	61	64	67	74
GRADE 4	88	96	86	74	75	66	70	71
GRADE 5	113	101	99	89	73	78	60	79
GRADE 6	99	120	104	105	93	69	83	62
GRADE 7	113	109	117	108	109	90	66	82
GRADE 8	112	119	113	115	111	109	96	70
SPEC. ED.	22	10	7	6	8	6	5	2
TOTAL	831	835	784	766	744	686	642	639

\* INDICATES ENROLLMENT AS OF JUNE

SOURCE: (1) BOROUGH OF RUMSON MASTER PLAN 1978  
 (2) BOROUGH OF RUMSON BOARD OF EDUCATION OFFICE OF  
 THE SUPERINTENDENT  
 COMPILED BY: T&M ASSOCIATES 1988

## NATURAL RESOURCES & ENVIRONMENTAL FEATURES

As the Borough of Rumson continues to develop, existing natural resources and environmental features should continue to influence planning and development. The existing natural resources and environmental features of the Borough are described below:

### Physiography

New Jersey is divided into five physiographic provinces: Ridge and Valley, Highlands, Piedmont, Inner Coastal Plain and an Outer Coastal Plain. The approximate boundary between the Inner and Outer Coastal Plain stretches from the Sandy Hook Bayshore Area of Monmouth County, southwest to the Delaware River shore of Salem County. All lands east of this boundary, including the Borough of Rumson, fall within the Outer Coastal Plain. This province consists of gently sloping and relatively low lying areas formed on unconsolidated and semi-consolidated marine alluvial sediments. These sediments include clay, silt, sand and gravel which were deposited as sea level rose and fell during the end of the Cretaceous Period of the Mesozoic Era and the Tertiary Period of the Cenozoic Era. Approximately 70 million years ago, the Cretaceous Period ended and the Tertiary Period began.

### Geology

The underlying formations in Monmouth County are generally sand and clay compositions which contain varying amounts of gravel, marl or glauconite. The Borough of Rumson is located entirely within the Red Bank sand formation outcrop. This reddish sand was deposited during the Upper Cretaceous Epoch of the Cretaceous Period. This sand formation consists of two members; upper and lower. The upper phase is slightly clayey, with medium to coarse grain quartz sand and minor amounts of mica and glauconite. The lower phase is a composition of medium to fine grained Micaceous sand.

The Shrewsbury and the Navesink Rivers, which surround Rumson, once flowed directly into the Ocean. Rumson Neck was then a headland peninsula. Sandy Hook, and the barrier beach which contains the Boroughs of Sea Bright and Monmouth Beach, were formed from sand carried northward by the dominant off-shore current. As these sediments were deposited, the eastern end of the Rumson Neck became protected from the coastal erosion it had previously experienced. Gradually the barrier grew, sealing the Navesink and Shrewsbury River Inlets. These inlets opened and closed several times during recorded history.

## Soils

The United States Department of Agriculture Soil Conservation Service has delineated agronomic soils series on a County-wide basis. The Draft Soil Survey of Monmouth County delineated nine soil series within the Borough: Freehold, Holmdel, Shrewsbury, Evesboro, Klej, Atsion, Tidal Marsh Urban Land and filled land. Figure 3, Soils Map reproduces the Soil Conservation Service delineations.

The majority of the Borough overlays the Freehold Series Soils. These soils are deep, well-drained mixes of sand and loam. The Freehold Series is found in the upland areas along the ridge, encompassing the knolls. West of the Oceanic Bridge, these soils extend from the Navesink River to an area north of Rumson Road. A large area of Freehold Urban Complex surrounds River Road, Ridge Road and Bingham Avenue. The Urban Complex designation refers to soil coverage by impervious surfaces which ranges between 40 and 80 percent.

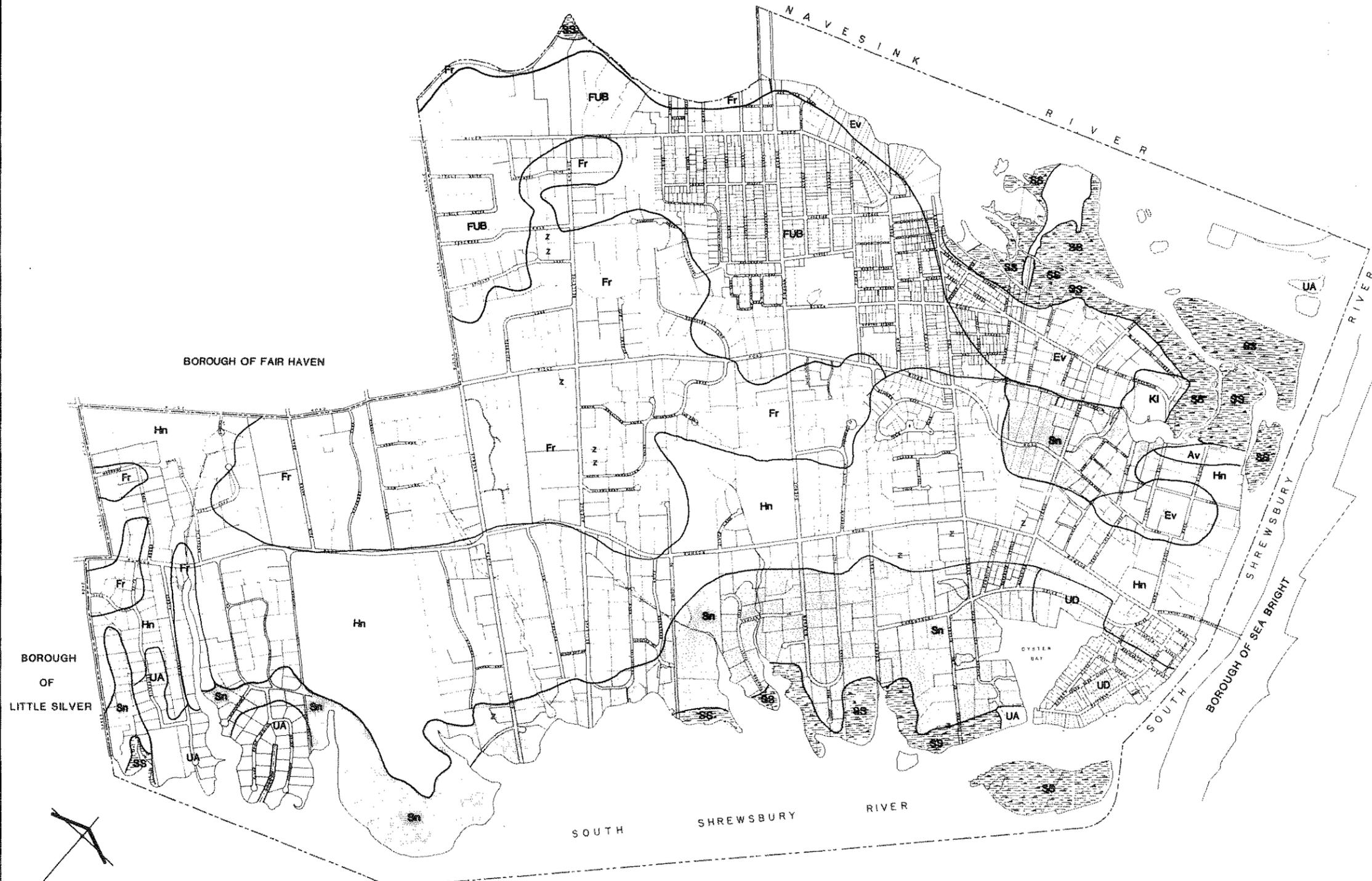
Areas mapped as Urban Land are those which are at least 80 percent covered by roads, buildings, parking lots and other impervious surfaces. The filled land designation refers to areas which were previously low lying, including former wetlands which have been filled in. These designation have been given to

**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY, NEW JERSEY**

**SOILS**

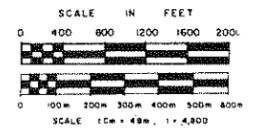
SOIL SERIES	SYMBOL
FREEHOLD	Fr
FREEHOLD SOILS-URBAN LAND COMPLEX	FUB
URBAN LAND	UD
FILLED LAND	UA
HOLMDEL	Hn
SHREWSBURY	Sn
EVESBORO	Ev
ATSION	Av
KLEJ	KI
SULFAQUENTS AND SULPHEMISTS TIDAL MARSH	SS

SOURCE:  
 SOIL SURVEY OF MONMOUTH COUNTY, NEW JERSEY,  
 U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION  
 SERVICE, JANUARY 28, 1981



NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
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several small areas around Barley Point and a large area which encompasses the land between the east side of Oyster Bay and the Shrewsbury River.

The Holmdel Series Soils are deep, moderately drained mixtures of sand and loam. In Rumson this series occupies the transitional areas between the ridge and the low lands adjacent to the Shrewsbury River. This series was delineated in a wide band encompassing the Rumson Country Club, and paralleling the south side of Rumson Road. South of the water tower, the northern soil boundary crosses Rumson Road. This series then straddles the road and extends to the eastern terminus of Rumson Neck.

The Shrewsbury Soils are poorly drained and exhibit a shallow depth to the seasonal high water table. These soils occupy most of the gently sloping low lands adjacent to the Shrewsbury River, between the Borough boundary with Fair Haven and Oyster Bay. Another large area of this series was delineated around the intersection of Navesink Avenue and Ridge Road, surrounding the upper reaches of the stream.

Evesboro and Atsion Soils are generally dry, sandy, and well-drained. Evesboro Soil Series was mapped in a narrow band, east of the Oceanic Bridge and adjacent to the Navesink River. Near Black Point Road, this narrow band widens, encompassing lands between the River and an area south and east of the intersection of Black Point Road and Navesink Avenue. Another significant pocket of Evesboro Soils surrounds Hartshorne Lane. The Atsion Soils are located in a narrow band which parallels and encompasses Meadow Lane.

Klej Soils are a mixture of sand and loam which overlay a clay substratum. These soils exhibit a shallow depth to the seasonal high water table, and are poorly drained. A small pocket of Klej Series was delineated surrounding the eastern end of Black Point Horseshoe.

The soil series occupying tidal marshes are known as Sulfaquets and Sulfihemists. Tidal marshes were delineated as narrow bands along both the Navesink and Shrewsbury Rivers. Many off-shore islands were also designated with this series. The largest area delineated is located southwest of the confluence of the two rivers.

The New Jersey Department of Agriculture regulates the disturbance of soil exceeding 5,000 square feet of surface area for a variety of purposes. There are 17 Soil Conservation Districts in New Jersey which administer the Soil Erosion and Sediment Control Act (NJSA 4:24-1 et seq.) through the review and certification of site plans. Appropriate plans in Rumson should be referred to the Freehold District located in Freehold, New Jersey.

### Physical Features

Topography in Rumson is gently undulating, with an east-west ridge dividing drainage between the two rivers. Ridge Road takes its name from this landform, on which it is located. Rumson contains several knolls with elevations of 100 feet above sea level. One such knoll is located on the south side of Ridge Road, east of Fair Haven Road. The other high elevation areas are clustered around Bellevue Road between Ridge and River Roads. Several lower knolls are also located within the central portion of the Borough. The topography gradually evens out, gently sloping towards the rivers. The lowest elevations within the Borough are located along the River shores. The Navesink shoreline is somewhat steeper than that of the Shrewsbury River.

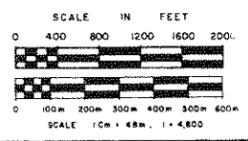
Several streams and coves shape the river shore. Four of the prominent Rumson streams flow in a southeasterly direction from the ridge to the Shrewsbury River. Oyster Bay also flows into the Shrewsbury River. The fifth prominent stream flows in a northeasterly direction from Navesink Avenue, north of Ridge Road, and outlets at the confluence of the two rivers. The United States Army Corps of Engineers, New York District, regulates the dredging or filling of navigable waters and their floodplains through the Clean Water Act (33 USC 1344). Waterfront development adjacent to tidal or navigable waterways is also regulated by the New Jersey Department of Environmental Protection of Coastal Enforcement under N.J.S.A. 12:5-3.

**BOROUGH OF RUMSON**  
MONMOUTH COUNTY, NEW JERSEY



**NOTE:** BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
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Alteration of a stream channel or the installation of permanent fill or structures is regulated by the New Jersey Department of Environmental Protection, Division of Water Resources, Stream Encroachment Section under the Flood Hazard Area Control Act (N.J.S.A. 58:16A-50).

Several riverine islands are located within the Borough boundaries. Most of these are in Navesink River, or at the confluence of the Navesink and Shrewsbury Rivers. The exception is Gunning Island which is located in the Shrewsbury River opposite Oyster Bay. The majority of these islands contain wetlands vegetation.

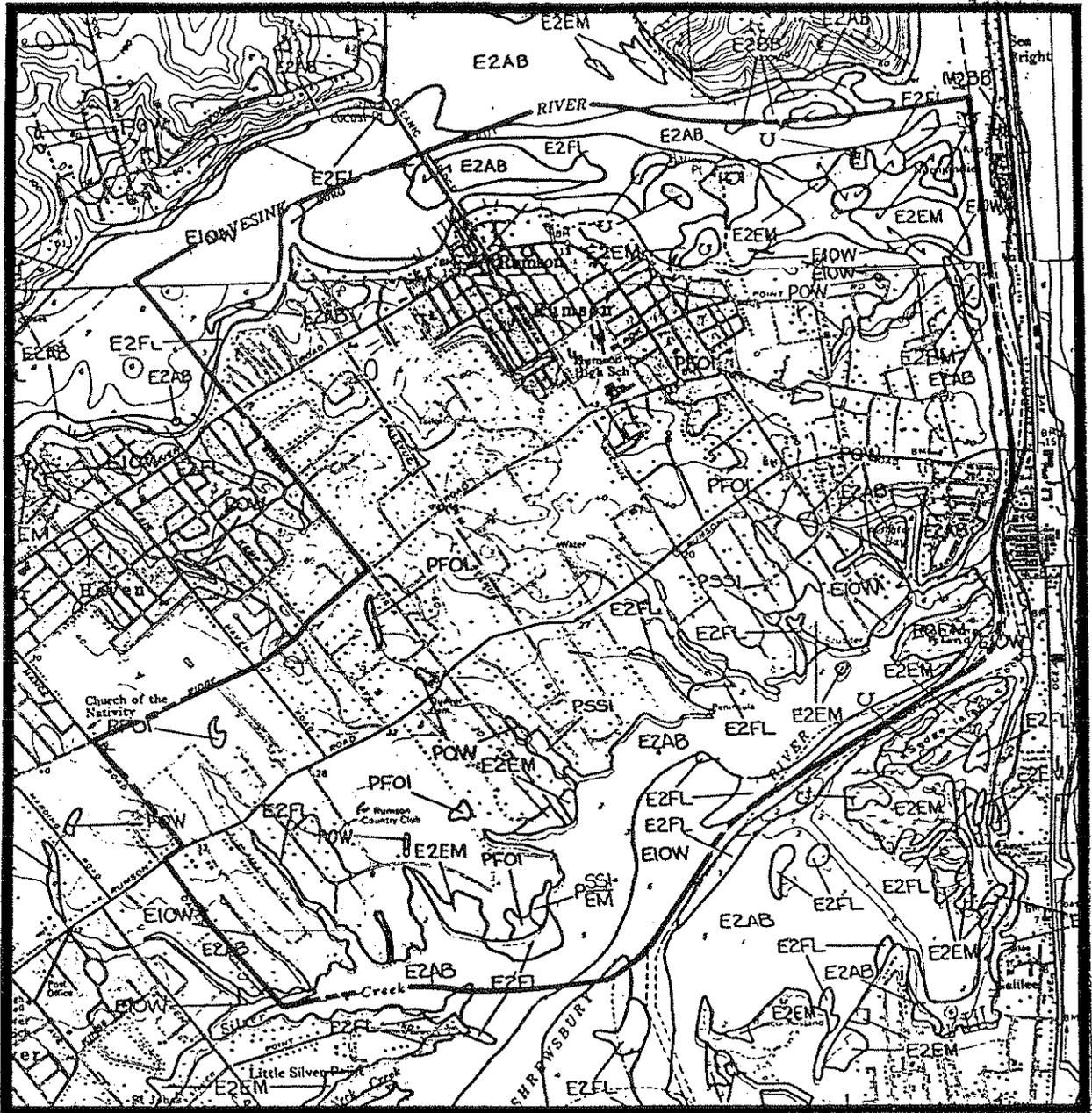
### Wetlands

The United States Fish and Wildlife Service has adopted a "Classification of Wetlands and Deep Water Habitats of the United States", which delineates and identifies tidal and freshwater wetlands. This system is hierarchical, and structured with a combination of ecological, biological, hydrological, and substrata characteristics. The National Wetlands Inventory (NWI) maps have been prepared based upon identification of vegetation and visible water systems from aerial photography. These maps were prepared as overlays on the U.S. Geological Survey Quadrangle Maps.

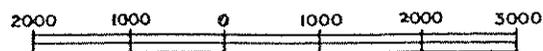
Designated NWI Wetlands within the Borough of Rumson include Palustrine and Estuarine Wetlands. Palustrine Wetlands are freshwater wetlands which occupy lowland depressions and floodplains. The classes of Palustrine Wetlands found in Rumson are forested, scrub/shrub, and open water. Estuarine Wetlands refer to tidal, brackish water systems. Within Rumson, these wetland systems include open water, intertidal flats, aquatic beds, emergent wetlands and scrub/shrub wetlands.

The discharge of dredge or fill material into wetlands or water is regulated by the United States Army Corps of Engineers, under Section 404 of the Clean Water Act (33 USC 1344). Twenty-six nation-wide permit classes exist which regulate less than one acre of disturbance for such projects as road realignment and utility crossings. Jurisdiction over freshwater wetlands will be jointly shared by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers, after July 1, 1988. This is in accordance with the New Jersey Freshwater Wetlands Protection Act (PL 1987, C.156). Tidal wetlands are regulated by the Wetlands Act of 1970 (NJSA 13:9A-1) under the jurisdiction of the New Jersey Department of Environmental Protection, Division of Coastal Resources. Figure 4 shows the generalized location of tidal and freshwater wetlands in Rumson. Figure 5 shows the wetlands types as delineated in the National Wetlands Inventory.

FIGURE 5



BOROUGH OF RUMSON  
NATIONAL WETLANDS INVENTORY-LONG BRANCH  
AND  
SANDY HOOK QUADRANGLE



SCALE IN FEET

TABLE 11

## WETLAND LEGEND

Wetland data are displayed on maps by a series of letters and numbers (alpha-numeric). Mixing of classes and subclasses are represented by a diagonal line. The more common symbols are shown below; less common symbols have been omitted for simplicity. For identifying these latter symbols, the reader should refer to an actual NWI map legend.

Examples of Alpha-numeric:

E2EMN6 = Estuarine (E), Intertidal (2), Emergent Wetland (EM), Regularly Flooded (N), Oligohaline (6)

E2FL = Estuarine (E), Intertidal (2), Flat (FL)

PF01 = Palustrine (P), Forested Wetland (FO), Broad-leaved Deciduous (1)

PEM/OW = Palustrine (P), Emergent Wetland/Open Water (EM/OW)

PFO/SSI = Palustrine (P), Forested Wetland/Scrub-Shrub Wetland (FO/SS), Broad-leaved Deciduous (1)

SYMBOLOLOGY

## Systems and Subsystems:

M 1 =	Marine Subtidal	R 3 =	Riverine Upper Perennial
M 2 =	Marine Intertidal	R 4 =	Riverine Intermittent
E 1 =	Estuarine Subtidal	L 1 =	Lacustrine Limnetic
E 2 =	Estuarine Intertidal	L 2 =	Lacustrine Littoral
R 1 =	Riverine Tidal	P =	Palustrine
R 2 =	Riverine Lower Perennial	U =	Upland

## Classes (subclasses and modifiers designated where appropriate:

AB = Aquatic Bed

BB = Beach/Bar

EM = Emergent Wetland

EMN6 = Emergent Wetland, Regularly Flooded, Oligohaline

EMP6 = Emergent Wetland, Irregularly Flooded, Oligohaline

EMR = Emergent Wetland, Seasonally Flooded-Tidal

FL = Flat

FO1 = Forested Wetland, Broad-leaved Deciduous

FO2 = Forested Wetland, Needle-leaved Deciduous

FO4 = Forested Wetland, Needle-leaved Evergreen

OW = Open Water/Unknown Bottom

SS1 = Scrub-Shrub Wetland, Broad-leaved Deciduous

SS3 = Scrub-Shrub Wetland, Broad-leaved Evergreen

SS4 = Scrub-Shrub Wetland, Needle-leaved Evergreen

SS5 = Scrub-Shrub Wetland, Dead

SS7 = Scrub-Shrub Wetland, Evergreen

## Floodplains

The Federal Emergency Management Agency (FEMA) has delineated 100 and 500 year floodplains on the Flood Insurance Rate Map of the Borough. These are shown on Figure 6. Adjacent to the Navesink River, the floodprone areas consist primarily of a narrow band of lowlands at the base of the steeper slopes.

Residential areas subject to flooding include a small low land area east of First Street and north of River Road; Lafayette Street to the Hunt Street intersection; the area surrounding the Oak Tree Street-Park Avenue intersection; lands surrounding the small stream north of the Urlson Circle-River Road intersection; Meadowbrook Avenue; and Two-Rivers Avenue, north of Ward Lane. The Navesink River islands are all floodprone. In the area of the two river confluence, the 100 Year floodprone area extends inland on both sides of the streams lightly beyond the intersection of Navesink Avenue and Ridge Road and encompasses all of Wind Mill Lane. The 500 Year floodplain extends past the 100 Year boundary to encompass significant parts of Blackpoint, Horseshoe, Navesink Avenue, Ridge Road, North Ward Avenue, Tyson Road, and Pond Road. A wide band of floodprone land extends from Ridge Road south of Rumson Road in the area of Tennis Court Lane and Navesink Avenue. South of Rumson Road, the floodplain of the Shrewsbury River is much wider. The 100 Year floodprone boundary generally parallels the shore line, but veers inland around and the stream corridors. The 500 Year floodplain area mimics the 100 Year boundary approximately 500 feet further inland. It crosses Rumson Road around the stream corridor between Wardell Avenue and Brookside Drive.

Floodplains are managed through the State's Stream Encroachment Permit process and also through the Federal National Flood Insurance Program. State permits are required for projects which involve alterations to stream channels or floodplains within the 100 Year floodplain boundary. In order to qualify for Flood Insurance, buildings constructed within the 100 Year flood hazard area must be floodproofed in accordance with Federal guidelines.

## Water Quality

The Borough of Rumson is located on the southern shore of the Navesink River and the northern shore of the Shrewsbury River. Far upstream of the Borough of Rumson, the Navesink River is fed by the Swimming River. The headwaters of the Swimming River include Yellow, Big, Hochockson, Mine, Hop and Willow Brook. These tributaries feed the Monmouth Consolidated Water Company Reservoir which is located at the head of the Swimming River. Other headwaters of the Navesink River include Shadow Lake, Nutswamp, and Poricy Brooks, plus McClees and Claypit Creeks.

FLOOD HAZARD AREAS MAP **FIGURE 6**

**BOROUGH OF RUMSON**  
MONMOUTH COUNTY, NEW JERSEY



BOROUGH  
OF  
LITTLE SILVER

BOROUGH OF FAIR HAVEN

SOUTH SHREWSBURY RIVER

NAVESINK RIVER

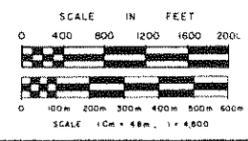
SOUTH SHREWSBURY RIVER  
BOROUGH OF SEA BRIGHT

100 YEAR FLOOD BOUNDARY  
500 YEAR FLOOD BOUNDARY

SOURCE: FLOOD HAZARD BOUNDARY MAP-FEDERAL EMERGENCY  
MANAGEMENT AGENCY-AS REVISED DEC. 15, 1982

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

**T&M** ASSOCIATES CONSULTING ENGINEERS  
P.O. BOX 828 RED BANK



The Shrewsbury River headwater tributaries include Little Silver, Parkers, Oceanport and Branchport Creeks. Both the Shrewsbury and Navesink Rivers flow in a northeasterly direction. The Shrewsbury River turns north at the eastern end of Rumson Neck to join the Navesink and continue in a northerly direction to Sandy Hook Bay.

Surface water quality of the Navesink River is tested nearby in Red Bank. Total coliform and fecal coliform levels were occasionally noted above the standard maximum safe levels of 200 ml fecal coliform and 2400 ml total coliform. High levels of fecal coliform, an indicator of human and animal waste, limit the safe harvesting of shellfish in the Navesink. Although, the Navesink is condemned to shellfishing west of the Borough, the Rumson area is designated as a special restricted area. The Shrewsbury River also received this designation. Harvesting is allowed in these areas only by special permit which can be obtained from the New Jersey Department of Environmental Protection.

Groundwater quality is monitored by the Department of Environmental Protection for common toxic chemicals. The Rumson Country Club well and a well located nearby in Red Bank have been monitored. No toxic chemicals were detected.

Water quality is managed through the Monmouth County 208 Water Quality Management Program. Public agencies and private corporations which discharge effluent, industrial wastewater, or wash water, into surface waters are required to obtain permits in accordance with the Federal Water Pollution Control Act (PL 92-500). These permits are obtained under the National Pollutant Discharge Elimination Process. In addition, permits are required under the New Jersey Water Pollution Control Act (NJSA 58:10A-1 et seq.) for discharge into surface or groundwater. This program is administered by the Department of Environmental Protection, Division of Water Resources, Water Quality Management Element.

### Wildlife

The species of wildlife which can be expected to be found in any region is determined by the physical characteristics of the region which include the available quantity and type of food, cover and predators. Different species are attracted to different environmental conditions. Species of fish and shellfish are attracted to the Navesink and Shrewsbury Rivers as habitat or breeding sites. Typical species which can be found in the rivers include local common members of the following species: Anchoa (anchovy), Alosa (alewife and herring), Raja (slate), Acipenser Sturgeon, and Morone Perch.

Birds which can be expected to visit or nest within the Borough include common members of the *Larus* (gulls); *Sterna* (terns); *Anas* and *Aythya* (ducks); *Buteo*, *Circus*, *Accipiter* (hawks); *Telmatodytes* and *Troglodytes* (wrens); *Catharus* (thrush); *Vireo*; *Vermivora* and *Dendroica* (warblers); *Passerculus*, *Passerella*, *Amospiza*, *Spizella*, *Melospiza* and *Zonotrichia* (sparrows); *Bonasa* (grouse); *Phasianus* (pheasant); *Parus* (chicadee); *Citta* (nuthatch); *Spinus* and *Carpodacus* (finch); *Dendrocopus* (woodpecker); and *Otus* and *Asio* (owls). Table 12 lists specific species which are known or can be expected to inhabit the Borough.

Mammals typically found within the Borough include those associated with forest, wet forest, marsh, old fields, forest fringe, and those which can be found in proximity to developed lands. Several species can be found in conjunction with a variety of habitats. Table 13 lists locally common species, their most suitable habitats, and any special requirements.

The New Jersey Department of Environmental Protection maintains lists of threatened and endangered wildlife species, and their habitats and ranges. Endangered species are those whose prospects for survival within the State are in immediate danger. A species is classified as threatened if the continued loss of or change in habitat, exploitation, predation, disease or competition would cause that species to become endangered. The threatened and endangered species associated with this area of Monmouth County, and which could find suitable habitat within the Borough are listed in Table 14.

TABLE 12  
BIRD SPECIES  
BOROUGH OF RUMSON

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
Ammodramus savannarum	Savannah Sparrow
Ammospiza caudacuta	Sharp-tailed Sparrow
Ammospiza maritima	Seaside Sparrow
Anas platyrhynchos	Mallard
Anas rubripes	Black Duck
Anas americana	American Wigeon
Agelaius phoeniceus	Redwing Blackbird
Aythya affinis	Lesser Scaup
Aythya marila	Greater Scaup
Aythya valisineria	Canvasback
Cardinalis cardinalis	Cardinal
Catharus guttatus	Hermit Thrush
Catharus minimus	Gray-cheeked Thrush
Catharus ustulatus	Swainson's Thrush
Colinus virginianus	Bobwhite
Corvus brachyrhynchos	Common Crow
Cyanocitta cristata	Blue Jay
Dumetella carolinensis	Gray Catbird
Larus argentatus	Herring Gull
Larus atricilla	Laughing Gull
Larus mirinus	Great Black-backed Gull
Melospiza georgiana	Swamp Sparrow
Melospiza melodia	Song Sparrow
Mimus ployglottos	Mockingbird
Molothrus ater	Brown-headed Cowbird
Parus carolinensis	Carolina Chickadee
Passer domesticus	House Sparrow
Sterna hirundo	Common Tern
Sturnus vulgaris	Starling
Spinus tristis	American Goldfinch
Spizella passerina	Chipping Sparrow
Spizella pusilla	Field Sparrow
Turdus migratorius	American Robin
Zonotrichia albicollis	White-throated Sparrow

PREPARED BY: T & M ASSOCIATES, 1988

TABLE 13  
MAMMALIAN WILDLIFE SPECIES  
BOROUGH OF RUMSON

COMMON NAME	SCIENTIFIC NAME	HABITAT-					SPECIAL HABITAT REQUIREMENTS
		FOREST	WET FOREST	MARSH	FIELD/ SCRUB FRINGE	URBAN LAND	
<b>BATS</b>							
Red Bat	<i>Lasiurus borealis</i>	X			X		trees evergreens
Hoary Bat	<i>Lasiurus cinereus</i>	X				X	trees, cracks, buildin
Silver-haired Bat	<i>Lasionycteris noctivagan</i>	X					
<b>RODENTS</b>							
Black Rat	<i>Rattus rattus</i>				X		mainly buildings, dock buildings, farm fields
Norway Rat	<i>Rattus norvegicus</i>				X		water areas
Marsh Rice Rat	<i>Dryomys palustris</i>		X	X			buildings, farm fields
Muskrat	<i>Ondatra zibethicus</i>		X				moist fields-dense woc
House Mouse	<i>Mus musculus</i>	X					brushy areas
Meadow Jumping Mouse	<i>Zapus hudsonius</i>	X					
White Footed Mouse	<i>Peromyscus leucopus</i>	X				X	
Wood Mouse	<i>Peromyscus sp.</i>						
Short-tailed Shrew	<i>Blarina brevicauda</i>		X	X			grassy areas
Least Shrew	<i>Cryptotis parva</i>		X	X			moist fields-dry woods
Masked Shrew	<i>Sorex cinereus</i>		X				
So. Red-backed Vole	<i>Clethrionomys gapperi</i>	X					also woodland glades
Meadow Vole	<i>Microtus pennsylvanicus</i>		X				pine forests
Woodland Vole	<i>Microtus pinetorum</i>			X			meadows
So. Bog Lemming	<i>Synaptomys cooperi</i>			X			
<b>SMALL MAMMALS</b>							
Eastern Mole	<i>Scalopus aquaticus</i>	X		X			loose soil
Star nosed Mole	<i>Condylura cristata</i>	X	X				occasionally lawns also farmlands
Opossum	<i>Didelphis virginiana</i>	X					
Striped Skunk	<i>Mephitis mephitis</i>	X				X	streams
Raccoon	<i>Procyon lotor</i>	X	X				likes farms & streams
Long Tail Weasel	<i>Mustela frenata</i>	X	X				streams
Mink	<i>Mustela vison</i>	X		X			thickets & brush piles
Eastern Cottontail	<i>Sylvilagus floridanus</i>			X			brushy areas
New Eng. Cottontail	<i>S. transitionalis</i>			X			open fields
European Rabbit	<i>Oryctolagus cuniculus</i>			X			fields
Groundhog	<i>Marmota monax</i>	X					wood piles & stone wal
Eastern Chipmunk	<i>Tamias striatus</i>	X	X				pine forests
East. Gray Squirrel	<i>Sciurus carolinensis</i>	X					
Red Squirrel	<i>Tamiasciurus hudsonicus</i>	X					

SOURCE: Whitaker, John O. Jr., "THE AUDUBON SOCIETY FIELD GUIDE TO NORTH AMERICAN MAMMALS", Alfred A. Knopf, New York, N.Y., 1980, 745 pps.  
COMPILED BY: T&M Associates, 1988

TABLE 14  
 ENDANGERED AND THREATENED WILDLIFE SPECIES  
 BOROUGH OF RUMSON

<u>COMMON NAME</u> <u>SCIENTIFIC NAME</u>	<u>HABITAT</u> <u>REQUIREMENTS</u>	<u>STATUS</u>
Shortnosed Sturgeon <i>Acipenser brevirostrum</i>	brackish rivers and bays	E
Atlantic Sturgeon <i>Acipenser oxyrinchus</i>	brackish rivers and bays	T
Great Blue Heron <i>Ardea herodias</i>	saltwater marshes, riverine islands	T
Cooper's Hawk <i>Accipter cooperii</i>	forest-field fringes	E
Osprey <i>Pandion haliaetus</i>	tall trees or poles over- looking wetland marshes	E
Roseate Tern <i>Sterna dougallii</i>	wetland marshes	T
Short-billed Marsh Wren <i>Cistothorus plantensis</i>	brackish marshes and inland meadows	T

SOURCE: New Jersey Endangered and Threatened Species Program  
 PREPARED BY: T & M ASSOCIATES, 1988

### Natural Resources and Planning

Several of the natural resources which created the unique character of the Borough are now recognized to be of significant public value and are protected through Federal and State environmental legislation. Local zoning and land development regulations developed for the Borough should recognize the natural features and acknowledge the Federal and State regulatory programs, as those approvals are required prior to the issuance of local permits.

In addition to the regulatory programs previously mentioned, the Borough of Rumson falls within the jurisdiction of CAFRA, under the Coastal Area Facilities Review Act (NJSA 13:19-1 et seq.). This law requires permits to construct certain industrial, commercial, and parking area developments, as well as residential developments of 25 or more units. CAFRA Permits are administered by the Department of Environmental Protection, Division of Coastal Resource, Bureau of Coastal Projects Review.

### Special Policies of CAFRA

The Borough of Rumson is located entirely within the Coastal Area Facilities Review Act Coastal Zone. The rules on coastal resource and development (N.J.A.C. 7:7E) delineates 46 special areas. Twenty-two of these special areas may be found within the Borough of Rumson. Table 15 lists the applicable special areas, and summarizes CAFRA policy.

In addition to special areas, the rules on coastal resource and development also define general water areas, general land areas, use policies, and resource policies. Any proposed large scale development within the Borough is subject to review by the Department of Environmental Protection, Division of Coastal Resources. Such review would include the preparation of an Environmental Impact Statement which should address all special areas, general areas, and policies.

TABLE 15  
CAFRA SPECIAL AREA POLICIES  
NJAC 7:7E

SECTION NUMBER	SPECIAL AREA	POLICY SUMMARY
3.2	Shellfish Beds	Destruction of beds is prohibited.
3.4	Prime Fishing Areas	Water related recreational activities are permitted. Mining and waste disposal are prohibited.
3.5	Finfish Migratory Pathways	Physical water barriers are generally prohibited.
3.6	Submerged Vegetation	Vegetation destruction is prohibited.
3.7	Navigation Channels	Maintenance dredging is conditional. Development which negatively impacts channels are prohibited.
3.10	Marina Moorings	Non-water dependent development and uses which interfere or detract from recreational boating are prohibited. Maintenance dredging is prohibited.
3.12	Submerged Infrastructure Routes	Activities which would increase the potential for damage or interfere with maintenance are prohibited.
3.13	Shipwrecks and Artificial Reefs	Recreational and commercial fishing and scuba diving are permitted. Archeological research is conditional.
3.14	Wet Borrow Pits	Uses promoting wildlife are encouraged. Surface mining, recreation, dredge spoil disposal and fill are conditionally acceptable.
3.15	Intertidal and Subtidal Shallows	Development, filling and disturbance and disturbance are discouraged. Submerged infrastructure is conditional.
3.16	Filled Waters Edge	Direct water access: may develop water dependent uses. Existing (pre 6/77) conditional. All must comply with Public Access Resource Policy.
3.17	Existing Lagoon Edge	Existing and new land and water compatible development is acceptable if consistent with conditions for filling.
3.18	Natural Water's Edge-Floodplains	Development within 100' of navigable water is discouraged but conditionally acceptable. Recreation is conditional.
3.19	Alluvial Flood Margins	Wildlife refuge and some recreation is encouraged. Development is generally discouraged.
3.20	Beaches	Construction of new structures is prohibited. Dune creation and barrier free access are encouraged.
3.21	Dunes	Construction of structures is prohibited except for limited access, sand fence, linear development.
3.22	Overwash Fans	Development is generally prohibited.
3.23	Erosion Hazard Areas	Linear development and shore protection activities are permitted. All other

TABLE 15 (CONTINUED)

		development is prohibited.
3.25	Wetlands	Development is generally prohibited. When development is permitted, it must meet several conditions. Destruction of wetlands must be mitigated.
3.26	Wetlands Buffer	Development is prohibited unless it does not have significant adverse impact.
3.27	Wet Borrow Pit Margin	Wildlife habitat is encouraged. Surface mining condition accepted. Recreationl use is accepted proved disturbance is limited. Residential development must be consistent with requirements for water quality buffer.
3.29	Costal buffers	stabilization with vegetation is encouraged. Development is prohibited except linear development accord. to policy on location of linear dev.
3.30	Intermittent stream corridors.	uses promoting growth of native veget. and wildlife habitat is encouraged. Cutting, filling, damming, detention basins and paving degrading the function of ISC is prohibited.
3.31	Farmland Conservation Areas	Maintained and protected for farming uses. Housing permitted only as accessory to mining in accord. with Mining Use Policy. Continued renewed or new farming is encouraged.
3.33	Dry Barrow Pits	Surface mining conditionally accepted. Channeling clean surface runoff discharge of clean effluent for aquifer recharge is encouraged. Storing water in impermeable dry barrow pits and dredge spoil disposil condit. accept. Filling and grading for construction condit. accepted and all uses reduce slopes to 2,3, stabilize and plant native successions.
3.34	Historic and Archeological Resors.	Development that incorporates hist. and archeological resors. is encor. however, anything that detracts or damages these elements is discour. New dev. in these areas is condit. accepted.
3.35	Specimen Trees	Development is prohibited when light pattern, erosion drainage, quality of water or damage to tree is caused.
3.36	Endangered or Threat. Wildlife or Veget. Species Habitats	Dev. is discour. unless minimal interference can be demonstrated or no alternative location for dev. can be found.
3.38	Public Open Space	New or expanded open space is encour. at locations compatible with surrounding land uses. Dev. that adversely affects existing open space is discour., and condit. accepted inside the space if it is a campground or road.
3.39	Special Hazard Areas	Dev. within these areas must include

TABLE 15 (CONTINUED)

		measures to protect public health and safety but is generally discouraged.
3.40	Excluded Federal Lands	Federal actions on these lands that affect the costal zone shall be consist. with the Coastal Resource and Dev. policy, to max. extent.
3.41	Special Urban Areas	Dev. to restore economic and social viability is encouraged but discouraged if it adversely affects the economic well being. Housing, hotels, motels and mixed use consistent with Public Access Resource Policy are accepted only on large rivers.
3.44	Wild and Scenic River Corridors	Dev. is permitted in accord. with N.J.A.C 7:38-1.1 and all other costal policies. Dev. which provides gen. public recreationl use, consistent with flood plain regs. is encouraged.
3.45	Geodetic Costal Reference Marks	Any disturbance of the marks is discour. however, if moved, or can not be protected the N.J.G.C.S shall be contacted.

PREPARED BY: T&M Associates, 1988

## EXISTING LAND USE

### Land Development Patterns

Rumson's land development patterns have remained substantially unchanged since the previous Master Plan revision in 1978. Over 70 percent of the Borough's land area is occupied by single family dwellings. Less than 6 percent of the Borough is undeveloped. Nonresidential uses in the Borough are limited to public or quasi-public uses normally associated with residential neighborhoods such as schools, churches, parks, and municipal buildings. In addition, the Borough contains several business nodes which are characterized by retail, office and service activities. These NONresidential uses, occupy less than 9 percent of the land area. (See Table 16).

The general type, density, and distribution of land uses within the Borough are also unchanged. Residential areas have infilled according to the established zoning (see Figure 9). Commercial uses are confined to neighborhood business, general business and professional office districts that are within or border on the more intensely developed residential areas. The location of public and quasi-public uses is largely unchanged. Within the lower density residential uses, accessory dwellings may be found within accessory buildings.

Undeveloped lands within the Borough are limited to scattered vacant lots, islands, and lands not suitable for development because of environmental constraints, typically saltwater wetlands. As was noted in the 1978 Master Plan, some larger tracts which are already residentially developed may be more intensely developed. Within business areas, there is the potential for more intense utilization of existing property.

An enlargement of the land use within the business districts and adjoining residential areas is shown on Figure 8.

### Development Intensity

Based on the 1980 Census and adjusting for construction since 1980, Rumson's present gross density is less than one dwelling unit per acre. This is a low suburban residential density. An analysis of the land use and zoning information shows that the Borough offers a distribution of housing opportunities which ranges from smaller dwellings on lots of 4,000 to 13,000 square feet in the R-6, R-5 and R-4 Zones, at a net density from 8 dwelling units to 3 dwelling units per acre, to larger dwelling units in the R-1, R-2, and R-3 Zones where lot sizes of 3/4 acre to 1 1/2 acres are required. Table 17 shows the total acreages within each zone district.

TABLE 16  
EXISTING LAND USE 1988  
BOROUGH OF RUMSON

LAND USE	AREA <u>IN ACRES</u>	PERCENT <u>TOTAL LAND AREA</u>
<u>RESIDENTIAL</u>		
Single Family	2,082.62	67.08
Single Family with Accessory Unit	196.50	6.33
Two-Family	1.82	0.06
Three-Five Family	1.36	0.04
Multi-Family (six units or more)	3.02	0.10
Home Profession or Occupation	<u>2.04</u>	<u>0.07</u>
TOTAL RESIDENTIAL	2,287.36	73.68
<u>BUSINESS AND COMMERCIAL</u>		
Professional Office	2.01	0.07
Business/Retail	<u>20.64</u>	<u>0.66</u>
TOTAL	22.65	0.73
<u>QUASI-PUBLIC</u>		
Church and Church Related	12.82	0.41
Other Quasi-Public		
Buildings or Lands	<u>233.04</u>	<u>7.51</u>
TOTAL	245.86	7.92
<u>PUBLIC</u>		
Parks	39.87	1.28
Public Schools	31.64	1.02
Other Public Building or Lands	<u>18.22</u>	<u>0.59</u>
TOTAL	89.73	2.89
<u>STREETS</u>	295.6	9.52
<u>VACANT LAND</u>		
Tidal Wetlands	114.01	3.67
Private Owned	<u>49.33</u>	<u>1.59</u>
TOTAL	163.34	<u>5.26</u>
GRAND TOTAL LAND AREA	3,104.54	100.00

NOTE: Total land area includes the area of islands but does not include the area of rivers, bays or inlets.

The Borough's four commercial districts have been developed at a moderate or neighborhood scale of intensity. The professional office, neighborhood business, and general business districts have a minimum lot area requirement of 12,000 square feet. Lots developed for business use within the business district range from 6,000 square feet to over an acre. Lot coverage by building and parking lot varies from 55 percent to 100 percent of the lot area. The Borough's commercial districts also permit and contain single family residences.

TABLE 17  
 ZONING ANALYSIS 1988  
 BOROUGH OF RUMSON

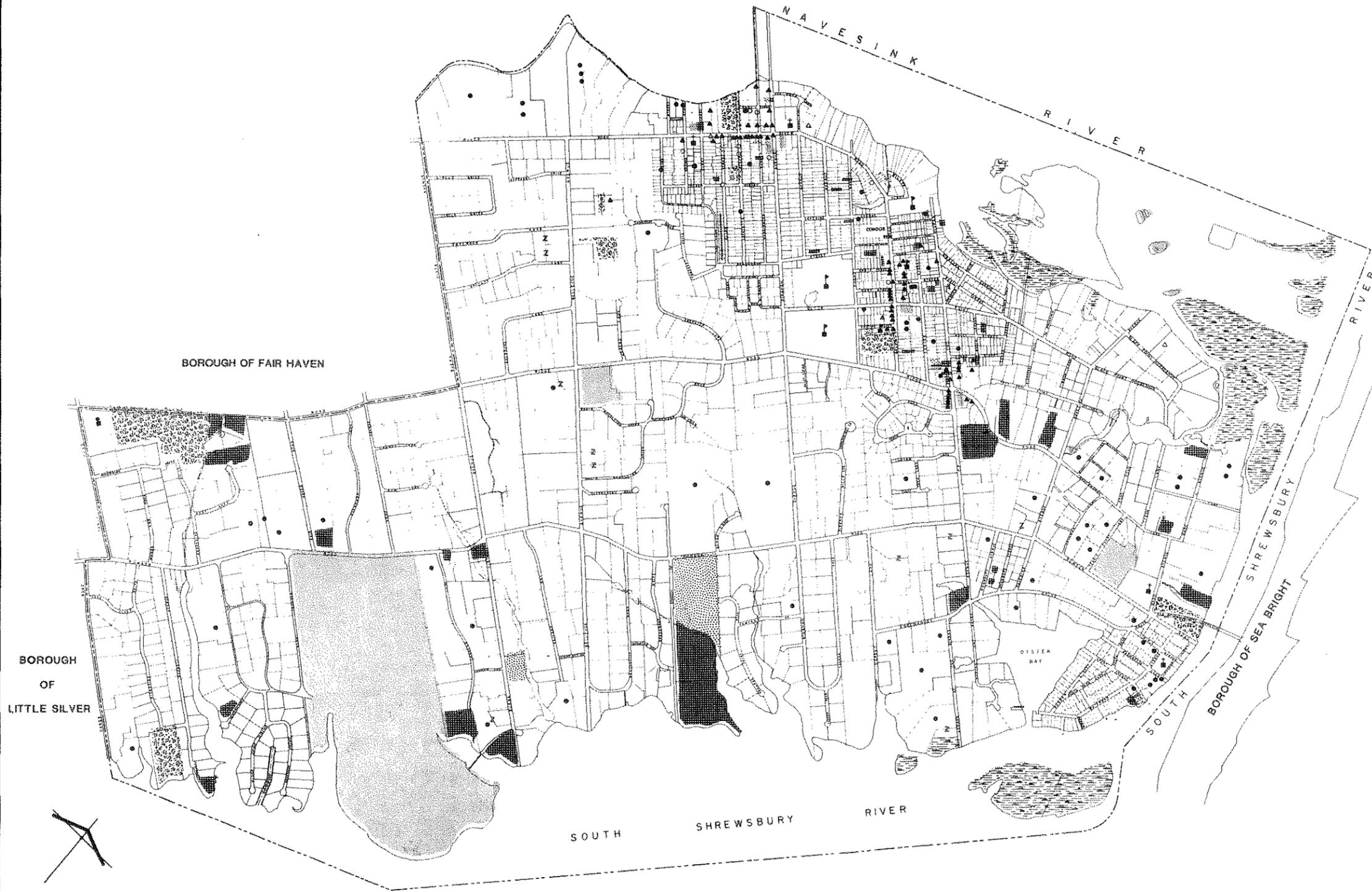
<u>ZONE</u>	<u>AREA (ACRES)</u>	<u>PERCENTAGE TOTAL AREA</u>	<u>NUMBER DWELLING UNITS</u>
R-1 RESIDENTIAL	1,744	56.2	1,699
R-2 RESIDENTIAL	646	20.8	459
R-3 RESIDENTIAL	63	2.0	58
R-4 RESIDENTIAL	149	4.8	329
R-5 RESIDENTIAL	231	7.4	790
R-6 RESIDENTIAL	42	1.4	228
POS PUBLIC OPEN SPACE	191	6.2	4
POB PROFESSIONAL OFFICE BUILDING	8	0.3	17
NB NEIGHBORHOOD BUSINESS	10	0.3	28
GB GENERAL BUSINESS	<u>21</u>	<u>0.7</u>	<u>49</u>
TOTAL	3,105	100.00*	3,661 **

\* Percentages do not total 100 because of rounding.

\*\* Source: Rumson Housing Element

**EXISTING LAND USE MAP-1988**

**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY, NEW JERSEY**



**LAND USE KEY**

**RESIDENTIAL**

- SINGLE FAMILY
- SINGLE FAMILY WITH ACCESSORY UNIT
- ◻ TWO FAMILY
- ◼ THREE-FIVE FAMILY
- ◻ MULTI-FAMILY (SIX UNITS OR MORE)
- ◻ HOME PROFESSION OR OCCUPATION

**BUSINESS AND COMMERCIAL**

- ◻ PROFESSIONAL OFFICE
- ◻ BUSINESS/RETAIL

**QUASI PUBLIC**

- ◻ CHURCH AND CHURCH RELATED
- ◻ OTHER QUASI PUBLIC BUILDINGS OR LANDS

**PUBLIC**

- ◻ PARKS
- ◻ PUBLIC SCHOOLS
- ◻ OTHER PUBLIC BUILDINGS OR LANDS

**VACANT LAND**

- ◻ TIDAL WETLANDS
- ◻ PRIVATE OWNED

BOROUGH OF  
 LITTLE SILVER

BOROUGH OF FAIR HAVEN

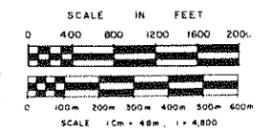
SOUTH SHREWSBURY RIVER

SHREWSBURY RIVER  
 BOROUGH OF SEA BRIGHT



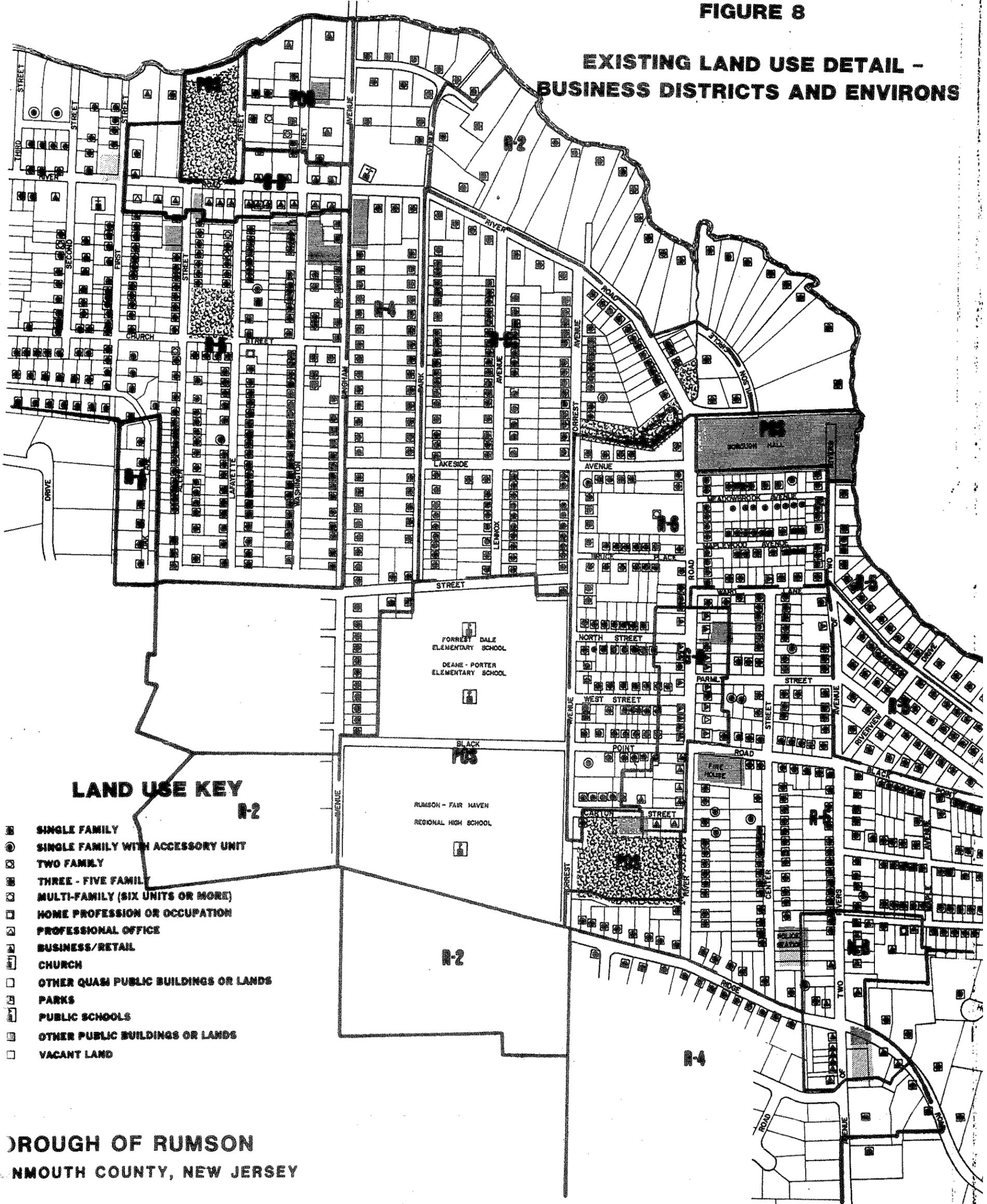
NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
 REVISED BY T&M ASSOCIATES-APRIL 1988

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 ASSOCIATES P.O. BOX 828 RED BANK



**FIGURE 8**

**EXISTING LAND USE DETAIL -  
BUSINESS DISTRICTS AND ENVIRONS**



**LAND USE KEY**

**R-2**

- ☐ SINGLE FAMILY
- ⊙ SINGLE FAMILY WITH ACCESSORY UNIT
- ☒ TWO FAMILY
- ☒ THREE - FIVE FAMILY
- ☒ MULTI-FAMILY (SIX UNITS OR MORE)
- ☒ HOME PROFESSION OR OCCUPATION
- ☒ PROFESSIONAL OFFICE
- ☒ BUSINESS/RETAIL
- ☒ CHURCH
- ☐ OTHER QUASI PUBLIC BUILDINGS OR LANDS
- ☒ PARKS
- ☒ PUBLIC SCHOOLS
- ☒ OTHER PUBLIC BUILDINGS OR LANDS
- ☐ VACANT LAND

**BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY**



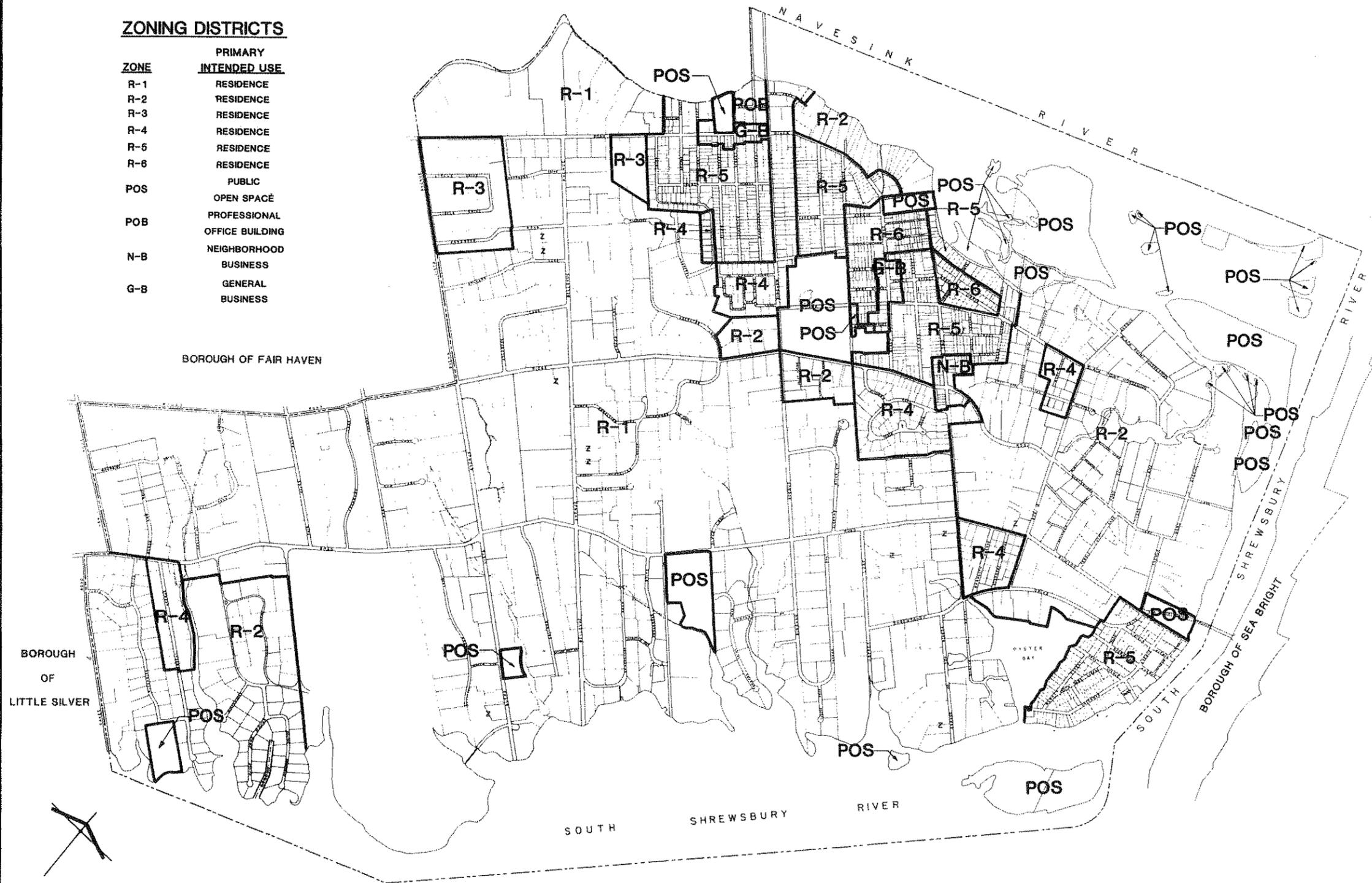
1090 HIGHWAY 36, MIDDELTOWN TOWNSHIP,  
RED BANK, N.J. (201)871-6400

BASE MAP PREPARED MAY 1988 BY T&M ASSOCIATES

**BOROUGH OF RUMSON**  
MONMOUTH COUNTY, NEW JERSEY

**ZONING DISTRICTS**

<u>ZONE</u>	<u>PRIMARY INTENDED USE</u>
R-1	RESIDENCE
R-2	RESIDENCE
R-3	RESIDENCE
R-4	RESIDENCE
R-5	RESIDENCE
R-6	RESIDENCE
POS	PUBLIC OPEN SPACE
POB	PROFESSIONAL OFFICE BUILDING
N-B	NEIGHBORHOOD BUSINESS
G-B	GENERAL BUSINESS



**NOTE:** BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

**T&M ASSOCIATES** CONSULTING ENGINEERS  
P.O. BOX 828 RED BANK

SCALE IN FEET  
0 400 800 1200 1600 2000

0 100m 200m 300m 400m 500m 600m

SCALE 1" = 480'

**MASTER PLAN  
ELEMENTS**

STATEMENT OF PRINCIPLES, OBJECTIVES,  
ASSUMPTIONS, POLICIES AND STANDARDS

Principles and Objectives

The municipal authority to plan and regulate land use arises from the need to protect and advance the public welfare. What constitutes the public welfare and how it can properly be secured has been the subject of legislation, judicial decisions, and public debate. Rumson has conducted an ongoing and historically well-directed planning process to create a rational program for the community's development. In this update of the Master Plan, the Borough has looked at what needs to be done locally to continue to maintain a sound pattern of land use that ensures the health of the natural environment and that responds to human needs. Drawing upon current information, legislation, and sound planning techniques, Rumson has devised a plan which, implemented locally, will secure the general welfare of the Borough, the County, the region, and the State.

The public purposes which the Rumson Master Plan serves and the values that it embodies are expressed in the plan's objectives. Rumson is a mature community that has succeeded in establishing harmonious patterns of land use and satisfactory public facilities and services. It can offer its residents expanded individual opportunity, an improved standard of living, safe streets and quality public services. The challenge ahead is for Rumson to manage further growth and development to assure that this satisfying quality of life is maintained. At the same time, the Borough's planning program must be responsive to changing public needs and policies at the County, Regional and State levels. Accordingly, the Borough's proposed development is based upon the following objectives:

1. Maintain Rumson's character as a residential community and the quality of life it offers.
2. Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
3. Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.
4. Maintain a satisfactory level of public facilities and services.
5. Maintain fiscal stability.

6. Secure the public's safety from fire, flood, panic, and other natural and manmade disasters.
7. Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
8. Coordinate public development with land use policies to encourage the appropriate and efficient expenditure of public funds.
9. Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
10. Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
11. Promote a desirable visual environment.
12. Conserve historic sites and districts.
13. Prevent urban sprawl and degradation of the environment through improper land use.
14. Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
15. Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.
16. Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.

#### Policies and Standards

The proposals for Rumson's future development assume a continuation of the economic structure which sustains the Borough's viability as a developed community of predominantly single family detached dwellings with supporting public, commercial, and institutional facilities and services. Similarly, there will be no extensive natural or man-made disasters which would require major reconstruction or redevelopment of Rumson's developed areas. It is also assumed that, given a stable population level and notwithstanding shifts in the composition of that population, need for expansion of municipal facilities and services will be minimal.

Relying upon these assumptions and the background studies which have been assembled, the Borough's plan is based upon the following general policies and standards.

Policy 1 - Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces, driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.

Policy 2 - In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district standards should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools and parking locations, and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.

Policy 3 - The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The Master Plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's developed character and a limited supply of vacant land, the Borough will utilize and rehabilitate the existing house stock to create low and moderate income housing opportunities.

Policy 4 - The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, or architectural significance should be identified, maintained and conserved.

Policy 5 - The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough's recycling program.

## HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

The Housing Plan Element and Fair Share Plan for the Borough of Rumson is based upon the requirements of the Fair Housing Act which became effective on July 2, 1985 (C.222 Laws of 1985) and the Municipal Land Use law as amended by Chapter 222 of the Laws of 1985. The Borough of Rumson Housing Element is designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing. This Housing Plan Element amends the Housing Plan Element adopted by the Planning Board on October 25, 1978 and incorporates an implementation plan or Fair Share Plan which will be undertaken for the period 1987-1993 to provide opportunities for low and moderate income housing within the Borough.

### Inventory of Housing Stock

Rumson's housing stock consists primarily of a diversity of single family dwellings on lot sizes which range from five thousand square feet to estates of several acres. The housing supply includes single family dwellings with accessory units as well as a smaller proportion of two family and multi-family units. In addition, there are mixed use buildings containing commercial and residential units. The housing stock is relatively old. More than one third of the Borough's housing units are more than 47 years of age. Between 1980 and September 1986 97 units were authorized by building permits (see Table 18). An analysis of building permits in the 1980 census data indicates that 35.5 percent of the Borough's housing is more than 47 years old; 17.8 percent is 37 to 46 years old; 20.6 percent is 27 to 36 years old; 14.8 percent is 17 to 26 years old; 4.4 percent is 8 to 16 years old and 6.9 percent is less than 8 years old.

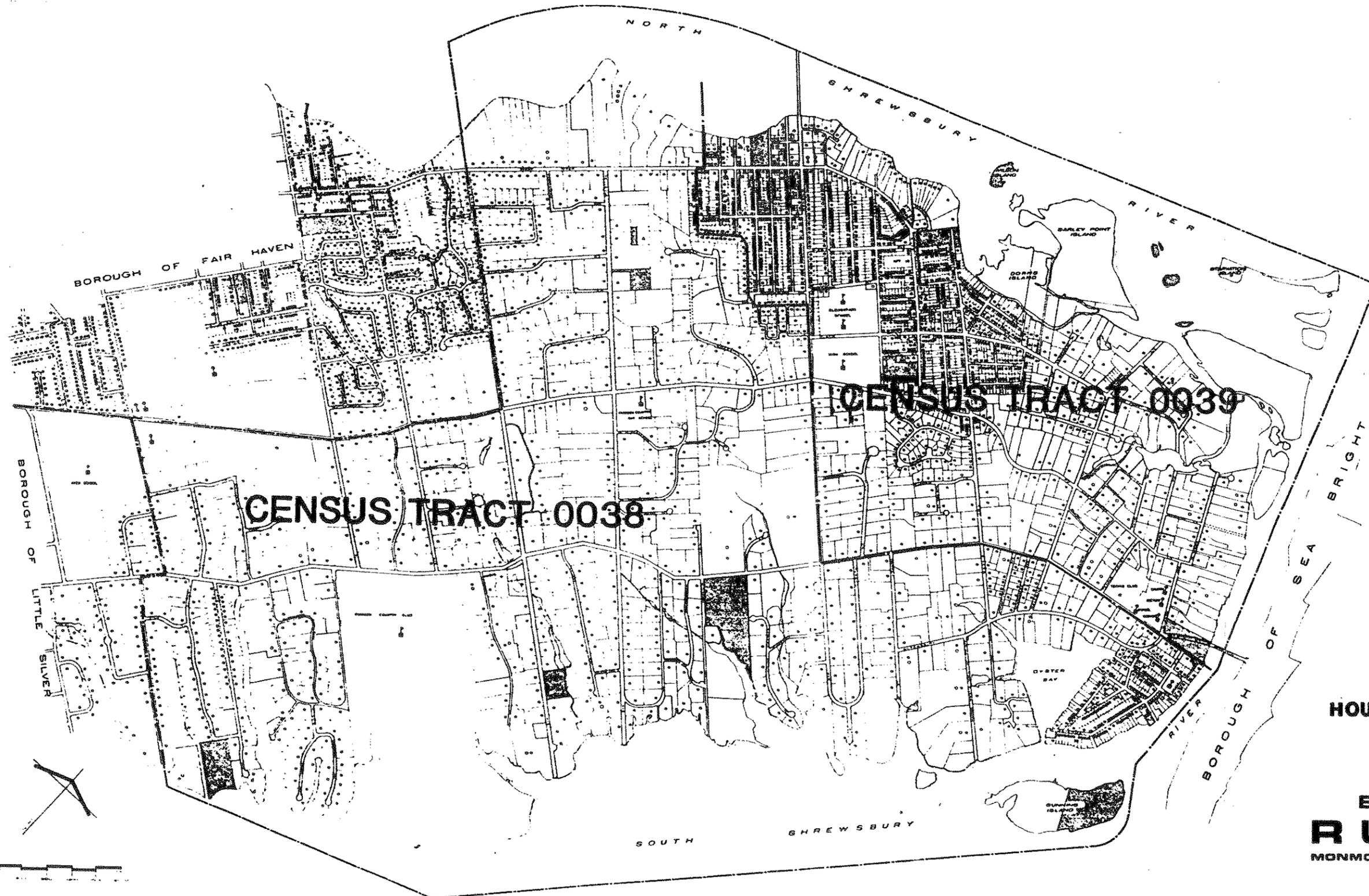
The 1980 median value of owner occupied housing was \$158,800 in census tract 0038 and \$71,700 in census tract 0039. The 1980 median gross monthly rent was \$444 in tract 0038 and \$313 in tract 0039. Figure 10, Census Tracts, indicates the boundaries of each tract in the Borough.

In 1980, 86 percent of the occupied housing units in Rumson were owner occupied and only 14 percent were rental units. Tax assessment records in 1986 show that over 92 percent of the Borough is residential in use.

Housing which is affordable to low and moderate income households can be extrapolated from the 1980 Census data. Based upon the 1980 Census, none of the renter occupied units in Census tract 0038 and 4.3 percent in tract 0039 were affordable to low income households in the housing region\*. These are households which earned approximately 50% of the median income level. 30 percent of the rental housing units in tract 0038 and 8.6 percent in tract 0039 were available to moderate income households in the East Central Housing Region. These are households earning between 50% and 80% of median income (in East Central Housing Region).

\* East Central Region which consists of Monmouth and Ocean Counties.

# CENSUS TRACTS



- SINGLE FAMILY RESIDENCE
- ACCESSORY BLDG WITH RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- ▲ BUSINESS WITH RESIDENCE
- 3/2 BUSINESS USE/RESIDENTIAL USE
- ⊕ PUBLIC OR SEMI-PUBLIC USE
- ⊕ RELIGIOUS USE
- HB HOME BUSINESS
- P PROFESSIONAL
- BOROUGH LAND

FIGURE 10

**FINAL  
HOUSING PLAN ELEMENT  
OCTOBER 1986**

**BOROUGH OF  
RUMSON**  
MONMOUTH COUNTY, NEW JERSEY

BASE MAP PREPARED BY ROBERT CATLIN & ASSOCIATES

MAP PREPARED BY 

TABLE 18

COMPARISON OF RESIDENTIAL CONSTRUCTION  
AND DEMOLITION PERMITS

## BOROUGH OF RUMSON

	<u>CONSTRUCTION PERMITS</u>	<u>DEMOLITION PERMITS</u>	<u>NET CHANGE</u>
1970	17	4	13
1971	20	2	18
1972	25	0	25
1973	27	0	27
1974	10	0	10
1975	24	0	24
1976	29	3	26
1977	22	0	22
1978	20	1	19
1979	<u>14</u>	<u>3</u>	<u>11</u>
SUBTOTAL	208	13	195
1980	5	0	5
1981	7	1	6
1982	3	0	3
1983	15	9	6
1984	23	5	18
1985	16	7	9
1986	15	6	9
1987	<u>13</u>	<u>2</u>	<u>11</u>
TOTAL	305	43	262

SOURCE: New Jersey Department of Labor,  
Building Permit Summaries.

Of the owner occupied units, none were available to low income households in tract 0038 and .65 percent were available in tract 0039. Of these owner occupied units, 1.8 percent in tract 0038 and 5.4 percent in tract 0039 were available to moderate income households in the housing region.

Table 19, Conditions of Housing, indicates that Census Tract 0039, the east section of the Borough has potentially more substandard units than Tract 0038. The Borough, in 1980, had 104 units lacking central heating; 20 units without complete kitchen facilities and 6 units without complete plumbing facilities.

TABLE 19

CONDITION OF HOUSING BY CENSUS TRACT

BOROUGH OF RUMSON

CENSUS TRACT	ALL HOUSING UNITS	TOTAL OCCUPIED UNITS	VACANT UNITS	YEAR ROUND UNITS		OCCUPIED UNITS		YEAR ROUND UNITS		YEAR ROUND UNITS	
				LACKING COMPLETE PLUMBING	LACKING COMPLETE PLUMBING	LACKING COMPLETE PLUMBING	LACKING COMPLETE KITCHEN	LACKING CENTRAL HEATING			
0038	1,107	1,066	41	--	--	--	20	28			
0039	1,468	1,436	32	6	6	--	76				
TOTALS	2,575	2,502	73	6	6	20	104				

SOURCE 1980 U.S. CENSUS

## PROJECTION OF HOUSING STOCK: 1987-1993

In 1986 the Borough of Rumson assessed approximately 92.5 percent of the community for residential uses. As a single-family residential community with minimal vacant parcels available for development, the projection for housing construction during the next six year period is limited.

Actual housing construction is dependent upon a variety of factors over which the Borough has little control including financing, marketing, water availability and builder timing.

Based upon the anticipated construction and past building trends, it is projected that five to ten units per year will be constructed over the next six year period (1987 to 1993).

## DEMOGRAPHIC CHARACTERISTICS

Demographic characteristics of Rumson's 1980 population by census tract are shown on Tables 20 and 21.

The population is predominantly white with .42% black and 1.1% hispanic persons. The median age in the Borough was 36, 10% of the Borough's population was 65 years of age and over and 29% was under 18. The median age of the adult population is estimated to be 45.9 years in 1986.

Table 22 shows 1980 population and 1992 projections for Rumson. Population is projected to decline by 4.4% between 1980 and 1992. Table 23 shows income characteristics and projections for the Borough. Nearly half of Rumson's 1980 households had incomes over \$35,000 per year and more than one third earned between \$15,000 and \$35,000. Slightly less than 20% of the Borough's households earned less than \$15,000.

The 1985 income estimates and 1990 projections show a significant increase in the number of households within incomes over \$35,000 and modest increases for the other income categories.

## EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

Table 24 shows characteristics of the Borough's labor force according to 1980 Census data. 43 percent of the work force are classified as professional, technical, managerial, and administrative workers, and 35.8% are classified as technical, sales, administrative support and clerical workers. Table 8, Private Sector Covered Employment, in the Borough for 1970 to 1985 shows that the Borough gained a total of 552 covered jobs during that period. The number of jobs increased steadily from 1970 to 1974. The number of jobs fluctuated between 1974 and 1982 but increased steadily from 1982 to 1985.

TABLE 20  
CENSUS TRACT POPULATION PROFILE - 1980

BOROUGH OF RUMSON

	<u>TRACTS</u>		<u>TOTAL MUNICIPALITY</u>
	<u>TRACT 38</u>	<u>TRACT 39</u>	
Total Population	3,427	4,196	7,623
% of Municipality	45.0	55	-
<u>Race</u>			
White	3,380	4,134	7,514
Black	22	10	32
% Black	0.6	0.24	0.42
Hispanic	43	43	86
% Hispanic	1.3	1.0	1.1
<u>Sex</u>			
Male	1,675	2,000	3,675
Female	1,752	2,196	3,948
<u>Age</u>			
Median	37.3	35.2	36.1
Under 18	1,048	1,156	2,204
65 & Over	303	492	795

SOURCE: 1980 Census of Population-Characteristics of Persons  
(Profile #1)

TABLE 21  
 CENSUS TRACT POPULATION PROFILE - 1980  
 BOROUGH OF RUMSON

	<u>TRACTS</u>		<u>TOTAL MUNICIPALITY</u>
	<u>TRACT 38</u>	<u>TRACT 39</u>	
<u>Households</u>			
Total Number of Households	1,066	1,436	2,502
Total Population of Households	3,427	4,196	7,623
Person Per Household	3.21	2.92	3.0
Household Formation Rate	0.311	0.342	0.328
Number of Female - Headed Households	41	94	114
% of Total	3.8	6.5	4.6

SOURCE: 1980 Census of Population - Characteristics of Households and Families (Profile #2)

TABLE 22  
 POPULATION ESTIMATES AND  
 PROJECTIONS 1980-1992

	<u>1980 Census</u>	<u>1992 Projection</u>
Total Population	7,623	7,291

SOURCE: 1980 U.S. Census and National Planning Data Corporation, 1988

TABLE 23

## INCOME CHARACTERISTICS AND PROJECTIONS 1980-1990

## BOROUGH OF RUMSON

	<u>Number</u>	<u>Percent</u>	<u>% Change 1980-1985</u>	<u>1990 Projection</u>
Household Income				
0 - \$ 7,499	192	7.8%	5.3%	3.6%
\$ 7,500 - \$ 9,999	85	3.4%	2.4%	1.7%
\$10,000 - \$14,999	179	7.3%	5.1%	3.4%
\$15,000 - \$24,999	455	18.5%	13.1%	8.7%
\$25,000 - \$34,999	425	17.2%	12.0%	8.0%
\$35,000 - \$49,999	394	16.0%	18.9%	12.9%
\$50,000 - \$74,999	301	12.2%	15.4%	18.3%
\$75,000 +	434	17.6%	27.6%	43.4%

SOURCE: 1980 U.S. Census and Donnelly Information Systems, 1986

TABLE 24

EMPLOYMENT CHARACTERISTICS  
1980

## BOROUGH OF RUMSON

OCCUPATION:	NUMBER	PERCENTAGE
Mgr/Prof:		
Mgr	750	22.5%
Prof	696	20.8%
Tech/Admin/Sales:		
Tech	104	3.1%
Admin/Clerical	391	11.7%
Sales	701	21.0%
Service:		
Private Household	7	.2%
Protective Serv	23	.7%
Other Serv	240	7.2%
Farm/Forest/Fish	63	1.9%
Prod/Craft/Repair	217	6.5%
Oper/Fabr/Labrs:		
Mach Operators	60	1.8%
Trans/Mat Moving	33	1.0%
Handlrs/Cleanrs/ Helprs/Labrs	55	1.6%
Total Employed	3,340	100.0%

SOURCE: 1980 U.S. Census

TABLE 25

PRIVATE SECTOR COVERED EMPLOYMENT  
1970 - 1985  
BOROUGH OF RUMSON, MONMOUTH COUNTY  
AND HOUSING REGION 4 \*

YEAR	RUMSON BOROUGH	MONMOUTH COUNTY	HOUSING REGION 4	MUNICIPALITY	MUNICIPALITY
				AS % OF COUNTY	AS % OF REGION
1970	418	84,313	116,105	0.49	0.36
1971	524	87,010	121,410	0.60	0.43
1972	644	96,182	137,887	0.67	0.47
1973	891	103,489	150,067	0.86	0.59
1974	895	105,487	151,888	0.85	0.59
1975	649	104,416	149,985	0.62	0.43
1976	759	106,950	159,052	0.71	0.48
1977	678	110,056	164,976	0.61	0.41
1978	835	121,710	181,480	0.69	0.46
1979	793	124,155	184,857	0.64	0.43
1980	847	126,165	185,729	0.67	0.46
1981	834	126,416	188,768	0.66	0.44
1982	828	131,074	195,320	0.63	0.42
1983	922	137,728	207,232	0.67	0.44
1984	914	150,140	224,675	0.61	0.41
1985	940	155,240	233,373	0.61	0.40
1986	948	161,267	244,661	0.59	0.39
1987	976	171,520	260,021	0.57	0.38

\* Housing Region 4 = Monmouth and Ocean Counties

Note: Covered Employment refers to private sector jobs which are covered by unemployment benefits.

SOURCE: N.J. Department of Labor - Covered Employment Trends-1970-1985

The Borough's share of covered jobs in Monmouth County and the housing region increased from 1970 to 1974 then began a general decline. The Borough had an unemployment rate of 3.2 percent in 1985\*.

Table 26, Private Sector Business Births, shows the number of private sector business "births", or new business enterprises and the corresponding number of new jobs in Monmouth County and the two county housing region from 1975 through 1993. The number of new firms and employment increased by nearly 20% in 1976, increased modestly in 1977 and 1978 and decreased in 1979 and 1980. There were modest increases during the next two years and a decrease in 1983.

TABLE 26  
PRIVATE SECTOR BUSINESS BIRTHS\*  
1975 - 1983  
MONMOUTH COUNTY AND HOUSING REGION

<u>Year</u>	<u>UNITS</u>		<u>JOBS</u>	
	<u>Monmouth County</u>	<u>Housing Region**</u>	<u>Monmouth County</u>	<u>Housing Region</u>
1975	822	1,409	2,029	3,138
1976	982	1,642	2,938	4,634
1977	989	1,691	2,673	4,047
1978	1,094	1,839	2,657	4,476
1979	1,005	1,723	2,752	4,450
1980	989	1,574	2,729	4,509
1981	991	1,633	3,062	4,126
1982	1,037	1,673	2,125	4,876
1983	1,002	1,629	2,747	4,246

\* Business Birth is defined as a new private section business enterprise not previously in existence.

\*\* Housing Region 4 - Monmouth & Ocean Counties

SOURCE: New Jersey Business Births 1975-1983 State of N.J. Department of Labor, July, 1985

\* 1985 Municipal Labor Force Estimates - New Jersey Department of Labor August, 1986 from Monmouth County Planning Board

DETERMINATION OF PRESENT AND PROSPECTIVE FAIR SHARE FOR LOW AND MODERATE INCOME HOUSING

Rumson Borough has reviewed estimates prepared by the Council on Affordable Housing "municipal determination of pre-credited need" dated May 1, 1986.

Rumson Borough is substantially developed and does not have the capacity to accommodate COAH's estimates of present and prospective need due to a lack of vacant, available, or developable land. Vacant land in the Borough is either characterized as coastal or fresh water wetlands; conflicts with location of historic and architecturally important sites; or includes land parcels less than two acres in size. The Borough will provide opportunities for low and moderate income housing for an adjusted Fair Share of 22 low and moderate income units for the period 1987-1993.

LANDS APPROPRIATE FOR CONSTRUCTION OF LOW AND MODERATE INCOME HOUSING

Based on a Vacant Land Inventory and Analysis (see Existing Land Use Analysis in the Background Studies Section) it has been determined that no available and developable vacant land exists in the Borough for the construction of new low and moderate income housing due to the following:

- 1) Existing environmentally sensitive lands including flood hazard areas and inland and coastal wetlands.
- 2) Conflicts with historic and architecturally important sites eligible for inclusion in the National Register of Historic Places.
- 3) Lack of available land parcels of two acres or greater in size.

Further analysis of developed residential properties and Figure 11, Developed Residential Lands Greater Than 3 Acres, indicates that there are "no residential areas with lot sizes in excess of two acres" because;

- 1) No tax block or residential area in the Borough is predominated by greater than 3 acre lot sizes (allowing one acre for the existing residence).
- 2) The existence of one or more, isolated large lots which do not predominate in an area does not constitute a "residential area with lot sizes in excess of two acres."
- 3) Environmental factors or constraints such as wetlands and floodplains do not permit higher densities.

## Adjustments

### A. Historic and Architecturally Important Sites

The Borough of Rumson has several significant historic sites and architectural structures within its boundaries. One vacant property (No. 3; Block 100, Lot 9) is located on Avenue of the Two Rivers and Ridge Road (see Historic Preservation Element) and is within 100 feet of the Morris House which is one of the last documented 18th Century structures in the Borough. The house was originally built by Lewis Morris, one of the early settlers of Monmouth County. Although not listed in the State Register, the Morris House is of historic and architectural importance and based upon certified documentation is eligible for the National Register of Historic Places. The Historical Background Study lists the Monmouth County Inventory properties and indicates their potential for Register designation.

The Borough maintains that Lot 9 in Block 100 should be excluded as a potential site for Low and Moderate Income Housing in accordance with N.J.A.C. 5:92-8.2.b.1 (see Table 27; Figure 16).

### B. Environmentally Sensitive Lands

A significant portion of the Borough's undeveloped vacant properties is characterized by environmental constraints such as coastal and tidal wetlands and flood hazard areas as defined under the Federal Emergency Management Agency (FEMA) and N.J.A.C. 7:13.

Based on the Vacant Land Inventory and Analysis (see Table 27), and Environmentally Sensitive Lands Overlay, the following vacant lands are excluded as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:92-8.2.b.3;

TABLE 27

VACANT LAND INVENTORY (2 ACRES AND GREATER)  
HOUSING PLAN ELEMENT

BOROUGH OF RUMSON

<u>MAP NO.</u>	<u>BLOCK/ LOT</u>	<u>LOCATION</u>	<u>SIZE (AC.)</u>	<u>DEVELOPMENT STATUS</u>
1.	80-24	Ward Avenue	8.54	Wetland
2.	80-23	Ward Avenue	3.58	Wetland
3.	100-9	Avenue of Two Rivers	5.27	A-Hist/Arch.
4.	113-11	Conover Lane	4.10	Wetland
5.	114-11.3	Buena Vista Avenue	5.08	Wetland
6.	121-1	Wigeon Road	8.2	Wetland/Note c.
7.	121-2	Wigeon Road	8.69	Wetland/Note c.
8.	151-1	Off Ward Avenue	6.10	Island/ Not Developable
9.	151-2	Off Ward Avenue	2.05	Island/ Not Developable
10.	152-1	Off Ward Avenue	31.64	Island/ Not Developable
11.	153-1	Off Ward Avenue	10.64	Island/ Not Developable
12.	154-1	Off Ward Avenue	6.53	Island/ Not Developable
13.	164-1	Off Island Road	11.16	Island/ Not Developable
14.	164-2	Off Island Road	8.87	Island/ Not Developable

LEGEND

- a. Wetland - Coastal or Army Corps Designation  
 b. A - Hist/Arch. - Adjacent to Historic/Architectural Site  
 c. Lot has significant wetlands  
 (Approx. 50% wetlands by survey of applicant March 2, 1984)  
 Portion of lot approved for 5 lot preliminary subdivision.

SOURCE: 1986 Tax Assessment Records

PREPARED BY: T&M Associates, Oct. 13, 1986; Revised Dec. 12, 1986

Block/Lot (Map No.)Environmental Constraints

80/24	(1)	Flood Hazard & Wetlands
80/23	(2)	Flood Hazard & Wetlands
113/11	(4)	Flood Hazard & Wetlands
114/11.3	(5)	Flood Hazard & Wetlands
121/1	(6)	Flood Hazard & Wetlands
121/2	(7)	Flood Hazard & Wetlands
121/1	(8)	Wetlands
151/1	(6)	Wetlands
151/2	(9)	Wetlands
152/1	(10)	Wetlands
153/1	(11)	Wetlands
154/1	(12)	Wetlands
164/1	(13)	Wetlands
164/2	(14)	Wetlands

## C. Adequate Recreation, Conservation and Open Space

The total land area of the Borough is approximately 3,328 acres. In accordance with N.J.A.C. 5:92-8.3, the Borough of Rumson may reserve three percent of the total developed and developable acreage for active municipal recreation. This calculation includes the following:

a)	Developed Lands (as of 1986)	3,150 acres
b)	Developable Lands	
	Vacant	6
	Undeveloped	<u>172</u>
	Subtotal (a+b)	3,328 acres
c)	COAH Historic and Environmentally Sensitive Lands	120 acres
d)	$b - c = 3,328 - 120 =$	3,208 acres
e)	Non-profit, County, State & Federal Lands	10 acres
f)	$d - e = 3,208 - 10 =$	3,198 acres
g)	$3,198 \times 3\% =$	96 acres
h)	Existing active recreation lands	36 acres
i)	$g - h = 96 - 36 =$	60 acres
j)	Additional lands to be reserved for active municipal recreation	60 acres

Since over 92 percent of the Borough is developed for residential purposes and 120 acres of the remaining 178 acres of developable land is environmentally sensitive, the Borough will probably not be able to reserve a full 3 percent of its developed lands for active recreation purposes. Under the COAH rules, this deficiency helps illustrate the Borough's inability to support additional new housing given its present degree of development.

Furthermore, the Borough recreation, conservation and open space lands (Figure 12) become more valuable for their intended purpose, since they are limited and cannot be supplemented to a significant degree. The Borough, therefore, will exclude all municipal recreation, conservation and open space lands from potential low and moderate income housing consideration.

As a result of the Borough's lack of available vacant land, its existing land uses and significant environmentally sensitive lands, as well as a deficiency in the recreational, conservation and open space land, an adjusted Fair Share of 22 units is warranted.

#### FAIR SHARE HOUSING PLAN IMPLEMENTATION

Based on the Borough's fully developed single-family residential character, environmentally sensitive lands and lack of vacant suitable sites for the development of low and moderate income housing, the obligation of the Borough to provide for its Mt. Laurel fair share need is best achieved by meeting the housing demands of its present and anticipated indigenous households.

Specifically, this demand will be met in two ways:

1. By the establishment of a Housing Rehabilitation Program
2. By the creation of zoning to accommodate Low and Moderate Income Companion Units.

#### HOUSING REHABILITATION PROGRAM

It is the Borough's goal to provide for an opportunity to rehabilitate deteriorated housing stock throughout the community by applying for housing grants available to the Borough in the next six year period. This measure will generate a portion of the Borough's need, up to four units per year, for a total of 22 units (maximum) for the period through 1993 if no units are developed under the Low and Moderate Income Companion Unit regulations. For planning purposes only, the cost for the rehabilitation may be estimated at \$14,000.00 per unit. Consequently, 22 units through 1993 will cost the Borough \$308,000.00 (in hard costs). Soft costs are anticipated to be \$72,000.

The specific grant programs the Borough will apply for shall include:

1. Small Cities Community Development Block Grant
2. Neighborhood Preservation Program
3. Affordable Housing Program

If funds cannot be achieved through grants, the Borough's alternative plan will be for the Borough to fund the rehabilitation program with Borough revenues. The total estimated cost of \$380,000 (\$64,000 annually) may be funded as a general operating budget item or as a capital budget item (or both). Since Mount Laurel related expenses are exempt from budget caps, the Borough anticipates no impediments to this alternate plan. Actual expenses to the Borough will be less than \$380,000 to the extent that deferred payment loans are utilized and/or to the extent that Low and Moderate Income Companion Units (Accessory Apartment) are developed.

Because of lack of available land and relatively low building activity, density bonuses or cash contributions by developers to a housing trust fund or other similar techniques are considered very problematic in the Borough of Rumson.

As of the date of this report, the rehabilitation program will be on a individual home ownership basis. It is planned to offer a combined grant and deferred payment loan type program to Borough residents with a 5 to 10 year lien on the property stipulating that the rehabilitated unit may only be sold to another low or moderate income household for the lien period. If the unit is sold as a market unit, during the lien period, the entire sum (principal and interest) is due back to the Borough upon sale of the property.

The New Jersey Housing & Mortgage Finance Agency (HMFA) will be considered as an administrative mechanism once HMFA finalizes rules and procedures and establishes servicing fees.

#### LOW AND MODERATE INCOME COMPANION UNITS

In addition to the rehabilitation of units, the Borough will provide the opportunity for development of accessory apartments in selected zones in the Borough. These accessory apartment units will be available for low and moderate income households only. It is anticipated that this action will 1) provide additional housing opportunities for low and moderate income households in the Borough; 2) allow homeowners faced with declining income, such as senior citizens, to remain in their homes because of additional income and security provided; and 3) allow additional prospective homeowners to qualify for mortgage financing as a result of potential rental income.

The Borough proposes to place the responsibility for qualifying low and moderate income tenants on future accessory apartment (property owners) applicants. Besides meeting appropriate bulk and building code requirements, an applicant would be required to qualify a prospective tenant as a low or moderate income household. Forms and applications developed by the Borough would facilitate this procedure. It is envisioned that an applicant would be granted a one year accessory apartment or companion unit conditional use permit after meeting all the requirements specified by the Borough. To renew such a permit, an owner would have to requalify the tenant on an annual basis.

The location of companion units should initially be restricted to commercial zone districts where community facilities and services, shopping, and public transportation are easily accessible. The rehabilitation of housing and the production of companion units should be reviewed biannually to determine whether production goals are being met. If a review indicates a shortfall and a need to produce more companion units, then consideration should be given to approving companion units in R-4, R-5, and R-6 Residential Zones contiguous to business areas. In residential zones, additional conditions should be attached which restrict the companion units to no more than one on the same lot as the primary dwelling. Moreover, the primary dwelling must be owner occupied.

#### FAIR SHARE PLAN (Ordinance)

On the basis of lack of available vacant lands, the creation of Low and Moderate Income Companion Units (also known as accessory apartments) is viewed by the Borough as a viable alternative method of providing a realistic opportunity for affordable rental housing in the Borough of Rumson. The low and moderate companion unit would be a conditional use in the general business, neighborhood business and professional office business zones. The companion unit must be internal to the primary structure within those zones.

The Borough's Zoning Ordinance (Chapter XV) would be amended to including the following:

Section 15-3.2 (p. 1502) shall be amended to read as follows:

"Low and Moderate Income Companion Unit" shall mean a smaller subsidiary residential unit with complete living quarters occupied by a low or moderate income household, (including sleeping, bathroom and kitchen) on a lot containing a primary residential unit (and/or a primary commercial structure). The unit shall be attached to or part of the primary unit unless conditional use regulations permit otherwise the companion unit shall be at all times accessory to the primary unit. It can not be converted into a cooperative or condominium and must be a for low and moderate rental occupancy only.

Section 15-8.5.f (p. 1525) shall be amended to read as follows:

- f. As conditional uses; Restaurants, Filling Stations, Public Garages and Low and Moderate Income Companion Units.

Section 15-19.1 (p. 1536.1) shall be amended to read as follows:

Permitted Within the Borough of Rumson. Certain uses which require the imposition of special conditions to assure that they will be established or enlarged within the purposes and intent of this chapter, shall be permitted as conditional uses pursuant to N.J.S.A. 40:55D-67. Such conditional uses shall be limited to:

- a. Filling stations and public garages.
- b. Restaurants in the neighborhood business district.
- c. Churches in all zones except R-1, R-2, and R-3 zones.
- d. Low and Moderate Income Companion Units in the POB (Professional Office Building), N-B (Neighborhood Business), and G-B (General Business Zones).

Section 16-19.3 Specific Conditions for Permitted Conditional Uses (p. 1537) shall be amended to read as follows:

- d. It is anticipated that the creation of Low and Moderate Income Companion Units will provide affordable housing opportunities for low and moderate income households in the Borough. Companion units will have a minimum visual impact on the Borough as a whole and business zones subject to the following standards and regulations.

- 1. General Requirements

- a) A maximum of 2 companion units may be permitted on each lot that meets the conditional use requirements.
- b) The companion unit shall be internal to the primary building.
- c) Any separate entrance for the companion unit must be away from the street on which the primary dwelling/structure fronts and in no case shall the companion unit face a street.
- d) All external modifications and improvements must be compatible to the existing primary dwellings and surrounding properties.
- e) The gross floor area of a companion unit must be at least 600 square feet and may be no more than 25% of the floor area of the primary unit, not to exceed a maximum of 1,200 square feet.

2. Ownership & Permit Requirements

- a) The companion unit to be accessory to the primary unit, shall be a rental unit and shall not be permitted to be converted to a condominium, cooperative or other separate ownership.
- b) The owner must qualify any potential tenant as a low or moderate income household in accordance with the rules and regulations established by the Council on Affordable Housing (COAH) under the Fair Housing Act of 1985. Qualification information, on forms to be provided by the Borough, must be submitted by the applicant at the time of application for a Low or Moderate Income Companion Unit Conditional Use Permit.

- 1. The low and moderate income companion unit conditional use approval shall terminate five years after issuance of a permit. In order to review, the tenant must be requalified as for a new applicant. If not renewed, the unit must be vacated and/or the principal structure modified to eliminate the companion unit within 1 year of expiration. The Low and Moderate Income Companion Unit Conditional Use Permit shall be reviewed every year by the Borough based on annual information supplied by the applicant or owner, which shall certify that the existing tenant remains qualified as a low or moderate

income household.

2. Submission of fraudulent information and/or violation of lease agreements or permit conditions by the applicant shall be punishable in accordance with the municipal ordinances of the Borough of Rumson and the laws of the State of New Jersey as a violation of the Zoning Ordinance of the Borough.

3. Specific Requirements

- a) The minimum lot size shall be 10,000 square feet, except where the minimum lot size of the zone is larger. A property consisting of more than one record lot is to be treated as one lot if it contains a single one-family detached dwelling lawfully constructed prior to (DATE). All other development standards of the zone must also apply including setbacks, lot widths, lot coverage, building height and standards for an accessory building in case of conversion of such a building.
- b) There shall be adequate water supply and sewage disposal systems to serve the occupants of both the primary and companion units.
- c) Adequate parking shall be provided and demonstrated. There must be a minimum of one (1) off-street parking space, either in a garage or on the surface or on access drives for each companion unit in addition to parking required for any other uses on a lot.

4. Affordability Controls for Low and Moderate Income Companion Units

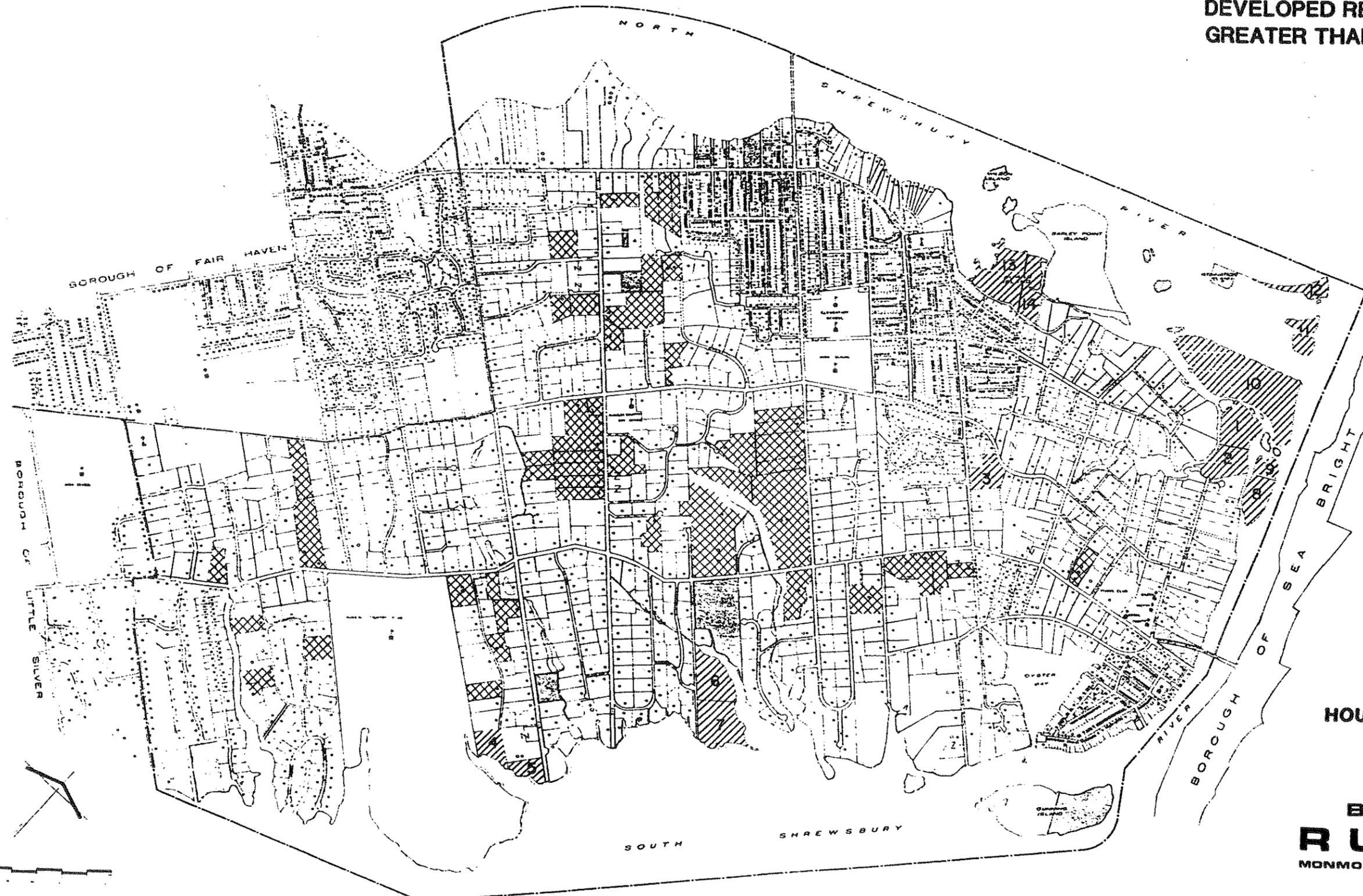
- a) A condition of the receipt of conditional use approval for low and moderate income companion units shall be the written agreement of the applicant that the affordability of a unit shall be a function of the rent which shall be set to insure that occupants do not pay a sum for shelter costs, excluding utilities, greater than 30 percent of their gross monthly income of the appropriate household size. The maximum rent shall be calculated as a percentage of the Uncapped Section 8 Income Limits published by HUD and shown in Table A, attached, or other recognized standards adopted by the Council on Affordable Housing that applies to low and

moderate income rental housing units.

- b) The following criteria shall be considered in determining rental costs:
  - 1. Efficiency companion units shall be affordable to 1 person households.
  - 2. One bedroom companion units shall be affordable to 2 person households.
  - c. Two bedroom companion units shall be affordable to 3 person households.
- c) Administration for affordability controls shall be accomplished by the Borough entering into a contractual agreement with the New Jersey Housing and Mortgage Finance Agency or by other alternative mechanism approved by the Borough Council.

# EXISTING LAND USE MAP 1986

## DEVELOPED RESIDENTIAL LANDS GREATER THAN 3 ACRES



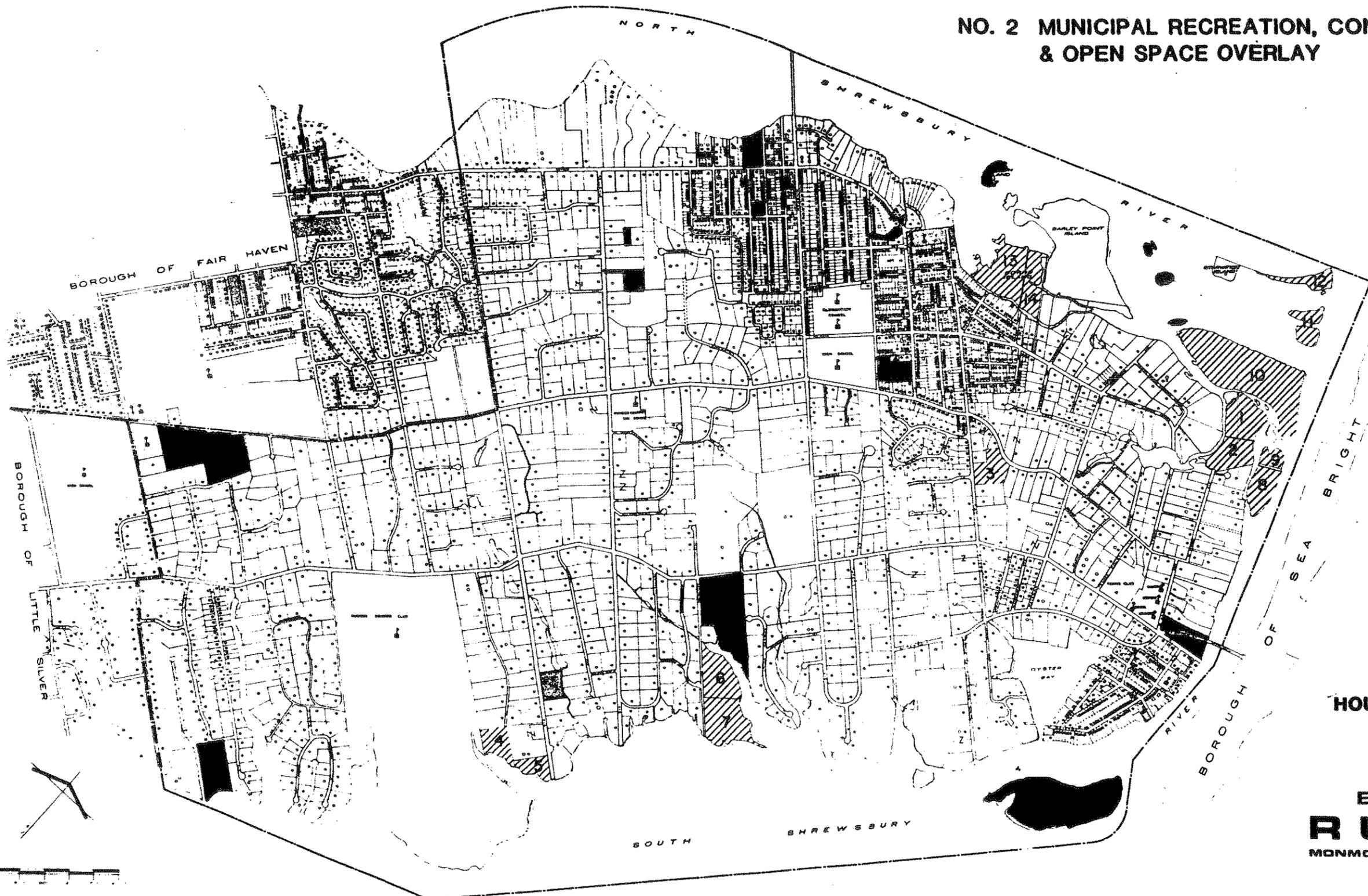
### EXISTING LAND USE \*

- SINGLE FAMILY RESIDENCE
- ACCESSORY BLDG. WITH RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- ▲ BUSINESS WITH RESIDENCE
- 3/2 BUSINESS USE/RESIDENTIAL USE
- PUBLIC OR SEMI-PUBLIC USE
- RELIGIOUS USE
- HB HOME BUSINESS
- P PROFESSIONAL
- BOROUGH LAND
- ▨ VACANT LAND (2 ACRES AND GREATER)
- \* UPDATED TO OCTOBER 1986
- ▩ DEVELOPED RESIDENTIAL LANDS GREATER THAN 3 ACRES

FINAL  
HOUSING PLAN ELEMENT  
JANUARY 1986  
FIGURE 11  
BOROUGH OF  
**RUMSON**  
MONMOUTH COUNTY, NEW JERSEY

# EXISTING LAND USE MAP 1986

## NO. 2 MUNICIPAL RECREATION, CONSERVATION & OPEN SPACE OVERLAY



### EXISTING LAND USE \*

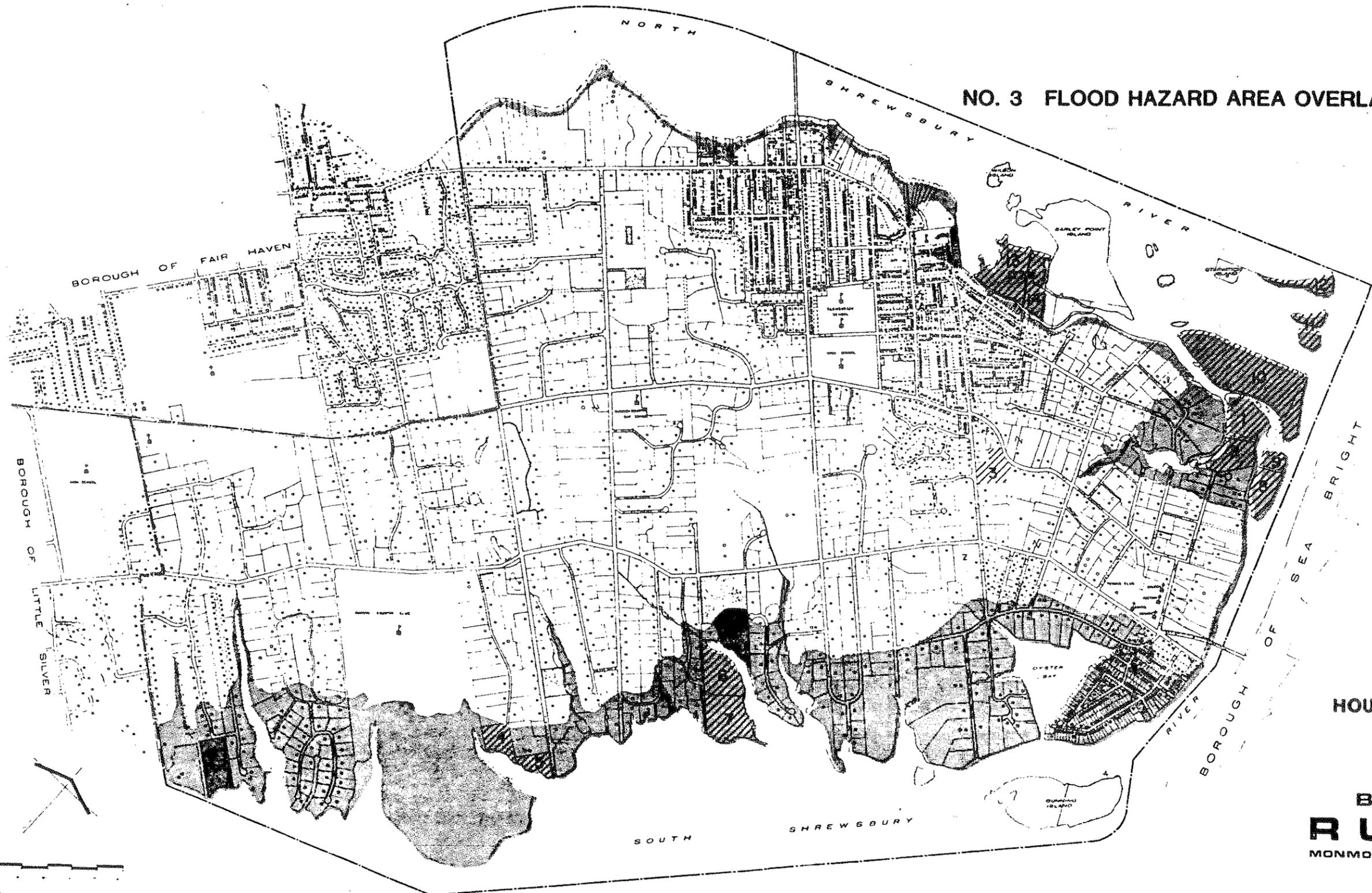
- SINGLE FAMILY RESIDENCE
- ACCESSORY BLDG WITH RESIDEN
- 2 NUMBER OF USES
- ▲ BUSINESS
- ▲ BUSINESS WITH RESIDENCE
- 3/2 BUSINESS USE/RESIDENTIAL USE
- PUBLIC OR SEMI-PUBLIC USE
- RELIGIOUS USE
- HB HOME BUSINESS
- P PROFESSIONAL
- BOROUGH LAND
- ▨ VACANT LAND (2 ACRES AND GREATER)

\* UPDATED TO OCTOBER 1986

■ MUNICIPAL RECREATION ETC. LANDS  
SOURCE: BOROUGH OF RUMSON 1986

**FINAL**  
**HOUSING PLAN ELEMENT**  
**JANUARY 1986**  
**FIGURE 12**  
**BOROUGH OF**  
**RUMSON**  
 MONMOUTH COUNTY, NEW JERSEY

# EXISTING LAND USE MAP 1986



## NO. 3 FLOOD HAZARD AREA OVERLAY

### EXISTING LAND USE \*

- SINGLE FAMILY RESIDENCE
- ACCESSORY BLDG WITH RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- ▲ BUSINESS WITH RESIDENCE
- 3/2 BUSINESS USE/RESIDENTIAL USE
- ⊥ PUBLIC OR SEMI-PUBLIC USE
- ⊙ RELIGIOUS USE
- HB HOME BUSINESS
- P PROFESSIONAL
- BOROUGH LAND
- ▨ VACANT LAND (2 ACRES AND GREATER)
- \* UPDATED TO OCTOBER 1986

▨ FLOOD HAZARD AREAS AS DEFINED BY NJAC 7:13

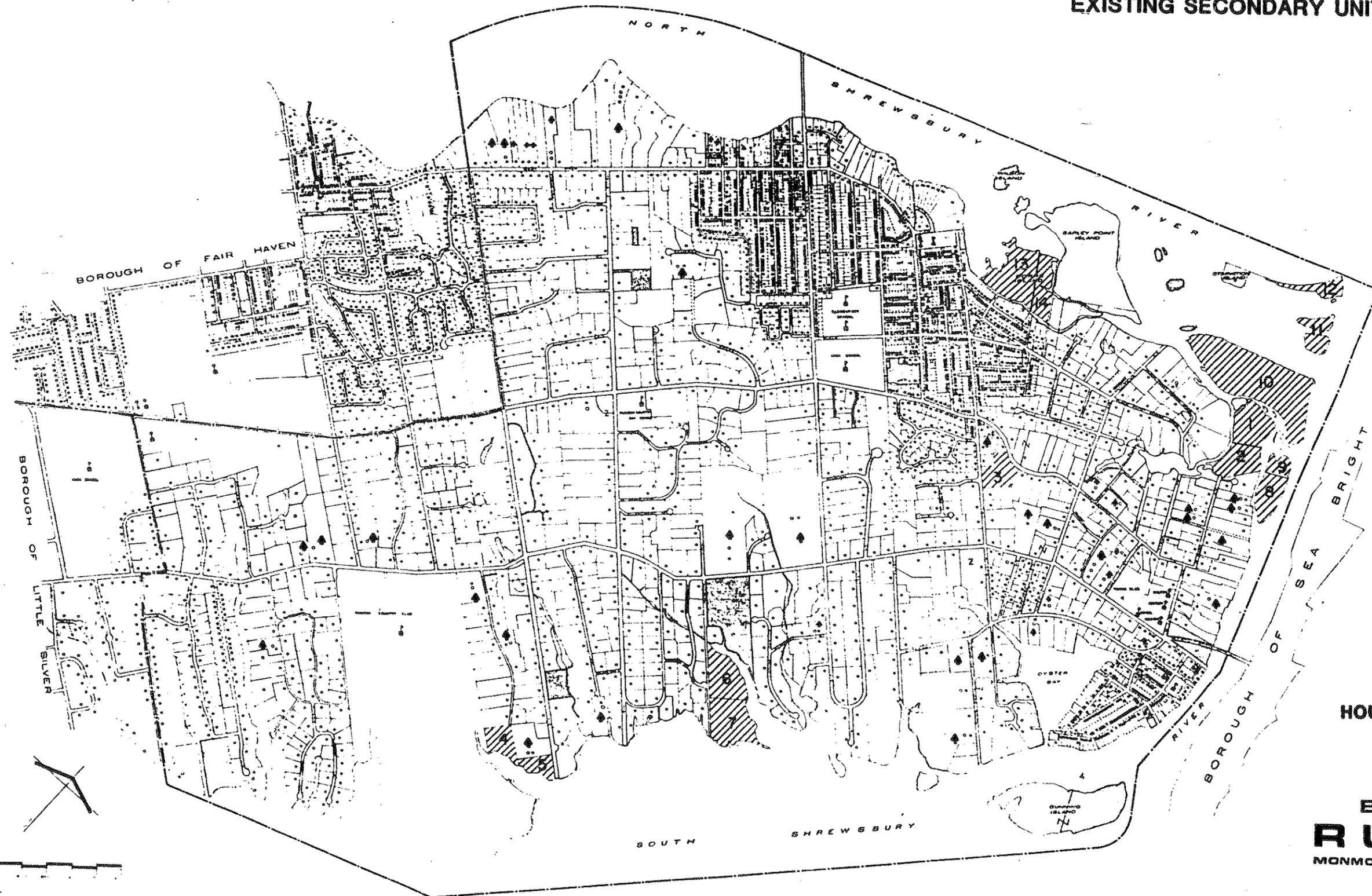
FINAL  
HOUSING PLAN ELEMENT  
JANUARY 1986  
FIGURE 13  
**BOROUGH OF RUMSON**  
MONMOUTH COUNTY, NEW JERSEY

BASE MAP PREPARED BY ROBERT CATLIN & ASSOCIATES

MAP PREPARED BY TM ASSOCIATES

# EXISTING LAND USE MAP 1986

# EXISTING SECONDARY UNIT LOCATIONS 1986



### EXISTING LAND USE \*

- SINGLE FAMILY RESIDENCE
- ACCESSORY BLDG WITH RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- ▲ BUSINESS WITH RESIDENCE
- 3/2 BUSINESS USE/RESIDENTIAL USE
- ⬆ PUBLIC OR SEMI-PUBLIC USE
- ⬆ RELIGIOUS USE
- HB HOME BUSINESS
- P PROFESSIONAL
- BOROUGH LAND
- ▨ VACANT LAND (2 ACRES AND GREATER)
- \* UPDATED TO OCTOBER 1986
- ◆ SECONDARY UNIT

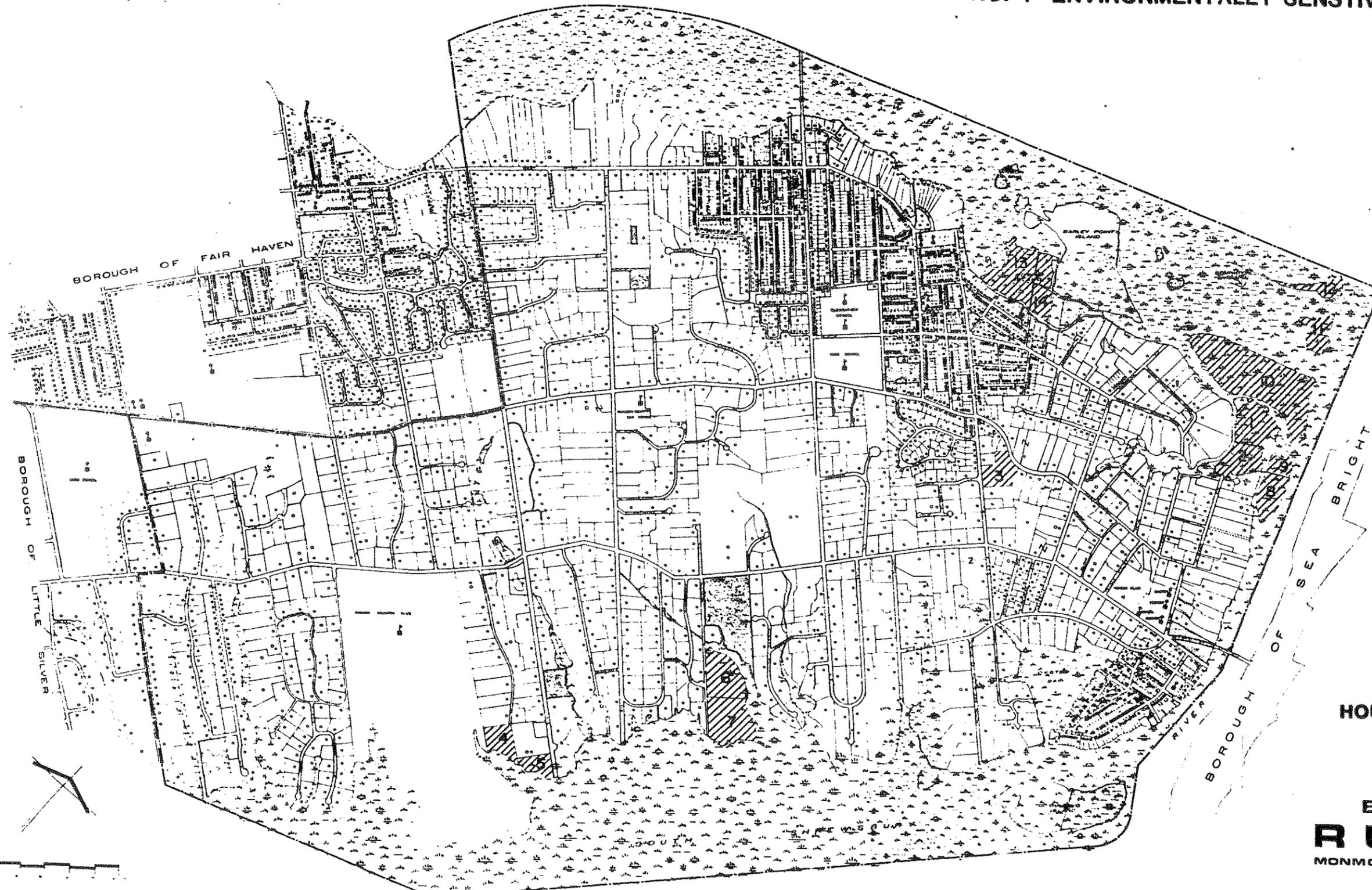
**FINAL**  
**HOUSING PLAN ELEMENT**  
**JANUARY 1986**  
**FIGURE 14**  
**BOROUGH OF**  
**RUMSON**  
 MONMOUTH COUNTY, NEW JERSEY

BASE MAP PREPARED BY ROBERT CATLIN & ASSOCIATES

MAP PREPARED BY 

# EXISTING LAND USE MAP 1986

## NO. 1 ENVIRONMENTALLY SENSITIVE LANDS OVERLAY



- EXISTING LAND USE \***
- SINGLE FAMILY RESIDENCE
  - ACCESSORY BLDG WITH RESIDENCE
  - 2 NUMBER OF USES
  - ▲ BUSINESS
  - △ BUSINESS WITH RESIDENCE
  - 3/2 BUSINESS USE/RESIDENTIAL USE
  - ⊥ PUBLIC OR SEMI-PUBLIC USE
  - ⊞ RELIGIOUS USE
  - HB HOME BUSINESS
  - P PROFESSIONAL
  - BOROUGH LAND
  - ▨ VACANT LAND (2 ACRES AND GREATER)
  - \* UPDATED TO OCTOBER 1986
  - ⊞ WETLANDS, AS DELINEATED BY NATIONAL WETLAND INVENTORY MAPS

FINAL  
 HOUSING PLAN ELEMENT  
 JANUARY 1986  
 FIGURE 15  
 BOROUGH OF  
**RUMSON**  
 MONMOUTH COUNTY, NEW JERSEY

BASE MAP PREPARED BY ROBERT CATLIN & ASSOCIATES

MAP PREPARED BY 

## HISTORIC PRESERVATION ELEMENT

For over two hundred years, the Rumson Peninsula has enjoyed a reputation for its natural scenic beauty and for the valuable and artistic landscaping used to enhance the exceptional architecture throughout the Borough of Rumson. Through the Victorian era and well into the twentieth century, dozen of guidebooks and gazetteers called attention to those qualities that made Rumson one of the premier residential communities of the Jersey Shore. In 1889 it was said Rumson "is considered by many people the finest situation on the coast...the roads and walks throughout are kept in admirable order, the improvements... having enhanced rather than destroyed the natural beauty of this superb peninsula". In 1890 one writer called attention to the area which was "noted for its display of architectural and landscape art". A number of these estates were designed by the period's eminent architects and landscape gardeners including Bruce Price, Stanford White, Thomas Hastings and Nathan J. Barrett.

This element identifies the location and significance of Rumson's landmark sites and districts. It also describes the standards used to assess their worthiness for designation as landmarks, their utilization, and alternatives to achieve their preservation. Finally, this element has been used in the preparation of the land use and housing elements to assure that landmark preservation is a factor in the overall planning and development of the Borough.

### Rumson's Landmark Sites and Districts

The historical period which has fashioned Rumson's built environment spans more than three hundred years. In the seventeenth century, an Indian path connected Black Point on Rumson Neck to the major network of Indian trails inland from the New Jersey coast. By the close of the nineteenth century, that pathway had evolved into a main route lined by handsome rural estates. Today, Rumson Road is a scenic, tree shaded residential corridor whose character bears witness to the elegance of its evolution. The prestigious development of Rumson road was balanced in history with the construction of working class housing for those whose livelihood was earned in the nineteenth century tourist or service trades. Oceanic Village in Rumson developed as a node of community activity which included dwellings, schools, a post office, shops and transportation to New York City. Today, the Village is still a focus for community life.

Rumson's historic sites include some of the finest country estates of the Jersey shore. Landmark properties are located on the Landmark Preservation Map (Figure 16). The variety of styles and building types to be found in the Borough includes the following:

Georgian Style - This style is inspired by classical forms during the reigns of George I, George II and George III of England in the eighteenth century.

Shingle Style - This is a suburban resort style popular during the 1880's and 1890's. It is characterized by the use of unpainted wood shingles.

Colonial Revival Style - This style, popular in the early twentieth century, combined colonial forms and details. A number of examples exist in Rumson.

Period Revival Style - Period revival houses were popular during the early twentieth century and were patterned after diverse building designs including English Tudor, provincial French, Mediterranean, and Spanish colonial. Rumson contains a significant collection of period revival architecture.

Art Deco - This streamlined style was popular from 1920-1940.

Carriage Houses - These were the outbuildings of large estates. Some of the most stylized and finest examples are found in Rumson.

Ecclesiastical Architecture - A number of Rumson's churches exemplify nineteenth century ecclesiastical architecture.

In general, Rumson's landmark sites are significant either because of their association with the community's history or because they embody the characteristics of a type, period, or method of construction. Individual buildings may also represent the work of famous architects or display artistic values.

The reasons underlying the identification of sites shown on Figure 16 are reviewed below.

Site 1 - Oceanic Village District contains building types representative of the nineteenth century. The district area was developed in the first part of that century in part as a summer resort with steamship connections to New York.

Site 1-1 - Port Washington Church (Bingham Hall) was built in 1842 as a nonsectarian church. It is the principal structure remaining from the formative years of Oceanic District area. It is the sole remaining structure from a resort complex that included the Church, a hotel, a store and a dock for the steamer line.

Site 2 - This carriage house is significant for its Shingle Style and Colonial Revival architecture.

Site 3 - The Hermitage was designed by the famous architectural firm of McKim, Mead, and White in 1883 - 84. It is noteworthy as an example of the Shingle Style and as one of the remaining McKim, Mead, and White designs in Monmouth County.

Site 4 - St. George's Episcopal Church/Rumson Country Day School is noteworthy for its Gothic Revival Style.

Sites 6, 10, 12, 13 and 14 - These are among the oldest buildings which are still standing in Rumson. Some have undergone substantial renovations. Site 14, the Morris-Saltar-Treadwell House, is a Georgian Style building with Colonial Revival alterations. Site 6, the Parmley Estate, contains an older portion from 1791 around which a larger house was built.

Sites 7, 8, 9, 11, 15, 16, 17, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34 and 38 - These are important because they are the remaining examples of the country house estate period of Rumson's development from 1870 - 1920. Most date from around the turn of the century.

Sites 18 and 32 - These are fine examples of nineteenth century church architecture. The First Presbyterian Church, Site 18, was designed by the noted architect Thomas Hastings in 1886. It contains elements of the Queen Anne and Shingle Styles. The Church of the Holy Cross, Site 32, is a good example of Victorian Gothic in wood construction.

Site 19 - The Borden Estate Carriage House, constructed in the later 1880's, was also designed by Thomas Hastings. It is among the finest remaining auxiliary buildings of Rumson's grand late 19th/early 20th century estates. It exemplifies the Shingle Style and contains Richardsonian Romanesque elements.

Site 21 - The Sea Bright Lawn and Tennis Club is reputedly the oldest remaining club of its type in continuous existence. It is the most architecturally significant of Monmouth County's private recreational clubs erected in the later 19th and early 20th century. The Stick Style clubhouse dates from the 1870's.

Site 25 - This house is Rumson's sole example of the Art Deco Style.

Site 35 - Black Point was frequented by the Lenni Lenape Indians during their summer migrations for food. It figures prominently in the early development of Rumson Neck during the colonial era.

Site 36 - Huddy's Leap, commemorated by a plaque, memorializes the heroic escape of Revolutionary War Patriot Joshua Huddy from British Loyalists.

Site 41 - Rumson Road Scenic Corridor follows the Indian route leading to Black Point. Later, it figured prominently in Rumson's country estate period as the location for estate development. Notable examples from this period continue to front on Rumson Road and the corridor itself has retained its picturesque quality.

Rumson's landmark features, Sites 1 through 35, have been recorded in the Monmouth County Historic Site Inventory 1980-1984. The inventory provides a basis for recognizing significant historic sites locally, for environmental reviews, and for determining eligibility for the New Jersey and National Register of historic places. The municipal preservation element relies primarily upon the County inventory to identify Rumson's landmarks. The element has also included, however, local historic sites or landmark features not listed in the County inventory. All these locations are shown in Figure 16, Landmark Preservation Map.

#### Designation Standards

The following standards are to be used for evaluating the significance of properties and their eligibility for landmark status in Rumson:

- (1) that the landmark is associated with events that have made a significant contribution to the broad patterns of local, state or national history; or
- (2) that the landmark is associated with the lives of persons significant in our past; or
- (3) that the landmark embodies the distinctive

characteristics of a type, period, or method of construction, or that it represents the work of a master, or that it possesses high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or

- (4) that the landmark has yielded, or may be likely to yield, information important in prehistory or history; or
- (5) that the landmark exhibits a combination of scenic historic, architectural, or archaeological or cultural features which make a unique contribution to the townscape of the Borough of Rumson.

In addition to sites listed on the Monmouth County Inventory, the following have been determined to meet Rumson's criteria for landmark significance:

Rumson Road - Rumson Road is a scenic landmark corridor influential in Rumson's development and history. It follows a route established by the Lenni Lenape Indians leading to the shore at Black Point. Gordon's map of 1834 shows it as the principle overland route onto Rumson Neck. The scenic, corridor was the artery for Rumson's development in the 1870's and 1880's as a prestigious area of country estates and gentlemen farms. By 1903 "the famous Rumson Road, known far and wide as New Jersey's beautiful driveway...was...flanked by velvety lawns, well kept hedges, luxuriant shrubbery and flower displays..." It has retained its picturesque qualities and architecturally significant buildings. The route's natural splendor is enhanced by several thousand specimen trees and plantings along the roadside.

Black Point - Black Point is notable as a location used by the Lenni Lenape Indians in their summer migrations to set up fishing villages on the Navesink shore. It was the terminus of the principle route leading onto Rumson Neck in the 18th and early 19th centuries and was the site of a colonial inn operated by John Hartshorne as well as a Revolutionary War skirmish. Its history suggests that it may contain archeological sites.

Huddy's Leap - The site of Huddy's Leap commemorates the capture and escape of Joshua Huddy, a local patriot, from a band of Tories during the American Revolution.

## Utilization and Preservation Alternatives

Rumson's landmark sites are actively used as dwellings, churches, schools, or serve some other function. Black Point is a developed residential area and the site of Huddy's Leap is a public park. Present utilization of landmark areas is part of the established community fabric. By respecting existing utilization patterns, the Land Use Plan and Housing Element of the Master Plan assist in the preservation of landmark areas. The Borough may also consider the following additional measures or programs to preserve landmark features:

Community Education Program - The Borough may sponsor a program which educates community residents and makes them aware of the location and significance of landmark features. Such a program might include recognition through the award of landmark certificates to owners of landmark properties, information distributed through the Borough or special publications newsletter, and sponsoring programs and events.

Development Review - The impact of public or private projects on landmark sites should be a factor in evaluating the design and layout of development proposals. Appropriate language may be included within the Borough's development regulations to require that an applicant's environmental impact statement detail has the project has considered alternatives that respect landmark sites.

Zoning Designation - The zoning ordinance may designate landmarks, and historic sites and delineate landmark districts. It can provide landmark design criteria and guidelines to be used to regulate the development or alteration of landmark properties.

Historic Preservation Commission - The Borough Council may create a Historic Preservation Commission. Such a Commission would have responsibility under the Municipal Land Use Law (N.J.S.A. 40:55D-107) to compile a survey of historic sites, give advice on the Preservation Plan Element of the Master Plan and an applications for development, and also carry out educational programs. If the zoning ordinance of the town also designates and regulates landmark sites and districts, then the Commission would have powers to grant on deny permits for the development or alteration of the designated sites.

## Addition of Landmark Sites or Districts

The landmark sites and locations included in this preservation element are based on immediately available research. Further information on sites of landmark value in Rumson may result in additional designations. The complete Monmouth County Historic Sites Inventory, survey forms, photographs, and maps upon which this element is based is maintained on file in the office of New Jersey Heritage in Trenton and also by the Monmouth County Historical Association in Freehold.

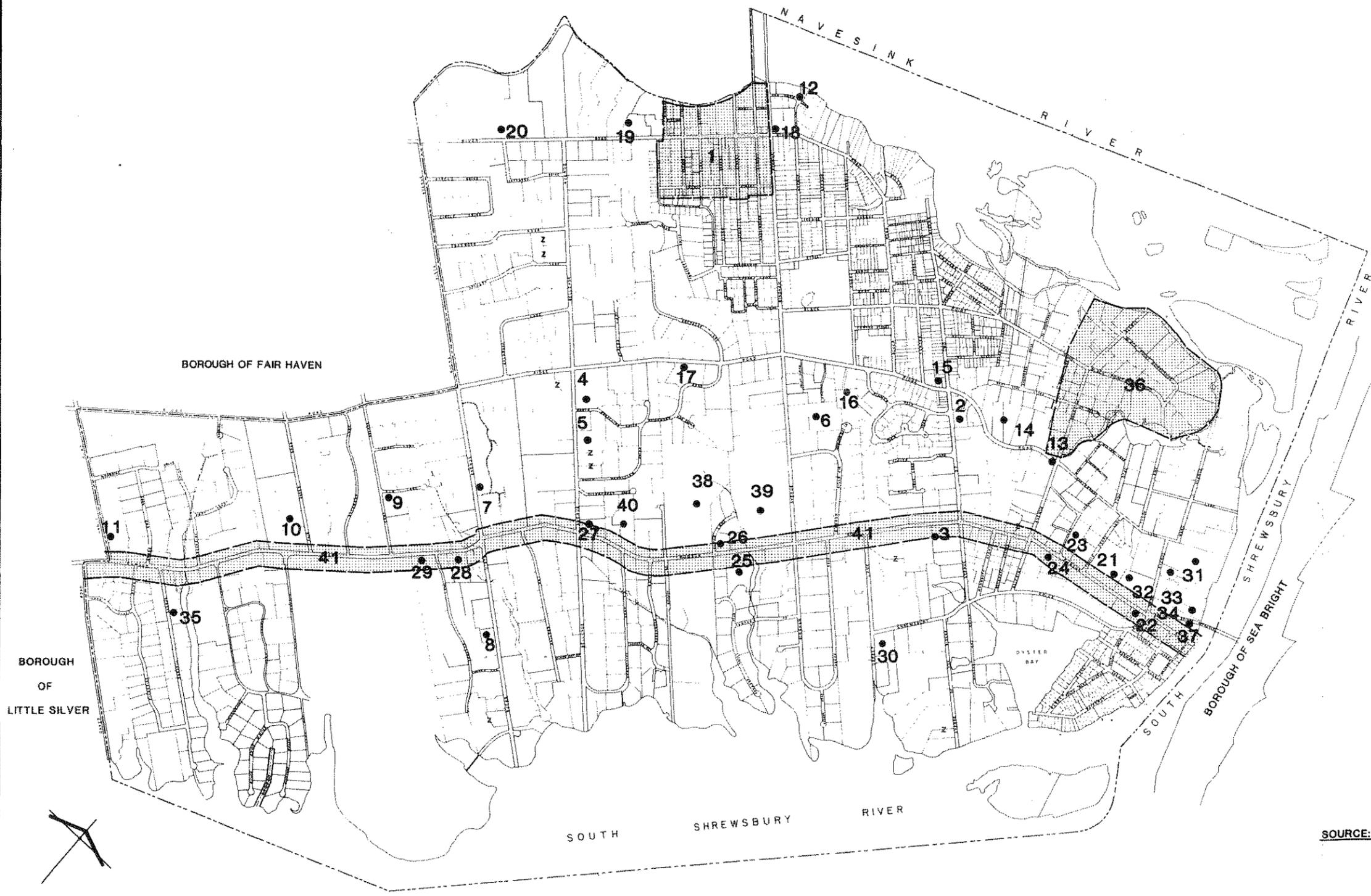
- NOTES:
1. The writing of the Preservation Element was helped by the contributions of George H. Moss, Jr., historian and long-term Rumson resident and by Gail Hunton, preservation consultant to Monmouth County.
  2. Additional guidance and information on preservation planning is available from the Monmouth County Historic Preservation Guide, adopted in 1987 as an element of the County Growth Management Guide.
  3. Several roadway corridors or segments of roads in Rumson were considered for designation in this element. These included Ridge Road, River Road, Bellevue Avenue, and Black Point Road. While not formally designated as scenic corridors, each exhibits scenic qualities which should be respected in any public or private designs or plans for improvement. The physical and operational character of these roads limits their suitability for commercial traffic.

## BOROUGH OF RUMSON

MONMOUTH COUNTY, NEW JERSEY

### LANDMARK PRESERVATION KEY

SITE	LOCATION
1	Oceanic Village District
1-1	Port Washington Church/Bingham Hall W. side Bingham Avenue
2	121 Avenue of Two Rivers
3	The Hermitage/Hillias A. Street House 144 Avenue of Two Rivers
4	St. George's Episcopal Church/ Rumson County Day School SE corner Bellevue Avenue and Ridge Road
5	Rohallion/Edward Dean Adams Estate 45 Bellevue Avenue
6	Elasser Parzley Estate 139 Bingham Avenue
7	59 Buena Vista Avenue
8	82 Buena Vista Avenue
9	5 Elm Lane
10	14 Fair Haven Road
11	21 Hance Road
12	9 Oak Trees Lane
13	132 Ridge Road
14	Morris-Saltar-Trandwell House 16 Ridge Road
15	38 Ridge Road
16	65 Ridge Road
17	87 Ridge Road
18	The First Presbyterian Church of Rumson 4 East River Road
19	Borden Estate Carriage House 68 West River Road
20	Coe Estate Outbuildings 90 West River Road
21	Sea Bright Lawn and Tennis Club NE Corner of Rumson Road and Tennis Court Lane
22	31 Rumson Road
23	54 Rumson Road
24	55 Rumson Road
25	105 Rumson Road
26	108 Rumson Road
27	128 Rumson Road
28	141 Rumson Road
29	147 Rumson Road
30	John L. Riker House 59 Shrewsbury Drive
31	25 Ward Avenue
32	Church of the Holy Cross 30 Ward Avenue
33	31 Ward Avenue
34	39 Ward Avenue
35	17 Wardell Avenue
36	Black Point
37	Huddy's Leap
38	Mercer Estates
39	Metcalfe Estate
40	Allencrest Road
41	Rumson Road Scenic Corridor



SOURCE: MONMOUTH COUNTY HISTORIC SITES INVENTORY  
AND T&M ASSOCIATES

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

SCALE IN FEET

0 400 800 1200 1600 2000

0 100m 200m 300m 400m 500m 600m

SCALE 1CM = 43M, 1" = 4300'

**T&M ASSOCIATES** CONSULTING ENGINEERS  
P.O. BOX 828 RED BANK

## RECYCLING PLAN ELEMENT

The New Jersey Statewide Mandatory Source Separation and Recycling Act, adopted in 1987, requires that a municipal plans includes a recycling element which incorporates State recycling goals for solid waste. Moreover, it requires that municipal development regulations controlling site plan and subdivision approval include provision which ensure conformity with a municipal recycling ordinance.

The Borough's recycling program predates the Recycling Act of 1987. Prior to adoption of the Act, the Borough promoted a voluntary program established through the Rumson Public Works Department and Tri-Boro Recycling. In compliance with State law, the Borough has conducted an on-going mandatory recycling program since October 1987. This element of the Master Plan describes the existing and proposed recycling activities of the Borough and recommends the adoption of subdivision and site plan regulations to assure that future development is designed to accommodate the recycling of solid waste.

### The Municipal Recycling Program

Since October 1, 1987, the Borough has required that all occupants of residential properties separate glass bottles and jars, leaves, aluminum cans and newspapers for recycling. Newspapers, glass and aluminum are collected once each month (minimum) by the Borough. Glass jars used for disposal of fats or newspapers used for wrapping food wastes may be disposed of in the regular trash. Leaves are collected separately and cannot be disposed of with other refuse.

After April 1, 1988, all occupants of nonresidential properties must separate glass, aluminum cans, corrugated cardboard and white high-grade paper and leaves for recycling. Also, as of April 1988, tin and bi-metal cans shall be added to the list of items to be recycled from both residential and business properties.

The Borough collects residential garbage, refuse, and recyclable materials. It also maintains a drop-off center for recycled materials at the Borough Garage behind Borough Hall. The drop-off center includes bins for glass storage, containers for aluminum cans, and a large trailer truck for newspapers. The Borough provides only limited collection for commercial properties. The Borough designates an employee who serves as a Recycling Coordinator with the authority to promulgate rules and regulations for the separation, sorting, transportation and marketing of recyclable materials. Such rules and regulations are subject to approval of the Governing Body.

The Borough assumes ownership of recyclable materials once picked up or dropped off at the municipal storage facility. Prior to municipal acceptance or collection of materials, residents or businesses may arrange for alternative handling methods (contribution to authorized volunteer groups or private recyclers).

Violation of separation requirements will result in a \$50.00 fine for the first offense. Continuing violations will result in higher fines and/or contribution of time in the local recycling program or some other civic work. Unauthorized collectors are subject to a \$500.00 fine for first offense.

The Borough has publicized its recycling program and notified residents, business, and institutions of its requirements. In addition to these special communications and to use of the quarterly municipal newsletter, the municipal recycling program addresses the following:

Material Preparation - The Borough collects newspapers, glass bottles and jars (separated by color), aluminum cans once each month at curbside. The recyclables must be placed in sturdy containers and cannot weight over 25 pounds each. Newspapers should not be put out if it rains. Newspapers must be bagged or tied. Leaves should be placed at the curb loose (not bagged) and free of sticks and brush. Grass clippings must be containerized (bags or containers) in order to be collected.

Material Collection - The Borough collects curbside at least once each month the items aforementioned. In addition, residents are urged to bring their newspapers, bottles, jars and aluminum cans to the Borough's drop-off center which is open daily from 7 A.M. to 7 P.M. and from 9 A.M. to 1 P.M. on weekends. The drop-off center is located behind the Borough garage situated behind Borough Hall. Local Service Stations accept waste oil from residents.

Markets for Materials - The glass and aluminum are sold to Monmouth Recycling in Long Branch or whichever market is more favorable. It is transported to market by Borough vehicles or collected by Pace Glass, Inc. of Jersey City, N.J. and others if necessary or to the Borough's best interests. Monmouth Processing Company of Neptune accepts newspaper and may also buy aluminum. Waste oil is sold to the contractor offering the best price and service. Where no market exists for recyclable materials, the Borough relies upon the County as the market of last resort.

Leaves and Grass - The Public Works Department collects leaves placed at the curbside using a front end loader and vacuum leaf machines. Leaves can no longer be bagged and residents are encouraged to place leaves out in the fall and early winter rather than during the spring months. Grass is collected only if placed in containers or bags. Residents with larger properties are encouraged to compost whenever possible.

Labor and Equipment - The Borough has hired two full time laborers in order to effectively deal with the demands of mandatory recycling. It has also purchased a recycling trailer.

Enforcement - The Borough enforces its recycling program through the joint efforts of the Recycling Coordinator, the Rumson Police Department and the Sanitation Department. Violators are subject to warnings, fines and court action. Residents are encouraged to report dumping and other violations.

Recommendations for Recycling Provisions within Subdivisions and Site Plan Regulations

In order to ensure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Borough should require the following:

1. Each major application for residential development must include provisions for the collection, disposition, and recycling of recyclable materials. For major applications, each single family unit or unit within a two-family dwelling should provide at least twelve square feet of floor area conveniently arranged and located as a holding area for a four week accumulation of materials. Such an area may be within a laundry room, basement or garage. Each multi-family unit or accessory dwelling unit must provide at least three square feet of area conveniently arranged and located to hold a one week accumulation of recyclable materials. Each multi-family complex must also provide bins in a convenient location or locations in a common area as drop-offs for storing recyclables until collection occurs. The holding area shall provide for truck access and loading and shall be suitably screened from view and setback from property lines.
2. Each application for a nonresidential use which utilizes 1,000 square feet or more of land must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly operation including newspapers, white high-grade paper, glass, aluminum,

cardboard, tin and bi-metal cans. The application shall provide a storage area sized to contain a one week accumulation week of recyclable material. The storage area shall be designed for truck access for pick up of materials and be suitably screened from view if located outside a building.

## LAND USE ELEMENT

### Concept

The land use plan element is based on the principles, objectives, assumptions and policies set forth at the beginning of this Master Plan. Rumson is a mature community with little vacant land. It has harmonious land use patterns and satisfactory public facilities and services. The major emphasis of the land use element is to maintain these patterns at current levels of intensity and assure the continued high quality of public services available to the Borough's residents. At the same time, the land use element has been fashioned to fulfill the housing, recycling, and historic preservation elements which are the other major components of this Master Plan. The housing element's proposal to meet the Borough's need for low and moderate income housing by including companion dwelling units as a conditional use has been incorporated as a land use recommendation. This will provide realistic opportunities to achieve the Borough's fair share housing obligation of twenty-two units. The landmark sites and districts identified in the historic preservation element have been included as a land use consideration by proposing a landmark overlay zone as the basis for preservation efforts. The recycling element's suggestions for development regulation are endorsed by this land use element.

Since the Borough is almost fully developed and since this element proposes no significant intensification of development patterns, there will be little disruption to the remaining natural features within Rumson. Fresh and saltwater wetlands, which are the most sensitive natural features, are regulated by the New Jersey Department of Environmental Protection. Development within flood hazard areas is restricted by local participation in the National Flood Insurance Program through the adoption of municipal ordinances which control floodplain development. With respect to other natural features such as vistas, hilltops, streams, ponds, beaches, shorelines, and natural drainage courses, the land use element recommends that the development review process continue to be empowered and applied to require that such features are properly protected as part of any development proposal.

While the land use element largely maintains the existing scheme of zone districts and minimum lot area requirements, some changes are proposed in order to achieve the Master Plan's overall objectives. These recommendations and their relationship to the existing and proposed zone plan are reviewed in the next section.

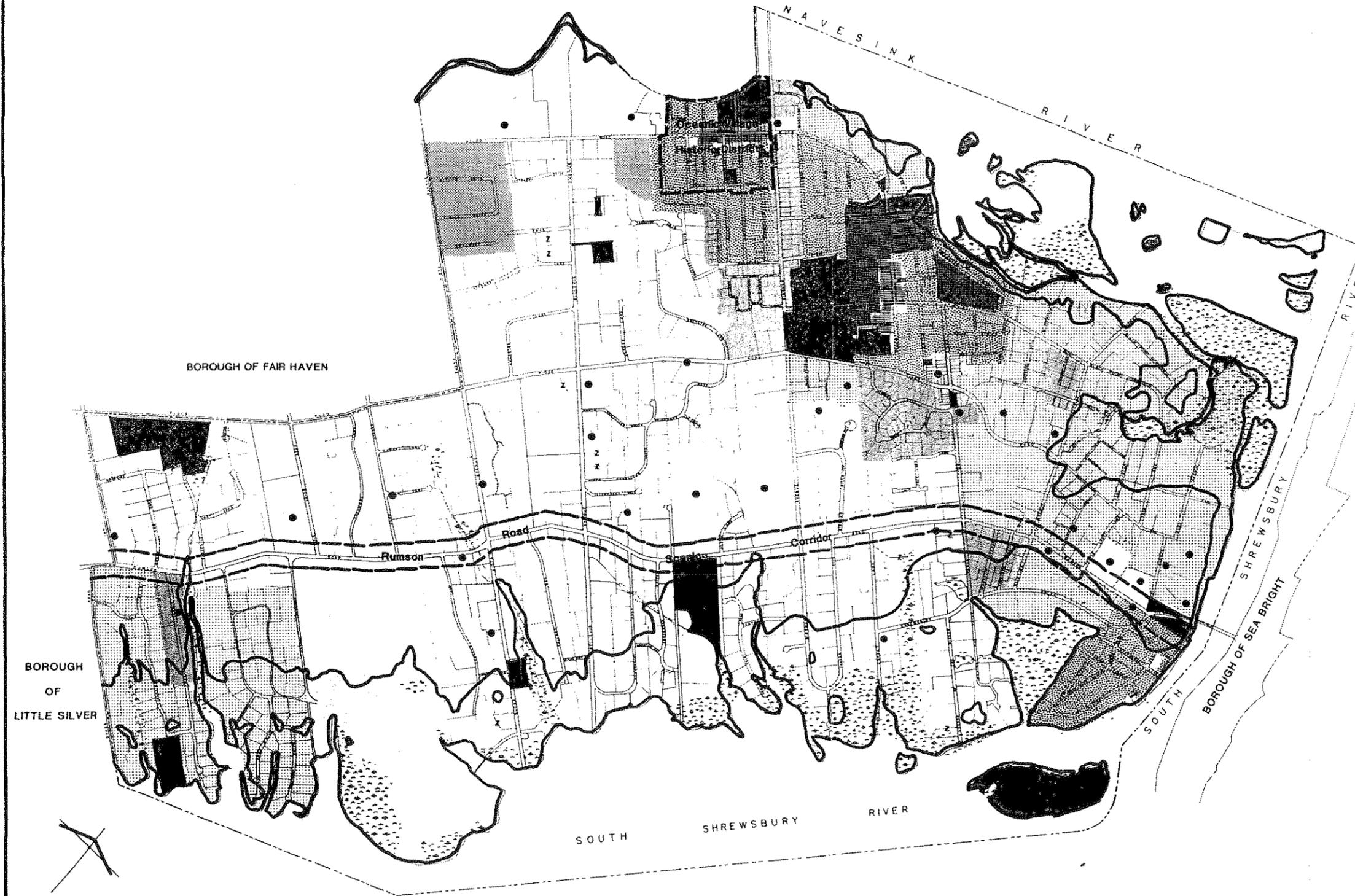
## Land Use Recommendations

Rumson's land use plan, as shown on Figure 17, reflects the existing development pattern. The plan supports the present scheme of zone district categories and the standards which are now applied to control population density and the intensity of use. There are however several key recommendations which, if implemented, will enhance the ability of the zoning scheme to achieve the Master Plan's objectives. These recommendations are to:

- 1) Specify a maximum lot coverage for each residential and commercial zone district. This standard would set a reasonable limit on the amount of area of each lot which could be covered by principal and accessory buildings, parking areas, driveways, and large accessory features such as swimming pools, tennis courts, and platform courts.
- 2) Redefine the maximum floor area ratio for nonresidential zones as the sum of the area of all building floors compared to the total area of the site.
- 3) Allow companion apartment units whose occupancy is restricted to low and moderate income households within commercial zone districts as conditional uses. If needed to meet housing production goals, companion units may also be permitted in contiguous residential locations consistent with the recommendations of the housing element.

# BOROUGH OF RUMSON

MONMOUTH COUNTY, NEW JERSEY



**LAND USE LEGEND**

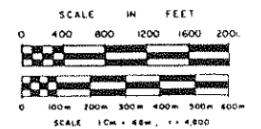
[Symbol]	R-1	SINGLE FAMILY RESIDENTIAL	1 1/2 ACRES
[Symbol]	R-2	SINGLE FAMILY RESIDENTIAL	1 ACRE
[Symbol]	R-3	SINGLE FAMILY RESIDENTIAL	3/4 ACRE
[Symbol]	R-4	SINGLE FAMILY RESIDENTIAL	10,000 S.F.
[Symbol]	R-5	SINGLE FAMILY RESIDENTIAL	6,000 S.F.
[Symbol]	R-6	SINGLE FAMILY RESIDENTIAL	5,000 S.F.
[Symbol]	POB	PROFESSIONAL OFFICE	12,000 S.F.
[Symbol]	NB	NEIGHBORHOOD BUSINESS	12,000 S.F.
[Symbol]	GB	GENERAL BUSINESS	12,000 S.F.
[Symbol]	PUBLIC BUILDINGS AND LANDS		
[Symbol]	QUASI-PUBLIC BUILDINGS AND LANDS (PRIVATE SCHOOLS, HOUSES OF WORSHIP, ETC.)		

**LAND USE OVERLAYS**

[Symbol]	FLOOD HAZARD AREA (100 YEAR)
[Symbol]	LANDMARK SITE
[Symbol]	LANDMARK DISTRICT
[Symbol]	WETLANDS

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

**T&M** ASSOCIATES CONSULTING ENGINEERS  
P.O. BOX 828 RED BANK



- 4) Include landmark sites and districts as an overlay zone within which regulations can be applied to achieve historic preservation objectives.

The application of these recommendations to the land use in Rumson is reviewed next.

#### Residential Land Use

Single family residential development is the predominant land use in Rumson. It accounts for over 70 percent of the Borough's land area. This residential development includes a variety of dwelling types and lot sizes. The character of the neighborhoods which have resulted from this variety have been reasonably reflected in the Borough's pattern of residential zoning. The residential zoning scheme can continue to serve as the implementation tool for the Borough's residential land use. To help maintain these areas, several changes are recommended to assure that the intensity of development within residential areas is compatible with neighborhood character and that adequate light, air and open space is provided. In addition, changes are proposed to implement the housing element of the Master Plan. The inclusion of standards for maximum lot coverage, corner lots, and the reevaluation of standards for setbacks should be undertaken as part of a general review of the Borough's development controls. The minimum lot area requirements within the Borough's residential areas should remain unchanged. The residential classifications to be used and the proposals for managing their development are described below:

R-1 - Single Family Residential Area. The largest portion of Rumson is developed with single family dwellings developed on large lots. The R-1 area extends across the Borough's mid-section to its southwest corner and includes properties with water frontage on the Shrewsbury and Navesink Rivers. To maintain this area and allow for orderly development, the main recommendations are to limit the maximum coverage of each lot, develop corner lot standards, increase setback requirements to be more in keeping with the large scale of the lots, and controlling the bulk and location of buildings particularly as they may affect riverfront views.

It is also recommended that within R-1 areas that garage space for vehicle storage be mandatory; and that such garage space be limited to a maximum floor area.

R-2 Residential Area - In the Borough's southern corner adjoining Little Silver and in its northern area abutting Sea Bright, the development pattern which has been encouraged is single family residences on lots of approximately 1 acre. There are some smaller R-2 districts which abut more intensive residential areas near Oceanic Village along River Road and Ridge Road. The plan recommends corner lot standards and the general continuation of the present boundary and development controls applied to the R-2 areas with some limited modifications to the accomplish the following:

- 1) Apply a maximum coverage limit for each lot and adjust setback standards to keep in scale with the one acre minimum lot size.
- 2) Since several R-2 areas front on coastal waterways, the location OF buildings should be controlled to prevent the obstruction of views.
- 3) Garages within R-2 areas should be mandatory.

R-3 Residential Area. The Borough contains two R-3 residential areas fronting on West River Road. The Plan recommends inclusion of corner lot standards and the general continuation of the boundary, area and bulk requirements controlling development in these locations. Finally, the maximum permissible coverage of each lot should be limited.

R-4 Residential Area. The R-4 residential areas are contained in several locations. The Plan recommends continuation of the development limits and controls for these areas with modifications to require corner lot standards, the inclusion of maximum coverage limits for each lot, and considering the inclusion of a sliding scale that would require larger setbacks where above minimum lot sizes and width would permit flexibility. It is also recommended that where no garage is provided, the area which is set aside for off-street parking must be located behind the front yard setback line of the lot. Since a small portion of R-4 area fronts on the Navesink River, height regulations to control the obstruction of views along the riverfront should be applied.

R-5 Residential Area. The R-5 residential area is characterized by smaller lot residential development and includes locations in and around Oceanic Village. These areas include older residential development and residences which adjoin the Borough's commercial districts. There also is a R-5 area south of Sea Bright Bridge which fronts on the Shrewsbury River and Oyster Bay. The location of the R-5 areas and the development controls applied to them should be

retained with several modifications. The proposed changes include the application of maximum coverage limits for each lot, corner lot standards, and developing a sliding scale of setback standards that would allow for larger setbacks where lot sizes permit. It is also recommended that off-street parking be restricted to a location behind the front yard setback line, if no garage is provided on-site. In addition, the height and location of buildings should be controlled to prevent the obstruction of waterfront views.

R-6 Residential Areas. The R-6 residential areas lie northeast of Forest Avenue and permit the most intensive single family development within the Borough. Development in these locations should continue to be guided by R-6 controls with several modifications. These modifications include applying a maximum coverage limit for each residential lot, corner lot standards, developing a sliding scale for setback standards to require larger setback where lot size permit it, and requiring that off-street parking be setback behind the front yard setback line where no garage is provided on-site.

#### Business/Commercial

Business activity within Rumson is generally limited to facilities that offer convenience goods, specialty items, and personal services. Less than one percent of the Borough is developed for business and commercial uses. The business areas also contain residential uses, either as single family dwellings or as an accessory use to a business. In addition, the commercial areas include dwellings which have been converted to business use. As a result, the business areas in general have developed in a pattern in which residential and commercial uses are blended together at comparable scales. With the availability of regional commercial facilities outside the Borough and the expectation that Rumson's population is unlikely to increase, the present business areas will suffice to meet the community's needs. The principal land use concern is to manage further development within these districts to assure that it occurs at a scale and intensity compatible with the surrounding residential neighborhoods and with the character of the business area.

The existing development controls as to permitted uses, lot area and bulk requirements can be retained with some modification. These modifications include permitting companion dwelling units for low and moderate income households as a conditional use within all business/commercial areas in accordance with the recommendations of the housing element. Moreover, the intensity of commercial development should be controlled by limiting maximum lot coverage and limiting the gross floor area based upon floor area ratios.

Existing properties which fail to front on a collector street or do not meet the minimum lot area or frontage needed for a commercial use, either singly or as part of an assemblage of properties, should not be developed commercially. Collector streets are those which carry traffic from local streets. For the purpose of the land use plan, the following are considered collector streets:

River Road  
Ridge Road  
Avenue of Two Rivers from Bay Street to Blossom Road  
Bingham Avenue  
Washington Street  
Lafayette Street and  
First Street from River Road to the Navesink River  
Hunt Street

Piecemeal residential conversions that create substandard commercial properties should be discouraged. The nature of the Borough's business areas as well as their pedestrian scale, requires close attention to circulation and parking. Cross connections and cross easements among properties to allow for ease of vehicular and pedestrian access should be provided as part of commercial development activity. Sign regulations should be reviewed to assure that all graphics promote a desirable visual environment. Finally, because of the proximity of residential areas to the business districts, design standards should be reviewed to assure that adequate screening, landscaping, and other measures are provided at the boundary of residential districts. Each of the commercial areas is described below.

POB - Professional, Office, Building Area. This area is west of Bingham Avenue, just off the Oceanic Bridge entrance into Rumson. It was created as a recommendation of the 1978 Master Plan as a location for professional office development. The Plan intended to encourage development of the location according to a central design theme which oriented buildings in the district towards Bingham Avenue and linked business areas and peripheral buildings by pedestrian walkways to central parking locations. In revising the development controls for this district, consideration should be given to modifying permitted uses and intensity controls. Modifications should limit major traffic generating uses and those which may be out of scale with the district's character.

NB - Neighborhood Business Area. This area of the Borough has developed at the intersection of Ridge Road and Avenue of the Two Rivers. It includes such conveniences and services as real estate offices, hairdressers, restaurants and the public library.

GB - General Business Area. The Borough contains two locations for general business activities. The first adjoins the professional office area and is located along River Road. The second is also located along River Road to the south of Maplewood Avenue. The General Business locations contain a variety of retail and service activities which include specialty shopping for apparel, gifts, antiques, and toys as well as food service, banks, and other commercial uses.

Public and Quasi-Public Uses, Landmarks, and Critical Areas.

Rumson's developed land area includes a network of public facilities which contains parks, recreation areas and school sites. In addition, there are a number of quasi-public facilities which include private schools, churches and synagogues. During revision of development regulations, consideration may be given to developing a conditional use status to permit uses such as Rumson County Day School and houses of worship which are now nonconforming uses under present zoning regulations. There are also several areas containing historic sites or sensitive natural features. Such areas include landmark sites identified by the preservation element of the Master Plan, flood hazard areas, and saltwater and freshwater wetlands. These areas as well as the location of existing public facilities, and quasi-public uses are shown on the land use element. With respect to areas of critical concern, including wetlands and the 100 year flood hazard area, the land use element delineates these locations through the use of an overlay. Special land use controls are needed in these areas in order to achieve a specific public purpose, such as the mitigation of flood hazards. The three overlay areas are described below:

Landmarks - The landmark locations on the land use map have been derived from the historic preservation element. The overlay includes a landmark district which is Oceanic Village, a scenic corridor which is Rumson Road, and individual landmark properties. Changes to a landmark site or within a landmark district which would demolish, relocate, change exterior building appearance or add new construction should be subject to a review and permitting process which is designed to achieve the objective of maintaining and preserving the historic and scenic resources of the community.

One of the landmark areas delineated in the preservation element has not been recommended for regulatory control at this time. The area at Blackpoint, although historically important to Rumson's development, contains one known landmark building. The area is otherwise of interest because of its potential for yielding archeological sites and its historical role. Regulation of exterior changes to

other buildings in this area would not be related to a preservation objective. The known landmark can be protected simply by a landmark designation restricted to its site. If additional locations within Blackpoint are identified, then these should be given landmark status and afforded the same protection as other landmark sites.

Wetlands - The wetlands overlay indicates the general location of saltwater and freshwater wetlands. Permits from the New Jersey Department of Environmental Protection are required prior to fill, disturbance, or construction within wetlands. The issuance of such permits should be a precondition of any local action to approve development within these areas. Public policy discourages development which would destroy wetlands.

Flood Hazard Area - The 100 year flood hazard area, which may overlap with wetlands, requires special construction techniques in accordance with the National Flood Insurance Program. Any structures or buildings located within this overlay area must satisfy flood-proofing and construction requirements as well as the underlying zoning district and land use requirements.

#### Relationship of the Land Use Element to the Existing and Proposed Zoning

The land use element retains and builds upon the existing scheme of zone district classifications. It suggest modifications to district controls to assure that the intensity of development is appropriate to the community.

It also proposes several innovations. These include zoning regulations and a landmark site zone boundary overlay as the preferred means of preserving Rumson's scenic and historic sites and districts. In addition, a zone overlay showing the location of wetlands and flood hazard areas where additional development controls must be applied to protect the environment and secure the public safety from flooding is proposed. Under the land use element, there will be no substantial change to the boundaries of business/commercial areas. Residential boundaries will also remain largely unchanged except for adjustments that reflect the acquisition of public open space. Some privately held parcels, principally the islands in the Navesink and Shrewsbury Rivers, are not depicted as public open space but as areas subject to flood hazard and wetlands controls as well as the standards for R-1 residential development.

## STATEMENT OF PLANNING RELATIONSHIPS

Preparation of the Rumson Master Plan has included a review of the plans of several government agencies. By law, the Borough must include a policy statement which sets forth the relationship of the Borough's plan to these agency plans. The specific plans for which a policy statement is required are the municipal master plans of Fair Haven, Monmouth Beach, Little Silver, Middletown, and Sea Bright; the Growth Management Guide and the solid waste management plan of Monmouth County, and the State Development and Redevelopment Plan.

The policy of the Borough of Rumson is to ensure that the Borough's development does not conflict with the development and welfare of neighboring municipalities, the County, and the State as a whole. An analysis of the Rumson Plan shows that it is compatible with the following plans:

### Fair Haven Master Plan

The Master Plan of Fair Haven was adopted in 1977. It was revised in 1987 to include a housing element. The adjoining areas of Fair Haven and Rumson are planned and developed for single family residences.

### Little Silver Master Plan

The Master Plan of Little Silver was adopted in 1978. The adjoining areas of Little Silver and Rumson are planned and developed for single family residences and related uses such as schools, synagogues, and parks.

### Monmouth Beach Master Plan

The boundary shared by Rumson and Monmouth Beach is the Shrewsbury River. There is no direct land access between the two communities, the Shrewsbury being over a mile wide in some locations. Monmouth Beach has planned and developed its waters edge for a variety of residential, commercial, and community uses and wetland conservation. Rumson's waters edge is planned and developed primarily for single family residential dwellings and wetland conservation uses. The Monmouth Beach Master Plan was adopted in 1978.

### Middletown Master Plan

The boundary shared by Rumson and Middletown is the Navesink River. There is one bridge crossing which connects the two municipalities. The Middletown Master Plan was adopted in 1981. The waters edge in Middletown is planned and developed primarily for single family residential and wetland conservation uses. The

waters edge in Rumson is planned and developed for single family residential and wetland conservation uses and includes a commercial node in the Oceanic Village area.

#### Sea Bright

Sea Bright is connected to Rumson by a bridge which crosses the Shrewsbury River. Sea Bright has developed primarily as a seashore resort with a land use pattern that is more intensive than Rumson's. Although fully built, it has experienced some infill and redevelopment. Opposite Rumson's shore, Sea Bright's development includes commercial, townhouse condominium, and detached residential uses.

#### Monmouth County Growth Management Guide

The Monmouth County Growth Management Guide was adopted in 1982. It categorizes Rumson as a growth area for suburban settlement. It also proposes protecting tidal wetland areas and tributary streams to the Navesink and Shrewsbury Rivers.

#### Monmouth County District Solid Waste Management Plan

The Monmouth County Reclamation Center in Tinton Falls serves as the landfill for solid waste generated by Monmouth County municipalities. It is also the site of the County recycling transfer station. The County Solid Waste Management Plan was amended in 1987 to mandate certified municipal recycling programs as a condition for municipal solid waste dumping privileges at the Monmouth County Landfill. The Borough recycling plan has been certified by the County and its recycling program has been operating since October 1987. The Recycling Plan Element of the Rumson Master Plan has been derived from and is consistent with the Borough's certified recycling program.

#### State Development and Redevelopment Plan

The State Planning Commission has released a draft of the Preliminary State Development and Redevelopment Plan. The draft cautions that no strategy, policy or standard of the draft should be implemented until the Plan is adopted. Since Rumson is within the land area under the jurisdiction of the Coastal Area Facilities Review Act, the draft policy of the State Plan is to rely upon the policies, regulations and implementation mechanism that have been developed by the New Jersey Department of Environmental Protection to regulate coastal areas.

## 1994 Reexamination Report

# MASTER PLAN REEXAMINATION REPORT

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BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
  
RUMSON BOROUGH PLANNING BOARD

JUNE 20, 1994  
REVISED JULY 25, 1994

PREPARED BY  
  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

A handwritten signature in black ink, appearing to read 'C. Blum', written over a horizontal line.

C. BERNARD BLUM, JR., P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER - NO. GE14227  
LICENSED PROFESSIONAL PLANNER - NO. LI00887

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*The original of this document has been signed and sealed in accordance with New Jersey Law.*

RESOLUTION ADOPTING THE REEXAMINATION REPORT  
OF THE MASTER PLAN OF THE BOROUGH OF RUMSON

WHEREAS, N.J.S. 40:55D-89 requires the Planning Board of each municipality to reexamine its Master Plan and development regulations at intervals of every six (6) years, and

WHEREAS, after careful consideration, the Planning Board of the Borough of Rumson has reexamined the Borough's Master Plan and provided comments and recommendations for incorporation in a written report thereon prepared by its Planning Board Engineer, entitled Master Plan Reexamination Report, Borough of Rumson, County of Monmouth, New Jersey, prepared by C. Bernard Blum, Jr., P.E., P.P., dated June 20, 1994.

NOW, THEREFORE, be it RESOLVED by the Planning Board of the Borough of Rumson that said report is hereby adopted as required by law.

BE IT further RESOLVED that a true copy of this Resolution with the Reexamination Report annexed shall be forwarded to the Monmouth County Planning Board and Clerk of the Boroughs of Fair Haven, Sea Bright and the Township of Middletown.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded by the Board Secretary to the Mayor and Council of the Borough of Rumson.

The above resolution was moved by Mr. McGloin, seconded by Mrs. Armitage, and carried on the following roll call vote:

In the affirmative: Malone, Callman, Armitage, McGloin, Stewart,  
In the negative: None. Ekdahl, Fowler.  
Abstain: None.  
Absent: Doremus, Kennedy, Shea, Gorski

CERTIFICATION

I hereby certify that the foregoing is a true copy of a resolution made by the Planning Board, Borough of Rumson, on the 5th day of July, 1994.

William E. Morrisey  
William E. Morrisey, Secretary

RUMSON BOROUGH PLANNING BOARD

LAWRENCE R. MALONE, CHAIRMAN

MAYOR CHARLES S. CALLMAN

ROBERT J. GORSKI

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JAMES K. SHEA, JR.

HARDEN W. FOWLER

## PREFACE

The twenty-first century, less than a decade away, is a most compelling reason to reflect upon Rumson's heritage and its future. Blessed with a unique location and a natural beauty, the Rumson Peninsula attracted its first settlers more than three hundred years ago.

For over two hundred years the Rumson Peninsula has enjoyed an unparalleled reputation for its natural scenic beauty, and for the valuable and artistic landscaping used to enhance and complement the exceptional architectural endeavors found throughout the Borough of Rumson.

In 1814 a five hundred acre farm was offered for sale in the area of Black Point, Rumson. Even then (Black Point) "is so well known in Philadelphia and New York that it is not necessary to enter into a particular description" except to note "previous to the revolutionary war, it was the only watering place on the shore for the citizens of Philadelphia."

By the 1870's farms gave way to formal estates. It is these large estates with their magnificent structures and landscape settings between 1870 and 1930 that underscores the historic importance of the Borough of Rumson. A number of these estates were designed by eminent architects and landscape designers including Bruce Price, Stanford White, Thomas Hastings and Nathan J. Barret.

Rumson Road, once a simple Indian trail in the 1600's, was now developing a well deserved reputation as a most beautiful scenic road.

Through the Victorian period and well into the twentieth century guidebooks and gazetteers continued to call attention to Rumson Road and those qualities that made Rumson one of the premier residential communities of the Jersey Shore.

Rumson, in 1889, was "considered by many people the finest situation on the coast...the roads and walks throughout are kept in admirable order, the improvements made by summer visitors have enhanced rather than destroyed the natural beauty of this superb peninsula."

In 1903 it was noted that "the famous Rumson Road, known far and wide as New Jersey's beautiful driveway was flanked by velvety lawns, well kept hedges, luxuriant shrubbery and flower displays..."

On Rumson Road and Conover Lane there is a landmark cemetery believed to have been established in 1665. Records indicate more than two hundred burials in this venerable cemetery. The oldest legible headstone dates back to 1722.

On Rumson Road and Tennis Court Lane, the century-old grounds and Club House of the Sea Bright Lawn Tennis and Cricket Club, the oldest club of its type in continuous use, has been recognized and celebrated as a National Historic Landmark.

Historic Rumson Road, today, a tree shaded residential corridor, is still a most attractive and important scenic landmark within the Borough of Rumson. Through the years it has retained its picturesque qualities and architecturally significant buildings. Rumson Road's natural splendor is enhanced by several thousand specimen trees and plantings along the roadside. The quality of architecture and the size of new structures and continued landscaping remains consistent with the times and with the heritage of this Borough.

## BOROUGH OF RUMSON MASTER PLAN REEXAMINATION 1994

### INTRODUCTION

The Rumson Borough Planning Board has undertaken a general reexamination of the Rumson Master Plan and Development Regulations as required by the New Jersey Municipal Land Use Law (N.J.S.A. 49:55D-89). This report presents the findings and recommendations of the reexamination.

As required by law, this reexamination report addresses the following:

- *The major problems and objectives relating to land development in Rumson at the time of the adoption of the last reexamination report.*
- *The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.*
- *The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county, and municipal, policies and objectives.*

- *The specific changes recommended for the Rumson master plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- *The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

## **1. THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION**

The last reexamination report of the Borough was approved by the Planning Board in 1988. The report noted that the problems and objectives identified during the 1985 reexamination were still a concern. These were:

- *To provide for the reasonable development of the few remaining acres left in the Borough, in coordination with the general development of the past.*
- *To provide for reasonable commercial improvements and development in the limited areas left in the Borough in the three business zones.*

The reexamination also noted that these problems and objectives had been articulated and addressed in more detail in an updated Borough Master Plan which had been adopted on July 5, 1988. The plan, which has not been amended since its adoption, recognizes that Rumson

is a mature community which has established harmonious patterns of land use and satisfactory public facilities and services. The Borough offers its residents a pleasant standard of living, safe streets, and quality public services. The challenge for Rumson is to manage and control its further growth and development to assure that this satisfying quality of life is maintained.

The 1988 Master Plan includes general objectives and specific land use recommendations.

### *GENERAL OBJECTIVES*

The general objectives of the master plan are:

- *Maintain Rumson's character as a residential community and the quality of life that it offers.*
- *Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.*
- *Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.*
- *Maintain a satisfactory level of public facilities and services.*
- *Secure the public's safety from fire, flood, panic, and other natural and manmade disasters.*
- *Maintain fiscal stability.*

- *Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.*
- *Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.*
- *Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.*
- *Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.*
- *Promote a desirable visual environment.*
- *Conserve historic sites and districts.*
- *Prevent urban sprawl and degradation of the environment through improper land use.*
- *Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.*
- *Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.*

- *Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.*

## **PROBLEMS**

The major problems articulated in the 1988 Master Plan are:

- *The disposal of solid waste and implementation of recycling to meet State recycling goals.*
- *Addressing the Borough need for low and moderate income housing.*
- *Controlling the intensity of development within the existing residential neighborhoods in order to ensure that infill development, redevelopment, or expansions are compatible with neighborhood character.*
- *Conserving scenic waterfront views along the Navesink River and the Shrewsbury River.*
- *Managing further development within the business and commercial districts to be compatible in scale and intensity with surrounding residential areas and with the character of the business area.*
- *Discouraging piecemeal conversions of residential uses in commercial areas into substandard commercial properties.*

- *Improving pedestrian and vehicular circulation in the business districts.*
- *Protecting Borough landmarks.*
- *Protecting sensitive natural features including wetlands and flood hazard areas.*

## **2. THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1988**

The general master plan objectives continue to be valid

In 1990, the Borough adopted revised unified development regulations that consolidated the zoning, site plan, and subdivision ordinances. The regulations address the major problems in the Borough related to the intensity of residential and nonresidential development. Included is a new schedule of area and bulk requirements for setbacks, coverage limits, and floor area ratio to control residential and nonresidential intensity. Minor amendments to the standards were adopted in 1993.

The regulations include the following features to address planning problems identified in the master plan and previous reexamination report:

- *A circulation design guideline that promotes cross access easements between commercial properties for vehicular and pedestrian movement.*
- *Standards for development along the Navesink and the Shrewsbury rivers that help maintain scenic views.*

- *Design standards for recycling.*
- *Design standards and guidelines to protect sensitive natural features.*
- *Regulations to permit the development of low and moderate income companion units.*

In addition to revising the Borough development regulation, the Borough recycling program, which was in its infancy in 1988, has been successfully established and is in operation.

One feature of the revised regulations which was repealed after its adoption was the provision to protect Rumson Road as a scenic corridor. Consequently, the master plan recommendation to protect the scenic character of Rumson Road to date remains unimplemented; however, efforts are ongoing to achieve the purposes of the recommendation.

Another continued problem is the further development or redevelopment of the Borough business districts. These districts are a mix of nonresidential and residential uses. Concern continues over residential conversions to commercial uses which fail to meet area, bulk, or site plan standards. There is also concern that private proposals to redevelop parcels in the Oceanic Village Historic District, which is the oldest settled area within the Borough, will proceed piecemeal in an uncoordinated fashion to the detriment of overall community design. A Planning Board Committee headed by Councilman Gorski has been formed and is actively considering more detailed planning for the Oceanic Village area.

### 3. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES

#### *ASSUMPTIONS, POLICIES, AND OBJECTIVES*

The assumptions, policies, and objectives of the master plan and development regulations have not significantly changed. The assumptions that underpin Borough planning are:

- *The continued economic viability of Rumson as a single family residential community with supporting public, commercial, and institutional facilities and services.*
- *No natural or man-made disasters will require redevelopment of the Borough.*
- *Given a stable population level, there will be minimal need to expand municipal facilities and services.*

The policies of the Borough, as stated in the Master Plan, are:

- *Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces,*

*driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.*

- *In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools, and parking locations and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.*
- *The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The master plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's lack of vacant land, the Borough will utilize and rehabilitate the existing housing stock to create low and moderate income housing opportunities.*
- *The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, and architectural significance should be identified, maintained, and conserved.*

- *The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough recycling program.*

### *DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES AND HOUSING CONDITIONS*

While the U.S. Census indicates that the population of Rumson declined from 7,209 residents in 1980 to 6,701 residents in 1990 (Figure 1), the number of housing units in the Borough increased slightly. In 1980, the Borough contained 2,375 housing units. In 1990, there were 2,621 housing units (Figure 2). The population change is attributable to declining household size as the resident population has aged and the number of children declined. In 1980, the average Borough household size was 3.0 persons. By 1990, average household size had declined to 2.8 persons (Figure 3). Population decline was anticipated by the 1988 master plan although not to the extent revealed by comparing Census figures from 1980 and 1990.

Rumson has fewer people living in a slightly greater number of housing units. There has been no significant change in land use within the Borough. Density, as measured in population per square mile has decreased; however, density as measured in dwelling units per square mile has increased. These changes do not significantly alter the assumptions, policies, and objectives of the Borough master plan and development regulation as last revised.

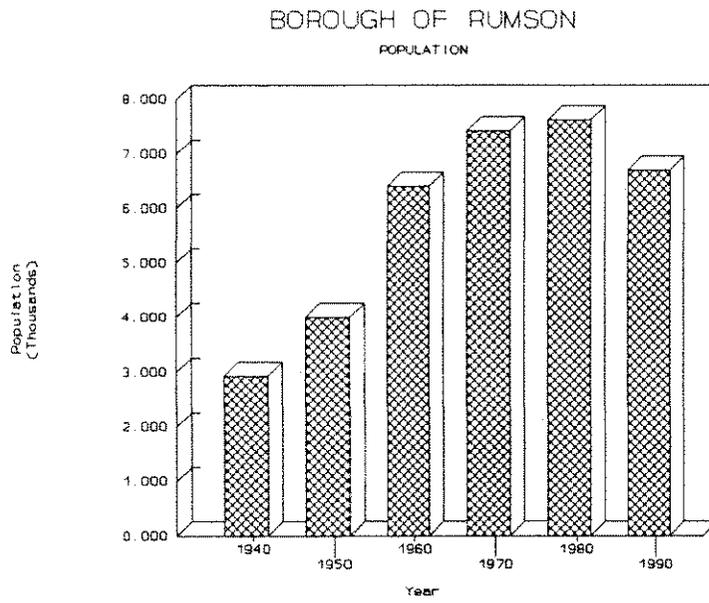


Figure 1

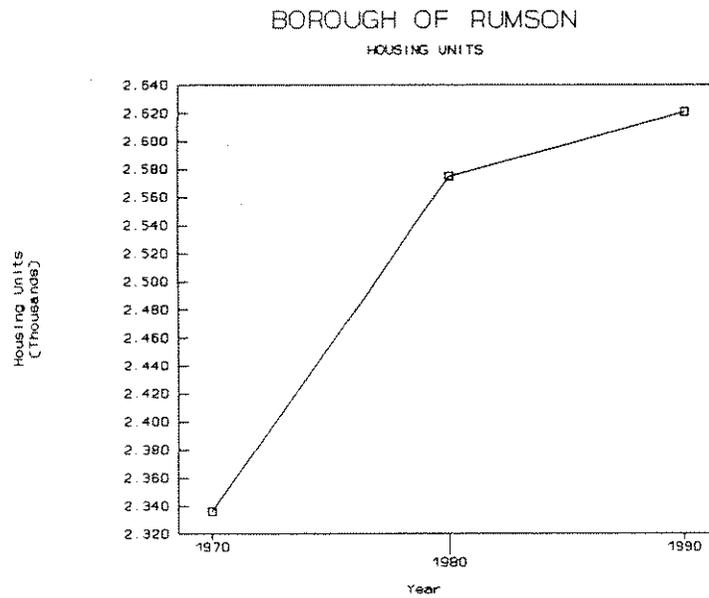


Figure 2

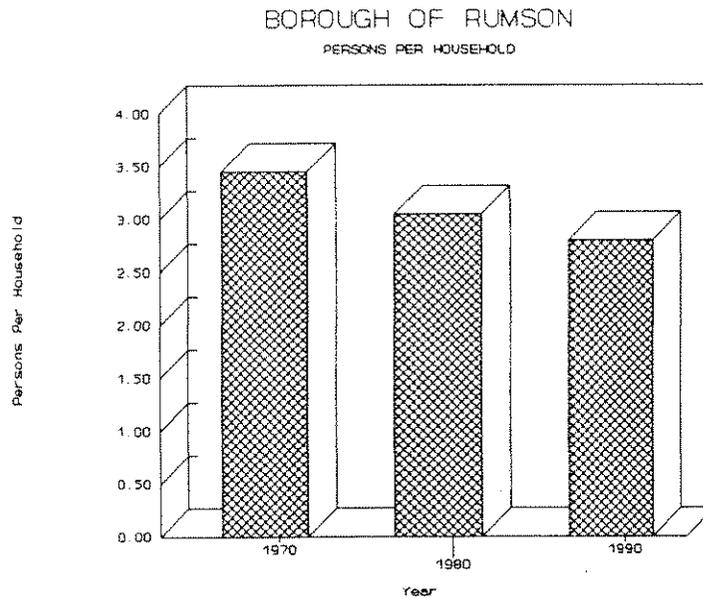


Figure 3

*CIRCULATION, CONSERVATION, AND RECYCLING*

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of recyclables.

*CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES*

Since the adoption of the Borough master plan in 1988 and the adoption of the revised development regulations in 1990, there have been changes to State and County plans and regulations that impact Rumson. Overall, these changes do not alter the assumptions, policies and objectives that form the basis for the Borough Master Plan and Development Regulations. However, they will impact upon Borough planning and regulation, The changes are itemized below and their relationship to the Borough Plan and regulations is reviewed.

*THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN*

The New Jersey State Planning Commission adopted the State Development/ Redevelopment Plan in June 1992. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas. The plan is intended to be utilized to coordinate and guide State infrastructure investments, and to help administer the Mount Laurel doctrine for low and moderate income housing. The Borough of Rumson cooperated with the Monmouth County Planning Board during the cross acceptance process for the State Plan and the State Plan map identifies the following policy areas within Rumson:

1. Most of Rumson is designated as part of metropolitan planning area (PA-1). This planning area includes communities that are almost fully developed with little vacant land available for new development. The concerns for PA-1 are growing fiscal constraints that may lead to a need to regionalize an increasing number of services and systems, rehabilitation of aging infrastructure, and future redevelopment.
2. Portions of Rumson, east of the Oceanic Bridge have been included as part of PA-5, Environmentally Sensitive Planning Area. This is described as a large contiguous land area with valuable eco-systems and wildlife habitats. The PA-5 designated in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the Navesink and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife.

Previously disturbed coastal wetland and sedge islands (e.g. areas used for dredge spoil disposal), while not undisturbed, will, over time, support successional vegetation and recover as valuable habitat. Consideration should be given to including all of these areas within the PA-5 designation.

3. In addition to the PA-5 designation, the State Plan identifies three critical environmental/historic sites within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River, inclusive of the Rumson Country Club holdings, and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites.

#### *MONMOUTH COUNTY PLAN*

The plan adopted by the Monmouth County Planning Board is entitled "The Monmouth County Growth Management Guide". This document, was originally adopted in 1982 and was reviewed by the Borough at the time of the 1988 reexamination report and master plan adoption. In June 1991, the County Growth Management Guide was amended to include a new park, recreation and open space plan. The recreation and open space plan recommend conservation of the river islands in the Shrewsbury and Navesink Rivers. These include sedge islands under the jurisdiction of the Borough of Rumson. The County Plan cites these as important habitats for migrating birds and juvenile fishes.

#### *UNIFORM SITE IMPROVEMENT STANDARDS ACT*

In 1993, the New Jersey Uniform Site Improvement Standards Act was signed into law. The Act requires that all municipalities follow statewide site improvement standards established by the Commissioner of the Department of Community Affairs. These standards would apply to

municipal approvals of residential development for design and construction of public improvements, such as streets, roads, parking, sidewalks, drainage structures and utilities. The standards are currently being developed by a Site Improvement Advisory Board. Eventually the standards will be enacted as regulations adopted by the Commissioner of the Department of Community Affairs. The current Rumson development regulations will continue to govern until the Uniform Site Improvement Standards take effect. The State is attempting, through the Uniform Site Improvement Standard, to eliminate unnecessary costs in construction standards and to streamline the approval process by standardizing improvement requirements statewide.

#### *CAFRA AMENDMENTS OF 1993*

In July 1993, the enabling legislation for the New Jersey Coastal Area Facilities Review Act was amended to subject new development proposed on a beach or dune to review by the New Jersey Department of Environmental Protection and Energy. The State's review regulatory threshold, which used to be 25 or more dwelling units or non-residential projects of 300 or more parking spaces, has been changed. A tier system of review based upon the proximity of the development to the mean high water line of tidal waters, beach, or dune will be used instead. The New Jersey Department of Environmental Protection and Energy has proposed, but not yet approved, regulations to administer the statutory changes. The new CAFRA regulations should be reviewed for their relationship to the development review process within the Borough, particularly with regard to the situations under which the CAFRA permit may be required prior to the issuance of any local development permits.

#### *NEW JERSEY COUNCIL ON AFFORDABLE HOUSING*

In May 1994, the New Jersey Council on Affordable Housing (COAH) approved new regulations for the provision of low and moderate income housing in the State. These regulations include projections of need for low and moderate income housing through the year 1999. COAH projects low and moderate income housing need in the Borough of Rumson for

this period to be 294 dwelling units. This includes an indigenous need of 26 low and moderate income units in need of rehabilitation. The 1988 Borough Master Plan included a housing element which identified an adjusted need of 22 low and moderate income units. The adjustment was based on the lack of available and developable vacant land within the Borough for the construction of new low and moderate income housing. The lack of vacant land within the Borough continues to be a major constraint on new housing production. There is, however, a need to review the new COAH regulations and estimates of need in detail and to further update the Borough Housing Element to address the new COAH allocation.

#### *FRESHWATER WETLANDS REGULATIONS*

Recently, the State of New Jersey assumed jurisdiction for the Federal 404 program and the NJDEPE became the lead agency for authorizing wetlands permits within the State. As of March 2, 1994, anyone conducting activities in or adjacent to a wetland, must hold a valid permit from the State of New Jersey Department of Environmental Protection and Energy. Previous exemptions to the State Freshwater Wetlands Protection Act, including exemptions from the transition areas, are null and void. With some exceptions to the end of 1994, development near a freshwater wetland will be subject to the minimum transition area (buffer) requirement. The New Jersey Department of Environmental Protection has produced aerial mapping of freshwater wetlands within the State of New Jersey. This mapping should be reviewed to identify potential wetlands locations within the Borough that may be subject to State wetlands and transition area regulations.

#### *AMERICANS WITH DISABILITIES ACT (ADA)*

The Americans with Disabilities Act is a federal law which was enacted to assure access by disabled Americans to public facilities and services. Local government operation and public facilities are affected by these regulations. The design, improvement, or operation of public facilities, including buildings, public streets, and recreation areas, are impacted by ADA.

Future improvements and developments, should be arranged to be accessible to all persons, including those with disabilities.

#### **4. RECOMMENDED CHANGES**

As a result of this reexamination, the following specific changes are recommended:

- a. The Housing Element should be revised and updated to address the new Council on Affordable Housing regulations and low and moderate income housing allocation. In addition, this review should include a review of the housing rehabilitation efforts within the Borough and the companion housing program.
- b. The background section of the Master Plan as it relates to the Coastal Area Facilities Review Act should be reviewed and updated to reflect the 1993 CAFRA amendments and the subsequent regulations.
- c. The background section of the master plan describing wetlands, should be reviewed and updated to reflect the current regulations of the NJDEPE and map, and identify any areas mapped by the State as freshwater wetlands, which are subject to regulations, buffer requirements, and development restriction.
- d. The general site design standards for lot suitability should be revised to specify that each lot must be adaptable to its intended purpose and must provide a suitable building envelope for the placement of buildings and improvements. The language referring to deductions of environmentally constrained lands from lot area should be deleted. This modification will address recent case law regarding lot area, design standards, and environmental constraints. The relevant cases are

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El Shaer v. Planning Board, Pizzo Mantin Group v. Township of Randolph, and Manalapan Builders Alliance v. Township Committee of Manalapan.

- e. The Borough is concerned with the future development of the area between River Road and the Navesink River and Bingham Avenue and First Street. This area includes portions of the historic Oceanic Village, waterfront lands, and the commercial district. Additional study of this area and production of a more detailed plan for its future use and improvement is recommended.
  
- f. The West Park section of the Borough, south of Grant Avenue, is subject to periodic flooding associated with fluctuations in the tidal cycle. To address this problem, the Borough is reviewing the possibility of reconstructing and raising the streets in this neighborhood prone to periodic inundation. The Borough should review the development regulations applicable to this area to determine if minimum elevations for finished lot grade or buildings should be required. For existing lots and improvements, additions or changes which would trigger a requirement to elevate a lot and existing improvements should also be reviewed.

The Planning Board otherwise finds that the underlying objectives, policies and standards of the Master Plan continue to be appropriate as the basis for the Borough of Rumson.

## **5. RECOMMENDATIONS ON REDEVELOPMENT PLANS**

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any master plan or regulatory revision to effectuate a redevelopment plan.

1995 Housing Element and Fair Share Plan

MASTER PLAN AMENDMENT  
Housing Element Amendment and  
Fair Share Plan Recommendation

BOROUGH OF RUMSON  
Monmouth County, New Jersey

Prepared By:



ASSOCIATES

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Middletown, New Jersey 07748

Adopted by the Borough of Rumson Planning Board: July 11, 1995



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*The original of this document has been signed and sealed in accordance with New Jersey Law.*

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN  
BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

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RUMSON HOUSING PLAN ELEMENT  
AND FAIR SHARE PLAN

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## EXECUTIVE SUMMARY

The Rumson Borough Planning Board recently re-examined the Borough Master Plan to identify desirable plan changes or revisions. As a result of its reexamination, the Board recommended revising and updating the Master Plan's Housing Element. This recommendation was made because New Jersey Law requires that a Housing Element be adopted by the Borough as the basis for local zoning and land use regulation. The Housing Element must be designed to achieve the goal of access to affordable housing and to determine the Borough fair share of the regional need for low and moderate income housing.

The Council on Affordable Housing (COAH) is the State agency responsible for identifying housing regions and estimating regional housing need in New Jersey. Periodically, COAH assigns a fair share housing obligation to each municipality. Rumson is within the East Central Housing Region which consists of Monmouth, Mercer and Ocean Counties. For the period to 1999, COAH has assigned a precertified obligation of 294 low and moderate income housing units to Rumson.

The Rumson Borough Planning Board has reviewed COAH's calculation. The Borough has taken an adjustment to its obligation because the Borough lacks sufficient vacant developable land for housing construction. This Housing Element, Fair Share Plan, and Land Use Element Amendment has been prepared to

revise the Borough Master Plan and address the Borough obligation to provide opportunities for 26 low and moderate income housing units.

### DETERMINATION OF FAIR SHARE FOR LOW AND MODERATE INCOME HOUSING

The Borough fair share for low and moderate income housing through 1999 is comprised of indigenous need, reallocated present need, and prospective need. Indigenous need consists of deficient housing units occupied by low and moderate income households within Rumson. Reallocated present need is the portion of the housing region total number of deficient housing units occupied by low and moderate income households that have been redistributed to Rumson from designated areas. Prospective need is a projection of Rumson's share of low and moderate income housing needs based on development and growth which is likely to occur in the housing region.

When these components are summed, Rumson Borough has a fair share housing need of 294 low and moderate income housing units as calculated by the New Jersey Council on Affordable Housing and presented in the report entitled "Municipal Number Summary" - 1993 - 1999 Low and Moderate Income Housing Needs Estimates by County dated October 11, 1993.

The potential for further development or redevelopment in Rumson is extremely limited. The Borough population declined from 7,209 residents in 1980 to 6,701 residents in 1990. Although in that period there was a modest increase in the total housing stock, from 2,509 dwelling units to 2,621 dwelling units, most of this increase was related to minor building activity on scattered lots within established single-family residential neighborhoods. Based upon its review of vacant land and existing land use, the Borough has concluded that there are no sites within the Borough that are available, approvable, suitable, or developable that could produce 294 low and moderate income units at the presumptive densities and set asides required by COAH regulations.

Because of its lack of new housing sites, Rumson's fair share obligation is limited to its indigenous need. Rumson's adjusted obligation, therefore, is 26 low and moderate income housing units. The Borough can claim a credit against this adjusted obligation for one unit which has been rehabilitated within the Borough by the Monmouth County Housing Improvement Program. The remaining fair share for which opportunities are needed is 25 low and moderate income dwellings.

### **PLAN FOR PROVIDING THE FAIR SHARE**

Based on the Borough's fully developed single-family residential character, environmentally sensitive lands and lack of sites for the development of new low and

moderate income housing, the obligation of the Borough to provide for its Mount Laurel fair share need is best achieved through the rehabilitation of the existing housing stock and permitting accessory housing units, in appropriate locations, which are termed low and moderate income companion units.

Rehabilitation of existing low and moderate income dwellings in the Borough will be achieved by encouraging eligible residents to participate in the Monmouth County Housing Improvement Program. The program provides financial assistance for housing rehabilitation. The Borough will publicize the availability of funds and assist residents in making application.

Low and moderate income companion units are currently permitted and will continue to be permitted as a conditional use in the POB (Professional Office Building), NB (Neighborhood Business) and GB (General Business) zones of Rumson.

## HOUSING PLAN ELEMENT AND FAIR SHARE PLAN BOROUGH OF RUMSON

### INTRODUCTION

As a result of the New Jersey State Supreme Court decision in Mt. Laurel II, the Borough of Rumson is required to provide a realistic opportunity for a fair share of the region's need for low and moderate income housing. The Council on Affordable Housing (COAH) is the state agency responsible for identifying housing regions and estimating low and moderate income housing need. COAH has identified Monmouth, Ocean and Mercer Counties as the East Central Housing Region.

This amended housing plan element and fair share housing plan for the Borough of Rumson is based upon the criteria for a housing element specified by N.J.S.A. 52:27D-310 and upon the revised New Jersey Council on Affordable Housing substantive rules (N.J.A.C. 5:93 et seq.) which became effective June 6, 1994. It amends the housing element and fair share plan as last revised and adopted by the Rumson Planning Board on July 5, 1988. That plan was for the period 1987 to 1993 and addressed an adjusted housing obligation of 22 lower income housing units.

The Borough obligation for the period 1987 to 1993 was adjusted based upon a lack of available and developable land within the Borough for the construction of new low and moderate income housing. The adjustment was supported by a vacant land inventory and analysis undertaken by the Borough in accordance with COAH rules and regulations. The inventory and analysis revealed the following:

- The Borough is substantially developed. Most of the areas that remained undeveloped were environmentally sensitive flood hazard areas or wetlands.
- Historic sites eligible for inclusion in the National or State Register of Historic Places constrained the development of vacant parcels.

- There is lack of available land parcels of two acres or greater in size. Two acres is the minimum area established by COAH for consideration as a low and moderate income housing site.

Due to the lack of available land for new construction, the Borough plan for the period 1987 to 1993 proposed using the existing building stock to create low and moderate income companion units known as accessory apartments. Such apartments were to be permitted as a conditional use in specified zones.

The revised COAH rules now project the municipal obligation to provide lower income housing to the year 1999 and has made it necessary for Rumson to review its housing plan. For this period (1987-1999) COAH has assigned a precredited obligation of 294 low and moderate income housing units to Rumson. COAH has also revised the rules and regulations which permit a municipality to adjust the obligation based upon a lack of vacant developable land. This amended housing element and fair share plan addresses the Borough obligation under the revised rules.

### **HOUSING STOCK CHARACTERISTICS**

The housing stock characteristics in the Borough of Rumson include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction. Table 1, "Housing characteristics - 1989 Borough of Rumson" lists these characteristics.

**TABLE 1**  
**HOUSING CHARACTERISTICS – 1990**  
**BOROUGH OF RUMSON**

	Number	Percent of Total
<b>I. HOUSING UNITS</b>		
Number of units	2,621	N/A
Occupied Housing Units	2,394	N/A
Number of units (1980)	2,599	N/A
Vacant Housing Units	227	N/A
Homeowner vacancy rate	2.4%	N/A
Rental vacancy rate	5.8%	N/A
<b>II. OCCUPANCY/HOUSEHOLD CHARACTERISTICS</b>		
Number of Households	2,394	N/A
Persons Per Household	2.80	N/A
Family Household	1,932	80.7%
Non-Family Household	462	19.3%
Householders 65 +	205	N/A
Seasonal, Recreational or Occasional Use	97	N/A
Owner Occupied	2,120	80.7%
Renter Occupied	274	11.4%
<b>III. YEAR STRUCTURE BUILT</b>		
1989 to March 1990	7	0.3%
1985 to 1988	65	2.5%
1980 to 1988	44	1.7%
1970 to 1979	249	9.5%
1960 to 1969	329	12.6%
1950 to 1959	708	27.0%
1940 to 1949	252	9.6%
1939 or earlier	967	36.9%
<b>Total</b>	2,621	100.00%
<b>IV. CONDITION OF UNITS</b>		
Lacking complete plumbing facilities	14	N/A
Lacking complete kitchen facilities	0	N/A
Lacking central heating facilities	0	N/A

**TABLE 1 (Continued)**  
**HOUSING CHARACTERISTICS – 1990**  
**BOROUGH OF RUMSON**

	Number	Percent of Total
<b>V. HOME VALUE – (Owner Occupied Units)</b>		
\$300,000 and up	1,078	54.7%
\$200,000 – \$299,999	409	20.8%
\$150,000 – \$199,000	287	14.6%
\$100,000 – \$149,000	126	6.4%
\$50,000 – \$99,999	61	3.1%
\$0 – \$50,000	8	0.4%
<b>Total</b>	1,969	100.0%
Median Value	\$349,700	
<b>VI. RENTAL VALUE – (Rental Occupied Units)</b>		
\$1,000 & +	57	24.4%
\$750 – \$999	65	27.8%
\$500 – \$749	68	29.1%
\$250 – \$499	34	14.5%
Less than \$250	10	4.3%
<b>Total</b>	234	100.0%
Median Rent	\$769	

*SOURCE: U.S Bureau of Census 1990*  
*COMPILED BY: T & M ASSOCIATES*

### Number and Type of Housing Units

Rumson had a total of 2,621 housing units according to the 1990 Census. This is an increase of 22 units since the 1980 Census which reported a total of 2,599 units. 227 units were listed as vacant in 1990.

According to the 1990 Census of Housing, 80.7 percent of the housing units in Rumson Borough were owner occupied. With respect to rental housing, 11.4 percent of the Borough housing units were renter occupied.

### Occupancy/Household Characteristics

According to the 1990 Census, the Borough of Rumson had a total of 2,394 households. Of this total, 97 were listed as seasonal, recreational or occasional use households. Of the total number of households, 1,932 were single family households or 80.7 percent and 462, or 19.3 percent, were non-family households. Householders 65 years of age or older accounted for 205 of the households in Rumson.

### Age of Housing

The Borough housing stock is relatively old. 36.9 percent of the current housing stock was built prior to 1939. This accounts for 967 of the listed 2,621 housing units in existence in March 1990. Between 1940 and 1949, a total of 252 units were constructed which accounts for 9.6 percent of the current housing stock. Between 1950 and 1959, 708 housing units or 27.0 percent of the total housing stock was constructed. Between 1960 and 1969, 329 or 12.6 percent of the housing stock was constructed. Between 1970 and 1979, 249 housing units or 9.5 percent of the total. Between 1980 and March 1990, 116 housing units were constructed or 4.5 percent of the total.

Condition of Units

The housing stock in the Borough of Rumson had a small number of substandard units according to the 1990 Census. The 1990 Census indicates that Rumson had 0 units lacking complete kitchen facilities, and 14 units lacking complete plumbing facilities. In accordance with the Council on Affordable Housing methodology, there is an indigenous housing need of 29 substandard permanent housing units occupied by low and moderate income households within the Borough. Indigenous need is the number of deficient housing units based on multiple deficient characteristics and capped by the regional average percent deterioration.

Purchase or Rental Value

The 1990 median value of specified owner occupied housing units in Rumson Borough was \$349,700. Of the total, 1,969 reporting owner occupied, 69 units or 3.5 percent had a value of less than \$100,000; 1,078 units or 54.7 percent had a value of \$300,000 or greater. The 1990 median gross monthly rent was \$769 for Rumson Borough housing units. Of the 234 renter occupied units, 68 units or 29.1 percent had a rental value between \$500 and \$749; 65 units had a rental value between \$750 and \$999; 57 units had a rental value of \$1,000 or more.

Affordability to Low and Moderate Income Households

Rental and owner occupied housing which was affordable to low and moderate income households was calculated using the 1994 COAH regulations, 1990 Census information and assumptions of the residents spending capability for housing. The 1994 COAH regulations defined the East Central Housing Region as Monmouth, Ocean and Mercer Counties. Prior to 1994, the East Central Region only included Monmouth and Ocean Counties. Based on 1990 Census data, the average household income for the East Central Housing Region was \$49,862. This was calculated by multiplying the mean household income by the number of households for each county in the region and dividing that total by the total number of household in the region.

Moderate income households are defined by COAH as households earning between 50 percent and 80 percent of the median household income level in the region. This was calculated for the region as between \$24,931 and \$39,890 for a household size of 4 persons. Low income households are defined by COAH as households earning 50 percent or less of the median household income level in the region. This was calculated as less than \$24,931.

Rental housing which was affordable to low and moderate income households in 1990 can be extrapolated from the 1990 Census data assuming renter households spend a maximum of 30 percent of their income for rent based on COAH regulations. Approximately 78 units or 33 percent of the renter occupied units in Rumson were affordable to low income households in the East Central Housing Region and, approximately 176 units or 75 percent of the renter occupied units in Rumson were affordable to moderate income households in the East Central Housing Region.

Owner occupied housing which was affordable to low and moderate income households in 1990 can be extrapolated from the 1990 Census data based on several assumptions. Assuming owner occupied housing spend a maximum of 28 percent of their income for mortgage based on COAH regulations. This also assumes a 10 percent down payment and a 30 year amortized mortgage at a 7 percent interest rate plus a general tax rate of 3.523 per \$100 of purchase value, approximately 26 units or 1.3 percent of the owner occupied units in Rumson were affordable to low income households in the East Central Housing Region. Based on the same assumptions approximately 82 units or 4.2 percent of the owner occupied units in Rumson were affordable to moderate income households in the East Central Housing Region.

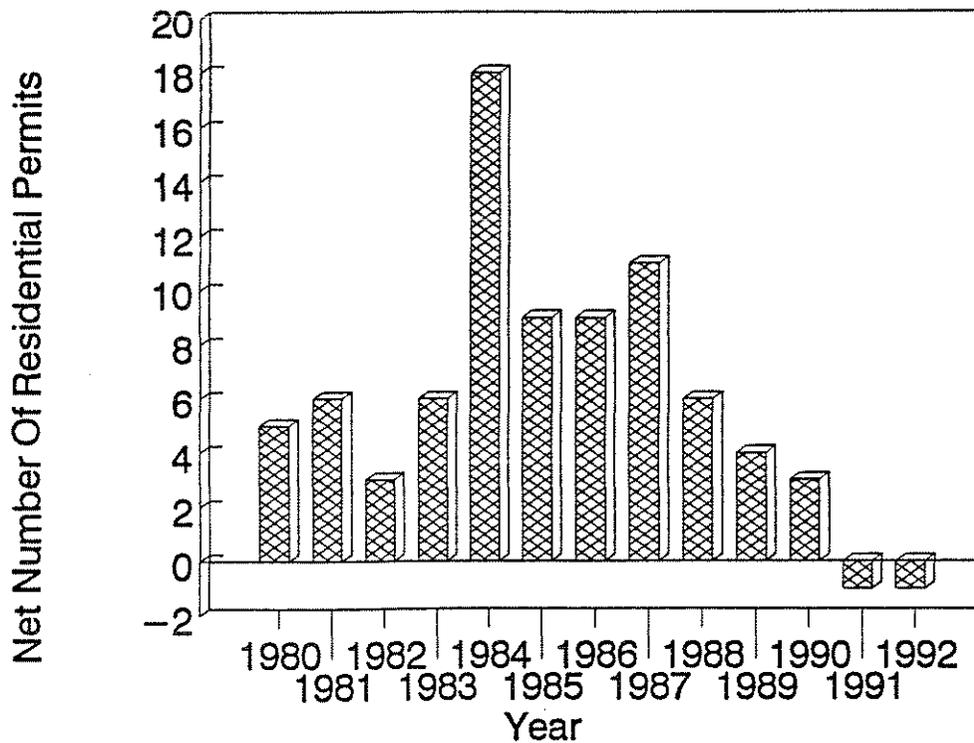
#### Rate of Construction

Table 2, "Residential Construction and Demolition Permits - Borough Of Rumson", indicates the year the structure was constructed based on building permits since 1980.

**TABLE 2**  
**RESIDENTIAL CONSTRUCTION AND DEMOLITION PERMITS**  
**BOROUGH OF RUMSON**

Year	Construction Permits	Demolition Permits	Net Change
1980	5	0	5
1981	7	1	6
1982	3	0	3
1983	15	9	6
1984	23	5	18
1985	16	7	9
1986	15	6	9
1987	13	2	11
1988	13	7	6
1989	10	6	4
1990	8	5	3
1991	5	6	(1)
1992	9	10	(1)
<b>TOTAL</b>	<b>142</b>	<b>64</b>	<b>78</b>

*SOURCE: New Jersey Department of Labor, Building Permit Summaries.*  
*COMPILED BY: T&M ASSOCIATES.*



A comparison of building and demolition permits from 1980 through 1992 indicates that a total of 142 building permits were authorized and 64 demolition permits were authorized for a net gain of 78 units. The peak construction year for this time period was 1984 when 23 building permits were authorized. In the same year, 5 demolition permits were authorized resulting in a net gain of 18 units. Another peak year included 1987 when there was a net gain of 11 units, however since then the number of construction permits has decreased steadily, and in the previous two years a reduction of one unit has occurred in the Borough.

### **PROJECTIONS OF HOUSING STOCK 1994-2000**

The total number of year-round housing units in Rumson Borough increased 2.3 percent between 1980 and 1990, from 2,599 units in 1980 to 2,660 units in 1990. Projections based upon historical growth trends using 4, 8, and 12 year data indicate continued growth in the Borough housing stock. The projected yearly increase in the Rumson Borough housing stock ranges from 1 to 7 new units per year (See Table 3, "Housing Stock Projections").

Actual housing construction is dependent on a variety of factors over which the Borough has little control including financing, marketing and builder timing.

### **DEMOGRAPHIC CHARACTERISTICS**

Table 4, "Demographic Characteristics - 1989 Borough of Rumson" presents total population by age and income level by household.

#### Population

The Borough had a total of 6,701 persons in 1989. A total of 417 were classified as preschool age 0-4 years or 6.2 percent. School age children age 5-19 years accounted for 1,362 persons or 20.3 percent of the total. Working age 20-64 years accounted 3,998 persons or 59.7 percent

**TABLE 3  
HOUSING STOCK PROJECTIONS  
BOROUGH OF RUMSON**

**TRENDS**

<b>YEAR</b>	<b>1980-1992</b>	<b>1984-1992</b>	<b>1988-1992</b>
1986	2,636	2,636	2,636
1987	2,647	2,647	2,647
1988	2,653	2,653	2,653
1989	2,657	2,657	2,657
1990	2,660	2,660	2,660
1991	2,659	2,659	2,659
1992	2,658	2,658	2,658
1993	2,665	2,663	2,659
1994	2,672	2,668	2,660
1995	2,679	2,674	2,662
1996	2,687	2,679	2,663
1997	2,694	2,684	2,664
1998	2,701	2,689	2,665
1999	2,708	2,695	2,666
2000	2,715	2,700	2,668

<b>REGRESSION TRENDS</b>	<b>PROJECTED MEAN YEARLY CHANGE</b>
------------------------------	---

1980-1992	7
1984-1992	5
1988-1992	1

*SOURCES: Trends based upon New Jersey Department of Labor, Division of Planning & Research,  
"Residential Building Permits Historical Summary 1970 - 1979"  
& "Residential Building Permits: Yearly Summaries 1980 - 1988"*

*COMPILED BY: T & M ASSOCIATES*

**TABLE 4**  
**DEMOGRAPHIC CHARACTERISTICS - 1989**  
**BOROUGH OF RUMSON**

	Number	Percent of Total
<b>POPULATION AGE</b>		
Preschool (0 - 4 Yrs.)	417	6.2%
School Age (5 - 19 Yrs.)	1,362	20.3%
Working Age (20 - 64 Yrs.)	3,998	59.7%
Seniors 65 +	924	13.8%
<b>Total</b>	6,701	100.0%

*SOURCE: U.S Bureau of Census as compiled by Monmouth County Demographic & Economic Profile Vol. 1*  
*COMPILED BY: T & M ASSOCIATES*

**INCOME LEVEL (HOUSEHOLDS)**

Less than \$5,000	46	1.9%
\$5,000 - \$9,999	53	2.2%
\$10,000 - \$14,999	119	4.9%
\$15,000 - \$24,999	218	9.1%
\$25,000 - \$34,999	185	7.7%
\$35,000 - \$49,999	321	13.3%
\$50,000 - \$74,999	421	17.5%
\$75,000 - \$99,999	239	9.9%
\$100,000 - \$149,999	286	11.9%
\$150,000 or more	517	21.5%
<b>Total</b>	2,405	100.00%

Median household income = \$63,973

Per capita income = \$43,763

*SOURCE: U.S Bureau of Census 1990 Summary Tape File 3A.*  
*COMPILED BY: T & M ASSOCIATES*

of the Borough population. Seniors aged 65 and older accounted for 924 persons or 13.8 percent of the Borough population.

#### Income Level

Per Capita Income within the Borough in 1989 was \$43,763 while the median household income was \$63,973. A total of 437 households reported income of less than \$25,000, or 18.1 percent of the households. A total of 185 households reported income between \$25,000 and \$34,999 or 7.7 percent of the households. A total of 321 households reported income between \$35,000 and \$49,999, a total of 421 households reported income between \$50,000 and \$74,999 or 17.5 percent. A total of 239 households reported income of \$75,000 - \$99,999. The largest number of households, 803, reported income of \$100,000 or more.

#### **EXISTING AND FUTURE EMPLOYMENT CHARACTERISTICS**

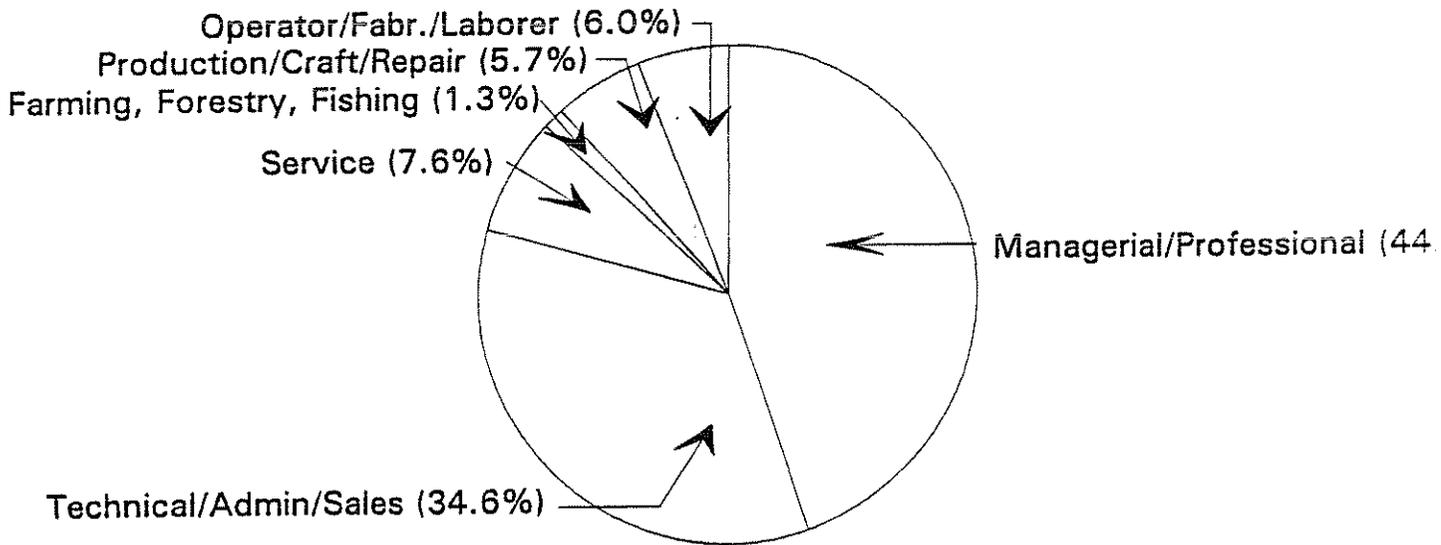
Characteristics of the Rumson Borough labor force are presented in Table 5, "Employment Characteristics - 1990 Rumson Borough." In 1990, the Census recorded that 44.8 percent of the 3,215 jobs held by residents of the Borough of Rumson were classified as managerial/professional, 34.6 percent as administrative, technical or sales, 7.6 percent as service, 1.3 percent as farming, forestry, fishing, 5.7 percent as production/craft/repair, and the remaining 6.0 percent as operator/fabricator/laborer.

Employment projections prepared by the Monmouth County Planning Board show an increase of 311 jobs in Rumson Borough between 1988 and 2010 (Table 6, "Employment Projections - Borough of Rumson").

**TABLE 5**  
**EMPLOYMENT CHARACTERISTICS - 1989**  
**BOROUGH OF RUMSON**

Occupation	1989 Number	Percent of Total
Managerial/Professional	1,439	44.8%
Technical/Admin/Sales	1,112	34.6%
Service	245	7.6%
Farming, Forestry, Fishing	43	1.3%
Production/Craft/Repair	183	5.7%
Operator/Fabr./Laborer	193	6.0%
<b>TOTAL</b>	<b>3,215</b>	<b>100.0%</b>

*SOURCE: U.S. Bureau of Census as compiled in Demographic and Economic Profile Volume II.  
 COMPILED BY: T & M ASSOCIATES*



**TABLE 6**  
**EMPLOYMENT PROJECTIONS**  
**BOROUGH OF RUMSON**

1988	1,210
(Projected) 2010	1,521

*SOURCE: Monmouth County At-Place Employment Monmouth County Municipalities, June 1990*  
*COMPILED BY: T & M ASSOCIATES*

**DETERMINATION OF PRE-CREDITED PRESENT AND PROSPECTIVE FAIR SHARE FOR LOW AND MODERATE INCOME HOUSING**

The Borough fair share for low and moderate income housing through 1999 is comprised of three major components: indigenous need, reallocated present need, and prospective need. Indigenous need consists of deficient housing units occupied by low and moderate income households within Rumson. Reallocated present need is the portion of the housing region total number of deficient housing units occupied by low and moderate income households that have been redistributed to Rumson from designated areas. Prospective need is a projection of Rumson's share of low and moderate income housing needs based on development and growth which is likely to occur in the housing region.

When these component's are summed, Rumson Borough has a fair share housing need of 294 low and moderate income housing units as calculated by the New Jersey Council on Affordable Housing and presented in the report entitled "Municipal Number Summary" - 1993 - 1999 Low and Moderate Income Housing Needs Estimates by County dated October 11, 1993. The methodology established by the New Jersey Council on Affordable Housing allocates present and prospective housing needs for all municipalities within New Jersey. The calculation for Rumson, before credits or adjustments, is shown on Table 7.

The Council calculates that Rumson has a present fair share need of 40 low and moderate income housing units and a prospective need of 123 units for a total need of 164 units for the period of 1993 - 1999. In addition to this, the prior cycle prospective need (1987-1993) was 130 units. The total fair share need (total need and prior cycle prospective need) is calculated as 293 units minus 12 filtered down units, minus 1 conversion unit, minus 3 spontaneous rehabilitation units, plus 17 units which were demolished to yield a pre-credited need of 294 units. No reductions to the precredited need were calculated by the Council on Affordable Housing.

**TABLE 7**  
**PRECREDITED LOW AND MODERATE**  
**INCOME HOUSING NEED – 1987–1999**  
**BOROUGH OF RUMSON**

Indigenous Need		29
Reallocated Present Need	+	<u>11</u>
Present Need (1993)	=	40
Prospective Need (1993 – 1999)	+	<u>123</u>
Total Need	=	163
Prior Cycle Prospective Need	+	130
Demos	+	17
Filter	–	12
Conver.	–	1
Rehab.	–	3
Precredited Need		<u>294</u>
Reductions	–	0
Calculated Need		<u>294</u>

*SOURCE: Council on Affordable Housing.*

*COMPILED BY: T & M ASSOCIATES*

## **STATUS OF THE 1987-1993 OBLIGATION**

The Borough plan for the 1987-1993 obligation identified an adjusted fair share of 22 units. The Borough planned to meet this fair share in two ways:

- By establishing a housing rehabilitation program
- By zoning to permit low and moderate income companion units (accessory apartments).

Notwithstanding Borough efforts, a housing rehabilitation program was not established nor have any companion units been developed. The Borough did implement zoning to permit companion units as a conditional use in the POB-Professional Office Building Zone; the GB-General Business Zone; and the NB-Neighborhood Business Zone. These zones are mixed use districts containing residential as well as non-residential development. In the event that a sufficient number of housing units were not produced in these three zones, the prior plan recommended approving companion units in the R-4, R-5, and R-6 residential zones contiguous to the business zones. In residential zones, additional conditions would be attached to restrict the companion units to not more than one on the same lot as the primary dwelling. Moreover, the primary dwelling must be owner-occupied. Zoning to permit companion units in the R-4, R-5, and R-6 districts was not implemented.

## **ADJUSTMENT TO THE 1987-1999 FAIR SHARE**

### **Overview**

COAH rules and regulations continue to recognize that a municipality can exhaust an entire resource (land, water, or sewer) and still not be able to provide a realistic opportunity for addressing the need determined by COAH. Consequently, revised standards and procedures are

outlined in N.J.A.C. 5:93-4.1 et seq. that permit Rumson to demonstrate that its housing obligation is limited by the lack of land, water, or sewer and to reduce or defer its obligation. Rumson cannot, however, reduce or defer its rehabilitation component (indigenous need). Rumson's rehabilitation component is 26 units (29 units of indigenous need - 3 spontaneous rehabilitations = 26 units).

Under its 1987-1993 housing plan, the Borough adjusted its obligation based upon a lack of developable land. The COAH rules for adjustment have been revised to require that a municipality inventory all vacant land parcels and review the extent to which each parcel is suitable, approvable, and developable. Previously, a municipality had to compile and review only vacant parcels two (2) acres or greater in area.

In addition to vacant sites, other sites devoted to a specific use which involve low density development that could create an opportunity for affordable housing if inclusionary zoning were in place may also be considered. Such sites include, but are not limited to, golf courses not owned by members, farms, driving ranges, nurseries and non-conforming uses.

Sites which have a realistic development potential for new inclusionary housing development are presumed to be able to support a minimum density of six (6) units per acre with a set aside of 20 percent for low and moderate income housing. If, for example, a community has two sites, one of ten and one of five acres, its realistic development potential would be 18 low and moderate income units.

$$10 \times 6 \text{ units/acre} = 60 \times .2 = 12$$

$$\underline{5 \times 6 \text{ units/acre} = 30 \times .2 = 6}$$

18

If the realistic development potential is less than the municipal calculated need minus credits, then areas that may be developed or redeveloped must be reviewed. Such areas could include, but are not limited to publicly owned land; downtown mixed use areas; a housing stock appropriate for accessory apartments; a private club owned by its members; and properties that may be subdivided and support additional development. In such a situation, the following may be considered to address the housing obligation:

1. Zoning amendments that permit apartments or accessory apartments.
2. Overlay zoning to require inclusionary development or to impose a development fee to produce affordable housing. In an overlay zone, the existing use may continue and expand as a conforming use. However, if the existing use is changed, then the site must produce low and moderate income housing or a development fee.
3. Zoning amendments that impose a development fee to produce affordable housing.

### **The Adjustment Process**

The COAH rules specify that when a municipality receives an adjusted obligation, any inclusionary sites that are identified must be zoned at a minimum density of six (6) units per acre with a 20 percent set aside. To address its revised 1987 to 1999 obligation, Rumson has compiled a new vacant land inventory in accordance with COAH's revised rules. This new inventory confirms the conclusion of the prior plan that the Borough lacks sufficient vacant land to address the obligation calculated by COAH for reallocated new and prospective need. The housing need prior to adjustments is shown on Table 7. The inventory of vacant land and adjustments are shown in Table 8. The location of the vacant land identified in the inventory is shown on Figure 1. The adjusted fair calculation is shown in Table 9.



TABLE 8  
VACANT LAND INVENTORY  
BOROUGH OF RUMSON, NEW JERSEY

Site Identification		Site Area		Area Exclusions				Capacity for Inclusionary Units					
Tax Map Sheet #	Block & Lot	Location	Owner	Lot (acres)	Vacant (acres)	Sec. 4.2(c)(2) Exclusions		Sec. 4.2(d) 1, (d)3, and (d)4 (D)5		Net Available Acres	Density (Units Per Acre)	Total Units	Total ML Units
						Wet	Floodplain	Other	Public	Non-Profit	Proposed Conserv.	Not Suitable	
42	123 2.02	Rumson Rd.	Duff, Thomas & Susan	1.50	1.50	1.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00
45	128 14	Oaprey Ln.	Winters, Robert C. & Patricia A.	3.13	3.13	2.20	0.00	0.00	0.00	0.00	0.00	0.93	0.00
47	128 10.1	Oyster Bay Dr.	Bloom, Henry H.	0.24	0.24	0.00	0.24	0.00	0.00	0.00	0.00	0.00	0.00
48	132 10	Woodmere Ave.	Prasak, C.J. & E.H.	0.23	0.23	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00
49	135 7	Shrewsbury Dr.	Sorensen, A. & Robertson, W.	0.51	0.51	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00
50	138 7	Grant Ave.	Clayton, J.W. & H.H.	0.15	0.15	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00
50	137 14.01	Warren St.	Anderson, Virginia	0.23	0.23	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00
50	138 3	Warren St.	Desmond, F.J. & J.H.	0.16	0.16	0.00	0.16	0.00	0.00	0.00	0.00	0.00	0.00
50	142 4	Rumson Rd.	Cook, Veronica F.	0.23	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.00
50	144 27.1	Waterman Ave.	Johnson, E.W. & L.	0.32	0.32	0.00	0.32	0.00	0.00	0.00	0.00	0.00	0.00
51	150 1	Nevesink River (Island)	Bloom, Henry H.	14.56	14.56	0.00	14.56	0.00	0.00	0.00	0.00	0.00	0.00
52	151 2	Nevesink River (Island)	Beard, Henry	2.05	2.05	0.00	2.05	0.00	0.00	0.00	0.00	0.00	0.00
52	152 1	Nevesink River (Island)	Beard, Henry	31.64	31.64	0.00	31.64	0.00	0.00	0.00	0.00	0.00	0.00
52	153 1	Nevesink River (Island)	Beard, Henry	10.65	10.65	0.00	10.65	0.00	0.00	0.00	0.00	0.00	0.00
52	154 1	Nevesink River (Island)	Beard, Henry	6.53	6.53	0.00	6.53	0.00	0.00	0.00	0.00	0.00	0.00
52	159 1	Nevesink River (Island)	Beard, Henry	0.57	0.57	0.00	0.57	0.00	0.00	0.00	0.00	0.00	0.00
52	160 1	Nevesink River (Island)	Beard, Henry	0.15	0.15	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00
52	161 1	Nevesink River (Island)	Beard, Henry	0.40	0.40	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00
52	163 1	Nevesink River (Island)	Dubouchet Holding Co.	4.20	4.20	0.00	4.20	0.00	0.00	0.00	0.00	0.00	0.00
52	164 1	Nevesink River (Island)	Dubouchet Holding Co.	11.16	11.16	0.00	11.16	0.00	0.00	0.00	0.00	0.00	0.00
52	165 1	Nevesink River (Island)	Beard, Henry	0.10	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00
52	166 1	Nevesink River (Island)	Beard, Henry	0.45	0.45	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00
52	167 1	Nevesink River (Island)	Beard, Henry	0.25	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00
52	169 1	Nevesink River (Island)	Beard, Henry	0.10	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00
				TOTAL	155.54	155.54	4.17	119.96	0.00	0.00	0.00	31.39	0.00

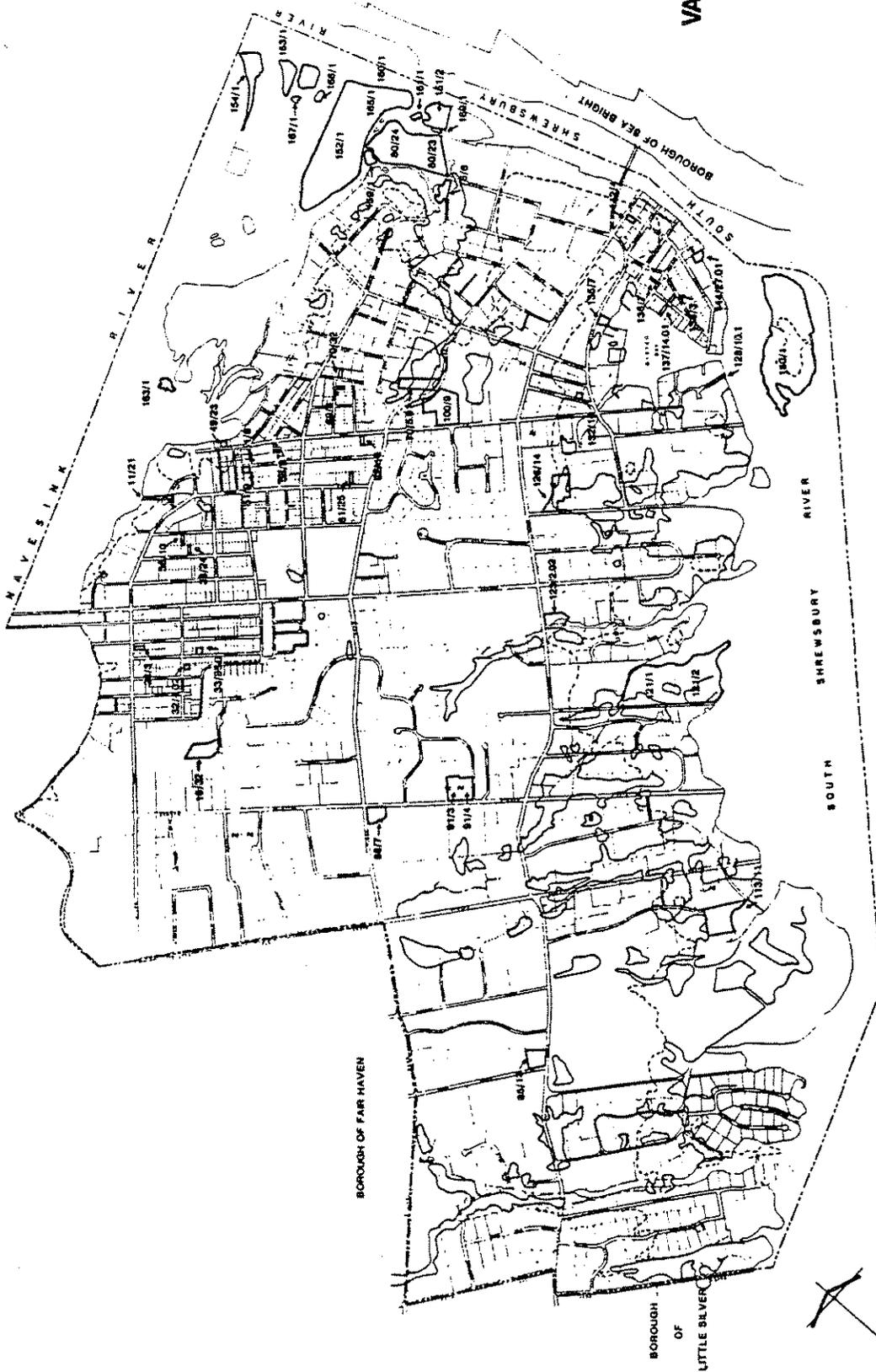
ENVIRONMENTALLY SENSITIVE EXCLUSIONS:  
WET -- FRESHWATER WETLANDS  
FLOODPLN -- 100-YEAR FLOODPLAIN

NOT SUITABLE:  
LS -- INADEQUATE LOT SHAPE, FRONTAGE, OR AREA  
HS -- HISTORIC SITE  
NA -- INADEQUATE ACCESS  
NC -- NEIGHBORHOOD CHARACTER

FIGURE 1

**BOROUGH OF RUMSON**  
MONMOUTH COUNTY, NEW JERSEY

**VACANT LAND INVENTORY**



-  VACANT SITE (BLOCK/LOT)
-  FRESHWATER WETLANDS
-  100-YEAR FLOODPLAIN



**TEM**  
11 TINDALL ROAD  
MIDDLETOWN  
ASSOCIATES  
TEL: 973-777-7448  
FAX: 973-777-7448

Prepared March 18, 1988

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY TEM ASSOCIATES-APRIL 1988

**TABLE 9**  
**LOW AND MODERATE INCOME HOUSING**  
**CREDITS, REDUCTIONS, AND ADJUSTMENTS**  
**BOROUGH OF RUMSON: 1987 – 1999**

		Total
I.	<b>PRECREDITED NEED</b> (COAH Municipal Number Summary, Oct 11, 1993)	294
II.	<b>REHABILITATION COMPONENT</b>	
A.	Rehab. (Credits)	293
B.	Rehab. Units (Developers Contribution)	293
III.	<b>CREDITS—Units Created Between 4/1/80 &amp; 12/15/86</b> (N.J.A.C 5:93–3.2)	
A.	Credits With Affordability Controls – Units Created Between 4/1/80 & Date Of Initial Petition.	293
B.	Credits Without Affordability Controls – Units Created Between 4/1/80 & 12/15/86.*	293
IV.	<b>CREDITS—Alternative Living Arrangements</b> (N.J.A.C 5:93–5.8)	
A.	Residential Health Care Units	293
B.	Group Homes	293
C.	Boarding Homes	293
D.	Congregate Care	293
V.	<b>CREDITS—Units Created After 12/15/86</b> (N.J.A.C 5:93–3.3)	
A.	RCA Units	293
B.	Units Constructed By Municipality	293
C.	Units Built As A Result Of Zoning By Municipality	293
VI.	<b>REDUCTIONS – Units Approved In Fair Share Plan (1987–1993)</b>	
A.	RCA Units Funded But Not Built	293
B.	Units Constructed By Municipality	293
C.	Units Zoned or Approved By Municipality But Not Built	293
VII.	<b>RETROACTIVE RENTAL BONUSES</b>	
A.	Senior Citizen Rental Units (N.J.A.C 5:93–5.13(d))	293
B.	Rental Units (N.J.A.C 5:93–5.13(d))	293
VIII.	<b>VACANT LAND ADJUSTMENT</b>	25
IX.	<b>CALCULATED NEED 1993 – 1999</b>	25

The adjustment process consists of four basic steps:

Step One - Compile an inventory of all vacant land parcels by lot and block that includes the acreage and owner of each lot.

Step Two - Exclude parcels based upon factors provided for in the COAH regulations.

Step Three - Assign a maximum potential density to each parcel and then apply a twenty percent set aside to the total unit yield in order to calculate the lower income housing yield on each site. The lower income yields of all sites are added to arrive at the total adjusted fair share obligation of the Borough for the reallocated present and prospective housing need.

Step Four - Review existing land use for areas that may develop or redevelop.

**A. Step One - Vacant Land Identification**

The Vacant Land Inventory for the Borough of Rumson lists all vacant parcels in Rumson Borough (Table 8). The inventory is accompanied by a lot line base map of Rumson Borough which identifies, by block and lot, each parcel appearing on the inventory (Figure 1). An existing land use map has also been prepared (see Appendix).

1. Tax assessment records and existing land use information was used to identify all vacant land parcels in Rumson Borough. The acreage of all parcels is based on Rumson Borough tax records.
2. A listing of the blocks and lots of the vacant parcels was compiled.

**B. Step Two - Exclusion of Parcels**

A process of excluding certain parcels, or portions of parcels, based on COAH's regulations (N.J.A.C. 5:93-4) was undertaken. The acreage of each excluded area is estimated.

1. N.J.A.C. 5:93-4.1(d)3 permits the exclusion of certain historic and architecturally important sites from consideration for Mount Laurel development. Exclusions for this category are shown in the column labeled "Other" on the Vacant Land Inventory and are noted in the "Exclusion Codes and Remarks" column. It was unnecessary to exclude on this basis, although the Borough has numerous locations that are historically and architecturally significant eligible for inclusion on the State Register of Historic Places.
2. N.J.A.C. 5:93-4.2(d)1 permits municipalities to exclude agricultural lands when the development rights to these lands have been purchased or restricted by covenant or pursuant to the "Agricultural Retention and Development Act". Rumson has taken no exclusions for agricultural lands under this section.
3. N.J.A.C. 5:93-4.2(D)2 permits municipalities to exclude environmentally sensitive lands, including wetlands (column labeled "Wet" on the Vacant Land Inventory), steep slopes in excess of 15% (column labeled "Slope" on the Vacant Land Inventory), from consideration for Mount Laurel development. In addition, the State Permit Program Rules (N.J.A.C. 7:7-1) and the Coastal Resources and Development Rules (N.J.A.C. 7:7E-1) can be applied to exclude sites in Rumson since the Borough is located in the coastal zone and COAH is required to adhere to the coastal zone development policies. However, no specific screening of sites using coastal policies was done if the site could be excluded for other reasons.

Estimated acreage of environmentally sensitive parcels or portions of parcels in floodplain or wetlands was excluded from the total acreage in accordance with COAH regulations.

4. N.J.A.C. 5:93-4.2(D)4i permits the exclusion of additional lands (3% of the total developed and developable acreage in the municipality) to be reserved for municipal recreation and also the exclusion of vacant lands owned by non-profit organizations, counties and the state or federal government when such lands are precluded from development at the time of substantive certification. No exclusions have been taken by Rumson Borough under this category. The Borough, as calculated in the prior plan, could however, reserve an additional sixty acres for active municipal recreation in order to meet the 3% standard.
5. N.J.A.C. 5:93-4.2(d)5 allows COAH to also eliminate sites that are determined not suitable for low and moderate income housing. Rumson has excluded sites that are one acre or less in area based upon surrounding land use, existing neighborhood character, and the inability of small sites to be developed and yield a set aside of lower income units.
6. Consistent with COAH practices, land that is an approved site plan or subdivision (identified in the column labeled "Exclusion Codes and Remarks" on the Vacant Land Inventory) has been excluded.
7. COAH regulations specify that potential sites must be available, approvable, developable and suitable for the development of low and moderate income housing. Sites in Rumson Borough adjacent to incompatible land uses, and/or without appropriate access were excluded from the total acreage available for

Mount Laurel development and are identified as "Not Suitable" on the Vacant Land Inventory. N.J.A.C. 5:93-1.3 defines "available site", "approvable site", "developable site" and "suitable site" as follows:

Available Site - means a site with a clear title, free of encumbrances which preclude development for low and moderate income housing.

Developable Site - means a site that has access to appropriate water and sewer infrastructure, and has received water consistency approvals from the New Jersey Department of Environmental Protection or its designated agent authorized by law to issue such approvals.

Suitable Site - means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

Approvable Site - means a site that may be developed for low and moderate income housing in a manner consistent with the regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.

The Inventory identifies exclusions in this category as follows:

- a. Sites were evaluated for the adequacy and suitability of access. Sites with inadequate access are labeled NA on the Vacant Land Inventory.

- b. Sites were evaluated for the compatibility of Mount Laurel development with the surrounding land use. Sites which abut land uses incompatible with Mount Laurel development are excluded from the Vacant Land Inventory as noted in the "Remarks" column.

**C. Step Three - Determination of Adjusted Obligation**

1. After identifying the land area to be excluded under COAH guidelines, the remaining acreage available for Mount Laurel development was determined. This figure is located on the Vacant Land Inventory in the column labeled "Net Available Acres".
2. Parcels were looked at on a case by case to determine whether density of 6.0 units per acre could be applied to the net available acres of each parcel to determine the total number of units possible ("Total Units" on the Vacant Land Inventory).
3. The total number of units was multiplied by twenty (20) percent in order to determine the number of Mount Laurel units possible ("Total ML Units" on the Vacant Land Inventory).
4. After review of items C.1, C.2, and C.3, the adjusted obligation of the Borough for its fair share of the regional reallocated present and prospective lower income housing need is 0 dwelling units.
5. The Borough continues to have an indigenous need obligation to provide 26 low income housing units minus one credit for rehabilitation (see Table 9).

**D. Step Four - Review Existing Land Use for Areas that may Develop or Redevelop**

The potential for further development or redevelopment in Rumson is extremely limited. The Borough population declined from 7,209 residents in 1980 to 6,701 residents in 1990. Although in that period there was a modest increase in the total housing stock, from 2,599 dwelling units to 2,621 dwelling units, most of this increase was related to minor building activity on scattered lots within established single-family residential neighborhoods. The analysis of existing land use and the existing land use map prepared as part of the 1988 Master Plan continue to be accurate and have been included here for reference as Appendix A.

The area of the Borough between River Road and the Navesink River and Bingham Avenue and First Street is identified in the 1994 Master Plan Reexamination Report as a location that may undergo redevelopment. However, the location includes portions of the historic Oceanic Village district as well as waterfront lands. It is a particularly sensitive location because it is on the south shore of the Navesink River. It is subject to State coastal regulation and is designated as PA-5 - Environmentally Sensitive Planning Area, in the State Plan.

The one golf course within the Borough, the Rumson Country Club, is a member-owned club located on the north shore of the Shrewsbury River. There are extensive areas of wetland and floodplain on the property and the golf course is designated on the State Plan as a critical environmental site.

Based upon its review of vacant land and existing land use, the Borough has concluded that there are no sites within the Borough that are available, approvable, suitable, or developable for inclusionary development at the presumptive densities and set aside

required by COAH regulations. Moreover, given the established character of development, there are no sites where overlay zoning requiring inclusionary development would be appropriate.

### **CREDITS AND REDUCTIONS**

The Borough may claim credits or reductions against its housing obligation based upon production or approval of or zoning for affordable units. The categories of available credits and their impact on the Rumson obligation are described below.

#### **Alternative Living Arrangements**

Alternative living arrangements are structures in which households live in distinct bedrooms yet share kitchen and plumbing facilities, central heat, and common areas. Class A, B, C, D, and E boarding homes regulated by the New Jersey Department of Community Affairs; residential health care facilities regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill regulated by the New Jersey Department of Human Services; and congregate care facilities are examples of alternative living arrangements. No credits have been claimed by the Borough under this category.

#### **Credits For Units Created Without Affordability Controls**

The Borough may claim credit against its housing obligation for standard units constructed between April 1, 1980 and December 15, 1986 that are currently occupied by a low and moderate income household but which are not subject to affordability controls. No credits under this category have been claimed by the Borough in this plan, although the Borough reserves the right to review its records to determine whether any accessory units produced in this period could qualify for credit.

### **Housing Rehabilitation Program**

One dwelling unit in Rumson has been rehabilitated under the Monmouth County Housing Improvement Program. The rehabilitation was completed in 1993 and is eligible as a credit against the Borough fair share obligation. In future, the Borough should publicize the availability of rehabilitation funds to lower income homeowners of the Borough so that more Borough residents participate and take advantage of this program.

### **CONFORMITY WITH THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The New Jersey State Planning Commission adopted the State Development/Redevelopment Plan in June 1992. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas. The Plan is intended to be utilized to coordinate and guide State infrastructure investments, and to help administer the Mount Laurel doctrine for low and moderate income housing. The Borough of Rumson cooperated with the Monmouth County Planning Board during the cross acceptance process for the State Plan.

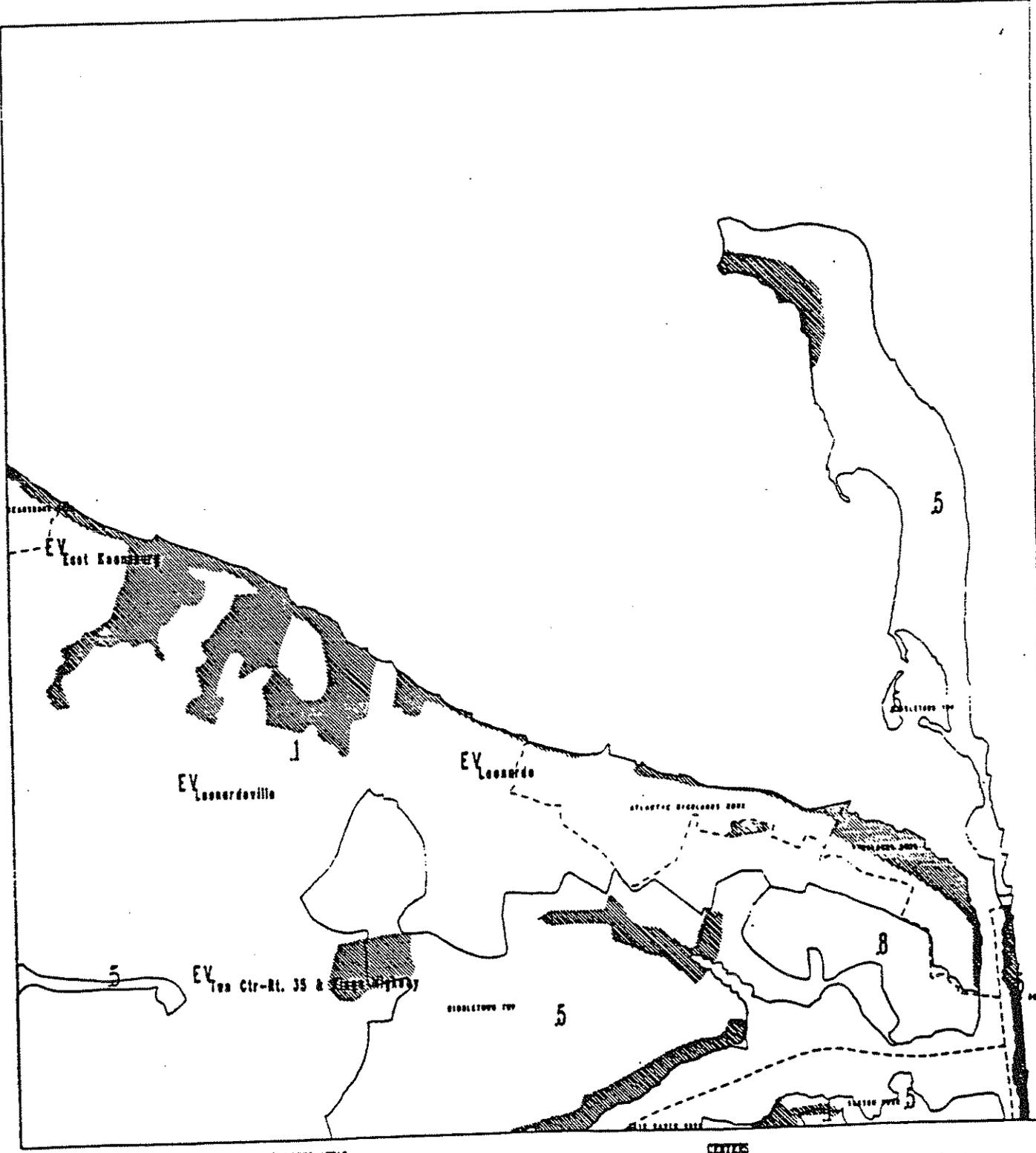
Rumson is located in the State Plan's PA-1, Metropolitan Planning Area, and PA-5, Environmentally Sensitive Planning Area (see Figure 2). In addition, significant areas of the Borough are designated CES (Critical Environmental Sites) by the State Plan. These designations support the adjusted fair share obligation in the Borough. Within the Metropolitan Planning Area, communities are fully developed or almost fully developed with little vacant land available for new development. The Environmentally Sensitive Planning Area in Rumson is located along the southern shore the Navesink River. These locations are vulnerable to uncontrolled new development. The State Plan intends to maintain large contiguous areas of undisturbed habitat and open space to protect environmentally sensitive features for PA-5. Oceanic Village, the Rumson Road corridor, and the north shore of the Shrewsbury River, and

**RESOURCE PLANNING AND MANAGEMENT MAP (RPMMP)**  
of the first  
New Jersey State Development and Redevelopment Plan

This is an official map of the first New Jersey State Development and Redevelopment Plan. It is a graphic representation of descriptive, identification and designations criteria adopted through the Statewide process.

NEW JERSEY  
STATE PLANNING COMMISSION  
SEPTEMBER 24, 1993

**FIGURE 2**



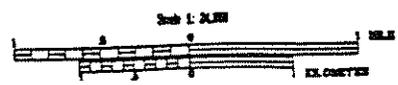
- PLANNING AREAS**
- 1- Metropolitan Planning Area
  - 2- Suburban Planning Area
  - 3- Fringe Planning Area
  - 4- Rural Planning Area
  - 5- Rural Environmentally Sensitive Planning Area

- 6- Environmentally Sensitive Planning Area
- 7- Park
- 8- Water
- 9- Wetland/Estuarine/Headlands Management Areas
- 10- Military Areas

- CENTERS**
- UC- Urban Center
  - RC- Existing Regional Center
  - PR- Planned Regional Center
  - TC- Town
  - TV- Existing Village
  - PL- Planned Village
  - SC- Existing Semio
  - PS- Planned Semio

- Center Boundary
- Municipal Boundaries
- Critical Environmental/ Historic Sites

I certify that this change of the Resource Planning and Management Map was adopted and approved by the New Jersey State Planning Commission on September 24, 1993.



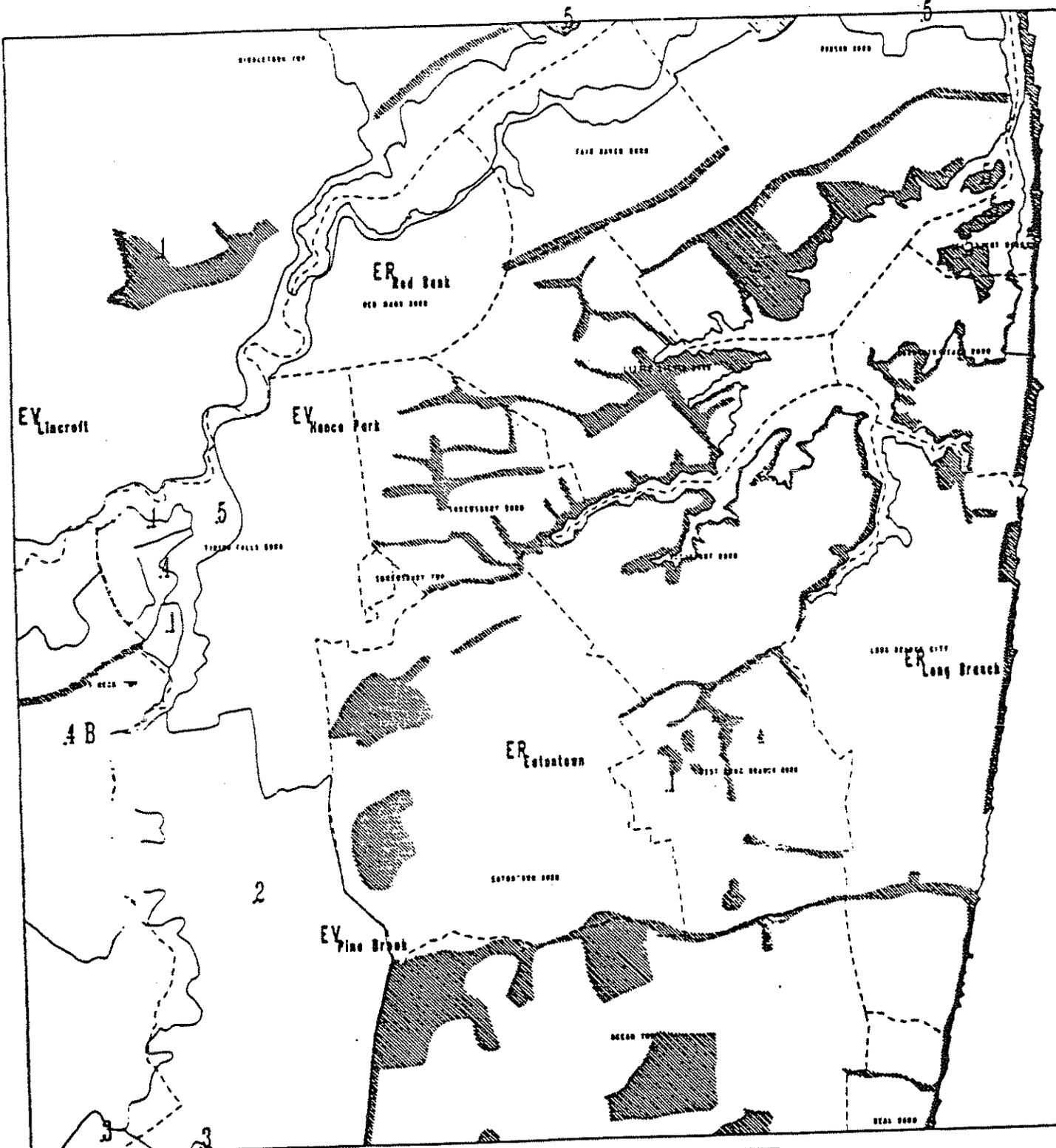
SANDY HOOK, NJ-NY

**RESOURCE PLANNING AND MANAGEMENT MAP (RPM) of the first New Jersey State Development and Redevelopment Plan**

**NEW JERSEY STATE PLANNING COMMISSION SEPTEMBER 24, 1993**

This is an official map of the first New Jersey State Development and Redevelopment Plan. It is a graphic representation of allocations, identifications and designations criteria mapped through the Cross-acceptance process.

**FIGURE 2 (cont'd)**



- PLANNING AREAS**
- 1- Metropolitan Planning Area
  - 2- Suburban Planning Area
  - 3- Fringe Planning Area
  - 4- Urban Planning Area
  - 4B- Urban Environmentally Sensitive Planning Area
  - 5- Environmentally Sensitive Planning Area
  - 6- Park
  - 7- Water
  - 10- Pinelands/Backusloch Woodlands Management Area
  - 11- Military Bases

- CENTERS**
- EC- Urban Center
  - ER- Existing Regional Center
  - PR- Planned Regional Center
  - TV- Town
  - TV- Existing Village
  - TV- Planned Village
  - TV- Existing Hamlet
  - PH- Planned Hamlet

- Center Boundaries
- Municipal Boundaries
- Critical Environmental, Historic Sites

I certify that the contents of the Resource Planning and Management Map were adopted and approved by the New Jersey State Planning Commission on September 24, 1993.

Robert Dunne, Secretary



**LONG BRANCH, NJ**

the Rumson Road Scenic Corridor are designated as critical environmental/historic sites. Critical environmental/historic sites are locations that are less than one square mile in area and are to be protected to the same level and under the same policies as PA-5, the Environmentally Sensitive Planning area.

### **FAIR SHARE PLAN**

The fair share plan is that plan or proposal in a form that may readily be converted into an ordinance by which the Borough will satisfy its obligation to create a realistic opportunity to meet its share of the regional low and moderate income housing needs.

Based on the Borough's fully developed single-family residential character, environmentally sensitive lands and lack of sites for the development of new low and moderate income housing, the obligation of the Borough to provide for its Mt. Laurel fair share need is best achieved through the rehabilitation of the existing housing stock and permitting modifications to the existing housing stock in appropriate locations.

The Fair Share Plan has the following components:

- The Borough will coordinate with the Monmouth County Housing Improvement Program to publicize the availability of housing rehabilitation funds for eligible lower income Borough households. Information on this program will be maintained at Borough Hall in the office of the Borough Clerk and the Borough will assist eligible residents in applying for County funds. No ordinance revisions are needed to implement this component of the Borough Plan. The Borough objective is at least two housing rehabilitations a year under the County program.

- The affordable housing development regulation of the Borough will be amended to increase the opportunities for affordable housing production. In addition to the rehabilitation of units, the Borough will maintain the opportunity for development of accessory apartments in selected zones in the Borough. These accessory apartment units will be available for low and moderate income households only. This will 1) provide additional housing opportunities for low and moderate income households in the Borough; and 2) allow homeowners faced with declining income, such as senior citizens, to remain in their homes because of additional income and security provided; and 3) allow additional prospective homeowners to qualify for mortgage financing as a result of potential rental income. The following changes will be implemented:
  - Any accessory apartment units within the Borough as a result of a use variance will be subject to the execution of an affordable housing agreement with the Borough to ensure the affordability of the unit to lower income households.
  - Low and moderate companion units will continue to be permitted as a conditional use in the POB (Professional Office Building), N-B (Neighborhood Business) and GB, (General Business) zones.

**APPENDIX A - EXISTING LAND USE**

Source: Borough of Rumson Master Plan - 1988

## EXISTING LAND USE

### Land Development Patterns

Rumson's land development patterns have remained substantially unchanged since the previous Master Plan revision in 1978. Over 70 percent of the Borough's land area is occupied by single family dwellings. Less than 6 percent of the Borough is undeveloped. Nonresidential uses in the Borough are limited to public or quasi-public uses normally associated with residential neighborhoods such as schools, churches, parks, and municipal buildings. In addition, the Borough contains several business nodes which are characterized by retail, office and service activities. These NONresidential uses, occupy less than 9 percent of the land area. (See Table 16).

The general type, density, and distribution of land uses within the Borough are also unchanged. Residential areas have infilled according to the established zoning (see Figure 9). Commercial uses are confined to neighborhood business, general business and professional office districts that are within or border on the more intensely developed residential areas. The location of public and quasi-public uses is largely unchanged. Within the lower density residential uses, accessory dwellings may be found within accessory buildings.

Undeveloped lands within the Borough are limited to scattered vacant lots, islands, and lands not suitable for development because of environmental constraints, typically saltwater wetlands. As was noted in the 1978 Master Plan, some larger tracts which are already residentially developed may be more intensely developed. Within business areas, there is the potential for more intense utilization of existing property.

An enlargement of the land use within the business districts and adjoining residential areas is shown on Figure 8.

### Development Intensity

Based on the 1980 Census and adjusting for construction since 1980, Rumson's present gross density is less than one dwelling unit per acre. This is a low suburban residential density. An analysis of the land use and zoning information shows that the Borough offers a distribution of housing opportunities which ranges from smaller dwellings on lots of 4,000 to 13,000 square feet in the R-6, R-5 and R-4 Zones, at a net density from 8 dwelling units to 3 dwelling units per acre, to larger dwelling units in the R-1, R-2, and R-3 Zones where lot sizes of 3/4 acre to 1 1/2 acres are required. Table 17 shows the total acreages within each zone district.

TABLE 16  
EXISTING LAND USE 1988  
BOROUGH OF RUMSON

LAND USE	AREA IN ACRES	PERCENT TOTAL LAND AREA
<u>RESIDENTIAL</u>		
Single Family	2,082.62	67.08
Single Family with Accessory Unit	196.50	6.33
Two-Family	1.82	0.06
Three-Five Family	1.36	0.04
Multi-Family (six units or more)	3.02	0.10
Home Profession or Occupation	<u>2.04</u>	<u>0.07</u>
TOTAL RESIDENTIAL	2,287.36	73.68
<u>BUSINESS AND COMMERCIAL</u>		
Professional Office	2.01	0.07
Business/Retail	<u>20.64</u>	<u>0.66</u>
TOTAL	22.65	0.73
<u>QUASI-PUBLIC</u>		
Church and Church Related	12.82	0.41
Other Quasi-Public		
Buildings or Lands	<u>233.04</u>	<u>7.51</u>
TOTAL	245.86	7.92
<u>PUBLIC</u>		
Parks	39.87	1.28
Public Schools	31.64	1.02
Other Public Building or Lands	<u>18.22</u>	<u>0.59</u>
TOTAL	89.73	2.89
<u>STREETS</u>	295.6	9.52
<u>VACANT LAND</u>		
Tidal Wetlands	114.01	3.67
Private Owned	<u>49.33</u>	<u>1.59</u>
TOTAL	163.34	<u>5.26</u>
GRAND TOTAL LAND AREA	3,104.54	100.00

NOTE: Total land area includes the area of islands but does not include the area of rivers, bays or inlets.

The Borough's four commercial districts have been developed at a moderate or neighborhood scale of intensity. The professional office, neighborhood business, and general business districts have a minimum lot area requirement of 12,000 square feet. Lots developed for business use within the business district range from 6,000 square feet to over an acre. Lot coverage by building and parking lot varies from 55 percent to 100 percent of the lot area. The Borough's commercial districts also permit and contain single family residences.

TABLE 17  
 ZONING ANALYSIS 1988  
 BOROUGH OF RUMSON

<u>ZONE</u>	<u>AREA (ACRES)</u>	<u>PERCENTAGE TOTAL AREA</u>	<u>NUMBER DWELLING UNITS</u>
R-1 RESIDENTIAL	1,744	56.2	1,699
R-2 RESIDENTIAL	646	20.8	459
R-3 RESIDENTIAL	63	2.0	58
R-4 RESIDENTIAL	149	4.8	329
R-5 RESIDENTIAL	231	7.4	790
R-6 RESIDENTIAL	42	1.4	228
POS PUBLIC OPEN SPACE	191	6.2	4
POB PROFESSIONAL OFFICE BUILDING	8	0.3	17
NB NEIGHBORHOOD BUSINESS	10	0.3	28
GB GENERAL BUSINESS	<u>21</u>	<u>0.7</u>	<u>49</u>
TOTAL	3,105	100.00*	3,661 *

\* Percentages do not total 100 because of rounding.

\*\* Source: Rumson Housing Element

# BOROUGH OF RUMSON

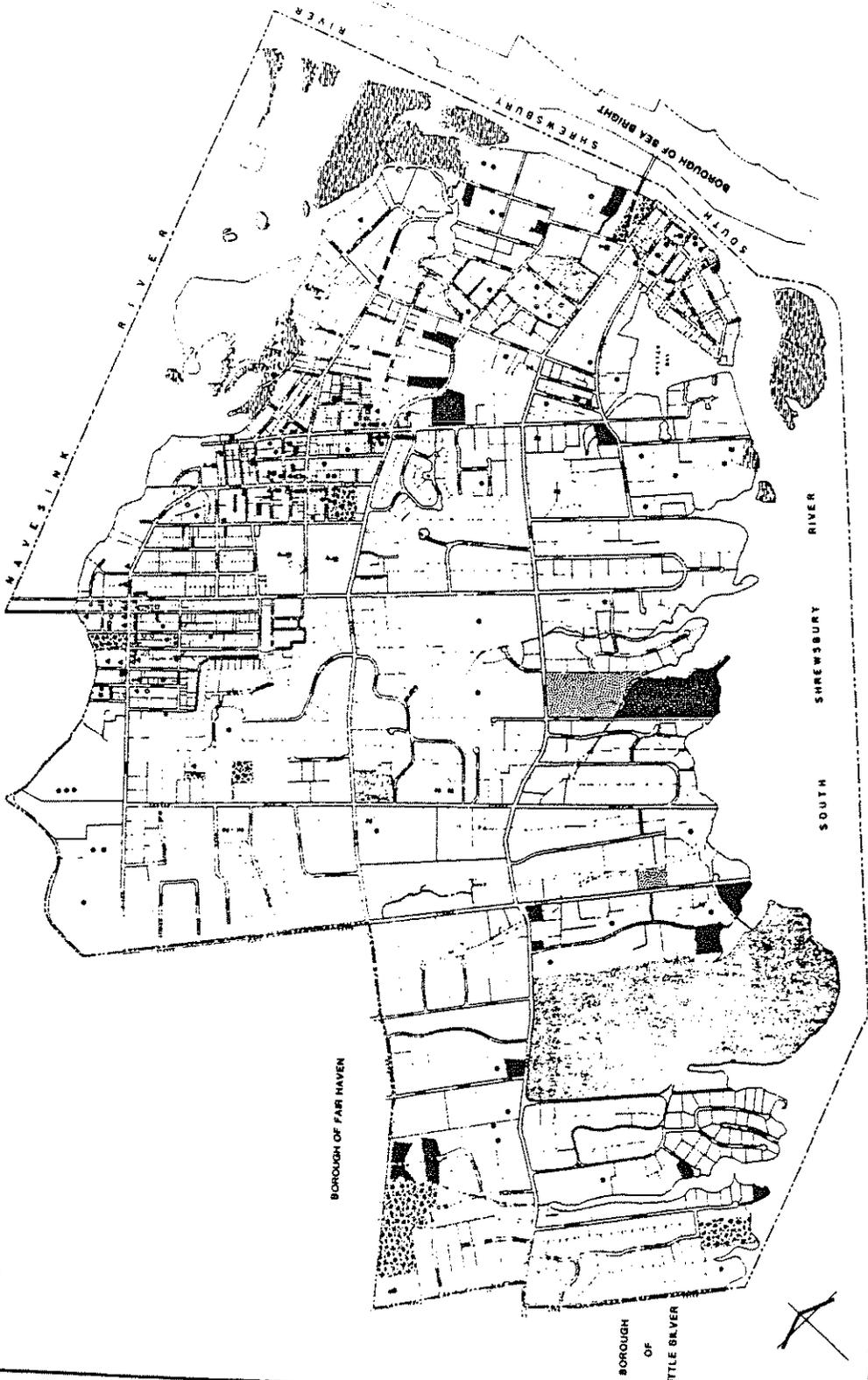
MONMOUTH COUNTY, NEW JERSEY

## LAND USE KEY

- RESIDENTIAL**
  - SINGLE FAMILY
  - SINGLE FAMILY WITH ACCESSORY UNIT
  - TWO FAMILY
  - THREE-FIVE FAMILY
  - MULTI-FAMILY (60 UNITS OR MORE)
  - HOME PROFESSION OR OCCUPATION
- BUSINESS AND COMMERCIAL**
  - PROFESSIONAL OFFICE
  - BUSINESS/RETAIL
- QUASI PUBLIC**
  - CHURCH AND CHURCH RELATED
  - OTHER QUASI PUBLIC BUILDINGS OR LANDS
- PUBLIC**
  - PARKS
  - PUBLIC SCHOOLS
  - OTHER PUBLIC BUILDINGS OR LANDS
- VACANT LAND**
  - FEDERAL WETLANDS
  - PRIVATE OWNED



**TAM** CONSULTING ENGINEERS  
ASSOCIATES  
P.O. BOX 528 RED BANK  
NEW JERSEY 08053-0528

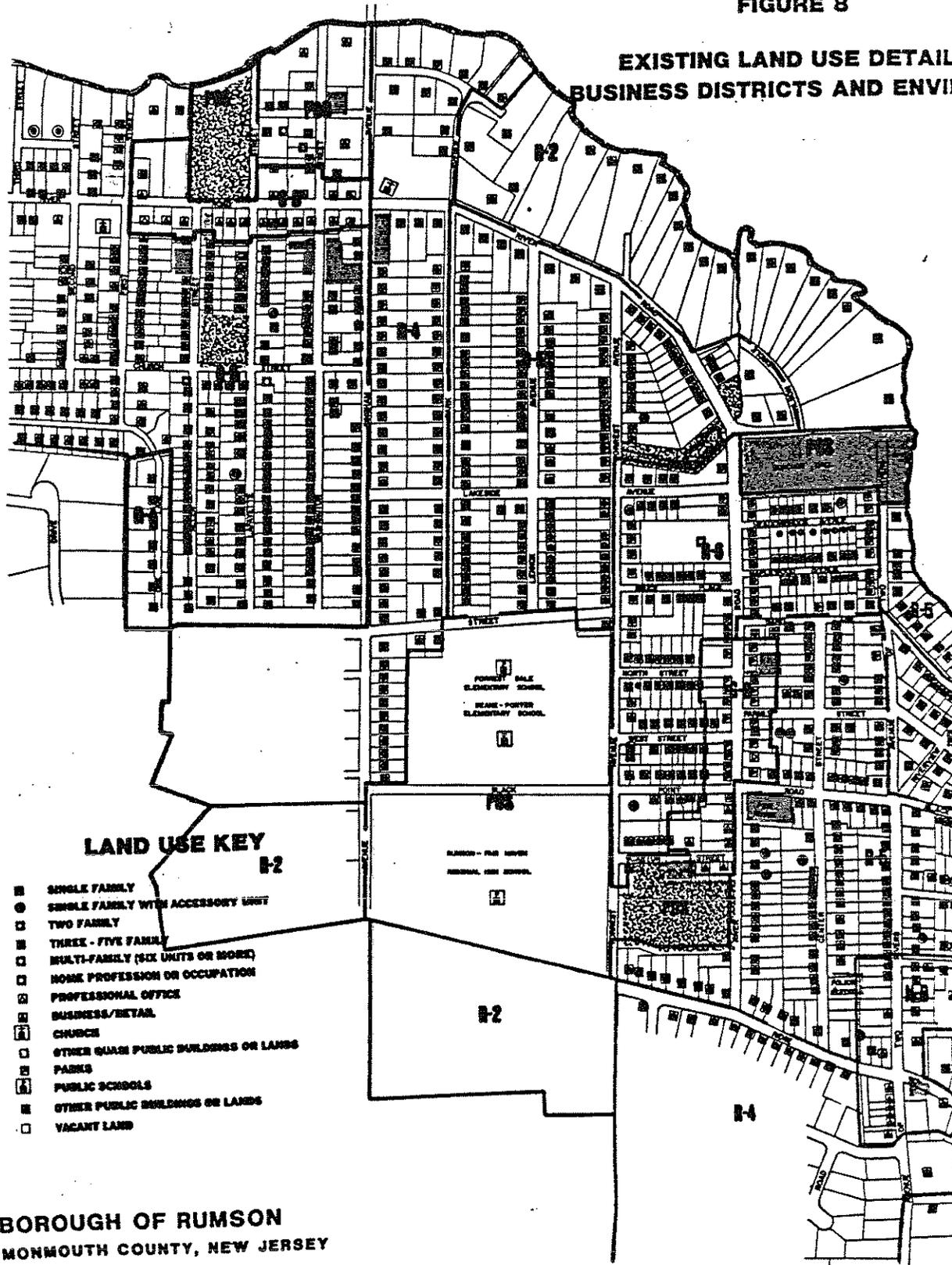


EXISTING LAND USE MAP-1988

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY TAM ASSOCIATES-APRIL 1988

FIGURE 8

EXISTING LAND USE DETAIL  
BUSINESS DISTRICTS AND ENVII



LAND USE KEY  
R-2

- SINGLE FAMILY
- SINGLE FAMILY WITH ACCESSORY UNIT
- TWO FAMILY
- THREE - FIVE FAMILY
- MULTI-FAMILY (SIX UNITS OR MORE)
- HOME PROFESSION OR OCCUPATION
- PROFESSIONAL OFFICE
- BUSINESS/RETAIL
- CHURCH
- OTHER QUASI PUBLIC BUILDINGS OR LANDS
- PARKS
- PUBLIC SCHOOLS
- OTHER PUBLIC BUILDINGS OR LANDS
- VACANT LAND

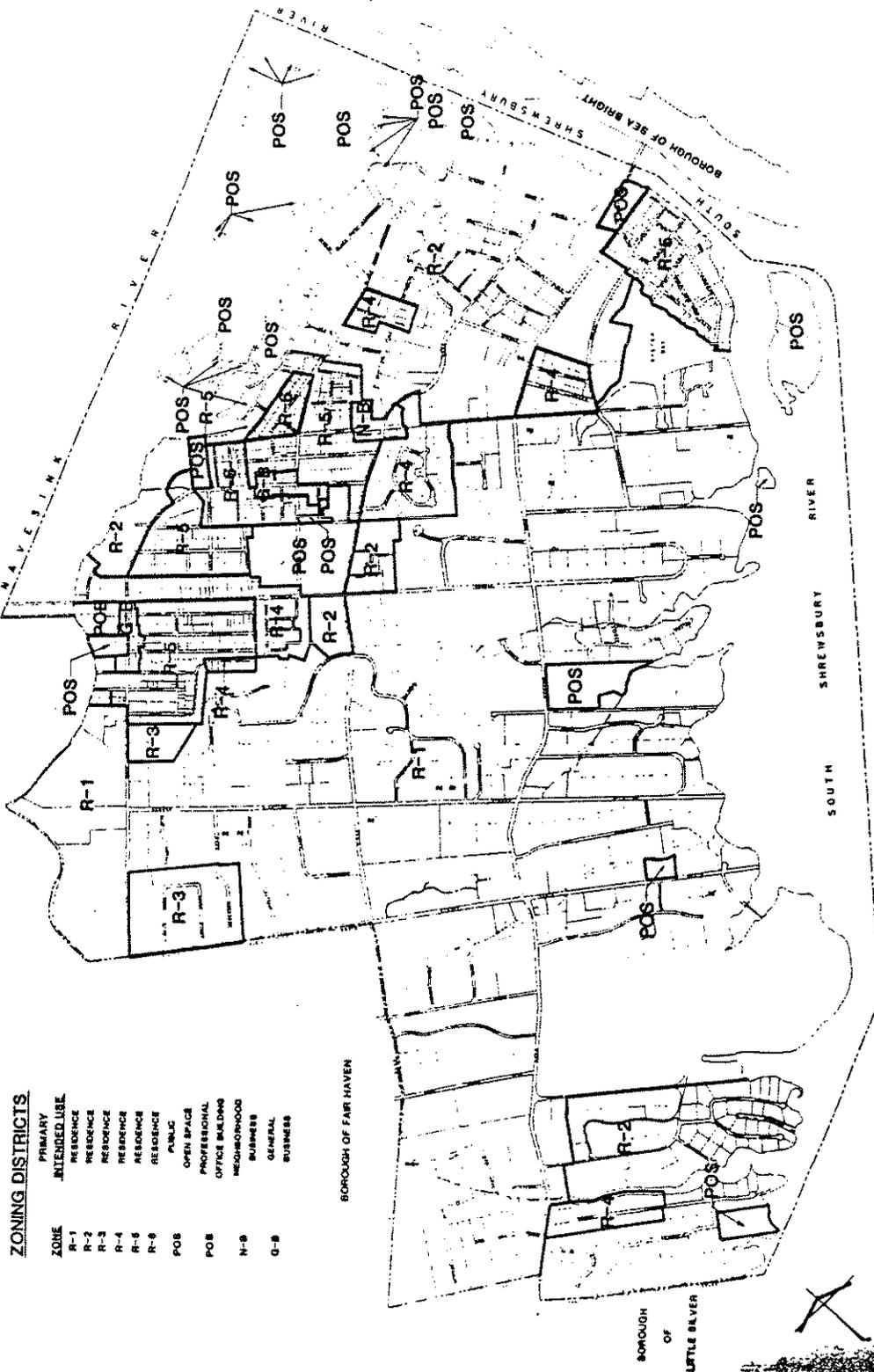
BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY



1000 HENRY ST. HIGHTOWN TOWNSHIP,  
NEW JERSEY 08520-0000

BASE MAP PREPARED MAY 1989 BY TAM ASSOCIATES

**BOROUGH OF RUMSON**  
 MONMOUTH COUNTY, NEW JERSEY



**ZONING DISTRICTS**

ZONE	PRIMARY	ALTERNATE USE
R-1	RESIDENCE	
R-2	RESIDENCE	
R-3	RESIDENCE	
R-4	RESIDENCE	
R-5	RESIDENCE	
R-6	RESIDENCE	
R-7	PUBLIC	
R-8	OPEN SPACE	
R-9	PROFESSIONAL	
R-10	OFFICE BUILDING	
R-11	NEIGHBORHOOD	
R-12	BUSINESS	
R-13	GENERAL	
R-14	BUSINESS	

BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
 REVISED BY TEM ASSOCIATES - APRIL 1988

**TEM** CONSULTING ENGINEERS  
 ASSOCIATES  
 P.O. BOX 428 RED BANK  
 DELEWARE

SCALE: 1" = 200'

**APPENDIX B - AFFORDABLE HOUSING DEVELOPMENT REGULATIONS**

**BOROUGH OF RUMSON  
COUNTY OF MONMOUTH**

**AN ORDINANCE OF THE BOROUGH OF  
RUMSON REVISING THE DEVELOPMENT  
REGULATIONS OF THE BOROUGH OF  
RUMSON.**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, County of Monmouth, and State of New Jersey that the Development Regulations of the Borough of Rumson are hereby amended and supplemented as follows:

**1. INTENT AND PURPOSE.** It is the intent and purpose of this Ordinance to implement the Borough Housing Plan Element and Fair Share Plan to provide affordable housing in accordance with the Fair Housing Law, N.J.S.A. 52:27d-301, and New Jersey Council on Affordable Housing Procedural and Substantive Regulations contained in N.J.A.C. 5:91, 5:92 and 5:93 et seq. The purpose of these provisions is to provide a realistic opportunity for the construction of affordable housing for households with low and moderate incomes as required by the New Jersey Supreme Court in Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II).

**2. DEFINITIONS.** The following words and terms, when used in this Ordinance, shall have the meanings established in N.J.A.C. 5:93-1.3, Definitions, unless the context clearly indicates otherwise.

"Affordable" means a sales price or rent within the means of low or moderate income households as defined in N.J.A.C. 5:93-7.4.

**3.** Section 3.2.k., Powers of the Zoning Board of Adjustment is revised to include a new subsection to read as follows (new text is underlined):

3.2.k.1.e Any relief granted under the terms of N.J.S.A. 40:55D-70d to permit an accessory apartment shall be expressly conditioned on the execution of an affordable housing agreement with the Borough of Rumson in a form approved by the Borough Attorney. The agreement will ensure that the accessory apartment will be affordable to and occupied by lower income households. No development permit, zoning permit, certificate of occupancy, or building permit for an accessory apartment shall be issued

by the Borough unless such an agreement has been executed by the applicant and the property owner and filed in the office of the County Clerk.

4. Section 2.4, Definitions, is amended to include the following definitions (new text is underlined):

"Accessory Apartment" means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing building, or through the conversion of an existing attached accessory structure on the same site, or by an addition to an existing building or accessory building.

5. Section 22-6.9, Low and Moderate Income Companion Units is amended as follows: (new text is underlined, text to be deleted is ~~struck-out~~):

22-6.9

**Low and Moderate Income Companion Units.** Low and moderate income companion units may be permitted as a conditional use in those zones specified provided that the use and buildings shall adhere to the minimum standards of the zone district and to the requirements of this section:

a. *General Requirements.*

1. A maximum of two (2) companion units may be permitted on each lot in the POB - Professional Office Building, GB - General Business, or NB - Neighborhood Business zone district that meets the conditional use requirements.
2. The companion unit shall be part of a principal building. It shall not be part of an accessory building.
3. Except on a corner lot any separate entrance for the companion unit must be away from the street on which the principal dwelling/structure fronts.

4. All external modifications and improvements must be compatible to the existing principal dwelling and surrounding properties.
5. The gross floor area of a companion unit must be at least six hundred (600) square feet and may be no more than twenty-five (25%) percent of the floor area of the primary unit, or a maximum of one thousand two hundred (1,200) square feet.

b. *Ownership and Permit Requirements.*

1. The companion unit is to be accessory to the primary unit, shall be a rental unit and shall not be permitted to be converted to a condominium, cooperative or other separate ownership.
2. The owner must qualify any potential tenant as a low or moderate income household in accordance with the rules and regulations established by the Council on Affordable Housing (COAH) under the Fair Housing Act of 1985. Qualification information, in a form specified by the Borough, must be submitted by the applicant at the time of application for a low or moderate income companion unit conditional use permit.
  - (a) The low and moderate income companion unit shall be maintained as an affordable unit for the benefit of low and moderate income households. The low and moderate income companion unit conditional use approval shall terminate five years after issuance of a permit. In order to renew, the tenant must be requalified as for a new applicant. If not renewed, the unit must be vacated and the principal structure modified to eliminate the companion unit within one (1) year of expiration. The low and moderate income companion unit conditional use permit shall

be reviewed every year by the Borough based on annual information supplied by the applicant or owner, which shall certify that the existing tenant remains qualified as a low or moderate income household.

- (b) Submission of fraudulent information and/or violation of lease agreements or permit conditions by the applicant shall be punishable in accordance with the municipal ordinances of the Borough of Rumson and the laws of the State of New Jersey as a violation of the Zoning Ordinance of the Borough.

c. *Specific Requirements.*

1. The minimum lot size shall be ten thousand (10,000) square feet, except where the minimum lot size of the zone is larger, then the minimum required lot size shall be met. All other development standards of the zone must also apply including setbacks, lot widths, lot coverage, building height and standards for an accessory building in case of conversion of such a building except that fifty (50%) percent of the gross floor area of the companion unit may be excluded when calculating floor area ratio and, if the companion unit is on the ground floor, building coverage and total lot coverage.
2. There shall be adequate water supply and sewage disposal systems to serve the occupants of both the primary and companion units.
3. Adequate parking shall be provided and demonstrated. There must be a minimum of one (1) off-street parking space, either in a garage or on

the surface or on access drives for each companion unit in addition to parking required for any other uses on a lot.

d. *Affordability Controls for Low and Moderate Income Companion Units.*

1. A condition of the receipt of conditional use approval for low and moderate income companion units shall be the execution of an affordable housing agreement by the property owner with the Borough of Rumson that the unit shall be maintained as an affordable unit for the benefit of low and moderate income households and that affordability of a unit shall be a function of the rent which shall be set to insure that occupants do not pay a sum for shelter costs, excluding including an allowance for utilities, greater than thirty (30%) percent of their gross monthly income of the appropriate household size. The maximum rent shall be calculated as a percentage of the Uncapped Section 8 Income Limits published by HUD or other recognized standards adopted by the Council on Affordable Housing that applies to low and moderate income rental housing units. The allowance for utilities shall be consistent with the utility allowance approved by HUD for use in New Jersey.
2. The affordable housing agreement shall be in a form approved by the Borough Attorney and shall be binding upon all purchasers, tenants and owners of property containing an approved companion unit and shall be filed in the office of the County Clerk. The following criteria shall be considered in determining rental costs:
  - (a) Efficiency companion units shall be affordable to one (1) person households.

- (b) One (1) bedroom companion units shall be affordable to two (2) person households.
  - (c) Two (2) bedroom companion units shall be affordable to three (3) person households.
3. Administration of affordability controls may be accomplished by the Borough entering into a contractual agreement with the New Jersey Housing and Mortgage Finance Agency or by other alternative mechanism approved by the Borough Council.

**10. SEVERABILITY.** If any section, subsection, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

**11. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

**APPENDIX C - HISTORIC SITES INVENTORY OF THE BOROUGH OF RUMSON**

## HISTORICAL BACKGROUND

Before its settlement by Europeans, the Lenape Indians set up summer villages on the neck of land which stretched eastward between the Shrewsbury and Navesink Rivers. They named this land Navarumsunk.

Rumson Road follows a route that was part of the network of Indian trails across New Jersey. A Lenape footpath extended from Blackpoint in Rumson to Tinton Falls where it connected with the Burlington Trail which was the main Indian road going to Crosswicks in Burlington County. During the summer, when food along the coast was abundant, the Lenape camped near the shores and enjoyed the plentiful supply of clams and oysters to be found there. Evidence of a skeleton from excavations for the foundation of a house at Blackpoint confirms the Indian presence in Rumson.

The permanent settlement of Monmouth County by Europeans commenced in 1664 at Middletown and Shrewsbury. The English made three separate purchases from the Indians of land extending south into Monmouth County. After Dutch rule in New York was ended, the new English Governor verified the purchases through the grants made in the Monmouth Patent in 1665.

Shrewsbury Village was the first site of a European settlement on Rumson Neck. To the east several large farms and plantations were in operation before 1700. An inn at Blackpoint was operated by John Hartshorne from 1759 to 1785. During the American Revolution, Blackpoint was the site of several skirmishes. The land area of Rumson Neck, which included the present day Red Bank, Fair Haven, Little Silver and Rumson, was part of Shrewsbury Township and agriculture was the main activity in the early nineteenth century. A school was located on Rumson Road and Buena Vista Avenue around 1841. In 1840, a dock was built on the Navesink at the present location of Washington Street along with a summer hotel and a church for summer guests. The area, which was then called Port Washington, became a location for steamship operations to New York and Rumson Neck was promoted as a resort. Within Port Washington, a canning factory was located on Lafayette Street and in 1849 another school was opened on the east side of Bingham Avenue on Church Street.

After 1870, with America prosperous and New York thriving as its premier city, the area of Rumson Neck became popular as a location for estate development. A bridge connecting Rumson to Sea Bright was completed in 1870 and Rumson Road was extended from Navesink Avenue to connect with the bridge. During this period, a number of churches were constructed including the Church of the Holy Cross and the First Presbyterian Church. A two room school was constructed at the northwest corner of Lafayette and Church. The building was later replaced by a four

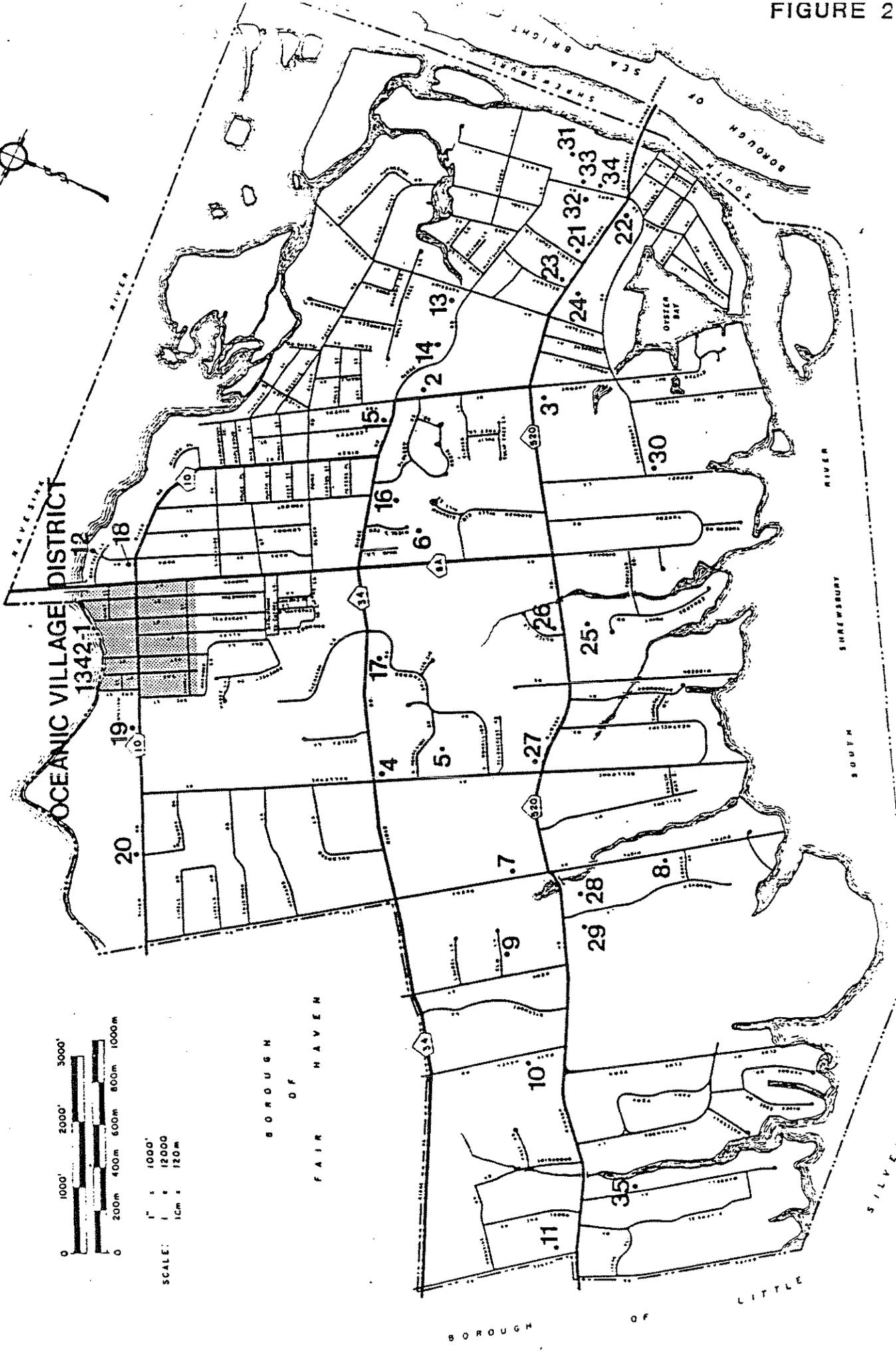
classroom brick building that accommodated elementary grades and two years of high school. In an effort to obtain a Post Office, Port Washington changed its name to Oceanic. A second school was erected on Blackpoint Road in 1902. In 1879, the Oceanic Hook and Ladder Company No. 1 was formed. A second fire company, the Rumson Fire Company, was formed in 1905.

In 1907, Rumson was incorporated by the New Jersey Legislature and its political life as a New Jersey municipality began. The present Borough Hall and its site were donated in 1927, it continues to house the municipal administration. In the 1930's, with the help of a loan and grant from the Public Works Administration, the Rumson High School was constructed. Following the end of World War II, with school enrollments growing, Rumson and Fair Haven created a regional school district which took over operation of the High School. The High School building itself was expanded in 1958. During the same period, the Borough approved the building of the present Forrestdale School.

Rumson's history has given the present generation a built environment that is architecturally and culturally significant. Important Rumson buildings have been listed in the Monmouth County Historic Sites Inventory. As part of the identification process, sites were evaluated for possible inclusion on the National Register of Historic Places. The sites which were identified and the evaluation of Register eligibility are shown on Figure 2 and Table 1.

# RUMSON BOROUGH

STREETS MAP



0 1000' 2000' 3000'

0 200m 400m 600m 800m 1000m

SCALE: 1" = 1000'

1 cm = 120m

BOROUGH OF FAIR HAVEN

BOROUGH OF

OF

LITTLE SILVER

SHURESBURY RIVER

SOUTH

SILVER

SEA SHURESBURY

BOROUGH OF SOUTH

LAKE BLAKE

OCEANIC VILLAGE DISTRICT

1342-1

12

19

20

4

5

6

16

17

2

3

5

10

13

14

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TABLE 1

RUMSON BOROUGH: 1342

<u>INVENTORY #</u>	<u>ADDRESS</u>	<u>NRHP ELIGIBILITY</u>
1342-1	Oceanic Village District	N
1342-1-1	Port Washington Church/Bingham Hall W. side Bingham Avenue	P
1342-2	121 Avenue of Two Rivers	P
1342-3	The Hermitage/William A. Street House 144 Avenue of Two Rivers	Y
1342-4	St. George's Episcopal Church/ Rumson County Day School SE corner Bellevue Avenue and Ridge Road	N
1342-5	Rohallion/Edward Dean Adams Estate 45 Bellevue Avenue	Y
1342-6	Eleazer Parmley Estate 139 Bingham Avenue	P
1342-7	59 Buena Vista Avenue	N
1342-8	82 Buena Vista Avenue	N
1342-9	5 Elm Lane	Y
1342-10	14 Fair Haven Road	N
1342-11	21 Hance Road	N
1342-12	9 Oak Tree Lane	P
1342-13	2 Ridge Road	P
1342-14	Morris-Saltar-Treadwell House 16 Ridge Road	Y
1342-15	38 Ridge Road	N
1342-16	65 Ridge Road	P
1342-17	87 Ridge Road	N

TABLE 1 (Continued)

RUMSON BOROUGH: 1342

<u>INVENTORY #</u>	<u>ADDRESS</u>	<u>NRHP ELIGIBILITY</u>
1342-18	The First Presbyterian Church of Rumson 4 East River Road	Y
1342-19	Borden Estate Carriage House 68 West River Road	Y
1342-20	Coe Estate Outbuildings 90 West River Road	N
1342-21	Sea Bright Lawn and Tennis Club NE Corner of Rumson Road and Tennis Court Lane	Y
1342-22	31 Rumson Road	N
1342-23	54 Rumson Road	P
1342-24	55 Rumson Road	P
1342-25	105 Rumson Road	N
1342-26	108 Rumson Road	Y
1342-27	128 Rumson Road	P
1342-28	141 Rumson Road	Y
1342-29	147 Rumson Road	Y
1342-30	John L. Riker House 59 Shrewsbury Drive	N
1342-31	25 Ward Avenue	N
1342-32	Church of the Holy Cross 30 Ward Avenue	P
1342-33	31 Ward Avenue	P
1342-34	39 Ward Avenue	N
1342-35	17 Wardell Avenue	N

SOURCE: Monmouth County Historic Sites Inventory

## 1997 Reexamination Report

# MASTER PLAN REEXAMINATION REPORT

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BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

August 5, 1997

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

A handwritten signature in black ink, appearing to read 'C. Blum Jr.', written over a horizontal line.

C. BERNARD BLUM, JR., P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER - NO. GE14227  
LICENSED PROFESSIONAL PLANNER - NO. LI00887

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*The original of this document has been signed and sealed in accordance with New Jersey Law.*

RESOLUTION ADOPTING THE MASTER PLAN REEXAMINATION REPORT  
OF THE BOROUGH OF RUMSON

WHEREAS, the Planning Board of the Borough of Rumson is required by the Municipal Land Use Law periodically to review and revise the Borough Master Plan, and

WHEREAS, the Planning Board of the Borough of Rumson has carefully considered amendments to the Borough Master Plan that address the changes in the character and needs of the Borough, and

WHEREAS, the proposed amendments are incorporated in the Master Plan Reexamination Report prepared by C. Bernard Blum, Jr. dated July 3, 1997;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rumson that the said Report is hereby adopted;

BE IT FURTHER RESOLVED that the Secretary of the Planning Board of the Borough of Rumson shall publish a notice of this decision in accordance with law.

The above Resolution was moved by Mr. Doremus, seconded by Mr. McGloin, and carried on the following roll call vote:

AYES: Malone, Callman, J. Ekdahl, B. Ekdahl, Shea, Kennedy, Doremus, McGloin, Sorrentino, Stewart, Parton.

NAYES: None.

ABSENT: None.

DATED: August <sup>5</sup>~~2~~ 1997

RUMSON BOROUGH PLANNING BOARD

LAWRENCE R. MALONE, CHAIRMAN

MAYOR CHARLES S. CALLMAN

EUGENE M. KENNEDY

PATRICK J. McGLOIN

EDWIN STEWART, JR.

BRIAN R. EKDAHL, ESQ.

JOHN C. DOREMUS

JAMES K. SHEA, JR.

JOHN EKDAHL

GERTRUDE PARTON

HARDEN W. FOWLER (until 7/1/97)

JOSEPH J. SORRENTINO (after 8/5/97)

## PREFACE

The twenty-first century, less than a decade away, is a most compelling reason to reflect upon Rumson's heritage and its future. Blessed with a unique location and a natural beauty, the Rumson Peninsula attracted its first settlers more than three hundred years ago.

For over two hundred years the Rumson Peninsula has enjoyed an unparalleled reputation for its natural scenic beauty, and for the valuable and artistic landscaping used to enhance and complement the exceptional architectural endeavors found throughout the Borough of Rumson.

In 1814 a five hundred acre farm was offered for sale in the area of Black Point, Rumson. Even then (Black Point) "is so well known in Philadelphia and New York that it is not necessary to enter into a particular description" except to note "previous to the revolutionary war, it was the only watering place on the shore for the citizens of Philadelphia."

By the 1870's farms gave way to formal estates. It is these large estates with their magnificent structures and landscape settings between 1870 and 1930 that underscores the historic importance of the Borough of Rumson. A number of these estates were designed by eminent architects and landscape designers including Bruce Price, Stanford White, Thomas Hastings and Nathan J. Barret.

Rumson Road, once a simple Indian trail in the 1600's, was now developing a well deserved reputation as a most beautiful scenic road.

Through the Victorian period and well into the twentieth century guidebooks and gazetteers continued to call attention to Rumson Road and those qualities that made Rumson one of the premier residential communities of the Jersey Shore.

Rumson, in 1889, was "considered by many people the finest situation on the coast...the roads and walks throughout are kept in admirable order, the improvements made by summer visitors have enhanced rather than destroyed the natural beauty of this superb peninsula."

In 1903 it was noted that "the famous Rumson Road, known far and wide as New Jersey's beautiful driveway was flanked by velvety lawns, well kept hedges, luxuriant shrubbery and flower displays..."

On Rumson Road and Conover Lane there is a landmark cemetery believed to have been established in 1665. Records indicate more than two hundred burials in this venerable cemetery. The oldest legible headstone dates back to 1722.

On Rumson Road and Tennis Court Lane, the century-old grounds and Club House of the Sea Bright Lawn Tennis and Cricket Club, the oldest club of its type in continuous use, has been recognized and celebrated as a National Historic Landmark.

Historic Rumson Road, today, a tree shaded residential corridor, is still a most attractive and important scenic landmark within the Borough of Rumson. Through the years it has retained its picturesque qualities and architecturally significant buildings. Rumson Road's natural splendor is enhanced by several thousand specimen trees and plantings along the roadside. The quality of architecture and the size of new structures and continued landscaping remains consistent with the times and with the heritage of this Borough.

*(Reprinted from the 1994 Rumson Master Plan Reexamination Report)*

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## BOROUGH OF RUMSON MASTER PLAN REEXAMINATION 1997

### INTRODUCTION

The Rumson Borough Planning Board has undertaken a general reexamination of the Rumson Master Plan and Development Regulations pursuant to the New Jersey Municipal Land Use Law (N.J.S.A. 49:55D-89). This report presents the findings and recommendations of the reexamination.

As required by law, this reexamination report addresses the following:

- *The major problems and objectives relating to land development in Rumson at the time of the adoption of the last reexamination report.*
- *The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.*
- *The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county, and municipal, policies and objectives.*

- *The specific changes recommended for the Rumson master plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- *The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

## **1. THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION**

The last reexamination report of the Borough was approved by the Planning Board in 1994. The 1994 reexamination report identifies the following problems and concerns.

- *The further development or redevelopment of the Borough business districts.* The Borough business districts are a mix of nonresidential and residential uses. The Borough concern is that residential conversions to commercial uses fail to meet the commercial area, bulk, or site plan standards.
- *Development and redevelopment of the area between River Road and the Navesink River and Bingham Avenue and First Street.* This area includes portions of the historic Oceanic Village, waterfront lands, and the commercial district. The Borough concern is that development and redevelopment within this

area will proceed piecemeal in an uncoordinated fashion to the detriment of community and neighborhood design and character.

- ***Flooding in the West Park section of the Borough.*** The West Park section of the Borough, south of Grant Avenue, is subject to periodic flooding associated with fluctuations in the tidal cycle.
- ***Affordable Housing.*** The Housing Element needs to be updated to address the new Council on Affordable Housing regulations and low and moderate income housing allocation.
- ***CAFRA Regulations.*** The background section of the Master Plan as it relates to the Coastal Area Facilities Review Act should be reviewed and updated to reflect the 1993 CAFRA amendments and the subsequent regulations.
- ***Wetlands Regulations.*** The background section of the master plan describing wetlands, should be reviewed and updated to reflect the current regulations of the NJDEPE and map, and identify any areas mapped by the State as freshwater wetlands, which are subject to regulations, buffer requirements, and development restriction.
- ***General Site Design Standards for Lot Suitability.*** The general site design standards for lot suitability should be revised to specify that each lot must be adaptable to its intended purpose and must provide a suitable building envelope for the placement of buildings and improvements. Based on New Jersey case law, the

language referring to deductions of environmentally constrained lands from lot area should be deleted.

- *Rumson Road Scenic Corridor.* The Borough has an ongoing concern with maintaining the visual environment of Rumson Road as a scenic corridor.

### **GENERAL OBJECTIVES**

The 1994 reexamination report concluded that the objectives, assumptions, and policies of the 1988 Master Plan continued to be appropriate. The plan recognizes that Rumson is a mature community which has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its satisfying quality of life is maintained.

The 1988 Master Plan includes general objectives and specific land use recommendations.

The general objectives of the Master Plan are:

- *Maintain Rumson's character as a residential community and the quality of life that it offers.*
- *Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.*
- *Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.*

- *Maintain a satisfactory level of public facilities and services.*
- *Secure the public's safety from fire, flood, panic, and other natural and manmade disasters.*
- *Maintain fiscal stability.*
- *Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.*
- *Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.*
- *Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.*
- *Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.*
- *Promote a desirable visual environment.*
- *Conserve historic sites and districts.*
- *Prevent urban sprawl and degradation of the environment through improper land use.*

- *Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.*
- *Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.*
- *Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.*

## **PROBLEMS**

The major problems articulated in the 1988 Master Plan are:

- *The disposal of solid waste and implementation of recycling to meet State recycling goals.*
- *Addressing the Borough need for low and moderate income housing.*
- *Controlling the intensity of development within the existing residential neighborhoods in order to ensure that infill development, redevelopment, or expansions are compatible with neighborhood character.*
- *Conserving scenic waterfront views along the Navesink River and the Shrewsbury River.*

The Borough has become increasingly concerned since its last reexamination with the ability of its zoning standards to control the intensification of development in its established residential neighborhoods. As noted in the Master Plan, the Borough offers a distribution of housing opportunities which range from smaller dwellings on lots of 4,000 to 13,000 square feet in the R-6, R-5, and R-4 zone districts, at a net density from 8 dwelling units to 3 dwelling units per acre, to larger dwelling units in the R-1, R-2, and R-3 zone district where lot sizes of 3/4 acre to 1½ acres prevail.

Approximately 37% of the Borough dwellings are located in the smaller lot zones R-6, R-5, and R-4. Within these zones, the Borough is concerned that the current zone standards allow building expansions, infill development, and redevelopment that is out-of-scale and oversized given the established building character and the smaller, narrow lots of the neighborhoods. Such overdevelopment impairs the visual environment, reduces open space, and is disruptive of a zoning plan to provide sufficient space for a variety of housing opportunities within the Borough to all income levels. The larger lot districts provide an opportunity for larger dwellings; the smaller lot zones provide an opportunity for smaller dwellings and less expensive housing. The Borough is desirous of maintaining a varied housing stock affordable to all income groups.

The Borough is further concerned with residential property modifications and building expansions that may adversely impact the visual environment of the neighborhood and the privacy and enjoyment of neighboring residences.

*Development and redevelopment of the area between River Road and the Navesink River and Bingham Avenue and First Street.* A large portion of this area consisting of the block between Washington and Bingham has now been successfully redeveloped. The development has include an expansion of the Rumson Post Office, the provision of joint use parking, sidewalk and related

improvements. The Borough continues to be concerned with the future development and redevelopment in the balance of area.

*Flooding in the West Park section of the Borough.* Work to improve and repair the utilities in this area, including gas, sewer, and water lines, has been completed. Two plans to address the flooding problem have been presented to residents and a third plan is now being prepared. Completion of the utility work facilitates reconstruction of the roads once a plan is agreed upon to address the problem.

### 3. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES

#### *ASSUMPTIONS, POLICIES, AND OBJECTIVES*

The assumptions, policies, and objectives of the master plan and development regulations have not significantly changed. The assumptions that underpin Borough planning are:

- *The continued economic viability of Rumson as a single family residential community with supporting public, commercial, and institutional facilities and services.*
- *No natural or man-made disasters will require redevelopment of the Borough.*
- *Given a stable population level, there will be minimal need to expand municipal facilities and services.*

The policies of the Borough, as stated in the Master Plan, are:

- *Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces, driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.*
  
- *In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools, and parking locations and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.*
  
- *The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The master plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's lack of*

*vacant land, the Borough will utilize and rehabilitate the existing housing stock to create low and moderate income housing opportunities.*

- *The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, and architectural significance should be identified, maintained, and conserved.*
- *The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough recycling program.*

### **DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES AND HOUSING CONDITIONS**

While the U.S. Census indicates that the population of Rumson declined from 7,209 residents in 1980 to 6,701 residents in 1990 (Figure 1), the number of housing units in the Borough increased slightly. In 1980, the Borough contained 2,375 housing units. In 1990, there were 2,621 housing units (Figure 2). The population change is attributable to declining household size as the resident population has aged and the number of children declined. In 1980, the average Borough household size was 3.0 persons. By 1990, average household size had declined to 2.8 persons (Figure 3). Population decline was anticipated by the 1988 master plan although not to the extent revealed by comparing Census figures from 1980 and 1990.

*master plan*

Rumson has fewer people living in a slightly greater number of housing units. There has been no significant change in land use within the Borough. Density, as measured in population per square mile has decreased; however, density as measured in dwelling units per square mile has increased. These changes do not significantly alter the assumptions, policies, and objectives of the Borough master plan and development regulation as last revised.

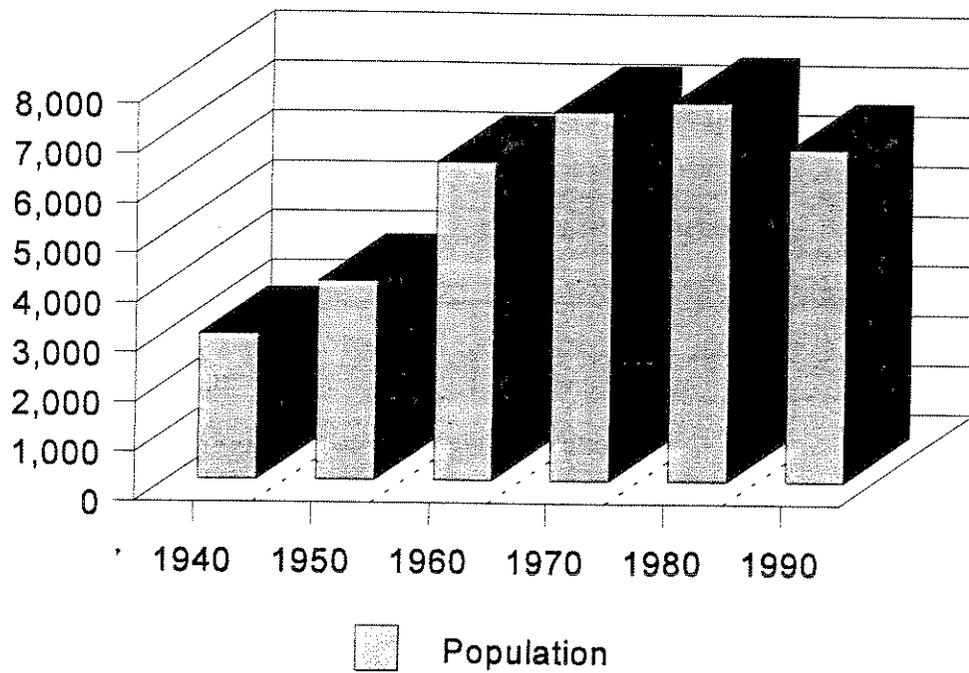
***CIRCULATION, CONSERVATION, AND RECYCLING***

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of recyclables.

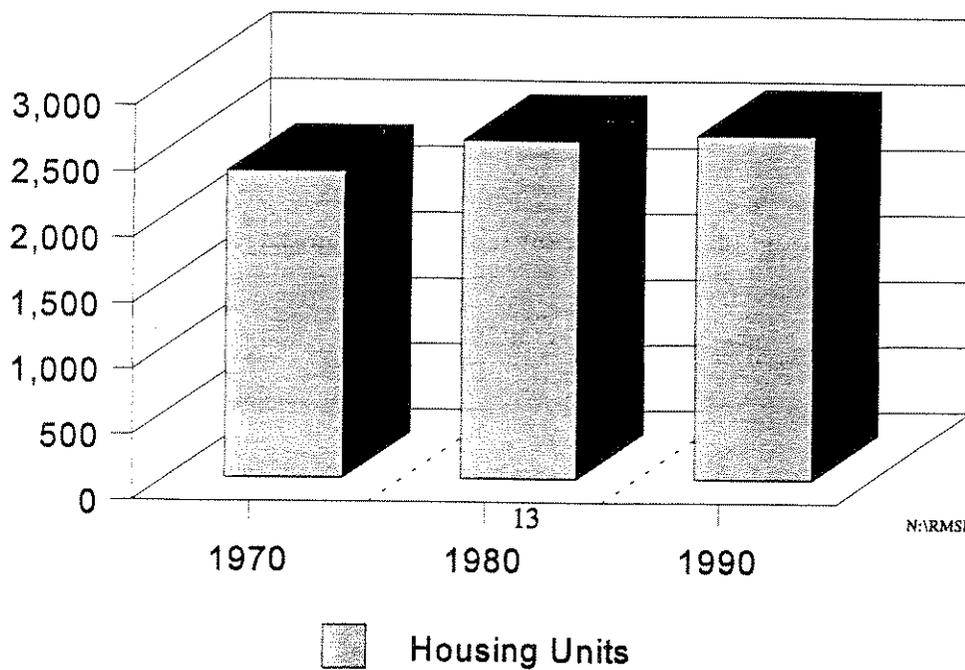
***CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES***

There have been no changes to State and County plans and regulations that alter the assumptions, policies and objectives that form the basis for the Borough Master Plan and Development Regulations. However, as identified in the 1994 Reexamination Report, there are State initiatives that impact upon Borough planning and regulation. These initiatives and their relationship to the Borough Plan and regulations are reviewed below.

**Figure 1**  
**Borough of Rumson - Population**

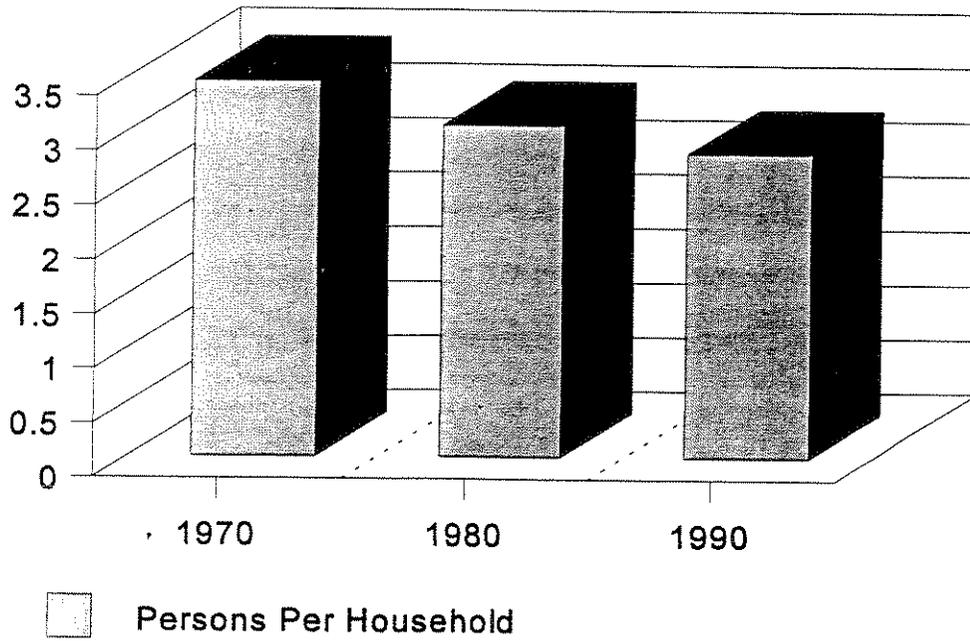


**Figure 2**  
**Borough of Rumson - Housing Units**



**Figure 3**

**Borough of Rumson - Persons Per Household**



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***THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN***

The New Jersey State Planning Commission adopted the State Development/ Redevelopment Plan in June 1992. An Executive Order of the Governor issued in 1994 directs all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The State Plan contains numerous general policies, as well as detailed mapping of policy areas. The plan is intended to be utilized to coordinate and guide State infrastructure investments, and to help administer the Mount Laurel doctrine for low and moderate income housing. The Borough of Rumson cooperated with the Monmouth County Planning Board during the cross acceptance process for the State Plan and the State Plan map identifies the following policy areas within Rumson:

1. Most of Rumson is designated as part of metropolitan planning area (PA-1). This planning area includes communities that are almost fully developed with little vacant land available for new development. The concerns for PA-1 are growing fiscal constraints that may lead to a need to regionalize an increasing number of services and systems, rehabilitation of aging infrastructure, and future redevelopment.
2. Portions of Rumson, east of the Oceanic Bridge have been included as part of PA-5, Environmentally Sensitive Planning Area. This is described as a large contiguous land area with valuable eco-systems and wildlife habitats. The PA-5 designated in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the Navesink and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife.

Previously disturbed coastal wetland and sedge islands (e.g. areas used for dredge spoil disposal), while not undisturbed, will, over time, support successional vegetation and recover as valuable habitat. Consideration should be given to including all of these areas within the PA-5 designation.

3. In addition to the PA-5 designation, the State Plan identifies three critical environmental/historic sites within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River, inclusive of the Rumson Country Club holdings, and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites.

In 1997, the State will be initiating revisions to the State Plan which will require the cross-acceptance of municipalities and counties. The Borough has designated the Borough Administrator as its cross-acceptance representative with the Borough Engineer serving as the alternate representative. Rumson should actively review the revised State Plan, determine its impact on the Borough, and develop a position on the relevant State policies and mapping that it should present to the County and the State through the cross-acceptance process.

### ***MONMOUTH COUNTY PLAN***

The plan adopted by the Monmouth County Planning Board is entitled "The Monmouth County Growth Management Guide". This document, was originally adopted in 1982 and was reviewed by the Borough at the time of the 1988 reexamination report and master plan adoption. In June 1991, the County Growth Management Guide was amended to include a new park, recreation and open space plan. The recreation and open space plan recommend conservation of the river islands

in the Shrewsbury and Navesink Rivers. These include sedge islands under the jurisdiction of the Borough of Rumson. The County Plan cites these as important habitats for migrating birds and juvenile fishes. The County plan was also amended subsequent to the previous Borough reexamination report.

### ***UNIFORM SITE IMPROVEMENT STANDARDS***

In 1993, the New Jersey Uniform Site Improvement Standards Act was signed into law and on June 3, 1997 detailed State standards implementing the Act went into effect. The Act requires that all municipalities follow the State standards in residential development for design and construction of public improvements, such as streets, roads, parking, sidewalks, drainage structures and utilities. The Borough subdivision and site plan requirements for any matter within the scope of the State regulations are deemed to be repealed and of no further force or effect. At this point in time, the Planning Board need not rewrite its code to reflect the State standards. Residential development in the Borough is subject to the State standards but nonresidential development will continue to be governed by Borough standards. Because the State standards have only recently gone into effect, and because some aspects of residential development are not covered by the State standards (e.g. lighting, driveways), a "settling-out" period can be anticipated where the State standards are further refined and interpreted by the State. After the State has had some experience working with and applying the standards, the Borough will be in a better position to determine the extent to which the Borough code should be rewritten to coordinate with the State standards.

### ***CAFRA AMENDMENTS OF 1993***

In July 1993, the enabling legislation for the New Jersey Coastal Area Facilities Review Act was amended to subject new development proposed on a beach or dune to review by the New Jersey Department of Environmental Protection and Energy. The State's review regulatory threshold, which used to be 25 or more dwelling units or non-residential projects of 300 or more parking

spaces, has been changed. A tier system of review based upon the proximity of the development to the mean high water line of tidal waters, beach, or dune will be used instead. The New Jersey Department of Environmental Protection and Energy has proposed, but not yet approved, regulations to administer the statutory changes. The new CAFRA regulations should be reviewed for their relationship to the development review process within the Borough, particularly with regard to the situations under which the CAFRA permit may be required prior to the issuance of any local development permits.

### ***FRESHWATER WETLANDS REGULATIONS***

Recently, the State of New Jersey assumed jurisdiction for the Federal 404 program and the NJDEPE became the lead agency for authorizing wetlands permits within the State. As of March 2, 1994, anyone conducting activities in or adjacent to a wetland, must hold a valid permit from the State of New Jersey Department of Environmental Protection and Energy. Previous exemptions to the State Freshwater Wetlands Protection Act, including exemptions from the transition areas, are null and void. With some exceptions to the end of 1994, development near a freshwater wetland will be subject to the minimum transition area (buffer) requirement. The New Jersey Department of Environmental Protection has produced aerial mapping of freshwater wetlands within the State of New Jersey. This mapping should be reviewed to identify potential wetlands locations within the Borough that may be subject to State wetlands and transition area regulations.

### ***AMERICANS WITH DISABILITIES ACT (ADA)***

The Americans with Disabilities Act is a federal law which was enacted to assure access by disabled Americans to public facilities and services. Local government operation and public facilities are affected by these regulations. The design, improvement, or operation of public facilities, including buildings, public streets, and recreation areas, are impacted by ADA. Future

improvements and developments, should be arranged to be accessible to all persons, including those with disabilities. The Borough is currently in its fourth year of a program to install barrier free sidewalk and ramp improvements. To provide an accessible meeting room and municipal court, the Borough is relocating the court and constructing a building addition and ramp improvements to Borough Hall. The Borough has also improved municipal playgrounds making changes to play equipment and providing accessible surfaces.

#### **4. RECOMMENDED CHANGES**

A. As a result of this reexamination, the following specific changes are recommended to the Borough development regulations:

1. Garages should be included in calculating the maximum permitted residential floor area and building area. Garages in the R-1 and R-2 zones should be side or rear entry only.
2. The maximum permitted residential floor area ratio should be reduced approximately fifteen (15) percent in the R-4, R-5, and R-6 zone districts and for residential uses in the POB, GB, and NB zones and the maximum permitted floor area ratio in all other residential zones should be reexamined.
3. A maximum residential floor area should be set in the R-4, R-5, and R-6 zone districts.

4. The maximum permissible lot and building coverages for residential uses should be reduced.
5. Rear yard setbacks in the R-4, R-5, and R-6 zones should be increased and be based upon lot depth. The lot shape requirement in the R-4 zone should be reexamined.
6. The minimum front yard setback in the R-6 zone should be increased to thirty feet (30').
7. Garages in the R-1 and R-2 zone districts should be required to be side-entry or rear entry only.
8. Consideration should be given to enacting additional standards to control the appearance of residential dwellings to promote designs and building configurations that are harmonious with the neighborhood and enhance the visual environment.
9. The minimum side and rear yard setback required for tennis courts and paddle tennis courts in residential zones should be increased and screening to mitigate the impact of the court on adjoining properties should be required.
10. The general site design standards for lot suitability should be revised to specify that each lot must be adaptable to its intended purpose and must provide a suitable building envelope for the placement of buildings and

improvements. The language referring to deductions of environmentally constrained lands from lot area should be deleted.

11. The West Park section of the Borough, south of Grant Avenue, is subject to periodic flooding associated with fluctuations in the tidal cycle. To address this problem, the Borough is reviewing the possibility of reconstructing and raising the streets in this neighborhood prone to periodic inundation. For existing lots and improvements, a requirement should be considered that nonhabitable floor space and lot grading be elevated to be compatible with the increased elevation of the street.
  12. The regulations should specify that on corner lots, the rear of the principal building must be oriented toward the rear yard.
  13. The regulations should be revised to specify that on corner lots or lots with frontage on more than one street, the required increase in side yard setback for lots whose width exceeds the minimum should be calculated using the lot width along the front of the principal building.
  14. The permitted uses of the GB General Business Zone and the NB Neighborhood Business Zone should be revised to permit professional training studios where personal training for physical fitness is provided to individuals.
- B. As a result of this reexamination, the following specific changes are recommended to the Borough Master Plan:

1. The background section of the Master Plan as it relates to the Coastal Area Facilities Review Act should be reviewed and updated to reflect the 1993 CAFRA amendments.
2. The background section of the Master Plan describing wetlands should be reviewed and updated to reflect the current regulations of the NJDEP and identify areas mapped by the State as freshwater wetlands which are subject to State regulation, buffer requirements, and development restrictions.
3. The Borough is concerned with the future development of the area between River Road and the Navesink River and Washington Street and First Street. This area includes portions of the historic Oceanic Village, waterfront lands, and the commercial district. Additional study of this area and production of a more detailed plan for its future use and improvement is recommended.
4. The uses permitted and the related zoning and site development regulations in the NB, GB, and POB zones should be reviewed in 1998 to confirm appropriateness and compatibility with evolving technology and business concepts, as well as perceived service needs of the Borough's residents.

The Planning Board otherwise finds that the underlying objectives, policies and standards of the Master Plan continue to be appropriate as the basis for the Borough of Rumson.

## **5. RECOMMENDATIONS ON REDEVELOPMENT PLANS**

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.

2002 (June) Master Plan Amendment, Land Use Element, Historic Preservation Element

# MASTER PLAN AMENDMENT

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Land Use Element  
Historic Preservation Element

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

June 3, 2002

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748



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*The original of this document has been signed and sealed in accordance with New Jersey Law*

## **Introduction**

This is an amendment to the Rumson Borough land use plan element and to the historic preservation element of the Master Plan originally adopted on July 5, 1988. This amendment is based on the Planning Board reexamination of the Master Plan undertaken in 2002.

In the spring of 2002, the Borough initiated the general reexamination process. The reexamination considers the need for changes in order to maintain a current Master Plan. The Borough reexamination noted the demographic profile of the community based on information received from the U.S. Census (2000) as well as other development issues and trends affecting the Borough. The reexamination specifically recommended that the Borough plan be changed to recognize Barley Point as seasonal bungalow colony as well as a local historic landmark.

## **Land Use Element**

The Borough land use element is based on the principles, objectives, assumptions, and policies set forth by the 1988 Master Plan and reasserted in the 2002 reexamination report. Master Plan principles and objectives include maintaining Rumson's character as a residential community, encouraging the most appropriate use of land consistent with neighborhood character, and establishing appropriate population densities and limiting the intensity of development to both preserve the natural environment and to ensure neighborhood, community and regional well being. The land use element supports these principles and objectives by placing a major emphasis on maintaining harmonious land use patterns at their current levels of intensity. The land use element establishes land use types including residential, business/commercial, and public and quasi-public uses, landmarks and critical areas.

Barley Point is a unique bungalow colony located on Barley Point Island in the Navesink River. A private driveway provides the only access between the island and Black Point Road on the mainland. This area developed during the first half of the 20<sup>th</sup> century as a summertime vacation resort. Small bungalows intended for seasonal use were developed to take advantage of the island's natural landscape, panoramic vistas and cool ocean breezes.

To recognize and permit the continued seasonal residential use, density and unique character of the bungalow colony, the plan recommends a H-BP (Historic-Barley Point) residential area. The H-BP area acknowledges Barley Point as a historic bungalow colony for seasonal residential use. The size, intensity, character and scale of the exiting colony should be preserved while providing for renovations or improvements that maintain the fifty seven (57) existing dwellings for seasonal use. Permitted density should be based to the number of existing units on the thirty-seven (37) acre lot which comprises most of the island and contains the bungalow colony. In order to maintain current conditions, expansion of the dwellings should be limited and minimum distance standards between structures should be developed. Most of the island should be conserved as open space areas to preserve the panoramic vistas, environmental sensitive features and natural setting of the site.

### **Historic Preservation Element**

The Historic Preservation Element of the Borough Master Plan identifies local landmarks that are significant either because of their association with the community's history or because they embody the characteristics of a type, period, or method of construction. The historic preservation element identifies five (5) designation standards that are used to evaluate the significance of properties and their eligibility for landmark status in Rumson. These standards include:

1. That the landmark is associated with events that have made a significant contribution to the broad patterns of local, state or national history; or
2. That the landmark is associated with the lives of persons significant in the Borough's past; or
3. That the landmark embodies the distinctive characteristics of a type, period or method of construction that it represents the work of a master, or it possesses high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction; or
4. That the landmark has yielded, or may be likely to yield, information important in prehistory or history; or
5. That the landmark exhibits a combination of scenic, historic, architectural, or archaeological or cultural features which make a unique contribution to the townscape of the Borough of Rumson.

Barley Point is a historic bungalow colony that exemplifies the historic travel/vacation culture of the early 20<sup>th</sup> century when shore bungalows were the primary summertime escape for urbanites. The distinctive development pattern of the colony including its isolation and separation from the mainland satisfies the landmark designation criteria of a "significant and distinguishable entity". Barley Point's panoramic vistas and location within environmentally sensitive lands along the banks of the Navesink River warrant conservation and additional protection as a local landmark.

#### **Amended Land Use Plan Element**

Attached is a map that delineates the proposed land use changes to the Master Plan. Changes to Barley Point are limited to property within Block 72, Lot 8. Portions of riparian islands south and west of Barley Point are in the POS, Public

Open Space, zone district. These areas are not affected by this amendment. The current zone district regulations are consistent with the recommendations of the land use element of the 1988 Master Plan.

# Key Location Map



## Amended Land Use Plan Barley Point

- H-BP** Historic - Barley Point
- POS** Public Open Space
- R-4** Single Family Residential
- R-5** Single Family Residential
- R-6** Single Family Residential

 **Proposed Land Use Change**

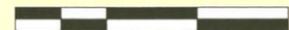
Prepared by:



June 2002



200 0 200 400 Feet



Source: This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County. Data was also used from the NJDEP (1995/97)

2002 (June) Master Plan Reexamination Report

# MASTER PLAN REEXAMINATION REPORT

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BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
  
RUMSON BOROUGH PLANNING BOARD

June 3, 2002

PREPARED BY  
  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



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LICENSED PROFESSIONAL ENGINEER - NO. GE14227  
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**BOROUGH OF RUMSON  
MASTER PLAN REEXAMINATION 2002**

**1.0 INTRODUCTION**

The Borough of Rumson Planning Board has undertaken a general reexamination of the Rumson Master Plan and development regulations. Periodic reexaminations are required by the New Jersey Municipal Land Use Law to ensure that each municipality reviews and evaluates progress in achieving local objectives, resolving problems, and addressing planning issues that affect the future of the community (N.J.S.A. 40:55D-89). This report presents the findings and recommendations of the reexamination conducted by the Planning Board in 2002.

As required by law, this reexamination report addresses the following:

- The major problems and objectives relating to land development in Rumson at the time of the adoption of the last reexamination report in 1997.
- The extent to which the problems or objectives have been reduced or have increased subsequent to the date of adoption of the last reexamination report.
- The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or Development Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County, and Municipal, policies and objectives.

- The specific changes recommended for the Rumson Borough Master Plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992 c.79 (C.40A:12A-1 et seq.) into the Land Use Plan Element of the Municipal Master Plan, and recommended changes, if any, in the local Development Regulations necessary to effectuate the redevelopment of the municipality.

## **2.0 THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION**

The Planning Board approved the last reexamination report of the Borough in August 1997. The 1997 report recommended a number of changes to the Borough's land development regulations as well as the Master Plan.

- **Revisions to the Land Development Regulations.** Recommendations in the reexamination report focused on revising development regulations to ensure that new development in the Borough would continue in a coordinated and consistent manner to help preserve the existing character and design of the community. General site design objectives were stated to promote designs and building configurations that were harmonious with established neighborhood and enhanced the visual environment. The report recommended the general site design standards for lot suitability be revised to specify that each lot be adaptable to its intended purpose and provide a suitable building envelope for the placement of buildings and

improvements. Proposed changes for specified zone districts were also addressed in the report.

- **Flooding.** Flooding associated with fluctuations in the tidal cycle was identified as a problem in the West Park section of the Borough, south of Grant Avenue.
- **Corner Lots & Lots with Multiple Street Frontage.** The previous reexamination report recommended that the required increase in side yard setbacks for lots where lot width exceeded the minimum requirement should be calculated using the lot width along the front of the principal building and that the rear of the building on corner lots should be oriented towards the rear yard.
- **Permitted Uses in Business Districts.** The permitted uses of the GB General Business Zone, NB Neighborhood Business Zone and POB Professional Office Business required review to confirm appropriateness and compatibility with evolving technology and business concepts, as well as suitability to accommodate the perceived service needs of the Borough's residents.
- **CAFRA Regulations.** The reexamination report recommended updating the background section of the Master Plan as it relates to the Coastal Area Facilities Review Act to reflect the 1993 CAFRA amendments and the subsequent regulations.
- **Wetlands Regulations.** The reexamination report recommended updating the background section of the Master Plan regarding wetlands to reflect current regulations of the NJDEP and to identify any areas mapped by the State as freshwater wetlands, which are subject to regulations, buffer requirements, and development restriction.
- **Development and redevelopment of the area between River Road and the**

**Navesink River and Bingham Avenue and First Street.** Concerns about development and redevelopment in this area centered around providing improvements in a thought-out and coordinated fashion in order to preserve and protect the existing neighborhoods design and character.

## **2.1 General Objectives**

The 1997 reexamination report concluded that the objectives, assumptions, and policies of the 1988 Master Plan continued to be appropriate. The plan recognizes that Rumson is a mature community which has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its satisfying quality of life is maintained.

The 1988 Master Plan includes general objectives and specific land use recommendations. The general objectives of the Master Plan are:

- Maintain Rumson's character as a residential community and the quality of life that it offers.
- Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
- Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.
- Maintain a satisfactory level of public facilities and services.

- Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
- Maintain fiscal stability.
- Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
- Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.
- Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
- Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
- Promote a desirable visual environment.
- Conserve historic sites and districts.
  - Prevent urban sprawl and degradation of the environment through improper land use.
  - Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
  - Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.

- 
- Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.

### **3.0 THE EXTENT TO WHICH PROBLEMS OR OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO 1997**

The current Township Master Plan was adopted in 1988 and was subsequently reexamined in 1994 and 1997. Recommendations made in the 1997 Reexamination resulted in amendments to the development regulations later that same year. The Borough Council adopted nearly all of the land development recommendations that were made as part of the 1997 reexamination report. Since that time, the Borough has finished several projects identified as problems during the last reexamination. Infrastructure improvements including roadway reconstruction in the West Park section of the Borough have been completed. Also, redevelopment of the area between River Road and the Navesink River and Bingham Avenue and First Street is done.

With this reexamination, the Borough continues its focus on evaluating development regulations to ensure that new development will continue in a coordinated and consistent manner. Concern still exists about the adverse effect infill development and building expansions may have on the visual environment and character of neighborhoods. A number of older homes in the Borough have been demolished and replaced by larger contemporary ones. Some of the larger properties that once contained a single housing unit are being subdivided to facilitate multiple houses. Over time, this type of small scale, low intensity development has a subtle way of changing the character of the landscape. The Borough should make a concerted effort to review existing development regulations and recommend changes that will minimize the adverse impact created by these types of

development.

## **4.0 THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES**

### **4.1 Assumptions, Policies and Objectives**

The assumptions, policies, and objectives of the master plan and development regulations have not significantly changed. The assumptions that underpin Borough planning are:

- The continued economic viability of Rumson as a single-family residential community with supporting public, commercial, and institutional facilities and services.
- No natural or man-made disasters will require redevelopment of the Borough.
- Given a stable population level, there will be minimal need to expand municipal facilities and services.

The policies of the Borough, as stated in the Master Plan are:

- Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces,

driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.

- In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools, and parking locations and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.
- The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The master plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's lack of vacant land, the Borough will utilize and rehabilitate the existing housing stock to create low and moderate income housing opportunities.
- The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, and architectural significance should be identified, maintained, and conserved.
- The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal

solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough recycling program.

## **4.2 Density and Distribution of Population, Land Uses and Housing Conditions**

### **4.2.1 Population and Demographics**

Population trends are influenced by a variety of factors including national, state and regional economic conditions, social changes and government policy. Changing birth rates, changing employment trends, consumer preferences and numerous other factors can affect the growth or decline of a community. U.S. census data can provide valuable insight into population and housing trends and their potential affect on a community. As updated census data becomes available, municipalities such as Rumson may choose to address impending impacts from population shifts and housing demands through changes in planning and land use policy.

Information used in this report comes directly from the 2000 census Summary File 1 (SF- 1). Summary File 1 provides general population data regarding age, gender, race, household type, housing occupancy and vacancy status. Information regarding occupation, income and education will be released by the U.S. Census Bureau as part of Summary File 3 (SF-3) sometime during the summer of 2002.

#### 4.2.2 Population Trends

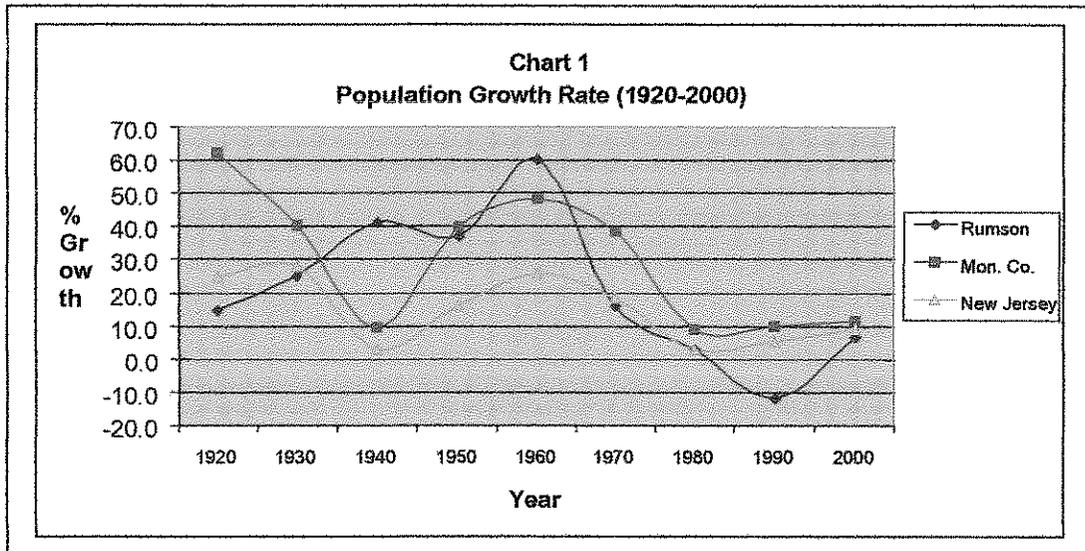
Table 1 shows the Borough's historic population trend from 1910 through 2000. The population of Rumson has increased every decade since 1910 with the exception of the 1980's. The largest increases in population appear prior to 1970. During this time, the Borough had enough remaining vacant land to sustain additional growth. The Master Plan attributes the construction of the Garden State Parkway and other regional highway improvements as having a dramatic effect on the Borough's growth between 1950 and 1960 resulting in a 60% increase in the population (see Chart 1).

Year	Rumson		Monmouth		New Jersey	
	Population	% Change	Population	% Change	Population	% Change
1910	1,449		64,734		2,537,167	
1920	1,658	14.4	104,925	62.1	3,155,900	24.4
1930	2,073	25.0	147,209	40.3	4,041,334	28.1
1940	2,926	41.1	161,238	9.5	4,160,165	2.9
1950	4,004	36.8	225,327	39.7	4,835,329	16.2
1960	6,405	60.0	334,401	48.4	6,066,782	25.5
1970	7,421	15.9	461,849	38.1	7,168,164	18.2
1980	7,623	2.7	503,173	8.9	7,364,158	2.7
1990	6,701	-12.1	553,124	9.9	7,730,118	5.0
2000	7,137	6.5	615,305	11.2	8,414,350	8.9

By the 1970's, Rumson had all but reached its residential build out potential. The households and families established during the 1950's and 1960's had matured. As these families grew older, children who were raised in the Borough began to leave home. This maturing lifecycle of households resulted in a decline in the Borough population and household size during the 1980's. Soon after, the housing

stock began to recycle to younger families. As more and more young families began to move in with school aged children, the population once again started to increase. Rumson's desirable neighborhoods, good schools and relative proximity to high paying jobs in New York City resulted in a 6.5% increase during the last decade. The total population in 2000 increased to 7,137, but still down 486 from the 1980 high of 7,623.

Chart 1 compares Rumson's growth rate with that of Monmouth County and the State of New Jersey. Over the past 60 years, increases and decreases in the Borough's growth tended to follow similar trends to that of both the County and the State. Remarkably, during the Great Depression, 1930-1940, the Borough had a



growth spurt of 40% while the County rate declined to 9.4% and the State rate declined to only 2.9%. Because the total population of Rumson is small compared to larger regional areas, small changes in population tend to show as large percentage shifts.

Exhibit 1 shows the most current 2000 census data in a geographic information format. The map shows the population per block group by color with a population density overlay. Population densities are highest in and around the traditional town center, historic Oceanic Village.

#### **4.2.3 Age Distribution**

The age distribution of the Borough population in 2000 by cohorts (groups) is shown in Table 2. Table 2 has also been reformatted into Table 2-A to show the population by lifestyle cohorts such as Preschool (Ages 0-4), School Age (Ages 5-19), Working Age (Ages 20-64) and Seniors (Ages 65+). School age children in Rumson account for over a quarter of the total population, almost 25.9% compared to 21.4 % for the County and 20.4% for the State.

Comparing 2000 census data to that from 1990 (Table 3), the school age population in the Borough has boomed almost 35.8% while Working Age and Seniors have declined slightly. It appears that larger, younger families are replacing mature family units. This trend is likely to continue, putting increased pressure on schools and increasing demand for family services such as recreation facilities. The resident's median age of 39.2 years was higher than that of Monmouth County (37.7) and New Jersey (36.7).

**TABLE 2**

	<b>Rumson Borough</b>		<b>Monmouth County</b>		<b>New Jersey</b>	
	Number	Percent	Number	Percent	Number	Percent
Total Population	7,137	100	615,301	100	8,414,350	100
Under 5 years	528	7.4	42,231	6.9	563,785	6.7
5 to 9 years	713	10	46,966	7.6	604,529	7.2
10 to 14 years	703	9.9	46,312	7.5	590,577	7
15 to 19 years	434	6.1	38,109	6.2	525,216	6.2
20 to 24 years	149	2.1	29,297	4.8	480,079	5.7
25 to 34 years	579	8.1	75,308	12.2	1,189,040	14.1
35 to 44 years	1,319	18.5	111,681	18.2	1,435,106	17.1
45 to 54 years	1,132	15.9	92,239	15	1,158,898	13.8
55 to 59 years	427	6	32,655	5.3	423,338	5
60 to 64 years	239	3.3	23,580	3.8	330,646	3.9
65 to 74 years	513	7.2	40,084	6.5	574,669	6.8
75 to 84 years	309	4.3	27,025	4.4	402,468	4.8
85 years and over	92	1.3	9,814	1.6	135,999	1.6
Male	3,457	48.4	298,839	48.6	4,082,813	48.5
Female	3,680	51.6	316,462	51.4	4,331,537	51.5
Median age (years)	39.2		37.7		36.7	

**TABLE 2-A**

	<b>Rumson Borough</b>		<b>Monmouth County</b>		<b>New Jersey</b>	
	Number	Percent	Number	Percent	Number	Percent
Total Population	7,137	100	615,301	100	8,414,350	100
Preschool (Age 0-4)	528	7.4	42,231	6.9	563,785	6.7
School Age (5-19)	1,850	25.9	131,387	21.4	1,720,322	20.4
Working Age (20-64)	3,845	53.9	364,760	59.3	5,017,107	59.6
Seniors (65+)	914	12.8	76,923	12.5	1,113,136	13.2

	1990		2000		Change	
	Number	Percent	Number	Percent	Number	% Change
Total Population	6,701	100	7,137	100	436	6.5
					0	
Preschool (Age 0-4)	417	6.2	528	1.3	111	26.6
School Age (5-19)	1,362	20.3	1,850	100.0	488	35.8
Working Age (20-64)	3,998	59.7	3,845	0.5	-153	-3.8
Seniors (65+)	924	13.8	914	0.0	-10	-1.1

#### 4.2.4 Gender

The Borough's male to female ratio of 48.4 percent male to 51.6 percent female hasn't changed dramatically since 1980. These numbers are also comparable to State and County figures.

#### 4.2.5 Housing

Although Rumson has not experienced a housing "boom" since the 1950's, this does not mean that the housing market itself is static. Rather, perceived subtle changes in the data reveal a dynamic change occurring in housing between 1990 and 2000. Tables 5 shows that while there are eleven (11) fewer housing units in the Borough, the number of occupied housing units has increase by 58. Thus, the vacancy rate has decrease over the last decade as new homeowners reinvested in existing vacant or abandoned properties. Rental units have been changing ownership and are being purchased by those who intend to use them as owner-

	1990		2000		Change
	Number	Percent	Number	Percent	
<b>OCCUPANCY STATUS</b>					
Total housing units	2621	100	2,610	100	-11
Occupied housing units	2394	91.3	2,452	93.9	58
Vacant housing units	227	8.7	158	6.1	-69
<b>TENURE</b>					
Occupied housing units	2394	100	2,452	100	
Owner-occupied housing units	2120	88.6	2,209	90.1	89
Renter-occupied housing units	274	11.4	243	9.9	-31
<b>VACANCY STATUS</b>					
Vacant housing units	227	100	158	100	-69
<b>POPULATION</b>					
	6701	100	7137	100	
<b>HOUSEHOLDS</b>					
Family Households	1932		1989		57
1 Person Households	462		463		1
Persons/Household	2.90		2.91		0.11
Persons/Family Household	3.23		3.36		0.13
Persons/Housing Unit	2.56		2.73		0.17

occupied units. The number of owner-occupied housing units is actually up 89 units and there are 69 fewer vacant units now, more than half of what it was in 1990. The increase in occupied housing units has almost entirely been family households. The number of single person households is greater than it was in 1990 while the number of family households has increased by 57. When compared to Monmouth County and State (Table 6), Rumson Borough has a slightly lower percentage of vacant housing. However, where Rumson has a 90.1% owner-occupancy rate the County has a rate of 74.6% and the State a rate of only 65.6%. Rumson's higher than average ownership rate can be attributed to the limited number of rental apartments and high majority of single family housing stock.

TABLE 6

	Rumson Borough		Monmouth County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
<b>OCCUPANCY STATUS</b>						
Total housing units	2,610	100	240,884	100	3,310,275	100
Occupied housing units	2,452	93.9	224,236	93.1	3,064,645	92.6
Vacant housing units	158	6.1	16,648	6.9	245,630	7.4
<b>TENURE</b>						
Occupied housing units	2,452	100	224,236	100	3,064,645	100
Owner-occupied housing units	2,209	90.1	167,311	74.6	2,011,473	65.6
Renter-occupied housing units	243	9.9	56,925	25.4	1,053,172	34.4
<b>VACANCY STATUS</b>						
Vacant housing units	158	100	16,648	100	245,630	100
For rent	3	1.9	2,749	16.5	49,858	20.3
For sale only	25	15.8	1,800	10.8	24,546	10
Rented or sold, not occupied	14	8.9	1,231	7.4	15,206	6.2
For seasonal, recreational, or occasional use	99	62.7	7,726	46.4	109,075	44.4
For migratory workers	0	0	9	0.1	246	0.1
Other vacant	17	10.8	3,133	18.8	46,699	19

### 4.3 Circulation, Conservation and Recycling

There have been no significant changes in the assumptions, policies, and objectives of the master plan or development regulations related to circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of recyclables.

#### **4.4 Changes in State, County and Municipal Policies and Objectives**

##### **4.4.1 State Development and Redevelopment Plan**

The New Jersey State Planning Commission adopted the State Development/ Redevelopment Plan (SDRP) in June 1992. An Executive Order of the Governor issued in 1994 directed all State agencies to utilize the State Plan as a coordinating document for the overall development of the State of New Jersey. The Borough of Rumson cooperated with the Monmouth County Planning Board during the last cross acceptance process and the State concluded the State Plan cross acceptance process and adopted a new SDRP pursuant to the State Planning Act in March 2001. The State Planning Act acknowledges that sound and integrated statewide planning along with local and regional planning is needed to conserve natural resources, revitalize urban centers, protect the quality of the environment, provide needed housing opportunities and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal. Local planning efforts should be consistent with the policies established within The State Plan. The State Plan and State Plan Policy map identify the following policy areas within Rumson (see Exhibit 2):

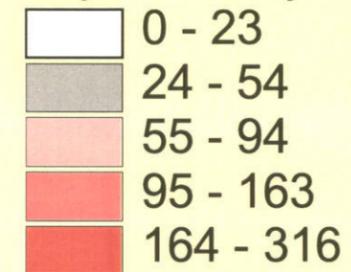
- A. Most of Rumson is designated as part of metropolitan planning area (PA-1). This planning area includes communities that are largely developed with mature settlement patterns and little vacant land available for new development. Exhibit 3 shows that most of the land use in the Borough is developed with small pocket areas of woodlands and some coastal wetlands. The concerns for PA-1 are growing fiscal constraints that may lead to a need

# EXHIBIT 1

## Population and Population Density by Census Block

● 1 Dot = 2 persons

Population by Census Block



Roads

Municipal Boundaries

Water Features



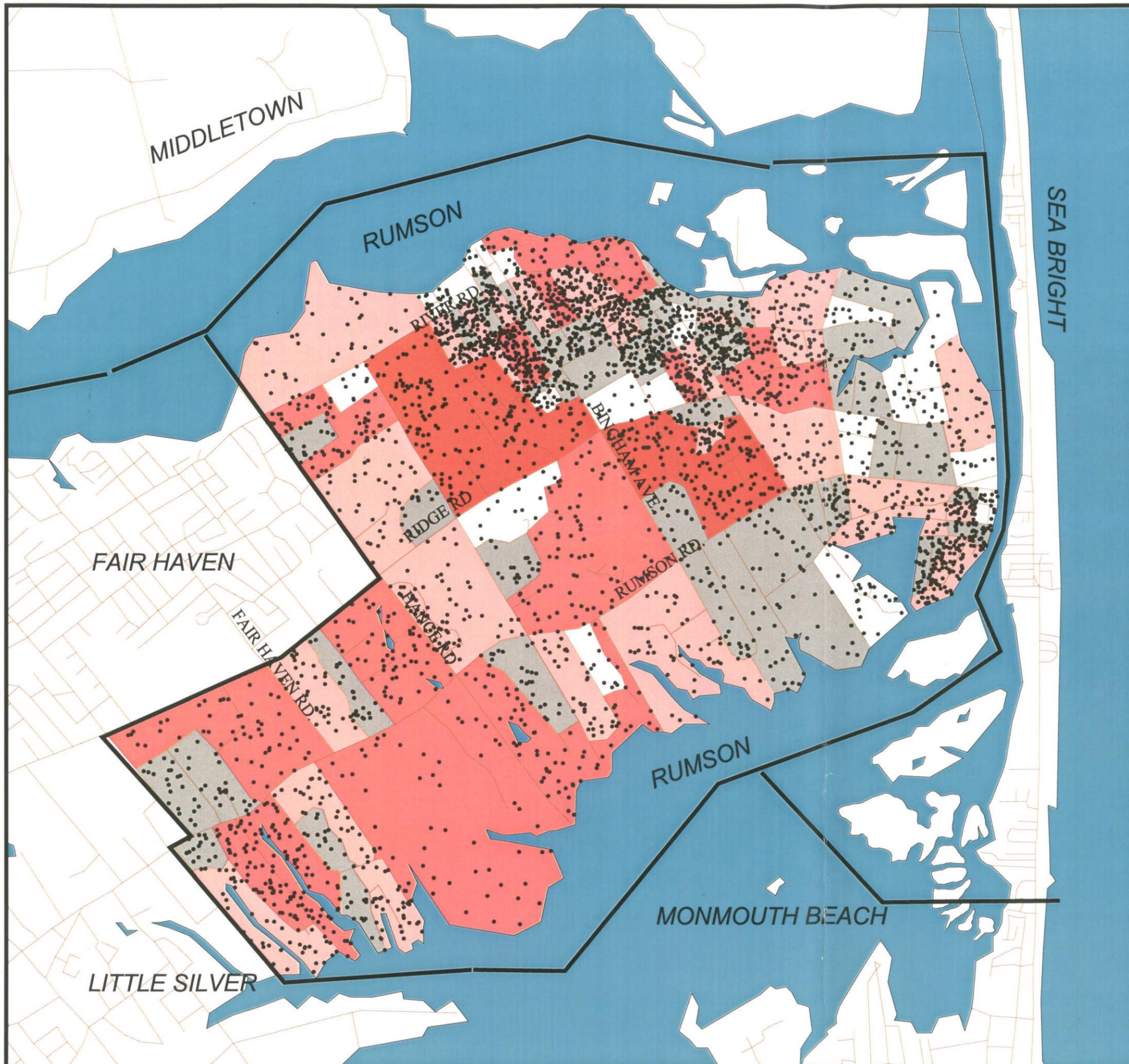
Prepared by:

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June 2002

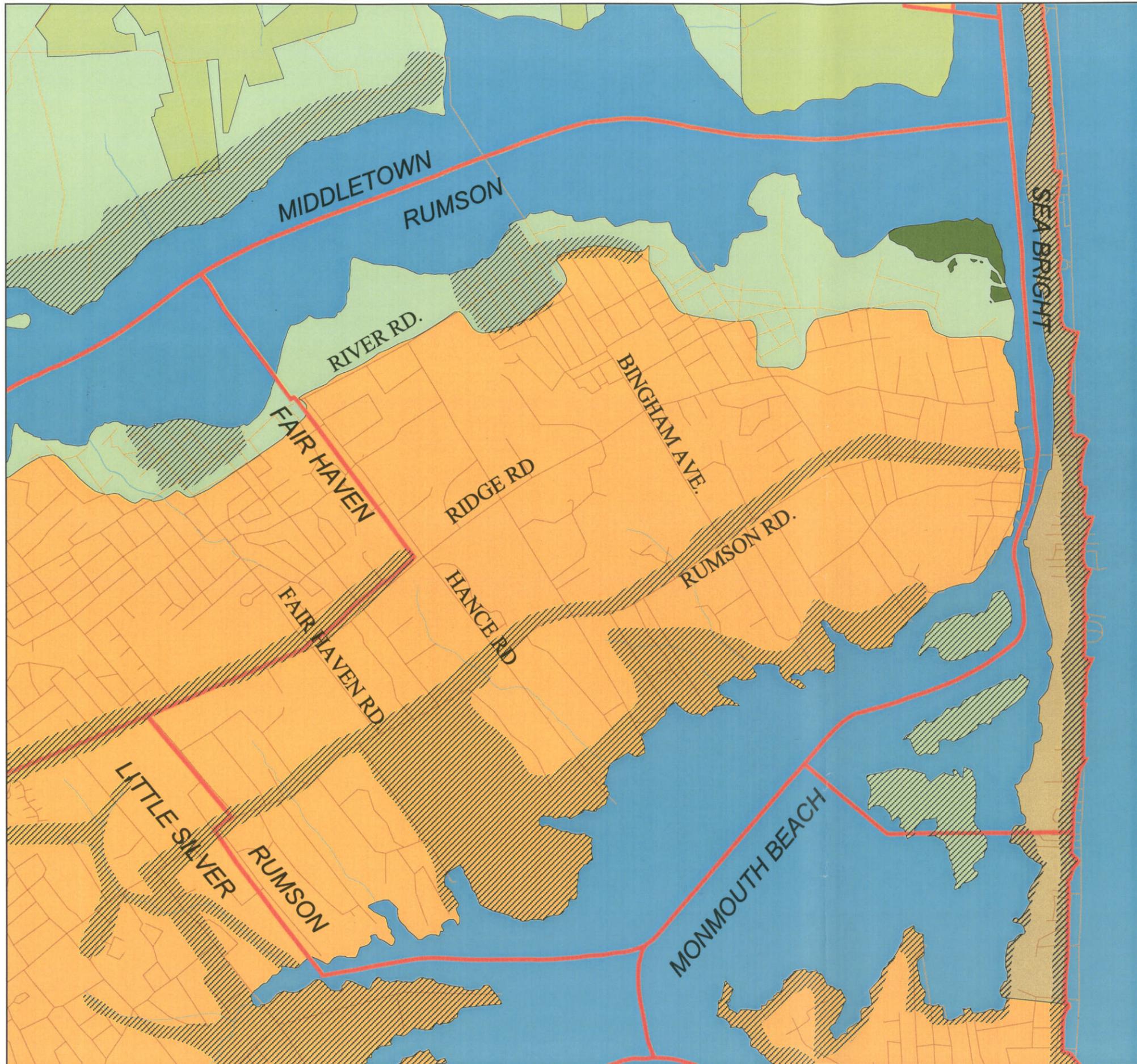
Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).



# EXHIBIT 2

## New Jersey State Plan Policy Map

### Planning Areas



#### State Plan Areas by Type

-  METROPOLITAN (PA-1)
-  ENVIRONMENTALLY SENSITIVE (PA-5)
-  ENV. SENSITIVE BARRIER ISLAND
-  STATE PARK
-  COUNTY PARK
-  CEHS (Critical Environmental Historic Site)
-  Roads
-  Municipal Boundaries
-  Water Features



Prepared by:



June 2002

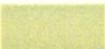
Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).

# EXHIBIT 3

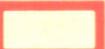
## Land Use



### 1995 Land Use Types

-  Agriculture
-  Forests
-  Urban/Developed
-  Wetlands

 Roads

 Municipal Boundaries

 Water Features



Prepared by:

1000 0 1000 2000 Feet



June 2002

Source: This map was created using information provided by the NJDEP (1995/1997) and the U.S. Census Bureau TIGER files(2000).

to regionalize an increasing number of services and systems, rehabilitation of aging infrastructure, and future redevelopment.

- B. Portions of Rumson, north and east of River Road along the Navesink River have been included as part of PA-5, Environmentally Sensitive Planning Area. This is described as a large contiguous land area with valuable ecosystems, geological features and wildlife habitats. The PA-5 designated in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the river and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife. The PA-5 also includes the islands in the Navesink and Shrewsbury Rivers.
  
- C. In addition to the PA-5 designation, the State Plan identifies several critical environmental/historic sites (CEHS) within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River (inclusive of the Rumson Country Club holdings) and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites. The plan also recognizes Monmouth County's scenic corridor along Rumson Road as a CEHS.

#### **4.4.2 Monmouth County Plan**

The Monmouth County Plan was amended in 1995 to include a statement of Goals,

Policies and Objectives. It was further amended to include an updated road plan and park and recreation plan. The recreation and open space plan recommends conservation of the river islands in the Shrewsbury and Navesink Rivers. These include sedge islands under the jurisdiction of the Borough of Rumson. The County Plan cites these as important habitats for migrating birds and juvenile fishes. In 2000, the County Planning Board amended the Plan to include a Farmland Preservation element. This was followed by a Scenic Roadway Plan.

The scenic roadway plan identifies those county roadways, or sections of county roadways, that possess such a high degree of visual quality that driving, biking or walking along these roadways is a pleasurable and enjoyable experience. The primary goal of this plan is to offer alternative design guidelines for roadways that are identified as "scenic " for use in the Monmouth County Planning Board's development review process and in the Monmouth County Capital Improvement Program. Roadways identified on the Monmouth County Scenic Roadway map within the Borough include Rumson Road and the Oceanic Bridge over the Navesink River including the entrance into Oceanic Village .

#### **4.4.3 CAFRA Amendments of 2000**

The entire Borough of Rumson falls within the NJDEP's Coastal Area Facilities Review Act (CAFRA) area and therefore must comply with the State's coastal area development regulations. The New Jersey Department of Environmental Protection and Energy amended CAFRA regulations in 2000 establishing maximum impervious coverage limits on developments in relation to specific State Planning Areas. The new CAFRA regulations should be reviewed for their relationship to the development review process within the Borough, particularly with regard to the

situations under which the CAFRA permit may be required prior to the issuance of any local development permits.

#### **4.4.4 Uniform Site Improvement Standards**

In 1993, the New Jersey Uniform Site Improvement Standards Act was signed into law and on June 3, 1997 detailed State standards implementing the Act went into effect. The Act, more commonly known as RSIS (Residential Site Improvement Standards) requires that all municipalities follow the State standards in residential development for design and construction of public improvements, such as streets, roads, parking, sidewalks, drainage structures and utilities. The State has amended the RSIS standards subsequent to the 1997 reexamination.

### **5.0 RECOMMENDED CHANGES**

As a result of this reexamination, the following specific changes are recommended to the Borough Master Plan and Land Development Regulations:

- A. The Historic Preservation Element of the Master Plan should be updated to include the Barley Point's "bungalow colony" as a historic landmark site or district within the context of New Jersey's Municipal Land Use Law. Historic sites are defined by the MLUL as "any real property, manmade structure, natural object, or configuration or any portion or group of the foregoing of historic, archaeological, cultural, scenic or architectural significance." The bungalow colony of Barley Point should be recognized as a local landmark which exemplifies the historic travel/vacation culture of the early 20<sup>th</sup> century when shore bungalows were the primary summertime escape of urbanites. It's unique development pattern as a vacation colony,

panoramic vistas of the Navesink River and its location within the environmentally sensitive lands along the banks of the river warrant conservation and additional protection as a local landmark.

- B. The Board recommends a H-B.P. (Historic – Barley Point) zone district for the Barley Point area. Exhibit 4 shows an aerial photograph of Barley Point with an overlay of the recommended change to the current land use element of the Master Plan. Residential units on Barley Point are located in the P.O.S. (Public Open Space) zone district and are non-conforming as to use, density, and lot standards. The zone would permit development based on POS standards and use categories and adds a “historic bungalow colony” as a permitted use, subject to restrictions on seasonal use and limited expansion of the existing bungalow dwellings. Regulations recommended for Barley Point are intended to maintain the current use, size, and density of the colony while providing for renovations or improvements to the existing units. These regulations, to be codified in the zoning ordinance and applicable land development regulations, include the following:

- 1) Seasonal occupancy should be limited to the months of April through October, weekends, and recognized State and Federal holidays. Units used as year round residences prior to the codification of the seasonal occupancy requirement should be issued certificates of non-conformity. This will allow year round residents to maintain their permanent year round status.
- 2) The minimum lot area for a bungalow colony is 35 acres
- 3) The maximum number of dwelling units should correspond with the fifty-seven (57) units which currently exist on the site.

# Key Location Map



## EXHIBIT 4

# Amended Land Use Plan Barley Point

- H-BP** Historic - Barley Point
- POS** Public Open Space
- R-4** Single Family Residential
- R-5** Single Family Residential
- R-6** Single Family Residential

 **Proposed Land Use Change**

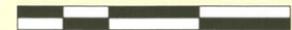
Prepared by:



June 2002



200 0 200 400 Feet



Source: This map was developed, in part, using Monmouth County Geographic System Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County. Data was also used from the NJDEP (1995/97)



- 4) Density should be established at 1.6 dwelling units per acre.
- 5) A minimum open space requirement should be established at 70%.
- 6) In order to maintain consistency of size and scale between dwelling units, the maximum gross floor area of a dwelling unit should not exceed 1,100 square feet. Unenclosed decks should be permitted but should not exceed 200 square feet or extend beyond the sides of the principal structure.
- 7) Minimum distances between buildings should be established consistent with existing conditions.
- 8) Parking should be permitted in a common parking area for one space per unit.
- 9) Units should be permitted to be raised above the flood elevation levels. Height restrictions on structures should be similar to that of the R-4, R-5 and R-6 zone districts.
- 10) The Borough zoning ordinance (22.5.2d), which does not permit more than one principal building on a lot except for non-residential and multifamily developments, should reference that the prohibition does not apply to the historic bungalow colony of Barley Point.

## **6.0 RECOMMENDED CONTINUED STUDY**

As a result of this reexamination, the Planning Board should continue to study the following issues and formulate appropriate recommendations:

- A. Appropriate restrictions on agricultural uses on residential properties should be examined.

- B. The minimum lot area requirements of all residential zones with particular attention to the R-1, R-2 and R-3 zone districts should be reviewed.
- C. Setbacks in all residential zones should be reviewed to discern if new standards are required to ensure that new construction and the expansion of existing structures are consistent with the size, scale and character of existing neighborhoods.
- D. The permitted size of houses in all residential zones should be reexamined to ensure consistency with the size, scale and character of existing neighborhoods.
- E. Overnight parking regulations require residents to remove parked cars from the street during certain times of the year. Small residential lots have a limited amount of space to provide for off street parking. Some residents have taken to parking vehicles on the front yards of their property. Parking regulations should be reviewed to help mitigate this problem.
- F. Garage requirements in the residential zones should be studied to determine if the existing two (2) car garage requirement of the R-1 and R-2 zones should be expanded.
- G. The Board should review previous reports regarding companion units and accessory units to determine if changes to the existing regulations are necessary.

- H. Consideration should be given to studying additional standards to control the orientation of residential dwellings to promote designs and building configurations that are harmonious with the neighborhood and enhance the visual environment.
- I. Standards should be devised to address the extension and projection of appurtenances such as stairs, steps and decks from a principal structure in all residential zones.
- J. Consider establishing design guidelines for landscaping and tree preservation along scenic corridors that are compatible with the purpose and intent of the Monmouth County Scenic Corridor Plan.
- K. Study the need for changes in current development regulations for tree preservation and coordinate them with the recommendations of the Borough Council.
- L. Ordinances regulating fences, walls, hedges, and sight triangles should be reviewed. Fence regulations should clarify the definition of an open fence and provide a uniform standard on how height should be measured. Height measurements and standards should be applied to walls and hedges as well.

## **7.0 RECOMMENDATIONS ON REDEVELOPMENT PLANS**

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.

2002 (November) Master Plan Amendment, Land Use Element

# MASTER PLAN AMENDMENT

---

Land Use Element

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

Adopted November 18, 2002

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748



---

C. BERNARD BLUM, JR. P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER – NO. GE14227  
LICENSED PROFESSIONAL PLANNER – NO. LI00887

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*The original of this document has been signed and sealed in accordance with New Jersey Law*

Resolution No. 2002-

RESOLUTION OF THE PLANNING BOARD  
OF THE BOROUGH OF RUMSON  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Adopting An Amendment To The Land Use Element  
Of The Rumson Master Plan

WHEREAS, the Planning Board of the Borough of Rumson has undertaken a general re-examination of the Master Plan and Development Regulations of the Borough of Rumson pursuant to its obligations under N.J.S.A. 40:55D-89; and

WHEREAS, a report entitled "Master Plan Re-examination Report" dated November 11, 2002 was prepared by the Borough Engineer; and

WHEREAS, the Planning Board of the Borough of Rumson did, at a duly noticed public meeting on November 18, 2002 review and adopt said report; and

WHEREAS, the Planning Board desires to amend the Land Use Element of the Borough's Master Plan in accordance with the said Re-examination Report; and

WHEREAS, at a duly noticed public meeting was held on November 18, 2002, at which time public comment was heard concerning said amendment to the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rumson in accordance with the Master Plan Re-examination Report as amended, dated November 11, 2002, that the Planning Board does hereby adopt an amendment to the Land Use Element as prepared by the Borough Engineer under date of November 18, 2002.

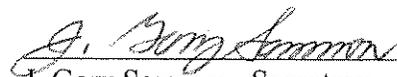
The foregoing was Moved by Mrs. Armitage, Seconded by Mr. B. Ekdahl, and on Roll Call, the following vote was recorded:

Affirmative: Doremus, B. Ekdahl, Emery, Hintelmann, Sorrentino, Armitage and Slingluff.

Negative: None.

Absent: Mayor Callman, Councilman J. Ekdahl and Mrs. Parton.

I, J. Gary Sammon, Secretary to the Planning Board of the Borough of Rumson, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Rumson at a public meeting held on November 18, 2002.

  
\_\_\_\_\_  
J. Gary Sammon, Secretary  
Planning Board

Dated: November 18, 2002.

## **Introduction**

This is an amendment to the Rumson Borough land use plan element of the Master Plan originally adopted on July 5, 1988. This amendment is based on the Planning Board reexamination of the Master Plan undertaken in 2002. In the spring of 2002, the Borough initiated the general reexamination process. The reexamination considers the need for changes in order to maintain a current Master Plan.

On June 3, 2002, the Borough Planning Board adopted a reexamination of the Master Plan which noted the demographic profile of the community based on information received from the U.S. Census (2000) as well as other development issues and trends affecting the Borough. The reexamination specifically recommended that the Borough Master Plan be amended to recognize Barley Point as seasonal bungalow colony as well as a local historic landmark. In response to this recommendation, on June 3, 2002 the Planning Board also adopted changes to the land use element and historic preservation element of the Master Plan that were consistent with the reexamination report.

The June 3, 2002 reexamination report further requested that the Planning Board continue to study other land use and development issues facing the Borough and to formulate appropriate recommendations to address these issues. Recommendations regarding land development regulations, minimum lot size requirements, agricultural and horticultural uses, and other types of development standards are presented in the November 11, 2002 Master Plan reexamination report.

## **Land Use Element**

The Borough land use element is based on the principles, objectives, assumptions, and policies set forth by the 1988 Master Plan and reasserted in both the June 2, 2002 and November 11, 2002 reexamination reports. Master Plan principles and objectives include maintaining Rumson's character as a

residential community, encouraging the most appropriate use of land consistent with neighborhood character, and establishing appropriate population densities and limiting the intensity of development to both preserve the natural environment and to ensure neighborhood, community and regional well being. The land use element supports these principles and objectives by placing a major emphasis on maintaining harmonious land use patterns at their current levels of intensity. The land use element establishes land use types including residential, business/commercial, and public and quasi-public uses, landmarks and critical areas.

*Agricultural and Horticultural Uses*

The number of agricultural and horticultural uses for profit, accessory to residential uses in the Borough, has increased in recent years. Significant agricultural and horticultural uses can conflict with the quality and character of nearby residential neighborhoods by creating disruptive physical nuisances such as excessive or objectionable amounts of dust, fumes, smoke, odor, noise, glare or waste products. Residents may have to contend with early morning operations, the movement of product and heavy equipment, traffic generated by a commercial business, and potential exposure to chemical fertilizers and pesticides.

The Borough should enact regulations to protect the public health and safety of residents from the harmful impacts posed by agricultural and horticultural uses for profit on adjacent residential properties. Any regulations considered by Rumson must take New Jersey's Right to Farm Act into consideration. The Right to Farm Act does not preclude municipalities from enacting zoning regulations that are intended to protect the health and safety of residents. It does, however, protect farms from unduly restrictive municipal regulations and public and private nuisance law suits. In order for a commercial farm to qualify for protection under the Right to Farm Act, it must; (1) not be a direct threat to public health and safety; (2) be located in an area where agriculture was a permitted use under

municipal zoning ordinance or; (3) must have been operating as of December 31, 1997.

*Minimum Lot Area Requirements*

In order to preserve the community's existing character, to prevent an increase in densities in established neighborhoods, and to preserve environmentally sensitive lands the Borough should increase the required minimum lot size in certain areas of the R-1 and R-2 zone districts. The New Jersey State Development and Redevelopment Plan (SDRD), see Exhibit 1, identifies areas along the Navesink River, north of River Road, Black Point Road and Black Point Horseshoe as Planning Area 5 (PA-5). The State has designated PA-5 areas as being environmentally sensitive. This designation describes large contiguous land areas with valuable eco-systems, geological features and wildlife habitats. The PA-5 designated area in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the river and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife. The PA-5 also includes the islands in the Navesink and Shrewsbury Rivers.

In addition to the PA-5 designation, the State Plan identifies several critical environmental/historic sites (CEHS) within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River (inclusive of the Rumson Country Club holdings) and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites. The plan also recognizes Monmouth County's scenic corridor along Rumson Road as a CEHS.

Stable areas that have a predominate number of lots in excess of the minimum lot size should be considered for rezoning to increase the minimum required lot area. This recommendation applies to the following areas:

- Properties north of River Road and west of Third Street along the Navesink River; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- Properties along the Shrewsbury River, east of the Rumson Country Club and west of Bellevue Avenue excluding any property which fronts Bellevue Avenue; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- (General area) Properties along the Shrewsbury River and Navesink River, east of Ward Avenue and north of Black Point Horseshoe; the minimum lot area should be increased from 1.0 acres to 2.0 acres.
- In general, properties north of Shrewsbury Drive, west of Oyster Bay Drive, east of Osprey Lane and south of Rumson Road including several properties west of Osprey Lane and east of Tuxedo Road and properties south of Shrewsbury Drive between Osprey Lane and Avenue of Two Rivers; the minimum lot area should be increased from 1.5 acres to 2.5 acres.
- Properties along the Shrewsbury River south of Shrewsbury Drive and west of Oyster Bay Drive, lots immediately adjacent to the east of Avenue of Two Rivers and to the west of Osprey Lane that front the river; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- Rumson Country Club; the southern portion of the property along the river should have a minimum lot size of 4.0 acres. The remainder of the parcel is should have a minimum lot size of 3.0 acres.
- (General area) Properties along the western portion of Bingham Avenue between Ridge Road and Rumson Road; minimum lot size should be increased from 1.5 acres to 4.0 acres.
- Lots 27, 28, 29, and 30 in Block 18 located in the R-3 zone district have, on average, lot sizes more consistent with the adjacent R-1 zone district. These lots should be rezoned from the current R-3 to R-1 which increases the minimum lot size from 0.75 acres to 1.75 acres.

For properties within a proposed rezoning area, all provisions under the existing zone plan, except for the requirement for minimum lot size, should remain in effect. Lots with less than the new minimum lot size but conforming to prior zoning should not be treated as non-conforming with regard to lot area.

*Setbacks and the Permitted Size of Houses in Residential Zone Districts*

Rumson already uses land use techniques to limit the size of residential dwellings including limits on maximum building coverage and maximum floor area ratios. These regulations are effective and do not require modification. However, clarification should be provided for certain definitions and for lots with multiple frontages and frontages on rivers or navigable waterways. Existing setbacks for principal and accessory structures in the larger zone districts appear to be satisfactory due to larger lot sizes and the increased distance between neighboring houses. In smaller zones, encroachments into setback areas for appurtenances such as chimneys, eaves, steps, decks and windows should be established. The size of these types of structures has been steadily increasing over the years.

**Amended Land Use Plan Element**

Exhibit 2 shows the proposed land use changes to the Master Plan. Current and proposed zone district regulations are consistent with the recommendations of the land use element of the 1988 Master Plan and subsequent Master Plan reexaminations and amendments.

# EXHIBIT 1

## New Jersey State Plan Policy Map

### Planning Areas

Borough of Rumson  
Monmouth County, New Jersey

#### State Plan Areas by Type

-  METROPOLITAN (PA-1)
-  ENVIRONMENTALLY SENSITIVE (PA-5)
-  ENV. SENSITIVE BARRIER ISLAND
-  STATE PARK
-  COUNTY PARK
-  CEHS (Critical Environmental Historic Site)
-  Roads
-  Municipal Boundaries
-  Water Features



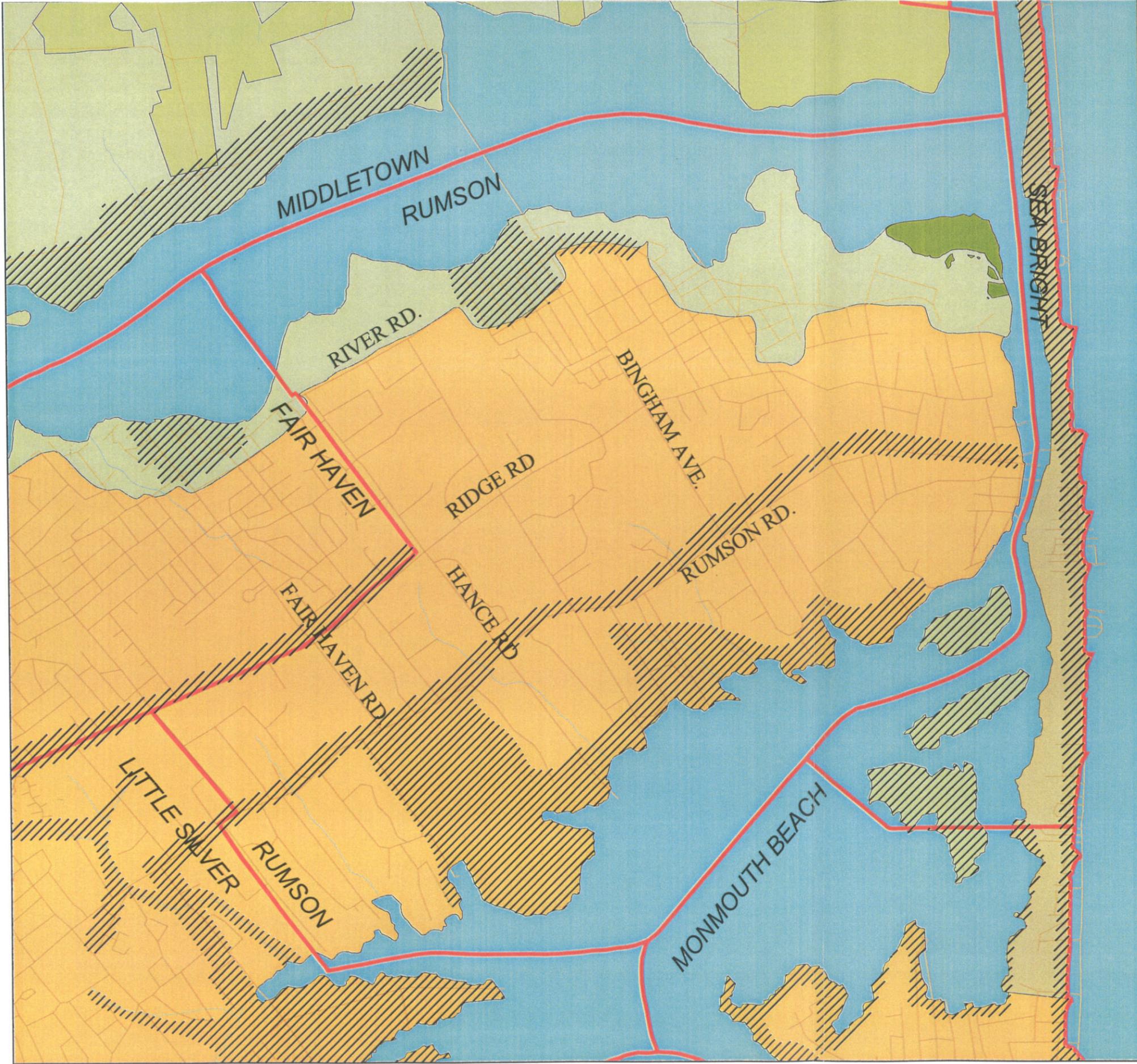
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Prepared by:

**TM**  
ASSOCIATES

November 2002

Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized; U.S. Census Bureau TIGER files (2000).





## 2002 (November) Master Plan Reexamination Report

# MASTER PLAN REEXAMINATION REPORT

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BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
  
RUMSON BOROUGH PLANNING BOARD

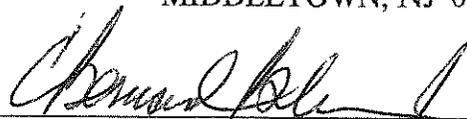
November 11, 2002  
Adopted as Amended November 18, 2002

PREPARED BY  
  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748



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LICENSED PROFESSIONAL ENGINEER – NO. GE14227  
LICENSED PROFESSIONAL PLANNER – NO. LI00887

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*The original of this document has been signed and sealed in accordance with New Jersey Law*

**RUMSON BOROUGH PLANNING BOARD**

JOHN C. DOREMUS, JR., CHAIRMAN  
BRIAN R. EKDAHL, VICE CHAIRMAN  
MAYOR CHARLES S. CALLMAN  
COUNCILMAN JOHN J. CONKLIN, JR.  
*Alternate for Mayor Callman*

MEREDYTH R. ARMITAGE  
JOHN R. EMERY  
COUNCILMAN JOHN E. EKDAHL  
ROBERT V. HINTELMANN  
GERTRUDE PARTON  
GAIL G. SLINGLUFF  
JOSEPH J. SORRENTINO  
~VACANCY~

Resolution No. 2002-

RESOLUTION OF THE PLANNING BOARD  
OF THE BOROUGH OF RUMSON  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Adopting The Master Plan Re-examination Report

WHEREAS, N.J.S.A. 40:55D-89 requires that the Master Plan of the municipality must be re-examined at least once every six (6) years; and

WHEREAS, the Planning Board of the Borough of Rumson has undertaken a general re-examination of the Master Plan and Development Regulations of the Borough of Rumson pursuant to its obligations under N.J.S.A. 40:55D-89; and

WHEREAS, a report entitled "Master Plan Re-examination Report" dated November 11, 2002 was prepared by the Borough Engineer; and

WHEREAS, the Planning Board of the Borough of Rumson did at a duly noticed public meeting on November 18, 2002 review said report and considered the opinions of the Board members as well as public comment;

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Rumson that based upon its review of the current Master Plan and Development Ordinances of the Borough of Rumson and its determination that there is a need for certain revisions within the Master Plan and Development Ordinances that the aforesaid re-examination report, as amended, be adopted and a copy of this Resolution together with the said report be forwarded to the governing body of the Borough of Rumson, the Monmouth County Planning Board and the Municipal Clerk of each adjoining municipality.

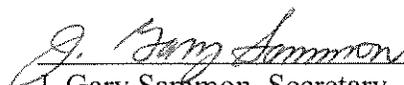
The foregoing was Moved by Mr. B. Ekdahl, Seconded by Mr. Hintelmann, and on Roll Call, the following vote was recorded:

Affirmative: Doremus, B. Ekdahl, Emery, Hintelmann, Sorrentino, Armitage and Slingluff.

Negative: None.

Absent: Mayor Callman, Councilman J. Ekdahl and Mrs. Parton.

I, J. Gary Sammon, Secretary to the Planning Board of the Borough of Rumson, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Rumson at a public meeting held on November 18, 2002.

  
\_\_\_\_\_  
J. Gary Sammon, Secretary  
Planning Board

Dated: November 18, 2002.

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## **BOROUGH OF RUMSON MASTER PLAN REEXAMINATION 2002**

### **1.0 INTRODUCTION**

The Borough of Rumson Planning Board has undertaken a general reexamination of the Rumson Master Plan and development regulations. Periodic reexaminations are required by the New Jersey Municipal Land Use Law to ensure that each municipality reviews and evaluates progress in achieving local objectives, resolving problems, and addressing planning issues that affect the future of the community (N.J.S.A. 40:55D-89).

As required by law, this reexamination report addresses the following:

- The major problems and objectives relating to land development in Rumson at the time of the adoption of the last reexamination report on June 3, 2002.
- The extent to which the problems have been reduced or have increased or objectives have been achieved subsequent to the date of adoption of the last reexamination report.
- The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or Development Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County, and Municipal, policies and objectives.

- The specific changes recommended for the Rumson Borough Master Plan, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992 c.79 (C.40A:12A-1 et seq.) into the Land Use Plan Element of the Municipal Master Plan, and recommended changes, if any, in the local Development Regulations necessary to effectuate the redevelopment of the municipality.

## **2.0 THE MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF THE LAST REEXAMINATION**

The Planning Board approved the last reexamination report of the Borough on June 3, 2002. That report recommended changes to the Borough's land development regulations as well as the Land Use Element and Historic Preservation Element of the Master Plan and provided for the following:

### **A. Demographic Information.**

An update of the Borough's demographic information based on the 2000 Census. U.S. census data provides valuable insight into population and housing trends and their potential affect on a community. As updated census data becomes available, municipalities such as Rumson may choose to address impending impacts from population shifts and housing demands through changes in planning and land use policy.

Comparing information from the 1990 Census to the 2000 Census, it was noted that

the school age population in the Borough has grown 35.8% while "Working Age and Seniors" have declined slightly. It appears that larger, younger families are replacing mature family units. This trend is likely to continue, putting increased pressure on schools and increasing demand for family services such as parks and recreation facilities. Also during this time, the number of occupied housing units increased while the vacancy rate decreased. Census data infers that new homeowners have reinvested in existing vacant or abandoned properties. Rental units have been changing ownership and are being purchased by those who intend to use them as owner-occupied units.

**B. Historic Preservation Element.**

The June 3, 2002 Reexamination report recommended that the Master Plan be updated to include the Barley Point "bungalow colony " as an historic landmark site or district within the context of New Jersey's Municipal Land Use Law. The report stated that the bungalow colony of Barley Point "should be recognized as a local landmark which exemplifies the historic travel/vacation culture of the early 20<sup>th</sup> century when shore bungalows were the primary summertime escape of urbanites". It's unique development pattern as a vacation colony, panoramic vistas of the Navesink River and its location within the environmentally sensitive lands along the banks of the river warrant conservation and additional protection as a local landmark. The Historic Preservation Element was amended in June 2002 to recognize Barley Point as an historic bungalow colony.

**C. Land Use Plan Element.**

In order to codify Barley Point in the zoning ordinance and applicable land development regulations as an historic bungalow colony, the reexamination report

recommended changes to the current land use element of the Master Plan. The report proposed the creation of a new H-BP zone district. (Historic-Barley Point). The H-BP zone would allow the "historic bungalow colony" to exist as a permitted use, subject to restrictions on seasonal use and limited expansion of the existing bungalow dwellings. Regulations recommended for Barley Point are intended to maintain the current use, size, and density of the colony while providing for renovations or improvements to the existing units.

## **2.1 General Objectives**

The June 3, 2002 and the 1997 reexamination reports supported the goals and objectives of the 1988 Master Plan. The plan recognized that Rumson is a mature community which has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its satisfying quality of life is maintained.

The 1988 Master Plan included general objectives and specific land use recommendations:

- Maintain Rumson's character as a residential community and the quality of life that it offers.
- Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
- Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.

- Maintain a satisfactory level of public facilities and services.
- Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
- Maintain fiscal stability.
- Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
- Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.
- Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
- Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
- Promote a desirable visual environment.
- Conserve historic sites and districts.
  - Prevent urban sprawl and degradation of the environment through improper land use.
  - Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
  - Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.

- Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.

### **3.0 THE EXTENT TO WHICH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED OR OBJECTIVES HAVE BEEN ACHIEVED SUBSEQUENT TO JUNE 3, 2002.**

The current Borough Master Plan, adopted in 1988, was subsequently reexamined in 1994, 1997 and on June 3, 2002. The June 2002 reexamination report resulted in amendments to the Land Use Plan Element and the Historic Preservation Element of the Master Plan. The June 3, 2002 Reexamination Report also recommended that the Planning Board continue to study a variety of planning issues relating to community development.

With this reexamination, the Borough continues its focus on evaluating development regulations to ensure that new development will continue in a coordinated and consistent manner. Concern still exists about the adverse effect infill development and building expansions may have on the visual environment and character of neighborhoods. Consistent with the demographic evidence of an increase in younger, larger families, a number of older homes in the Borough have been demolished and replaced by larger contemporary ones and some of the larger properties that once contained a single housing unit are being subdivided to facilitate multiple houses. Over time, this type of small scale, low intensity development has a subtle way of changing the character of the landscape. The Borough should make a concerted effort to review existing development regulations and recommend changes that will minimize the adverse impact created by these types of development.

## **4.0 THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES**

### **4.1 Assumptions, Policies and Objectives**

The assumptions, policies, and objectives of the master plan and development regulations have not significantly changed. The assumptions that underpin Borough planning are:

- The continued economic viability of Rumson as a single-family residential community with supporting public, commercial, and institutional facilities and services.
- No natural or man-made disasters will require redevelopment of the Borough.
- Given a stable population level, there will be minimal need to expand municipal facilities and services. Recently revised municipal population projections through 2020 provided by Monmouth County substantiate this assumption.

The policies of the Borough, as stated in the Master Plan are:

- Prior land use planning and regulation within the Borough have been generally effective in producing satisfactory residential neighborhoods and commercial districts. The character of these areas and their suitability for particular uses can best be provided for by the continuation of established residential and commercial land use patterns and through the prudent application of regulations which assure that future development, redevelopment, or expansion occurs at reasonable levels of intensity. Standards compatible with the existing character of development are needed to restrict the coverage of lots by buildings, impervious surfaces, driveways, and parking areas. Within commercial districts, floor area ratio controls should be applied to control the intensity of commercial uses.

- In order to establish and maintain the well being of residential neighborhoods and assure a continued desirable visual environment, existing residential district should be reviewed and revised where appropriate to satisfactorily control setbacks and location of principal and accessory buildings, accessory living quarters, accessory structures including fences, walks, swimming pools, and parking locations and the location and bulk of structures and buildings which front upon the Navesink and Shrewsbury Rivers.
- The Borough will fully satisfy its obligation to allow for the production of low and moderate income housing. The master plan will be the basis for providing realistic opportunities for low and moderate income housing consistent with sound land use planning principles and environmental constraints. Given the community's lack of vacant land, the Borough will utilize and rehabilitate the existing housing stock to create low and moderate income housing opportunities.
- The conservation of historic sites and districts is a public purpose essential to promoting a desirable visual environment, good civic design, and establishing neighborhood and community well being. Rumson's history records both the presence of native Americans, and its settlement as part of colonial New Jersey. Sites of historical, archaeological, cultural, scenic, and architectural significance should be identified, maintained, and conserved.
- The disposal of solid waste is a problem affecting all communities and persons in the State of New Jersey. The recovery and recycling of materials from municipal solid waste will be promoted through planning and development regulations that incorporate State recycling goals and the Borough recycling program.

#### **4.2 Changes in State, County and Municipal Policies and Objectives**

There have been no significant changes in the State or County policies and objectives since the June 3, 2002 Reexamination Report.

On June 6, 2002, the Rumson Borough Council adopted a Tree Protection Ordinance and has designated a Tree Ordinance Officer to administer the newly enacted Tree Protection Program. The purpose of the ordinance is to prevent the clear cutting of trees in the Borough, and to restrict the removal of other trees, thereby maintaining the beauty and character of the Borough of Rumson, preventing erosion, controlling actions that will substantially change drainage patterns and restricting any action that could create a hazard to persons or property.

### **5.0 RECOMMENDED CHANGES**

As a result of this reexamination, the following specific changes are recommended to the Borough Master Plan and Land Development Regulations:

#### **5.1 Agricultural and Horticultural Uses in Residential Zones.**

The number of agricultural and horticultural uses for profit, accessory to residential uses in the Borough, has increased in recent years. Such uses are not specifically identified in the land development regulations as a permitted use in residential zones. Beyond providing a definition for "farm", the current ordinance is silent on the issue. Significant agricultural and horticultural uses can conflict with the quality and character of nearby residential neighborhoods by creating disruptive physical nuisances such as excessive or objectionable amounts of dust, fumes, smoke, odor, noise, glare or waste products. Residents may have to contend with early morning operations, the movement of product

and heavy equipment, traffic generated by a commercial business, and potential exposure to chemical fertilizers and pesticides. The Borough should consider enacting regulations to protect the public health and safety of residents from the harmful impacts posed by agricultural and horticultural uses for profit on adjacent residential properties.

Any regulations considered by Rumson must take New Jersey's Right to Farm Act into consideration. The Right to Farm Act does not preclude municipalities from enacting zoning regulations protecting the health and safety of residents. It does, however, protect farms from unduly restrictive municipal regulations and public and private nuisance law suits. In order for a commercial farm to qualify for protection under the Right to Farm Act, it must; (1) not be a direct threat to public health and safety; (2) be located in an area where agriculture was a permitted use under municipal zoning ordinance or; (3) must have been operating as of December 31, 1997.

The Borough should consider the following land use regulations regarding agricultural and horticultural uses in Rumson:

1. Definitions and terms relating to farms and agricultural uses:

Remove the definition of "FARM" and "FARM BUILDING" from subsection 22-2.4 from Borough land use regulations.

Add the following definitions to subsection 22-2.4 of the Borough land use regulations.

**ACCESSORY AGRICULTURAL AND/OR HORTICULTURAL USE-** Land devoted to an agricultural use or horticultural use which is: 1) incidental to and located on the same lot having an individual single-family dwelling as a principal use; 2) produces agricultural

and/or horticultural plants, animals or other products primarily for use or consumption by the residents of the principal dwelling; and 3) does not produce any agricultural and or horticultural plants, animals or their products for sale.

**AGRICULTURAL USE-** Land devoted to the production for sale of plants and animals useful to man, including but not limited to forages and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, including the breeding, boarding, raising, rehabilitating, training or grazing of any or such animals (except "livestock" shall not include dogs and domestic cats); bees and apiary products, fur animals; trees and forest products or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of Federal Government.

**DOMESTIC ANIMAL-** An animal: 1) not associated with an agricultural use; 2) not classified as a nongame or exotic species requiring a permit pursuant to N.J.A.C. 7:25-4 et. seq. or as a game species and; 3) associated with an Accessory Agricultural Use and/or kept on a property as an accessory use to a conforming principal use.

**EXOTIC SPECIES-** Any nongame mammal, bird, reptile or amphibian species not indigenous to New Jersey.

**GAME SPECIES-** Any wildlife for which a legal hunt or a hunting or trapping season has been established in New Jersey.

**HORTICULTURAL USE-** Land devoted to the production for sale of fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal Government.

**NONGAME SPECIES-** Any wildlife for which a legal hunt or a hunting or trapping season has not been established in New Jersey or which has not been classified as an endangered species by statute or regulation of New Jersey.

**POULTRY-** Chickens, turkeys, waterfowl, ratites, pigeons (excluding non-feral pigeons), game birds and any other fowl which are bred for the purpose of producing eggs or meat.

To protect citizens from harmful or potentially dangerous animals as part of an agricultural use, the Borough should consider prohibiting the raising, keeping, training and breeding of any nongame or exotic wildlife species. Species requiring a permit of possession from the Jersey Department of Environmental Protection in accordance with N.J.A.C. 7:25-4 et. seq. should be prohibited. The Borough should also consider prohibiting the keeping of other species, such as bees, that may pose a significant health risk if they come in contact with humans. Other prohibited activities associated with agricultural uses should include the keeping, raising, or breeding of fur bearing animals, including but not limited to, mink and foxes, housing facilities for transient or migratory farm workers and the on site display and sale of agricultural products.

2. Amend Subsection 22-5.3,b, Permitted and Prohibited Uses, with the addition of the following:

Subsection 22-5.3,b,26. Agricultural Uses or Horticultural Uses, which are not Accessory Agricultural and/or Accessory Horticultural Uses, except where permitted in a zone district as a conditional use.

Subsection 22-5.3,b,27. These Agricultural Uses or Horticultural Uses are not permitted:

- a) The keeping of bees or apiaries
- b) The keeping or raising of swine
- c) The keeping or raising of poultry
- d) The keeping or raising of reptiles

Subsection 22-5.3,b,28. The keeping, breeding, or boarding of any nongame species or exotic species requiring a permit for possession as required by the Department of Environmental Protection, Division of Fish, Game and Wildlife, in accordance with N.J.A.C. 7:25-4 et.seq. or any game species is prohibited.

3. Amend Subsection 22-5.4,d, Regulations Controlling the R-1 Residential Zone, by adding the following:

Subsection 22-5.4,d,5. Agricultural or Horticultural Use

4. Amend Subsection 22-5.5,d, Regulations Controlling the R-2 Residential Zone, by adding the following:

Subsection 22-5.5,d,5. Agricultural or Horticultural Use

5. Minimum size and setback standards should be considered to provide for the hygienic boarding of farm animals and to provide a minimum buffer for adjacent residential lots from agricultural and/or horticultural activities. Amend Section 22-6, Conditional Uses, with the addition of the following:

Subsection 22-6.12 Agricultural or Horticultural Use. Agricultural or Horticultural uses may be permitted as a conditional use in those zones specified provided that the lot, use and/or structure shall conform to the greater or most restrictive of the minimum standards of the zone district or the following:

- a) Property must contain a single family dwelling as a primary principal use
- b) Minimum Lot Area: Ten (10) acres

- c) No agricultural or horticultural use shall be conducted within twenty-five (25) feet of a property line except fencing for pastures or corrals may be within fifteen (15) feet of a property line.
- d) A minimum setback of fifty (50) feet is required between any agricultural or horticultural use on a property and a boundary of a zone district other than the R-1 or R-2.
- e) No agricultural use may be conducted closer than one hundred (100) feet to a dwelling on an adjacent property.
- f) No manure storage shall be closer than two hundred (200) feet to an existing dwelling on an adjacent property.
- g) Unattended animals shall be at all times kept within a fence or within an accessory building which accessory building shall not be permitted closer than fifty (50) feet to any lot line.
- h) No accessory building erected entirely or partially for the storage of animal fodder or feed or other flammable material shall be closer than fifty (50) feet to any property line.

6. Amend Section 22-7, General Zoning Provisions, with the following addition:

A. Subsection 22-7.35, Accessory Agricultural or Horticultural Uses.

- 1) Accessory Agricultural or Horticultural Uses, excluding the raising or keeping of horses or ponies, shall not occupy or utilize more than twenty (20) percent of a lot.
- 2) No accessory agricultural use or horticultural use may be conducted in the required front yard area nor between any principal dwelling and a street line.

B. Subsection 22-7.36, Domestic Animals, The keeping of domestic animals shall not be restricted as a permitted accessory use to a principal use except as follows:

- 1) Horses and ponies;

- a. May only be kept in the R-1 and R-2 zone districts on a lot of at least one (1) acre.
- b. For lots of one (1) acre, the raising or keeping of one animal shall be permitted. More than one animal may be kept on lots with an area of three (3) acres or more. The maximum number of animals older than 180 days shall be the lesser of one (1) animal for each 60,000 square feet of lot area or five (5) animals.
- c. Shall be kept within a fence not closer than twenty-five (25) feet from any lot line; or
- d. Any structure used as a stable shall not be permitted closer than fifty (50) feet to any lot line.
- e. No manure storage shall be closer than two hundred (200) feet to an existing dwelling on an adjacent property.
- f. No building erected entirely or partially for the storage of animal fodder or feed or other flammable material shall be closer than one hundred (100) feet to any property line.

*(Note: ordinance subsection 22-7.26.b should be amended to remove the equivalency of stable space and garage space. Both should be permitted subject to other ordinance bulk limits)*

2) Poultry;

- a. The keeping of poultry other than domestic geese and ducks is prohibited.
- b. The minimum lot size for keeping domestic geese and ducks shall be one acre.
- c. No more than five geese or ducks (combined) per acre may be kept on a property.
- d. A maximum of ten (10) total geese or ducks (combined) may be kept on any one property.

- 3) Non feral pigeons (homing or racing pigeons);
  - a. pigeon lofts shall meet the greater of: 1) the setback requirement for an accessory building or 2) fifteen feet (15').
  - b. not more than two (2) pigeons per 1,000 square feet of lot area.
  - c. not more than 100 pigeons per lot.
  - d. pigeons shall be kept in sanitary conditions so as not to interfere with the useful enjoyment of adjacent properties.
- 4) Domestic rabbits;
  - a. outdoor facilities for the keeping of rabbits shall meet the greater of: 1) the setback requirement for an accessory building or 2) fifteen feet (15').
  - b. no more than three (3) rabbits shall be kept outdoors in the R-4, R-5 and R-6 zone districts and no more than five (5) rabbits older than 30 days shall be kept outdoors in the R-1, R-2 and R-3 zone districts.
  - c. rabbits kept outdoors shall be kept in sanitary conditions so as not to interfere with the useful enjoyment of adjacent properties.
- 5) Exotic and Nongame species that do not require a permit of possession pursuant to N.J.A.C. 7:25-4 shall be boarded in and confined to a principal structure on the property except when in direct control of a responsible person.

**5.2 Increase the Minimum Lot Size in Certain Areas of the R-1 and R-2 Zone Districts.**

In order to preserve the community's existing character, to prevent an increase in densities in established neighborhoods, and to preserve environmentally sensitive lands the Borough should consider increasing the required minimum lot size in certain areas of the R-1 and R-2 zone districts. Referring to Exhibit 1, New Jersey State Plan Policy Map, the New Jersey State Development and Redevelopment Plan (SDRD) identifies areas along the Navesink River, north of River Road, Black Point Road and Black Point Horseshoe as Planning Area 5 (PA-5). The State has designated PA-5 areas as being environmentally

sensitive. This designation describes large contiguous land areas with valuable ecosystems, geological features and wildlife habitats. The PA-5 designated in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the river and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife. The PA-5 also includes the islands in the Navesink and Shrewsbury Rivers.

In addition to the PA-5 designation, the State Plan identifies several critical environmental/historic sites (CEHS) within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River (inclusive of the Rumson Country Club holdings) and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites. The plan also recognizes Monmouth County's scenic corridor along Rumson Road as a CEHS.

The Borough has undertaken a lot survey of the R-1 and R-2 zone districts to ascertain which areas of the Borough are appropriate for an increase in the minimum lot size. Stable areas that have a predominate number of lots in excess of the minimum lot size should be considered for rezoning. Exhibit 2, Proposed Rezone Area Map, shows the proposed rezone areas in Rumson. A description of each area, the finding of the lot survey, and the recommended minimum lot size are outlined below:

#### **Area A**

Area A is comprised of properties north of River Road and west of Third Street along the Navesink River. This area excludes the three eastern most lots which front River Road

west of Third Street. The SDRP classifies this area as PA-5, Environmentally Sensitive Planning Area. The current zone is R-1 which allows for a minimum 1.5 acre lot. Area A contains 19 properties, of which 57.9% are in excess of four (4) acre. Lots in excess of (5) acres comprise 67.0% of the total land area. It is recommended that the minimum lot area be increased from 1.5 acres to 4 acres. Area A should be designated R-1A. All other regulations of the R-1 zone district would still apply in the R-1A zone district.

### **Area B**

Area B is comprised of properties along the Shrewsbury River, east of the Rumson Country Club and west of Bellevue Avenue. This area excludes any property which fronts Bellevue Avenue. The SDRP classifies this area as PA-1, Metropolitan Planning Area. However, land along the Shrewsbury River in this location is identified by the SDRP as Critical Environmental/Historic Sites (CEHS). This designation corresponds to the conservation objectives of Planning Area 5 but to smaller locations that are less than one square mile in area. The current zone is R-1 which allows for a minimum 1.5 acre lot. Area B contains 7 properties with an average lot size of 4.52 acres. Four (4) of the seven (7) are in excess of four (4) acres and 77% of the total land area is comprised of lots in excess of four (4) acres. It is recommended that the minimum lot area be increased from 1.5 acres to 4 acre.

Area B should also be designated R-1A. All other regulations of the R-1 zone district would still apply in the R-1A zone district.

### **Area C**

Area C is comprised of properties along the Shrewsbury River and Navesink River, east of Ward Avenue and north of Black Point Horseshoe. The SDRP classifies this area as PA-1, Metropolitan Planning Area. However, about half of Area C, mostly along the Navesink River, is identified by the SDRP as Critical Environmental/Historic Sites (CEHS). The

current zone is R-2 which allows for a minimum 1.0 acre lot. Area C contains approximately 30 properties of which 63.3 %, or nineteen (19) lots are in excess of two (2) acres and 77% of the total land area is comprised of lots in excess of two (2) acre. It is recommended that the minimum lot area be increased from 1.0 acres to 2 acre. Area C should be designated R-2A. All other regulations of the R-2 zone district would still apply in the R-2A zone district.

#### **Area D**

In general, Area D is comprised of properties north of Shrewsbury Drive, west of Oyster Bay Drive, east of Osprey Lane and south of Rumson Road. Area D also includes several properties west of Osprey Lane and east of Tuxedo Road and properties south of Shrewsbury Drive between Osprey Lane and Avenue of Two Rivers. The SDRP classifies this area as PA-1, Metropolitan Planning Area. Properties that front Rumson Road contains areas within the CEHS. This is consistent with Monmouth County's designation of Rumson Road as a County Scenic Roadway. The current zone is R-1 which allows for a minimum 1.5 acre lot. Area D contains 23 properties, of which 56.5% are in excess of two and one half (2.5) acre. Lots in excess of two and one half (2.5) acres comprise 75.4% of the total area while lots in excess of three (3) acres comprise 66.8% of the total land area. It is recommended that the minimum lot area be increased from 1.5 acres to 2.5 acres. Area D should be designated R-1C. All other regulations of the R-1 zone district would still apply in the R-1C zone district.

#### **Area E**

Area E is just south of Area D. It is comprised of properties along the Shrewsbury River south of Shrewsbury Drive and west of Oyster Bay Drive. The lots immediately adjacent to the east of Avenue of Two Rivers and to the west of Osprey Lane that front the river are

also included in Area E. The SDRP classifies this area as PA-1, Metropolitan Planning Area. However, most of the land along the Shrewsbury River in this location is identified by the SDRP as Critical Environmental/Historic Sites (CEHS). This designation corresponds to the conservation objectives of Planning Area 5 but to smaller locations that are less than one square mile in area. The current zone is R-1 which allows for a minimum 1.5 acre lot. Area E contains nine (9) properties. Seven (7) of the properties are in excess of three and one half (3.5) acres. Lots in excess of three and one half (3.5) acres comprise 92.0% of the total land area. It is recommended that the minimum lot area be increased from 1.5 acres to 4 acres. Area E should also be designated R-1A. All other regulations of the R-1 zone district would still apply in the R-1A zone district.

#### **Area F**

Area F is the 210-acre Rumson Country Club site. This site is the largest contiguous tract in the Borough. The SDRP classifies this area as PA-1, Metropolitan Planning Area. The entire site is also identified by the SDRP as Critical Environmental/Historic Sites (CEHS). This designation corresponds to the conservation objectives of Planning Area 5 but to smaller locations that are less than one square mile in area. The current zone is R-1 and allows for a minimum 1.5 acre lot. In order to protect areas along the Shrewsbury River from the possibility of intensive residential development in a Critical Environmental/Historic Area, it is recommended that southern portion of the property along the river have a minimum lot size of 4 acres. This area of Area F should also be designated R-1A. This recommendation is consistent with other proposed R-1A zones along the Shrewsbury and Navesink Rivers. The remainder of the parcel is also in the SDRP Critical Environmental/Historic Sites area and should be designated R-1B for three (3) acre zoning. All other regulations in the R-1 zone district would still apply to the R-1B zone district.

### **Area G**

In general, Area G is located along the western portion of Bingham Avenue between Ridge Road and Rumson Road. The extent of Area G is shown in Exhibit 2. The SDRP classifies this area as PA-1, Metropolitan Planning Area. Area G contains the only commercial farming operation in the Borough. The current zone is R-1 which allows for a minimum 1.5 acre lot. Area G contains 11 properties, of which 8 are in excess of four (4) acres. Lots in excess of four (4) acres comprise 90% of the total land area. It is recommended that the minimum lot area increase from 1.5 acres to 4.0 acres. Area G should also be designated R-1A. All other regulations of the R-1 zone district would still apply in the R-1A zone district.

### **Other rezoning**

The lot survey revealed that lots 27, 28, 29, and 30 in Block 18 located in the R-3 zone district have, on average, lot sizes more consistent with the adjacent R-1 zone district. These lots should be rezoned from the current R-3 to R-1.

### **Grandfather Clause**

For properties within a proposed rezoning area, all provisions under the existing zone plan, except for the requirement for minimum lot size, should remain in effect. Lots with less than the new minimum lot size but conforming to prior zoning should not be treated as non-conforming with regard to lot area.

Excluding the specific recommendations with regard to minimum lot size, all other regulations, both existing and proposed, for the R-1 zone district shall apply to the R-1A, R-1B, R-1C zone districts and all other regulations, both existing and proposed, for the R-2 zone districts shall apply to the R-2A zone district.

# EXHIBIT 1

## New Jersey State Plan Policy Map

### Planning Areas

Borough of Rumson  
Monmouth County, New Jersey

#### State Plan Areas by Type

-  METROPOLITAN (PA-1)
-  ENVIRONMENTALLY SENSITIVE (PA-5)
-  ENV. SENSITIVE BARRIER ISLAND
-  STATE PARK
-  COUNTY PARK
-  CEHS (Critical Environmental Historic Site)
-  Roads
-  Municipal Boundaries
-  Water Features



1000 0 1000 2000 Feet

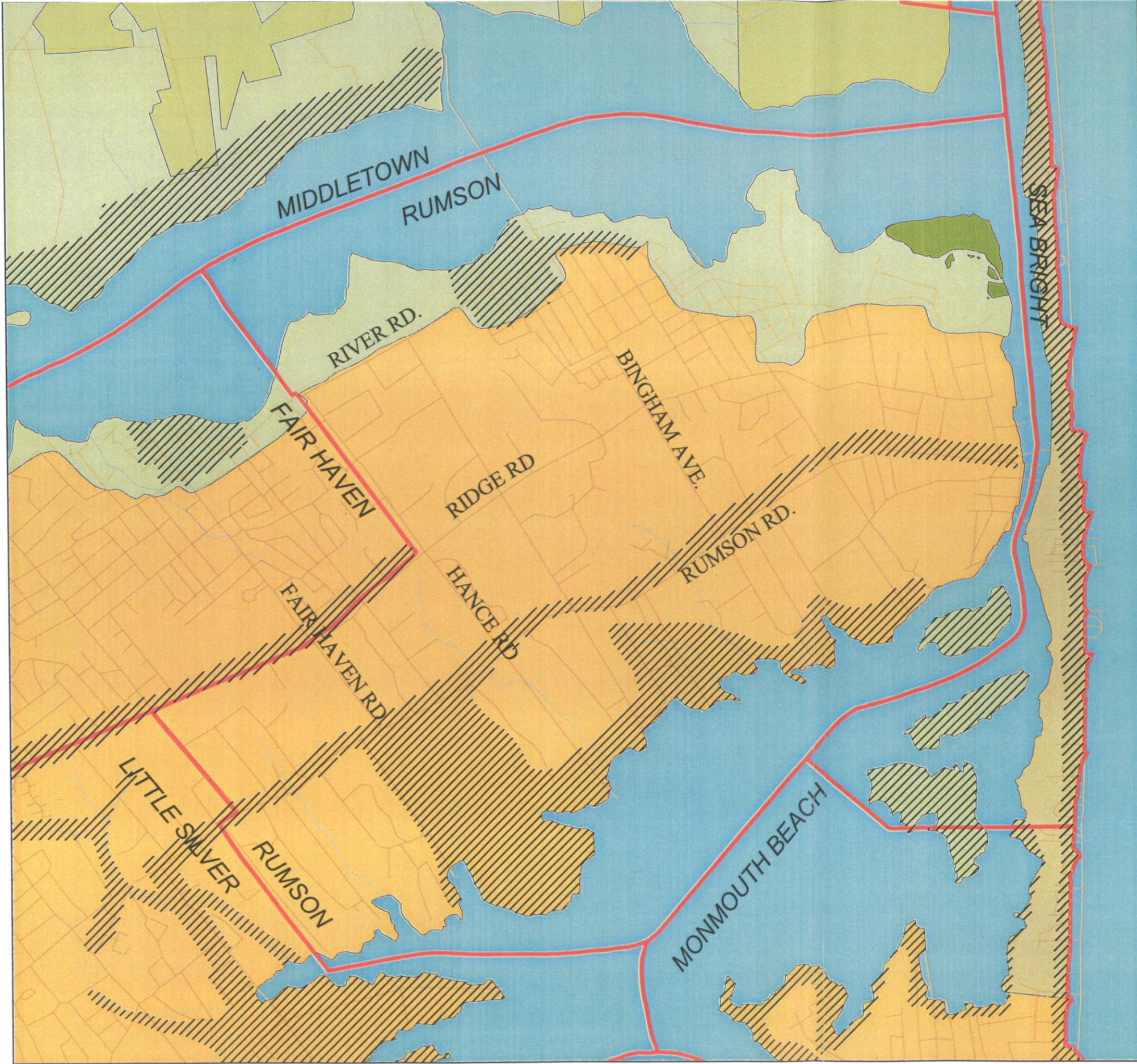


Prepared by:



November 2002

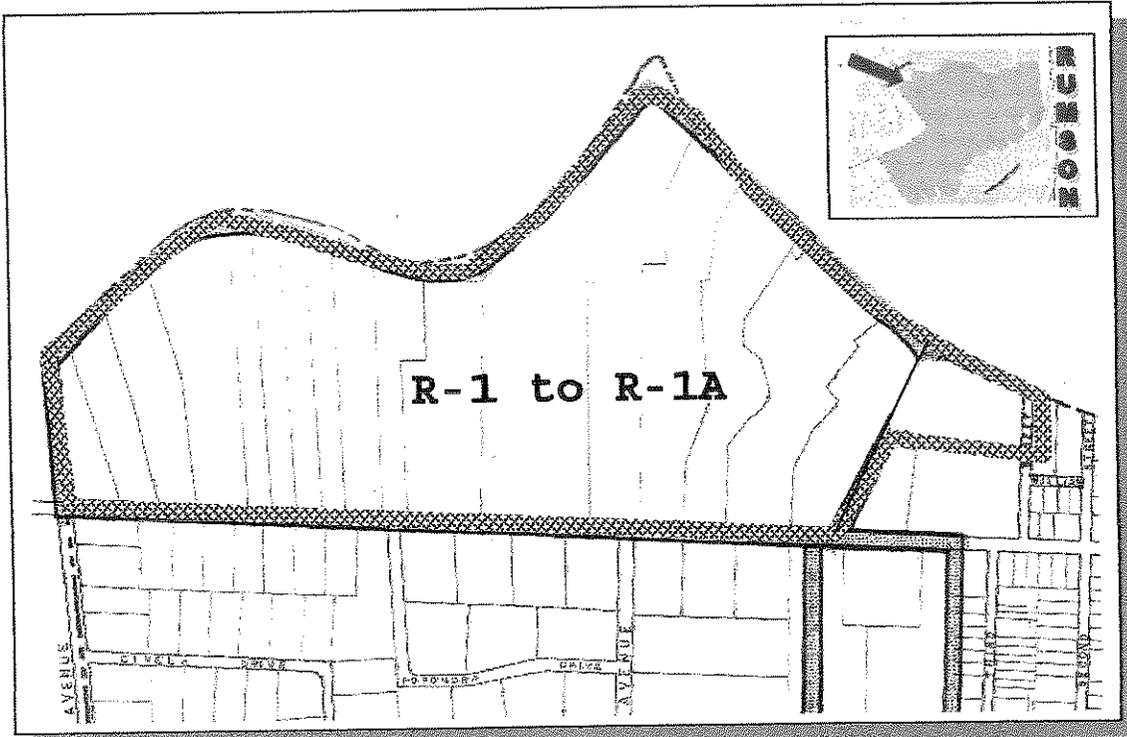
Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized; U.S. Census Bureau TIGER files (2000).





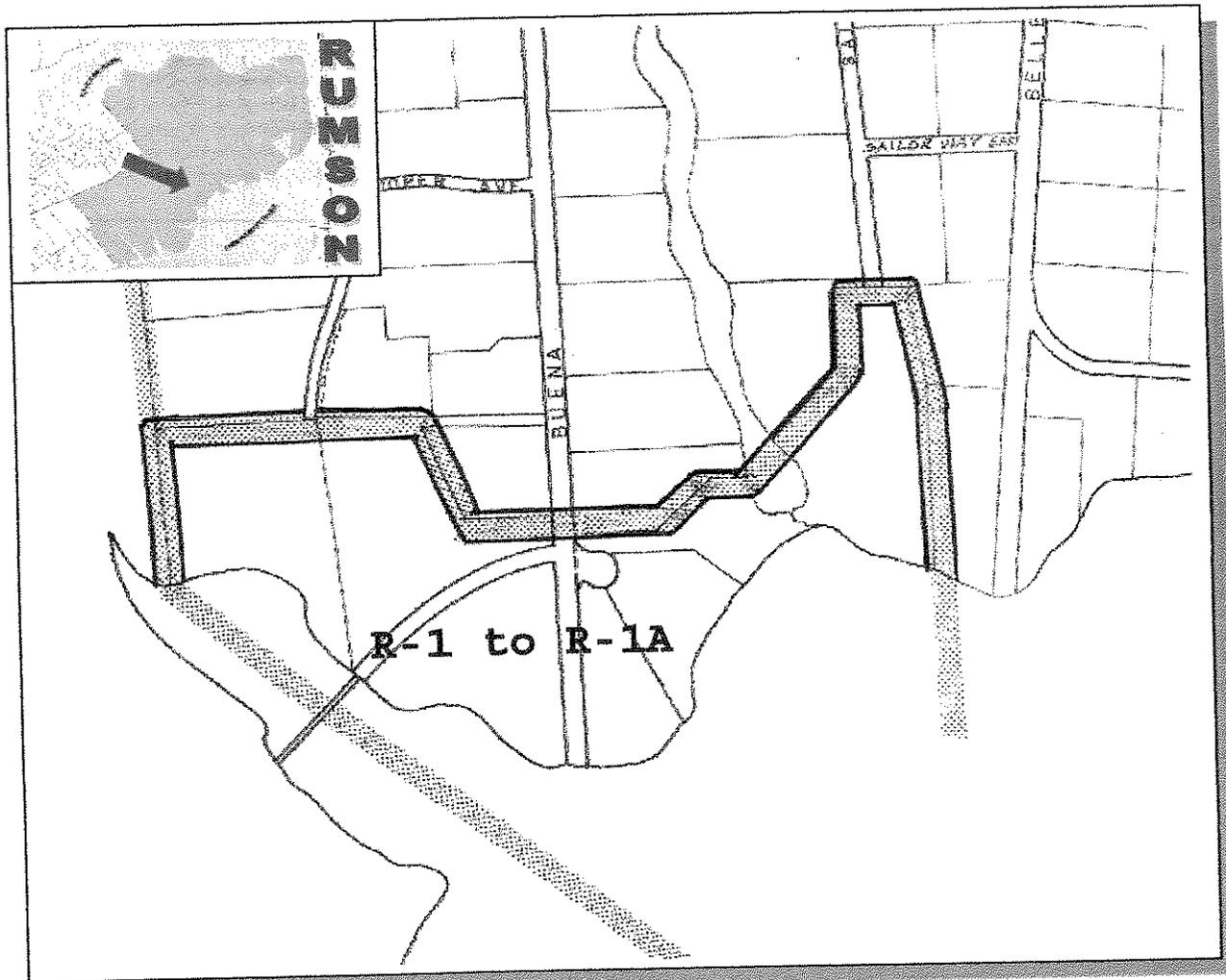
**EXHIBIT 3  
REZONE AREA A**

**Minimum Lot Area: 4.0 Acres**



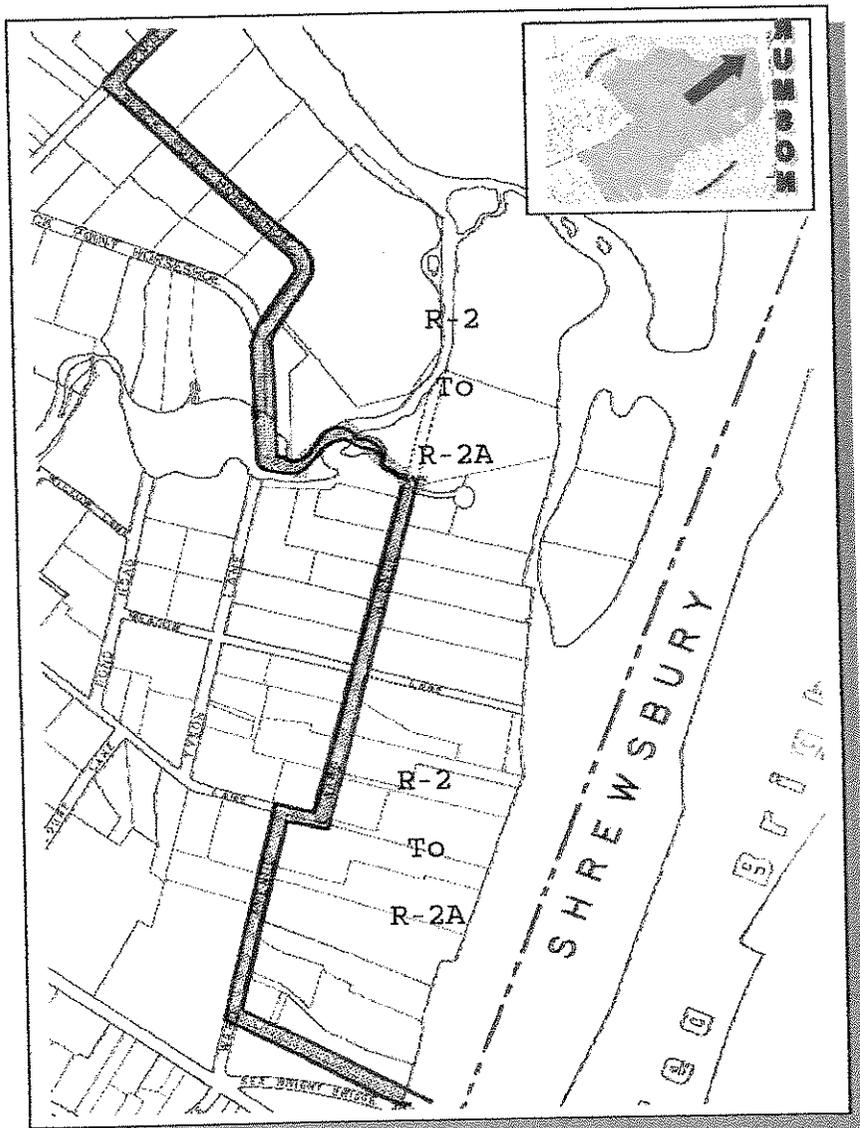
**EXHIBIT 4  
REZONE AREA B**

**Minimum Lot Area: 4.0 Acres**



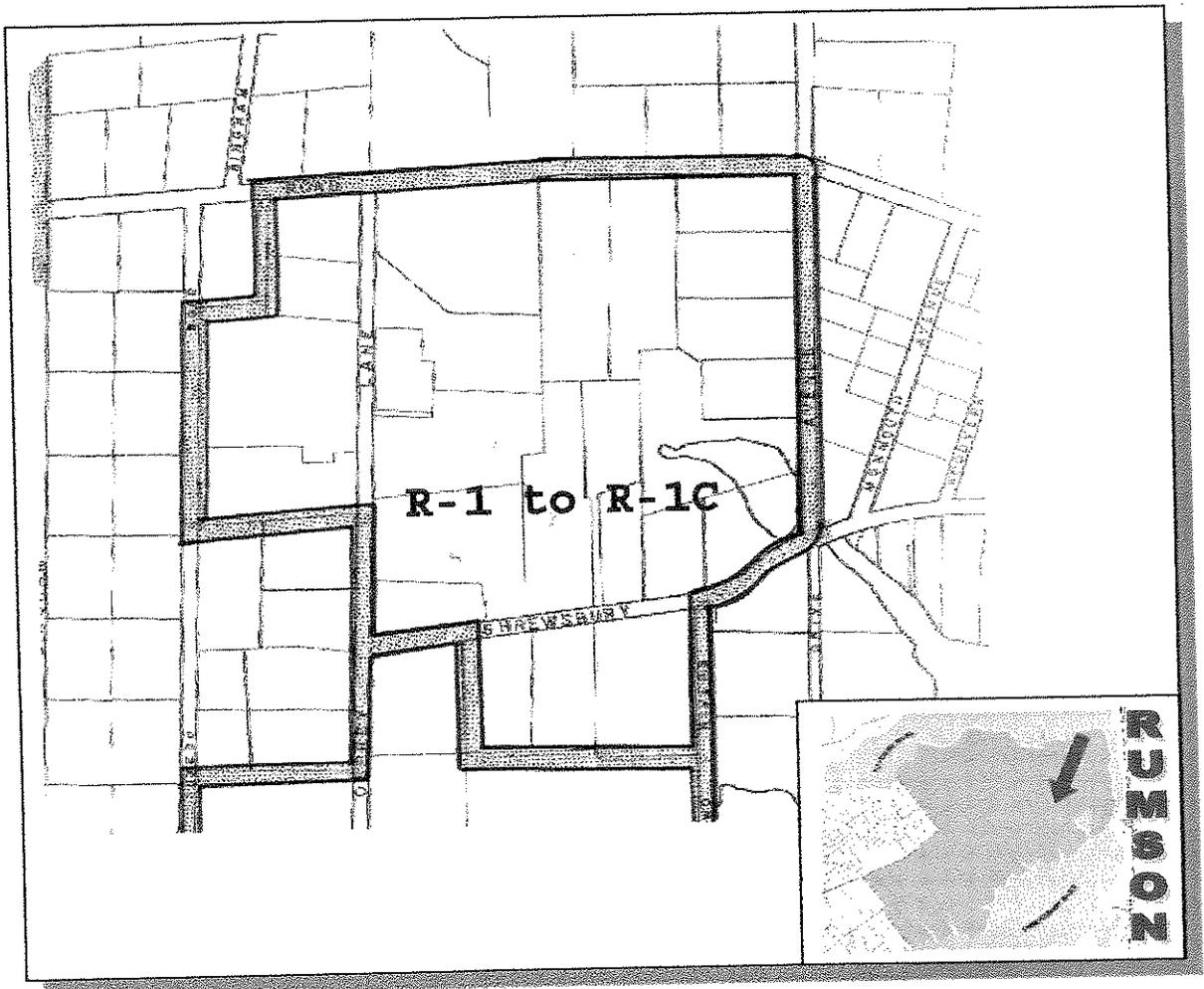
**EXHIBIT 5  
REZONE AREA C**

**Minimum Lot Area: 2.0 Acres**



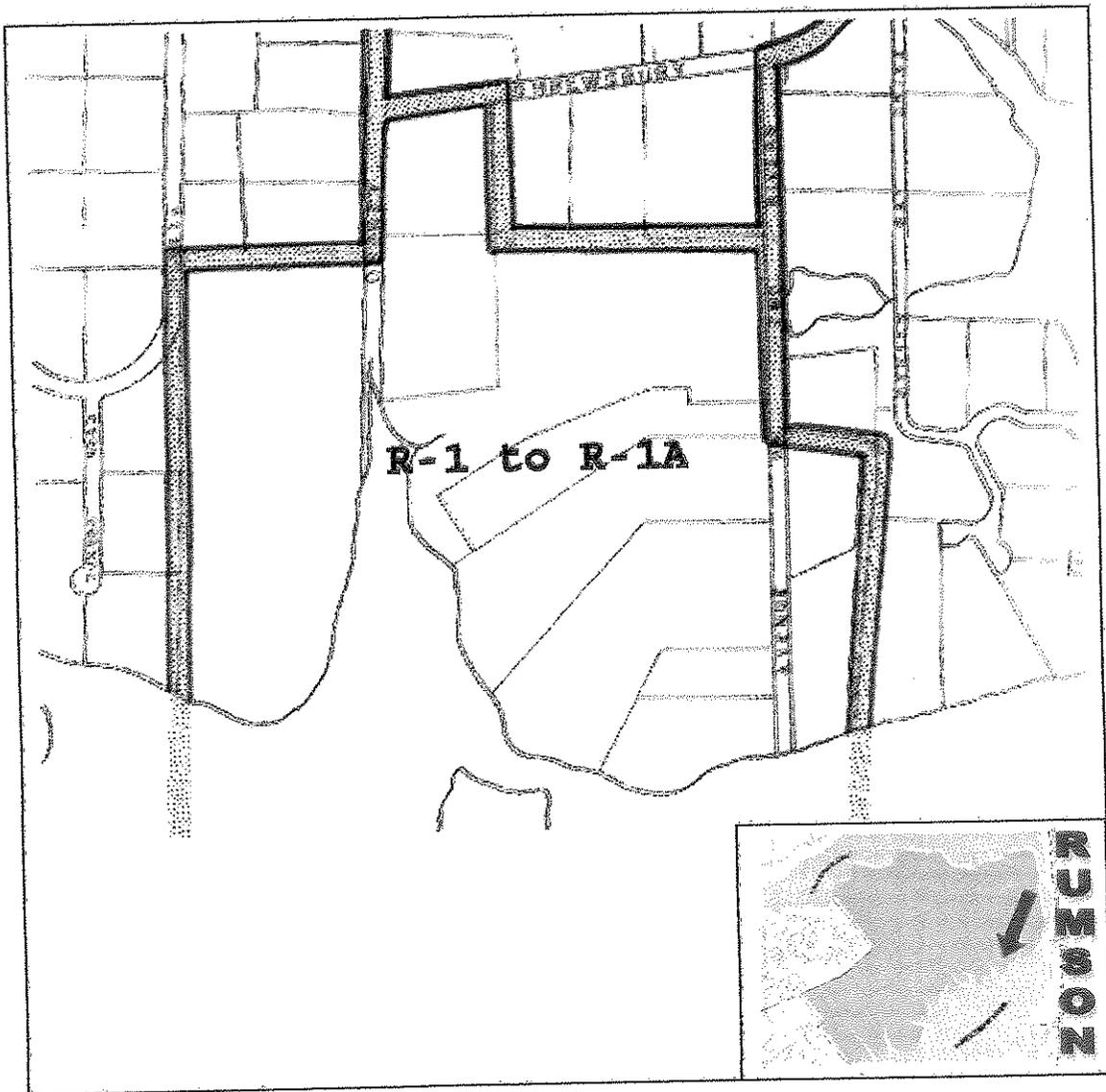
**EXHIBIT 6  
REZONE AREA D**

**Minimum Lot Area: 2.5 Acres**



**EXHIBIT 7  
REZONE AREA E**

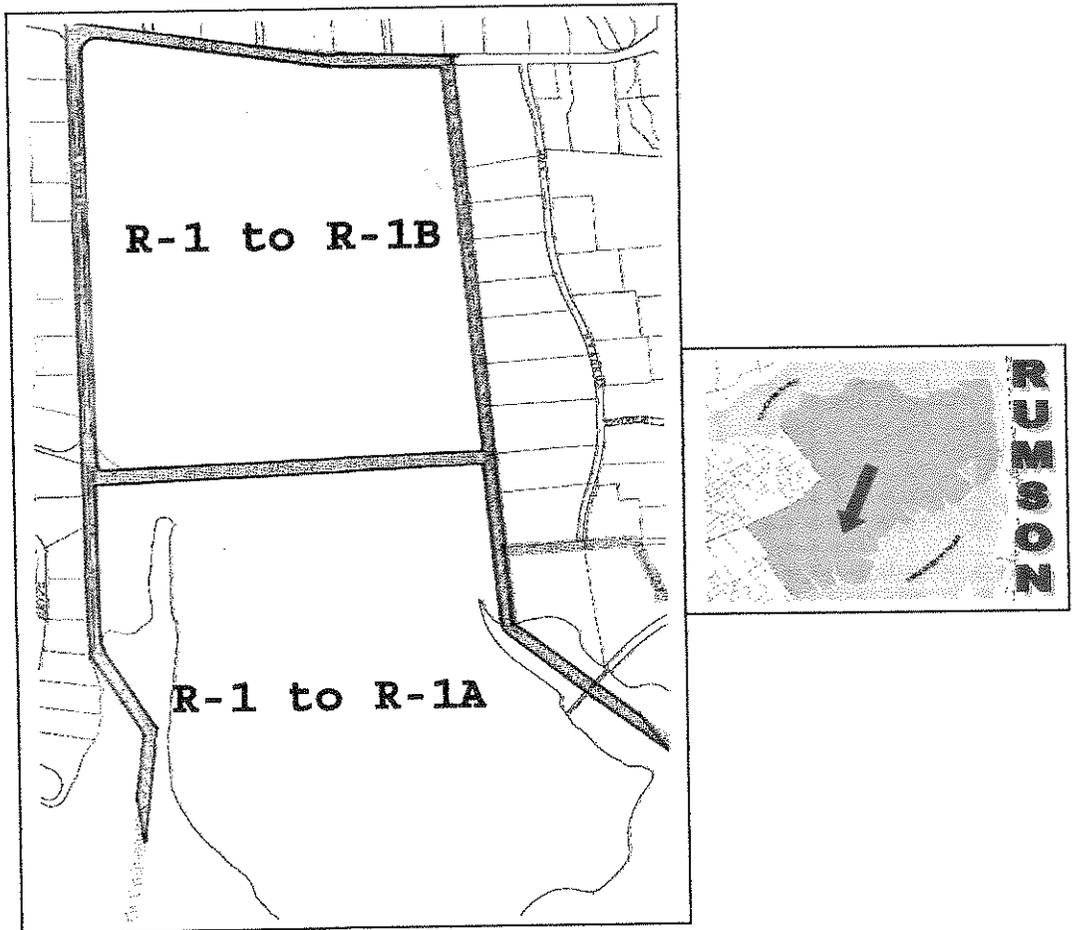
**Minimum Lot Area: 4.0 Acres**



**EXHIBIT 8  
REZONE AREA F**

**Minimum Lot Area: R-1 to R-1A, 4.0 Acres**

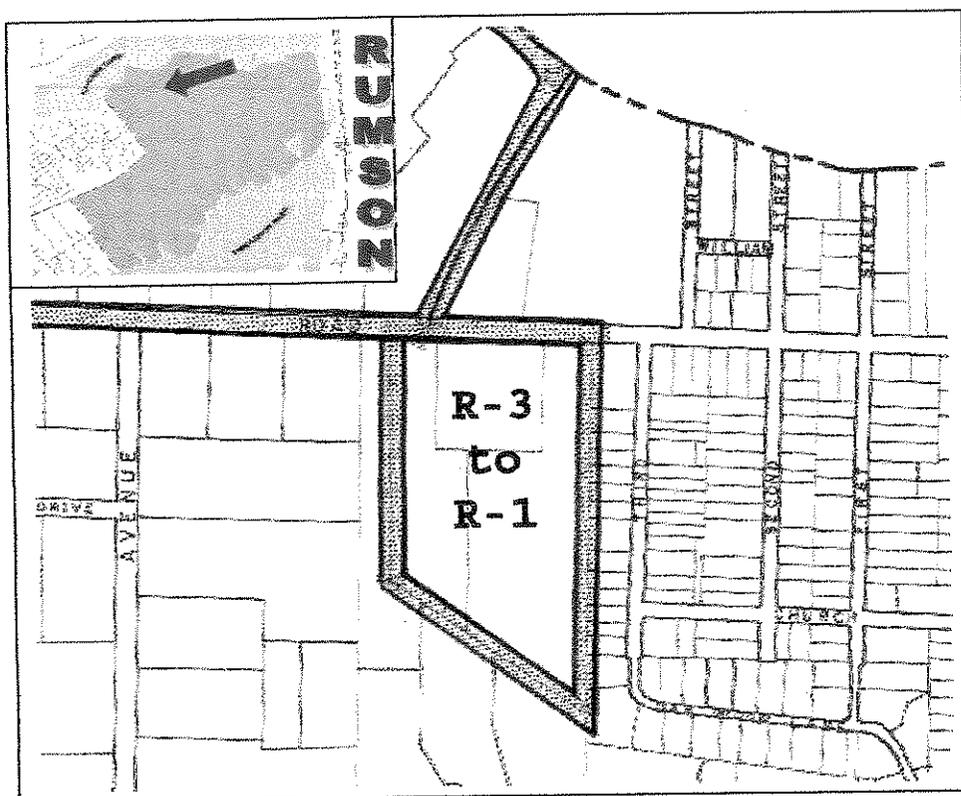
**Minimum Lot Area: R-1 to R-1B, 3.0 Acres**





**EXHIBIT 10**  
**OTHER REZONE AREA**

**Minimum Lot Area: From 0.75 Acres in the R-3 Zone District to 1.5 Acres in the R-1 Zone District**



### **5.3 Setbacks and the Permitted Size of Houses in Residential Zone Districts**

Existing setbacks and the permitted size of houses in all residential zones were reviewed to discern if new standards are required to ensure that new construction and the expansion of existing structures are consistent with the size, scale and character of existing neighborhoods. Rumson already uses land use techniques to limit the size of residential dwellings including limits on maximum building coverage and maximum floor area ratios. These regulations are effective and do not require modification at this time. However, clarification should be provided for certain definitions and for lots with multiple frontages. Existing setbacks for principal and accessory structures in the larger zone districts appear to be satisfactory due to larger lot sizes and the increased distance between neighboring houses. In smaller zones, there is a concern about appurtenances such as chimneys, eaves, steps, decks and windows encroaching into setback areas. The size of these types of structures has been steadily increasing over the years. Traditional bay windows have been extended up to two stories in height with overhangs beyond the foundation. Chimneys and other types of windows have been observed protruding out of the side of homes and into side yard driveways. The Borough should consider limiting the encroachment of these types of structures into setback areas. Any regulations should be consistent with acceptable building practices.

Recommended changes include:

- 1) Schedule 5-1, Schedule of Zoning District Regulations should be amended to include a footnote on the schedule that the minimum lot shape requirements circle diameter for a corner lot in the R-5 and R-6 zone should be decreased from 34' in diameter to 33' in diameter. The change is recommended because the smallest corner lots permitted by ordinance can not comport with the required minimum diameter of 34'. Changing

the diameter to 33' will alleviate the need for a bulk variances on minimum sized corner lots in the R-5 and R-6 zone districts.

- 2) The application of minimum setback (yard) dimensions should be clarified:
  - a) The point of measurement is the face of the building foundation wall.
  - b) Intrusion into the required setback (yard) should be limited to:
    - 24" for chimneys, fire places and any utility service component
    - 18" for bay windows and similar elements provided that the total wall area of any elevation occupied by such structures does not exceed the greater of 8% of the total wall area of the building elevation or 50 square feet.
    - 36" into the required front or rear setback (yard) for an open porch that does not exceed 30" in height. Intrusion into a side setback (yard) are regulated by subsection 22-7.8, i.
    - 18" for eaves, soffits or other roof elements not including gutters
    - 6" for any other element of the structure
  - c) Electrical transformers, generators, air conditioning compressors and similar electrical and mechanical system components shall conform to the setback (yard) requirements for the principal structure unless they comport to the sound attenuation standards of Subsection 22-7.22,c,1 and are less than 30" high, in which case, they shall conform to the requirements for accessory structures.
  
- 3) Maintain the current combined side yard requirements of the R-4, R-5 and R-6 zone districts at 16 feet and 18 feet respectively. Decrease the minimum one side yard to 6' in the R-5 and R-6 and 7' in the R-4 and require a one-foot setback for driveways from adjacent property lines in all three zone districts. This will provide for a two foot planting/landscape strip between driveways that abut one another. An exception should be permitted if the adjacent property owners enter into an agreement to

maintain a joint driveway. Joint driveways should be limited to 12' wide between the front setback and the curb line of the street.

- 4) In all zone districts, except the R-1, R-2 and R-3, the minimum side yard setback for both one side and combined should be increased two (2) additional feet if the building exceeds 85% of the maximum permitted floor area.
- 5) Schedule 5-1, Schedule of Zoning District Regulations should be amended to include a footnote on the schedule that the minimum rear yard and side yard setback in the R-4, R-5 and R-6 zone districts for accessory buildings and structures should be increased one additional foot for each foot in excess of 15' height.
- 6) The definition of lot coverage should be expanded to include all stone or gravel surface area. The definition would exclude the use of stone in association with landscape plantings or vegetative beds.
- 7) To encourage creative house design, promote building configurations that are harmonious with existing neighborhoods and enhance the visual environment, the Borough should consider the following:
  - a) Roofed, open-sided porches should be permitted to extend up to five (5) feet beyond the front yard setback in the R-4, R-5 and R-6 zone districts only. The porch may be excluded from the calculation of the maximum lot and building coverage for a single-family residential dwelling.

b) In all zone districts, except the R-1, R-2 and R-3, any building façade substantially facing a side line with a height (or eave height) exceeding one half the maximum height permitted and having a length in a single plane (or substantially parallel planes less than eighteen (18) inches apart) exceeding thirty five (35) feet shall maintain a side yard setback, both one side and combined, two (2) feet greater than the minimum required for the applicable zone district.

8) The definition of Building Area should be amended as follows:

Building Area shall mean the area of a tract covered by principal and accessory buildings and roofed areas determined from the projection on a horizontal plane of the limits of the roof exclusive of unroofed porches, terraces, stoops or steps having vertical faces, which at all points are less than three (3') feet above the ground. A pergola, awning, or similar structure having more than a minimal area and which has the effect of a roof structure shall be considered a roof for the purpose of calculating building area.

9) Correct the definition of "Floor Area" by replacing the word "or" with the word "and" so the first sentence of the definition will read as follows:

Floor area shall mean the sum of the areas of the floor or floors of all principal and accessory buildings measured between the inside faces of exterior walls or from the centerline of walls common to two (2) structures or uses.

10) Subsection 22-7.32 should be amended as follows:

22-7.32 Lots Bordering on a River. A yard of a lot fronting on a river or other navigable waterway may be designated as a front yard if the water frontage conforms to the

minimum lot frontage of the zone district.

a. If the yard is so designated then the minimum required lot frontage shall be fifty (50%) percent of the required lot frontage of the zone district. In any subdivision, the road frontage reduction permitted by this provision may only be applied to one (1) lot.

b. Yard restrictions shall be subject to subsection 22-7.7b. References in subsection 22-7.7b to multiple frontages on roads shall also apply to multiple frontages on a road and on a river or other navigable waterway. Lots which have a river frontage and a road frontage which intersect shall be treated as a corner lot.

c. Accessory buildings shall conform to subsection 22-7.8.

11) The definition of Lot Area should cross reference subsection 22-7.13, Riparian Grants.

12) The inscribed circle necessary to meet minimum lot shape requirements shall be unencumbered by: 1) freshwater wetlands or required buffer/transition areas; 2) saltwater (tidal) wetlands; 3) any portion of a stream, lagoon or watercourse having a width of eight (8) feet or more top of bank to top of bank and 4) any portion of a pond with a total water surface area of 5,000 square feet or more.

13) Lot Coverage Definition should be amended to add: 1) any portion of a stream, lagoon or watercourse within the limits of a tract which has a width of eight (8) feet or more top of bank to top of bank, and 2) any portion of a pond within the limits of tract, which pond has a total water surface area of 5,000 square feet or more.

#### **5.4 Overnight Parking Regulations**

Regulations require residents to remove parked cars from the street during certain times of the year. Small residential lots have a limited amount of space to provide for off street

parking. Some residents have taken to parking vehicles on the front yards of their property.

The Land Use Ordinance provides design standards for residential and commercial off street parking in Subsection 22-9.2, Improvement Standards. These standards are used for applicants seeking site plan and/or subdivision approvals. The general zoning provisions found in Chapter 22-7 should reiterate the standards found in Subsection 22-9.2 and state that all off street residential parking will conform to the general design standards found in Subsection 22-9.2. The general zone provisions should state that parking is permitted only in the driveway. Driveway standards should be established to limit the construction of driveways in the front yard area. For detached garages, the maximum driveway width should be limited to twelve (12) feet in the front yard area. For attached garages or no garages, driveways should be restricted to the greater of the width of the garage door opening plus two (2) feet or for joint driveways, the maximum width in the front yard should be 17 feet. For joint driveways, the maximum width in the front yard should be 17 feet. This width may be maintained for the entire length of the driveway from the garage to the curb. Two driveways should be permitted per lot in the R-1, R-2 and R-3 zones. One per lot should be permitted in the R-4, R-5 and R-6 zones.

### **5.5 Garage Requirements**

Garages are required accessory uses or structures in each residential zone district. Properties in the larger residential zone districts (R-1, R-2, R-3) are required to provide a minimum of two garage spaces and a maximum of five (5) spaces. In the R-4, R-5, and R-6 zone districts, a minimum of one garage space and a maximum of three (3) garage spaces is required. Subchapter 7-26 provides general zoning provisions pertaining to garages and stables. The subchapter should be supplemented to limit the removal of

existing garages in all residential zone districts by requiring at least two (2) existing garage spaces to be restricted from either conversion or removal.

In the smaller residential districts there is limited space for garages and storage within garages. It is recommended that a minimum size of 300 square feet be established for one car attached and detached garages in the R-4, R-5 and R-6 zone districts. In order to improve the appearance of dwelling units, garages in the R-1, R-2 and R-3 zone districts should be required to face side or rear lot lines. Garage doors should not be visible from street frontages except where screened by portions of the principal structure (ie. courtyard design or detached garages at the rear of the property facing the principal structure). This types of requirements would almost always be practical in the R-1, R-2 and R-3 zone districts, but often very difficult in the R-4, R-5 and R-6 districts. However, as an incentive for detached garages in the R-4, R-5 and R-6 zone districts, a credit equal to the lesser of fifty percent (50%) of the garage floor area or 150 square feet for maximum floor area and maximum building and lot coverage should be considered.

### **5.6 Affordable Housing**

Rumson Borough does not currently have Substantive Certification from the Council on Affordable Housing (COAH). The Borough should consider updating the current housing plan once the new affordable housing numbers are issued by COAH. COAH's "third round" housing numbers are expected to be released sometime within the next year.

### **5.7 Companion or Accessory Units**

Additional study on the issue of companion or accessory units should be performed concurrently with updating the housing plan element of the master plan (See Section F.)

### **5.8 Orientation of Residential Dwellings.**

It is not apparent that any additional regulations are required to address issues relating to design or orientation except for those recommendations that appear in Section 5.3. of this report.

### **5.9 Tree Preservation Ordinance**

On June, 2002, the Borough Council approved a Tree Preservation Ordinance. The purpose of the Tree Preservation Ordinance (TPO) is to prevent clear cutting of trees through the Borough, and to restrict the removal of other trees, thereby maintaining the beauty and character of the Borough of Rumson, preventing erosion, controlling actions that would substantially change drainage patterns, and restricting any action that could create a hazard to persons or property. The TPO is consistent with the intent of the Monmouth County Scenic Corridor Plan to preserve the scenic quality of roadways by preserving trees throughout Rumson. Before trees can be removed, the applicant is required to secure a Tree Protection Permit from the Borough.

### **5.10 Fences, Walls, Hedges and Sight Triangles**

Existing land use regulations should clarify standards relating to fences, walls, hedges and sight triangles. The definition of "wall" should be either established separately from or included within the definition of fence. "Wall", for the purposes of Chapter 22-7.25, is essentially a type of closed or solid fence made of masonry or some similar building materials. The following are recommended changes to current regulations:

- 1) The definition for "Hedge Row" should be added to the definition section of the land use ordinance. (Subsection 22-2.4)

Hedge Row: a boundary, or part of a boundary which comprises a row of bushes or trees growing closely together, which may be managed through cutting or pruning,

to maintain a more or less dense, linear barrier.

- 2) Fences and walls either erected, substantially reconstructed, or replaced and hedgerows should be regulated as follows:
  - a) Fences, hedge rows and walls shall adhere to the height standards found in Table 5.10-1.
  - b) Height of fences shall be measured from the ground at the fence line to the highest element of the fence excluding any decorative post cap. Except in minimum clear sight areas, decorative post caps may exceed the permitted height of the highest element of the fence by 1/6<sup>th</sup> of the permitted height.
  - c) Height of walls shall be measured to the top of the wall from the ground elevation at the face of the wall, except if the face of the wall is within two (2) feet of a property line, the height shall be measured from the lower of the ground elevation at the face of the wall or the ground elevation on the adjoining property. Except in clear sight areas, measurements for walls shall exclude decorative wall elements similar to post caps on fences, which may exceed the permitted height of the highest element of the wall by up to 1/6<sup>th</sup> the permitted height.
  - d) In any business zone, open fences not exceeding eight (8) feet in height may be erected in the rear or side yard areas and behind the building setback line in accordance with a site plan approved by the Municipal Agency.
  - e) On park, recreation or school properties, open fences not exceeding eight (8) feet in height may be erected in the rear or side yard areas and behind the building setback line.

**TABLE 5.10-1**  
**Height Restrictions**  
**Hedge Rows, Open Fences, Non-open Fences and Walls**

	<b>Clear Sight Area</b>	<b>R-1, R-2, R-3 Zone Districts Outside of Clear Sight Area</b>	<b>All Other Zone Districts Outside of Clear Sight Area</b>
Hedge Rows	30"	Not Regulated	Not Regulated
Open Fences	30"	6' (72") anywhere except 36" in required river setback per 22-7.32	36" in required front yard or between principal structure and street  36" in required river setback per 22-7.32  6' (72") elsewhere
Non-open Fences and Walls	30"	36" in required front yard or between principal structure and street.  36" in required river setback per 22-7.32  6' (72") elsewhere	36" in required front yard or between principal structure and street.  36" in required river setback per 22-7.32  6' (72") elsewhere

- f) Fences or walls exceeding the maximum height allowed are permitted if they are specifically required or approved by the Municipal Agency or required by another provision of this chapter or other municipal or State regulations.
  
- 3) All fences, walls and hedge rows must be erected or installed within the property lines, and no fences, walls and hedge rows shall be erected so as to encroach upon a public right of way. The centerline of fences or the face of walls may be within two (2) feet of a property line or must be at least fifteen (15) feet from property lines, except when approved by the Municipal Agency, or within buffers around refuse areas or when used for dog runs, garden enclosures or similar normal residential accessory uses. Hedge rows shall be located so that foliage, at full maturity, shall not extend into the public right-of-way.
  
- 4) Barbed wire, razor wire, canvas or cloth fence and fencing construction is prohibited in all zones.
  
- 5) All supporting members of a fence shall be located inside of the fence and if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion of that tract of land on the property upon which the fence is erected.
  
- 6) The width of supporting members, columns or pillars for an open fence can not exceed either two (2) feet or 1/10 of the length of open fencing between support members, whichever is less.
  
- 7) Entrances to private driveways
  - a) Remotely controlled security gates are allowed on private drives and driveways, but

such gates shall not impede fire or emergency access. Security gate systems shall be set back to provide a queuing area of at least thirty-five (35) feet clear of the curb line or sidewalk.

- b) Height of decorative driveway entrance structures may exceed the maximum permitted fence height by 1/6<sup>th</sup> of the permitted height. For instance, a maximum fence height of six (6) feet would allow for a decorative entrance structure of seven (7) feet in height. Columns or pillars as a component of any ornamental entrance structure may have a width and depth up to of thirty-six (36) inches. Non-open fence and walls may be utilized as an element of a decorative driveway entrance structure for a maximum on each side of the driveway equal to the permitted maximum fence height. No decorative driveway entrance shall impede fire or emergency access.
- 8) Tennis court fences, baseball and softball backstops and spectator protective fencing are exempt from the requirements established within this report provided they are not located within any required yard area. Located within any required yard area, they are subject to the height limitations of the particular zone district.
- 9) Fences shall be erected in a manner so as to permit the flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding.
- 10) No hedges or screen plantings over three (3) feet in height shall be permitted within fifty (50) feet of any waterway; however, this section shall not be construed to prohibit the planting of shade or ornamental trees either individually or in small groups.
- 11) Existing land use regulations should clarify standards for sight triangles.

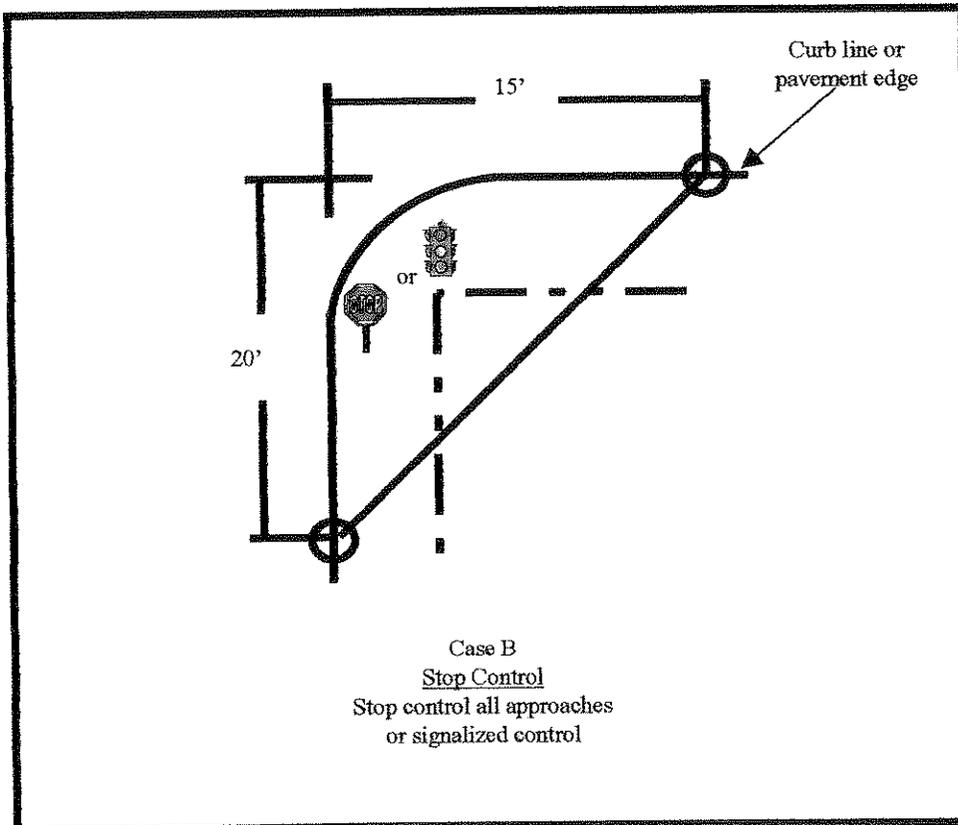
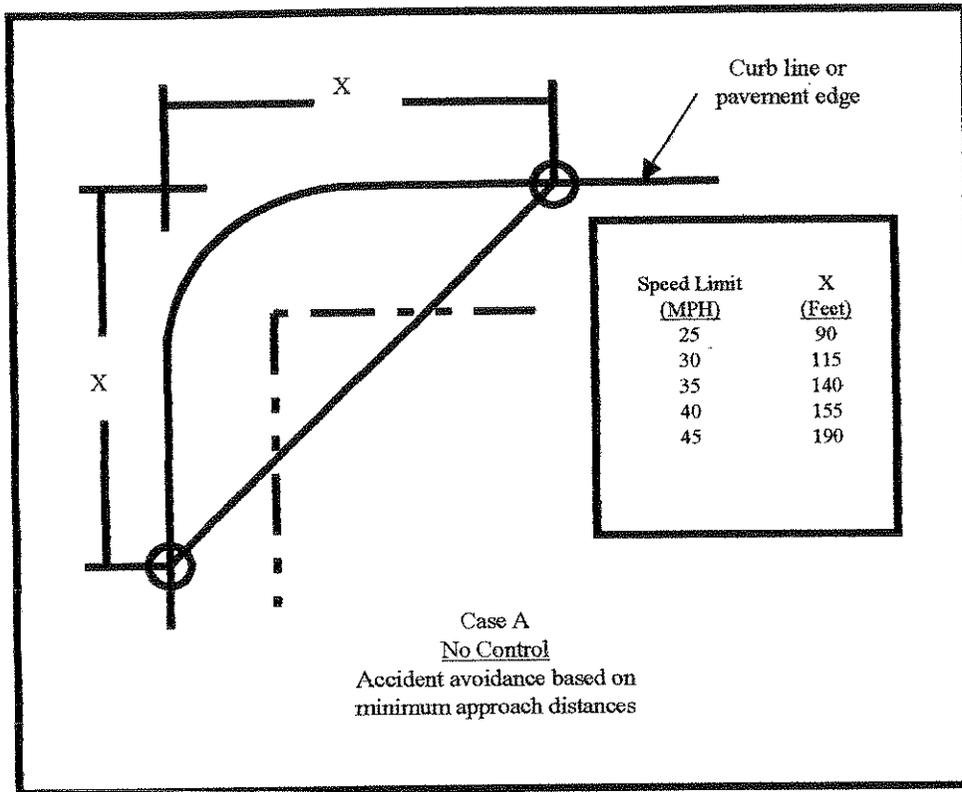
- a) Subsection 22-7.5, Sight Triangle at Intersections, should be amended as follows:

22-7.5, Minimum Clear Sight at Intersections. Unless more stringent regulations are required by site plan or subdivision approval, or by other provisions of this Chapter, no hedge, wall, fence, screening strip, landscape improvement, structure nor any other obstruction to vision, between all points between thirty (30) inches and (84) inches above the centerline of the intersecting streets, other than a pole, post, tree trunk or similar vertical obstruction, not exceeding eighteen (18) inches in diameter, shall be permitted within the triangular clear sight area formed by the intersecting street right-of-way lines and the line which connects the sight points, determined from Exhibits 11 and 12, Case A, B, C1 or C2, as applicable, located on the cartway, curb line or pavement edge of each intersecting street. (Exhibit 9-9 in the Rumson Borough Land Use Ordinance, Sight Triangles, should be replaced with Exhibit 11 and Exhibit 12.)

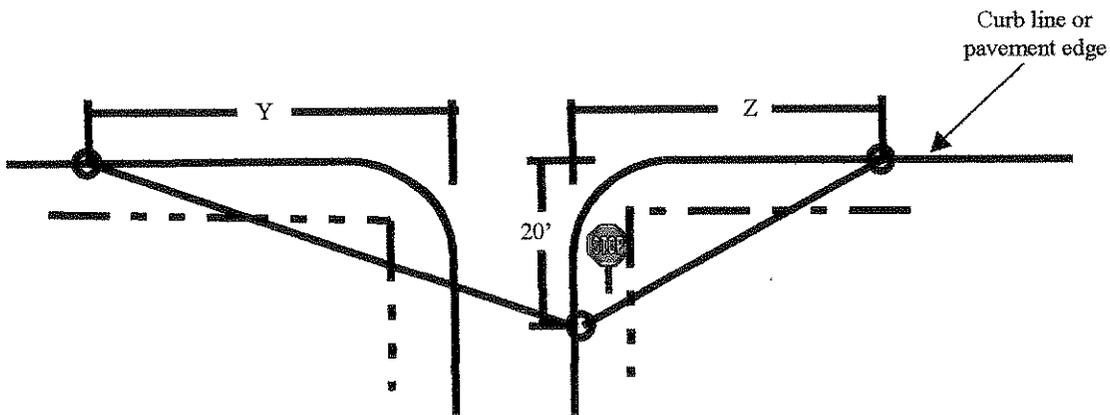
- b) Subsection 22-9, c,2, (f) should be amended as follows:

(f) Sight Triangles. 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, curb line 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 centerlines 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

# EXHIBIT 11 SIGHT TRIANGLE STANDARDS CASE A and B



**EXHIBIT 12  
SIGHT TRIANGLE STANDARDS  
CASE C1 and C2**



**Case C1**

Stop control on minor approach  
No control on through street

Safe traffic movement  
based on minimum  
approach and departure distances

*Applies to all site plan/subdivision application approvals after \* and obstructions to sight created after \* and to all properties on Collector Roads, as identified in the Master Plan, having speed limits greater than 35 MPH.*

Speed Limit (MPH)	Y (Feet)	Z (Feet)
25	150	125
30	190	155
35	225	180
40	265	205
45	300	230

**Case C2**

Stop control on minor approach  
No control on through street

Accident avoidance based on  
minimum approach distances

*Applies where Case C-1 is not applicable*

Speed Limit (MPH)	Y (Feet)	Z (Feet)
25	80	60
30	95	75
35	115	90
40	130	105
45	150	120

\* Date of adoption of amendment

Note: Refer to subsection 22-9.c.2.f. If pavement width exceeds 34' or if there are multiple lanes in one direction or if the intersecting streets are skewed, site specific engineering analysis is required to determine appropriate sight triangle.

site. The sight points on the cartway, curb line or pavement edge, shall be determined from Exhibit 9-9, (Exhibit 11 or 12) Case A, B, or C1, as applicable, unless: 1) the requirements of the Residential Site Improvement Standard (RSIS) control, or 2) the Borough Engineer determines that unusual site conditions, which may include, but are not limited to, skewed intersection angles or severe vertical or horizontal profiles, require detailed site specific engineering analysis.

**5.11 Grading and Erosion Control Measures.**

Subchapter 7.27, Soil Removal and Fill, should be expanded to address the issues of grading and erosion control measures. The following should be added to 7.27:

- a) Presently, a grading permit is required if soil is removed from or more than 100 cubic yards of fill is added to a property. A permit should also be required if grading (without soil removal or addition) changes elevation and/or the regraded area exceeds a certain amount. Table 5.11-1 recommends standards requiring grading permits for grading or regrading a lot.

**TABLE 5.11-1  
Criteria to Require a Grading Permit**

	<b>RI &amp; R2 Zone Districts</b>	<b>All Other Zone Districts</b>
Removing soil from a property	Any removal	Any removal
Fill with soil from outside a property	100 cubic yards	50 cubic yards
Soil disturbance	10,000 square feet	3,000 square feet
Height (change in elevation)	2'	1'

- b) Wherever grading is to occur, necessary soil erosion prevention and protection consistent with industry best practices should be implemented to ensure work is undertaken without impacts to the existing infrastructure and surrounding properties. As a minimum, a silt fence or barrier of equivalent or better protection must be installed around the limit of disturbance whenever there is a potential to impact an adjacent property or public infrastructure.
- c) The Construction Official may seek the advice from other Officials for advice in determining how best to address an erosion problem.

#### **5.12 Corner Lots**

The definition of corner lot should be expanded to include situations where roads and rivers intersect and where a single continuous roadway forms the geometric appearance of a corner lot. The current definition of corner lot should be modified to read as follows:

**LOT, CORNER** shall mean 1) any lot at the junction of and fronting on two (2) or more intersecting streets except any lot which does not have the geometrical appearance of a corner lot including, but not limited to, a lot located on a continuous route, although the street names may change, which has an angle of deviation less than 45 degrees or; 2) any lot at the junction of and fronting on an intersecting street and a navigable waterway or; 3) any lot with a continuous street frontage that has the geometrical appearance of a corner lot including, but not limited to, a lot with sidelines (or the projected sidelines) which have an interior angle greater than 45 degrees and a lot with front lot lines (or the projection of front lot lines or the tangent of front lot lines at the intersection of side lines) which have an interior angle less than 135 degrees.

### 5.13 Nonconforming Lots, Uses, Buildings and Structures

Subsection 22-7.3, Nonconforming Uses, Buildings and Structures should be amended so that any lot upon which a non-conforming use or structure is located may not be reduced in size. The heading and outline numbering of Subsection 22-7.3 should also be modified to reflect consistency within the section and with the Borough's Land Development Regulations. Subsection 22-7.3 should be modified as follows:

*Please note: underline is wording that should be added to existing text and ~~strikethrough~~ is wording that should be deleted from existing text.*

#### 22-7. Nonconforming Lots, Uses, Buildings and Structures.

a. Continuation of Non Conforming Lots, Uses, Buildings and Structures. Except as otherwise provided in this chapter the lawful use of the land or a building existing at the date of the adoption of this chapter may be continued although such lot, use, ~~or building or structure~~ does not conform to the regulations specified by this chapter for the zone in which such ~~land~~ lot, use, or building or structure is located; provide however, that:

- ~~1.~~ a. No nonconforming lot shall be further reduced in size. ~~Any lot upon which a nonconforming use or structure is located shall not be reduced in size nor shall any lot already nonconforming be made more nonconforming in any manner.~~
- ~~2.~~ b. ~~No nonconforming building or structure shall be enlarged, extended or increased unless such enlargement is conforming.~~
- ~~3.~~ c. ~~No nonconforming use may be expanded.~~

b. ~~d.~~ Abandonment of Nonconforming Use. (the remainder of this section is unchanged)

c. ~~e.~~ Restoration of a Nonconforming Structure. (the remainder of this section is unchanged)

d. ~~f.~~ Certification of Pre-Existing Nonconforming Uses, Buildings and Structures. (the remainder of this section is unchanged)

e. ~~g.~~ *Alterations and Additions.* (This section should address additions relating to nonconforming buildings and structures. A sentence should be added to the end of this section stating that physical expansion of a structure or the intensification of a use associated with a nonconforming building or structure would be considered an addition. Further more, these types of additions to nonconforming buildings and structures would not be permitted.)

f. ~~h.~~ *Nonconforming Lots, Buildings and Structures.*

~~1. A nonconforming lot may not be used for any purpose unless:~~

~~1.~~ (a) The proposed use and all existing uses is/are permitted principal or accessory uses(s).

~~2.~~ (b) The lot conforms to the minimum lot area requirements of this chapter.

~~3.~~ (c) Other than minimum lot area, the lot conformed to the zoning standards in effect immediately prior to the adoption of this chapter.

2. A nonconforming building or structure may not be enlarged, extended, increased in height ..... (the remainder of this section is unchanged)

3. Principal or accessory buildings or structures may not be constructed on nonconforming lots and/or on lots which contain a nonconforming principal buildings or structure unless:

~~(1)~~ (a) Existing and proposed buildings or structures will be used for a permitted principal or accessory use.

~~(2)~~ (b) The lot conforms to the minimum lot area requirement of this chapter.

~~(3)~~ (c) Other than lot area, the lot conforms to the zoning standards in effect immediately prior to the adoption of this chapter.

~~(4)~~ (d) The new structure or buildings conform to all requirements of this chapter and will not result in the creation of any nonconformity related to the lot and the aggregate of all buildings or structures.

g. *i. Prior Approved Construction. (the remainder of this section is unchanged)*

h. *j. District Changes. (the remainder of this section is unchanged)*

## **6.0 RECOMMENDATIONS ON REDEVELOPMENT PLANS**

There are no locations at this time for which the Planning Board recommends incorporation of an adopted redevelopment plan nor is there a need at this time for any Master Plan or regulatory revision to effectuate a redevelopment plan.

2003 Housing Plan Element and Fair Share Plan of the Master Plan

**HOUSING PLAN ELEMENT AND FAIR SHARE PLAN  
OF THE  
BOROUGH OF RUMSON MASTER PLAN**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY**

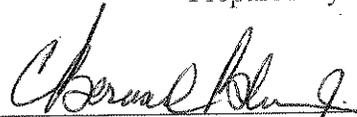
**RUMSON BOROUGH PLANNING BOARD  
And  
RUMSON BOROUGH COUNCIL**

**August 7, 2003**

**ADOPTED BY THE PLANNING BOARD: August 18, 2003**

**ENDORSED BY THE BOROUGH COUNCIL: August 21, 2003**

Prepared By:



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Of The Firm Of

**TM**  
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Middletown, New Jersey 07748

*Original Signed and Sealed in Accordance with Law.*

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## HOUSING PLAN ELEMENT

### **Introduction**

The Housing Plan Element of the Rumson Borough Master Plan was prepared in accordance with the requirements of the Fair Housing Act (N.J.S.A. 52:27D-310), the Municipal Land Use Law (N.J.S.A. 40:55D-28), and the Procedural (N.J.A.C. 5:91) and Substantive Rules (N.J.A.C. 5:93) of the New Jersey Council on Affordable Housing (COAH) adopted on June 6, 1994. The Housing Plan Element is designed to achieve a goal of access to a variety of housing to meet municipal and regional housing needs with particular attention on low and moderate income household housing needs.

Rumson Borough is located in the coastal area of northeastern Monmouth County. The Borough is relatively small in size, with a land area of approximately 5.22 square miles. The Borough qualified as a developed community when the Supreme Court decided Mount Laurel I in 1975 and remains a developed community today.

Rumson is served by a public sewer system. The New Jersey State Development and Redevelopment Plan (SDRP) identifies the Borough as being located primarily within the Metropolitan Planning Area (PA 1) (84.2 percent), with portions of the Borough within the Environmentally Sensitive Planning Area (PA 5) (14.8 percent). In addition, the Borough contains several areas designated as Critical Environmental Sites (CES) and Critical Environmental and Historic Sites (CEHS).

The New Jersey Council on Affordable Housing (COAH) is the state agency responsible for identifying housing regions, estimating low and moderate income housing needs for the State and its housing regions, and allocating these needs to municipalities. COAH has designated six housing regions in the State. Rumson Borough is located in the East Central Housing Region (Region 4) that includes Monmouth, Ocean and Mercer Counties.

COAH has developed a methodology for determining "housing need" which is comprised of three major components: "indigenous need", "reallocated present need," and "prospective need." "Indigenous need" consists of existing housing units with physical deficiencies such as heating, plumbing, roofing, etc. that are occupied by low and moderate income households. The number of indigenous need units within a municipality are based upon statistical data from the 1990 U.S. Census of Housing. "Reallocated present need" is a portion of the housing need resulting from deficient housing units occupied by low- and moderate-income households that has been redistributed from urban aid municipalities to designated suburban municipalities. "Prospective need" is an estimate of future low and moderate-income housing needs based on development and growth projected to occur in the municipality and housing region. The distribution of reallocated present and prospective need for low- and moderate-income housing to individual municipalities in the region is based upon a methodology adopted by COAH which incorporates regional shares of non-residential ratables, an income factor, and available vacant land weighted by its location within SDRP Planning Areas.

Based on COAH's methodology, the Borough of Rumson has a cumulative fair share housing obligation, or "precredited need," for the period 1987-1999 of 294 low and moderate income housing units. The obligation consists of a 26-unit "rehabilitation component (the Borough's indigenous need minus anticipated "spontaneous rehabilitation" resulting from private actions), and a 268-unit "new construction component," which includes the present and prospective need for new affordable housing units in the Borough, including any reallocated present and prospective need.

The Borough is eligible to receive an adjustment to its fair share obligation due to the lack of vacant and developable land. A Vacant Land Inventory and Analysis Report was prepared to determine the Borough's fair share housing obligation, or realistic development potential (RDP). The report analyzes each vacant site and publicly-owned property in the Borough in accordance with COAH's vacant land adjustment procedures. The report concludes that the Borough of Rumson has an RDP of zero.

## **Housing Stock Characteristics**

Housing stock characteristics include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units and units affordable to low and moderate income housing. Table 1, "Housing Characteristics - 2000 Borough of Rumson" summarizes these characteristics which are based upon the 2000 U.S. Census. Each of the characteristics is described below.

### ***Number, Type and Ownership of Housing Units***

Rumson Borough had 2,610 housing units in 2000 according to the 2000 U.S. Census. This is a decrease of 11 units since the 1990 Census, which reported a total of 2,621 units. In 2000, 158 units or 6.1 percent were listed as vacant. In 2000, 90.1 percent of the 2,452 occupied housing units in Rumson Borough were owner occupied and 9.9 percent of the Borough occupied housing units were renter occupied.

### ***Occupancy/Household Characteristics***

According to the 2000 Census, Rumson Borough had a total of 2,452 households and 99 seasonal, recreational or occasional use housing units. Of the total number of housing units, 2,491 units (95.4 percent) were single family units, 72 units (2.8 percent) were two-family units, 29 units (1.1 percent) were 3 to 4 family units, 11 units (0.4 percent) were 5 to 19 multi-family units, and 7 units (0.3 percent) were identified as mobile homes.

Householders 65 years of age or older accounted for 574 or 23.4 percent of the households in Rumson Borough in 2000.

### ***Age of Housing***

The distribution by decade is shown in the Year Structure Built data (Section III) in Table 1. It should be noted, however, that Rumson actually had a net decrease in housing units, reflecting the fact that Rumson is a fully developed community.

**TABLE 1**  
**HOUSING CHARACTERISTICS 2000**  
**BOROUGH OF RUMSON**

	Number	Percent of Total
<b>I. HOUSING UNITS</b>		
Number of units (1990)	2,621	N/A
Number of units (2000)	2,610	100.0
Occupied Housing Units	2,452	93.9
Vacant Housing Units	158	6.1
Vacancy Rate	6.1%	
<b>II. OCCUPANCY/HOUSEHOLD CHARACTERISTICS</b>		
Number of Households	2,452	100
Average Household Size	2.91	N/A
Family Household	1,989	81.1%
Non-Family Household	463	18.9%
Householders 65 +	651	N/A
Seasonal, Recreational or Occasional Use	99	N/A
Owner Occupied	2,209	90.1%
Renter Occupied	243	9.9%
<b>III. YEAR STRUCTURE BUILT</b>		
1999 - March 2000	9	0.3%
1995 - 1998	71	2.7%
1990 - 1994	57	2.2%
1980 - 1989	134	5.1%
1970 - 1979	271	10.4%
1960 - 1969	279	10.7%
1940 - 1959	893	34.2%
1939 or earlier	896	34.3%
<b>Total</b>	2,610	100.0%
<b>IV. CONDITION OF UNITS*</b>		
Lacking complete plumbing facilities	0	N/A
Lacking complete kitchen facilities	0	N/A

*2000 & 1990 Census data*

**TABLE 1 (continued)**  
**HOUSING CHARACTERISTICS - 2000**  
**BOROUGH OF RUMSON**

Number	Percent of Total
--------	------------------

**V. HOUSING VALUE - (Owner Occupied Units)\***

\$1,000,000 or more	372	17.6%
\$500,000 - \$999,999	613	29.0%
\$300,000 - \$499,999	497	23.5%
\$200,000 - \$299,999	350	16.6%
\$150,000 - \$199,999	180	8.5%
\$100,000 - \$149,999	87	4.1%
\$50,000 - \$99,999	13	0.6%
\$0 - \$50,000	0	0.0%
<b>Total</b>	2,112	100.0%
Median Value	\$455,300	

**VI. MONTHLY RENTS - (Rental Occupied Units)\***

\$1,500 or more	42	18.6%
\$1,000 - \$1,499	112	49.6%
\$750 - \$999	14	6.2%
\$500 - \$749	29	12.8%
\$300 - \$499	8	3.5%
\$200 - \$299	0	0.0%
Less than \$200	0	0.0%
No Cash Rent	21	9.3%
<b>Total</b>	226	100.0%
Median Monthly Rent	\$1,187	

\*2000 Census data

SOURCE: U.S Bureau of Census 2000

COMPILED BY: T & M ASSOCIATES

***Condition of Units***

The housing stock in Rumson Borough had zero (0) substandard units according to the 2000 Census since no units are lacking complete kitchen and plumbing facilities.

***Owner Occupied Housing Value and Rental Rates***

The 2000 median value of the owner occupied housing units in Rumson Borough was \$455,300. Of the total, 8 units had a value less than \$50,000, 13 units or 0.6 percent had a value between \$50,000 and 99,000, 87 units or 4.1 percent had a value between \$100,000 and \$149,000, 180 or 8.5 percent had a value between \$150,000 and \$199,000, 350 units or 16.6 percent had a value between \$200,000 and \$299,999, 497 or 23.5 percent had a value of \$300,000 to 499,999, 613 units or 29.0 percent had a value of \$500,000 to 999,999 and 372 units or 17.6 percent had a value greater than one million dollars.

The 2000 median gross monthly rent was \$1,187 for rental housing units Rumson Borough. Of the 226 renter occupied units reporting monthly rental rates, 21 units or 9.3 percent had a no cash rent, 0 units had a monthly rate less than \$200, 0 units had a monthly rate between \$200 and \$299, 8 units had a monthly rental rate between \$300 and \$499, 29 units had a monthly rental rate of between \$500 and \$749, 14 units had a monthly rental rate of \$750 - \$999 and 154 units had a monthly rental rate of \$1,000 or more.

***Affordability to Low and Moderate Income Households***

As described in Table 2, a total of 1,591 households or 75.3 percent of homeowners were spending less than 30 percent of their income for housing costs. The criteria for housing affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

<b>Table 2</b> <b>Monthly Owner Costs As A Percentage of Household Income, 1999</b> <b>Rumson Borough</b>		
	<i>Number</i>	<i>Percent</i>
Less than 15%	839	39.7%
15% to 19.9%	334	15.8%
20% to 24.9%	212	10.0%
25% to 29.9%	206	9.8%
30% or more	521	24.7%
Source: U.S. Census, 2000. (0.7% of households were not computed) STF-3 Sample Data		

Table 3 indicates the gross rent as a percentage of household income. There were 110 households or 48.6 percent who paid 30 percent or more of their gross income for housing costs. Although these 110 households exceed the COAH affordability criteria for renter housing, they may not be low- or moderate-income households given the average income level in the Borough.

<b>Table 3</b> <b>Gross Rent As A Percentage of Household Income, 1999</b> <b>Rumson Borough</b>		
	<i>Number</i>	<i>Percent</i>
Less than 15%	56	24.8%
15% to 19.9%	19	8.4%
20% to 24.9%	14	6.2%
25% to 29.9%	6	2.7%
30% or more	110	48.6%
Source: U.S. Census, 2000. (9.3% of households were not computed) STF-3 Sample Data		

Rental and owner occupied housing affordable to low and moderate income households were determined using the 2002 Regional Income Limits, 2000 U.S. Census data and COAH assumptions on the amount low and moderate income households can afford for housing based on a percentage of their income.

According to the Census, 526 out of the 2,454 households with earnings in the census had a household income of less than \$50,000 dollars.

COAH regulations define Region 4 as Monmouth, Ocean and Mercer Counties. Moderate-income households are defined by COAH as households earning between 50 percent and 80 percent of the median household income level in the region. According to COAH's 2003 Regional Income Limits chart, the maximum income for a "moderate" household in Region 4 ranges from \$41,842 for a one (1) person household, \$44,830 for a one and a half (1.5) person household, to \$53,796 for a three (3) person household, to \$62,165 for a four and a half (4.5) person household. Low-income households are defined by COAH as households earning 50 percent or less of the median household income within the Housing Region.

Rental housing affordable to low and moderate income households in 2000 can be extrapolated from the 2000 Census data assuming renter households spend a maximum of 30 percent of their income for rent based on COAH regulations. According to the Census, there are 38 one (1) bedroom rental apartments, 123 two (2) bedroom rental apartments, 58 three (3) bedroom rental apartments, 22 four (4) bedroom rental apartments and 0 rental apartments with five (5) or more bedrooms in the Borough.

### **Housing Construction: 1980 – 2000 and Projection of Housing Stock 2000-2006**

Over the last two decades (from 1980 through 2000), the number of total housing units in the Borough has remained essentially unchanged, providing empirical evidence that Rumson is a fully developed community and has been such for the last 20 years.

According to U.S. Census data, the total number of year-round housing units in Rumson increased from 2,599 units in 1980 to 2,621 units in 1990. This represents an increase of 22 units, or 0.8 percent. Census data further indicates that the Borough's housing stock actually decreased by 11 units (-0.4 percent) between 1990 and 2000, falling from 2,621 units in 1990 to 2,610 units in 2000. Thus, in the 20-year period between 1980 and 2000, the borough's housing stock increased by only 11 units.

As is indicated in the accompanying vacant land inventory, there is no vacant and developable land left in the Borough. Consequently, future residential growth in Rumson will continue to be very limited.

There have been no major subdivisions or any other significant new residential development approved in the Borough over the last three years. There are no current applications pending before the planning board or zoning board and none are anticipated, except for possibly a few minor subdivisions and one three lot major subdivision. The three lot major would result in one new lot.

**TABLE 4**  
**DEMOGRAPHIC CHARACTERISTICS - 2000**  
**BOROUGH OF RUMSON**

**2000 Census**

	Number	Percent of Total
<b>POPULATION AGE</b>		
Preschool (0 - 4 Yrs.)	528	7.4%
School Age (5 - 19 Yrs.)	1,850	25.9%
Working Age (20 - 64 Yrs.)	3,845	53.9%
Seniors 65 +	914	12.8%
<b>Total</b>	7,137	100.0%

*SOURCE: U.S Bureau of Census -2000*

*COMPILED BY: T & M ASSOCIATES*

**2000 Census**

**1999 INCOME LEVEL (HOUSEHOLDS)**

Less than \$10,000	41	1.7%
\$10,000 - \$14,999	68	2.8%
\$15,000 - \$24,999	113	4.6%
\$25,000 - \$34,999	107	4.4%
\$35,000 - \$49,999	197	8.0%
\$50,000 - \$74,999	286	11.7%
\$75,000 - \$99,999	238	9.7%
\$100,000 - \$149,999	407	16.6%
\$150,000 - \$199,999	271	11.0%
\$200,000 or more	726	29.6%
<b>Total</b>	2,454	100.00%

1999 Median household income = \$120,865

1999 Per capita income = \$73,692

*SOURCE: U.S Bureau of Census 2000 Summary Tape File 3.*

*COMPILED BY: T & M ASSOCIATES*

## **Demographic Characteristics**

Table 4, "Demographic Characteristics - 2000 Rumson Borough" indicates total population by age cohort and income level by household.

### ***Population***

According to the U.S. Census, Rumson Borough's 2000 population was 7,137 persons. Of this total, 528 persons or 7.4 percent were classified as pre-school age 0-4 years. School age children age 5-19 years accounted for 1,850 persons or 25.9 percent of the total. Working age 20-64 year old persons accounted for 3,845 persons or 53.9 percent of the Borough population. Seniors aged 65 and older accounted for 914 persons or 12.8 percent of the Borough population.

### ***Income Level***

Per capita income within the Borough in 1999 was \$73,692 while the median household income was \$120,865. A total of 222 households, or 9.1 percent, reported income of less than \$25,000. A total of 107 households, or 4.4 percent, reported income between \$25,000 and \$34,999. A total of 197 households, or 8 percent, reported income between \$35,000 and \$49,999 and a total of 286 households, or 11.7 percent, reported income between \$50,000 and \$74,999. Furthermore, a total of 238 households, or 9.7 percent, reported income of \$75,000 - \$99,999, 407 households, or 16.6 percent, reported income of between \$100,000 and \$149,999 and 997, or 40.6 percent, households reported income of \$150,000 or more.

## **Existing and Future Employment Characteristics**

Existing employment characteristics in Rumson Borough are presented in Table 5. In 1999, the New Jersey Department of Labor reported a total of 1,127 private sector jobs in the Borough. The majority of these jobs were in the service industry (53.2 percent), with retail trade jobs (31.1 percent) being the next highest area of employment in the Borough.

Table 6 shows the projections for future job growth in Rumson prepared by the Monmouth County Planning Department as part of the cross-acceptance of the State Development and Redevelopment Plan.<sup>1</sup> Based upon the County's projections to 2005, future employment growth will continue to be limited, with 160 jobs, or an average of approximately 27 jobs per year to be added by 2005. Through 2020, the rate of job growth in the Borough is expected to slow, with only 100 new jobs projected to be added to the Borough in this 15-year period, or an average of approximately seven (7) jobs per year. This is reflective of the very limited potential for new nonresidential development and job growth due to the lack of vacant and developable land and only limited areas of the Borough that are zoned for nonresidential development.

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<sup>1</sup> 1998 Monmouth County Cross Acceptance Report

As indicated in Table 7, Rumson's population to jobs ratio is 6.2 to 1, which is twice as high as the County's ratio. This indicates that the Borough is primarily a residential community with only a small portion of the Borough zoned for nonresidential development. As can be seen from these figures, Rumson is not a significant employment center in the County. Neither does it have the capacity to significantly increase its nonresidential base, as it is essentially a fully developed community. Rumson does not engage in—or has it ever engaged in—a ratable chase, nor does it have the ability to do so.

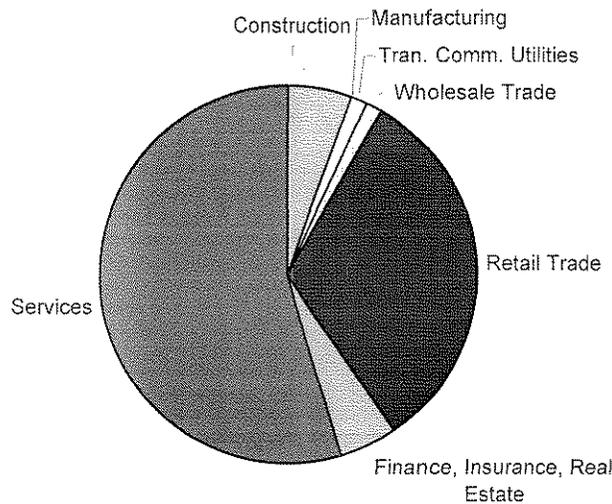
**TABLE 5**  
**PRIVATE SECTOR EMPLOYMENT CHARACTERISTICS - 1999**  
**BOROUGH OF RUMSON**

Broad Industry Division	Number	Percent of Total
Ag. For. Fish. Min. Unc.	*	0.0%
Construction	61	5.4%
Manufacturing	*	0.0%
Tran. Comm. Utilities	14	1.2%
Wholesale Trade	17	1.5%
Retail Trade	350	31.1%
Finance, Insurance, Real Estate	53	4.7%
Services	600	53.2%
<b>TOTAL</b>	<b>1,127</b>	<b>97.2%</b>

*\*Data have been suppressed for industries with few units or where one employer is a significant percentage of employment or wages of the industry .*

*SOURCE: New Jersey Department of Labor - 1999 Annual Private Sector Report Municipalities by Industry.*

*COMPILED BY: T & M ASSOCIATES*



**TABLE 6**  
**NUMBER OF REPORTED AND FORECASTED JOBS IN RUMSON BOROUGH**

Year	Number
1999	1,127
(Projected) 2005	1,282
(Projected) 2020	1,382

*SOURCE: New Jersey Department of Labor - 1999 Annual Private Sector Report Municipalities by Industry and 1998 Monmouth County Cross Acceptance Report*

*COMPILED BY: T & M ASSOCIATES*

<b>Table 7</b>			
<b>Population to Jobs Ratio, 1999-2000</b>			
<i>Jurisdiction</i>	<i>2000 Population*</i>	<i>1999 Covered Employment **</i>	<i>Population to Jobs</i>
Borough of Rumson	7,137	1,152	6.2
Ocean County	510,916	103,708	4.9
Monmouth County	615,301	191,804	3.2
Mercer County	350,761	140,556	2.5

*Source:* \*U.S. Census, 2000. \*\* N.J. Department of Labor, Private Sector Covered Jobs (3<sup>rd</sup> Quarter(\*) ) and average counts, 1994-1999.

## Summary of Rumson's 1987-1999 Affordable Housing Need

### *Precredited Need*

The Borough of Rumson's 1987-1999 cumulative pre-credited housing need as established by COAH is 294 units, including a rehabilitation component of 26 units and a new construction component of 268 units. The precredited need is the obligation prior to the application of any adjustments, credits or reductions that the borough is eligible to receive under COAH's regulations. The current municipal precredited need numbers were adopted by COAH in June 1994 and address affordable housing needs for the 12-year period from 1987 through 1999.

### *Credits, Reductions and Adjustments*

**Credits** - Credits are granted by COAH for affordable units that have been constructed or rehabilitated. These units must have been completed within the time frame specified within COAH's regulations and have applicable affordability controls as prescribed by COAH. Rumson is not eligible to receive any credits.

**Reductions** - Reductions are granted by COAH for affordable units that have been zoned for or approved but not yet constructed. Rumson is not eligible for any reductions.

**Adjustments** - Adjustments to a community's affordable housing obligation are granted by COAH for municipalities that have resource constraints, such as a lack of vacant and developable land or limited infrastructure. These adjustments only apply to the municipality's new construction obligation. The municipal rehabilitation obligation is not impacted by any adjustments granted by COAH. As indicated in the attached Vacant Land Adjustment and Inventory Report, Rumson has a Realistic Development Potential of 0.

<b>Table 8 Affordable Housing Need Rumson Borough</b>	
New Construction Component	268
Rehabilitation Component	26
<b>PRECREDITED NEED</b>	<b>294</b>
Credits	0
Reductions	0
Units Rehabilitated After 4/1/90*	-2
<b>VACANT LAND ADJUSTMENT</b>	<b>-268</b>
<b>Realistic Development Potential (RDP)</b>	<b>0</b>
Rehabilitation Obligation	24

\*Monmouth County Home Improvement Program

Based on the foregoing calculations, Rumson Borough has a realistic development potential of zero units, and a rehabilitation component of 24 units.

## **FAIR SHARE PLAN**

The Rumson Borough Affordable Housing Fair Share Plan consists of two components: a rehabilitation component and an “inclusionary” or new construction component. The manner in which the Borough intends to address each component is described in the following sections.

### **Rehabilitation Component**

The rehabilitation component is designed to address that portion of the affordable housing obligation referred to by COAH as the “indigenous need,” or existing substandard housing units occupied by low and moderate income households minus units anticipated to be privately rehabilitated. COAH’s preccredited need numbers establish Rumson’s rehabilitation component at 26 units. Since April 1990, two (2) housing units have been rehabilitated in Rumson by the Monmouth County Department of Community Development Home Improvement Program, leaving a net rehabilitation obligation of 24 housing units to be addressed as part of the Borough’s Fair Share Plan. We note that the 2000 Census did not identify any substandard units in the Borough. Therefore, the Borough reserves the right to revisit this component of the plan in the future.

The Borough will address its rehabilitation obligation through the execution of an intergovernmental agreement with the Monmouth County Department of Community Development and the County’s Home Improvement Program to permit the continued rehabilitation of substandard housing units in the Borough that are occupied by low and moderate income households.

COAH regulations provide that the Borough is responsible for funding the rehabilitation of the 24 remaining housing units. COAH regulations require that the Borough fund the program to provide for a minimum average rehabilitation cost of \$10,000 per unit, of which a minimum average of \$8,000 must be utilized for actual construction costs and up to \$2,000 for administrative costs. Therefore, Rumson is responsible for funding at least \$240,000 for its remaining rehabilitation obligation. As part of the agreement that it will sign with the County, Rumson proposes to limit its expenditure on any one unit to a maximum of \$15,000 in hard costs. Thus, the maximum anticipated cost of the program will be \$360,000.

The Borough intends to use monies collected through its development fee ordinance to fund its rehabilitation program and appropriate any necessary remaining funds to implement the agreement with the County. In addition, the Borough will adopt a resolution of intent to bond for any potential shortfall that may occur in the funding of program.

The Borough also is responsible for providing an affirmative marketing program to advise Borough residents who may be eligible and who are interested in the rehabilitation program that Monmouth County administers the program for the Borough. The Borough will provide application forms and announcements of the program in the Borough Newsletter that is distributed to Borough residents and is available at Borough facilities.

If during the implementation of the program, there is a lag in program participation, the Borough will sponsor a community workshop to inform residents of the benefits of the program. Representatives of the County program will be invited to attend and materials will be provided outlining eligibility standards and the type of work that can be funded. Possible locations for such an event include the Borough municipal building and the public library. The Borough has incorporated this marketing approach in its Affirmative Marketing Ordinance, which must be adopted pursuant to COAH's requirements.

### **New Construction Component**

The new construction, or inclusionary component, of the Borough's Fair Share Plan addresses that portion of the affordable housing obligation consisting of the "present" and "prospective need" for new affordable housing units in the Borough as established by COAH. Due to the lack of vacant and developable land in the Borough, Rumson is eligible to receive a vacant land adjustment and its RDP is zero. (See Vacant Land Inventory and Analysis Report.) As to the possible responsibilities the Borough may face in the "third cycle," the Borough is committed to revising this plan to the extent it may be necessary to address those responsibilities once COAH promulgates those regulations.

### **Capturing Opportunities for Affordable Housing Beyond the RDP**

N.J.A.C. 3:93-4.2(h), sets forth the responsibilities of a municipality entitled to a vacant land adjustment with respect to what COAH commonly refers to as the "unmet need." In order to address the unmet need, COAH regulations call for a municipality's examination of its existing land use map and an identification of areas that could potentially develop or redevelop during the period covered by its substantive certification or judgment of repose. According to COAH's rules:

Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. [N.J.A.C. 3:93-4.2(h)]

After the analysis described above, the Council may require any combination of the following in an effort to capture opportunities for affordable housing:

1. Zoning amendments that permit apartments or accessory apartments;
2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8; In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or

3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

The Borough has examined its existing land use map and undertaken the analysis suggested by COAH's rules and has come to the following conclusions with respect to the options recommended by COAH:

- Private Club Owned by its Members. The Borough has two private clubs currently owned by its members—the Rumson Country Club located on Rumson Road in the southwestern portion of the Borough and the Seabright Lawn Tennis and Cricket Club located on Rumson Road in the eastern portion of the Borough. An overlay zone for multifamily housing over the Rumson Country Club would be ineffective. The Rumson Country Club is member-owned, with recent improvements, and is highly unlikely to change use in the foreseeable future regardless of the zoning. Further, the Borough is providing other, more realistic, options to capture opportunities for affordable housing as described below. The Lawn Tennis and Cricket Club is identified as a National Register Historic Landmark and, as such, is not appropriate for development or redevelopment.
- Downtown Mixed Use Areas. The Borough has an area located in the northern portion of the Borough near the Navesink River that contains a number of small non-residential uses that could potentially be redeveloped to include accessory residential apartments. These uses are located primarily in its GB, NB, and POB Zones. Accordingly, the Borough is proposing an overlay on these districts, which would permit as a conditional use, residential apartments in a mixed-use development scenario so long as the apartments or dwellings were deed restricted for affordable housing purposes. The Borough's proposed approach is described in further detail below.
- High Density Residential Areas Surrounding the Downtown. There are no existing high-density residential areas in the Borough, or any such areas proximate to a commercial downtown core as contemplated by COAH's regulations.
- Areas with a Large Aging Housing Stock Appropriate for Accessory Apartments. While the Borough's housing stock is relatively young—with approximately two-thirds of the Borough's housing units constructed since 1940—an accessory apartment program would be realistic, given the range of housing types within the Borough. In fact, many of the Borough's larger estate homes have former maid and/or butler quarters, caretakers residences, and accessory units that were created prior to the current zoning standards. There also are a variety of carriage houses, cabanas, and similar outbuildings located throughout the Borough that could be converted to accessory apartment units. Consequently, there is a significant opportunity to capture affordable housing through an accessory apartment in the Borough given appropriate financial incentives to encourage the creation of new units and the conversion of existing accessory units for affordable housing. The Borough's proposed accessory apartment program is described below.

- Properties that may be Subdivided and Support Additional Development Rumson does have areas where residential lots are larger than the minimum lot standard in the district. However, in almost all instances, these are developed with large estate homes that are in keeping with the character and lot pattern of the surrounding low-density residential neighborhoods that are developed with similar residential dwellings. In many instances, the existing residential dwellings and accessory structures are located in or proximate to the center of these sites. In analyzing the Borough's existing land use characteristics as contemplated in COAH's regulations, the Borough has concluded that there are no sites in Rumson where a large tract could reasonably be created by subdivision for the purpose of providing a high-density multi-family housing project that would be compatible with the Borough's established community character, development patterns, and residential densities.

Based on what is contemplated by COAH regulations and the perspective of sound land use planning, the Borough has chosen the following approaches to meet its unmet need:

#### ***Mandatory Development Fee Ordinance***

Rumson will adopt a development fee ordinance designed in accordance with COAH's model. The ordinance will apply to all new non-residential and residential development. The development fee for non-residential development will be one (1%) percent of equalized assessed value. The development fee for eligible residential development will be one-half of one (0.5%) percent of equalized assessed value. Improvements to existing dwellings resulting in a 25 percent or greater increase in floor area of the building will be required to pay a fee proportional to the increase in equalized assessed value due to the improvements.

If there is a zoning change or use variance that permits increased residential or non-residential development, the Borough will impose a development fee of six (6%) percent of the equalized assessed value resulting from the additional units or floor area realized as a result of the rezoning or use variance. This provision also will follow COAH's model.

In accordance with COAH's requirements, the proceeds from the development fee ordinance will be deposited in a housing trust fund and will be used for COAH approved activities to address the Borough's low and moderate-income housing needs. The Borough will adopt a spending plan in accordance with COAH's model governing the future use of development fee monies.

#### ***Accessory Apartments***

The Borough proposes to enact an accessory apartment/carriage house ordinance that would permit accessory apartments and carriage house apartments in the Borough's R-1 and R-2 Zones. The Borough's accessory apartment ordinance will follow the provisions of COAH's model accessory apartment ordinance and include the following provisions:

- The bulk requirements of the zone in which the accessory apartment is to be created shall be met.
- The accessory apartment may only be rented to a low and moderate-income household at the time of the initial occupancy.
- The Borough will alternate one low and one moderate unit to maintain the 50/50 split.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 10 years.
- An administrative entity will be designated to run the local program.
- Rent increases shall be in accordance with COAH-approved percentages.

The ordinance also will have provisions, consistent with COAH's standards, to encourage the conversion of any existing "illegal" accessory apartments to legal affordable apartments through a grandfather provision consistent with the standards listed at N.J.A.C. 5:93-5.9 of COAH's rules.

The Borough will provide \$10,000 per unit to subsidize the creation of accessory units. The Borough believes that there are sufficient economic incentives for existing homeowners to participate in the program. Nevertheless, the Borough will review its accessory apartment program annually to determine its progress in creating new affordable units. If, after the first year (or any year thereafter) the Borough determines that there has been a lack of adequate participation in the program the Borough will consider increasing the subsidy to further enhance participation in the program.

#### ***Mixed-use Overlay Zones***

The Borough proposes to create a new mixed-use overlay option in the Borough's GB General Business; NB Neighborhood Business, and POB, Professional Office Business Zones. All these districts currently permit single-family residential development. The overlay ordinance will permit the development of new mixed-use buildings or the conversion of existing non-residential uses to a mixed-use building in each of these districts, so long as the following conditions are met:

- A minimum of fifty (50) percent of the units must be affordable units.
- At least fifty percent of the affordable units shall be low-income units. If only one affordable unit is created in a project, the unit shall be a low-income unit.
- The apartment(s) designated as low- or moderate-income units may only be rented to a low- or moderate-income household at the time of the initial occupancy.
- The bulk requirements for non-residential development in the respective zone shall be met, including relevant coverage standards.
- Building height shall be limited to two and one-half stories.
- The ground floor of the building shall contain only nonresidential uses.
- On-site parking must be provided for all uses on site in accordance with RSIS and Borough standards.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 30 years.
- Rent increases shall be in accordance with COAH-approved percentages.

The Borough has reviewed existing development pattern in these zones and has determined that a number of existing nonresidential developments could potentially be redeveloped in such a mixed-use arrangement consistent with the existing character of these areas.

The Borough will annually review the status of the program to determine its progress in creating new affordable units. If, after the first year (or any year thereafter) the Borough determines that there has been a lack of adequate participation in the program, the Borough may consider one following strategies or combination of strategies to increase participation: 1) Providing a subsidy to property owners or developers to create the affordable units; or 2) Seeking a waiver to reduce the length of the deed restriction.

### **Analysis of Potential Developer Sites**

Pursuant to N.J.A.C. 5:93-5.1(b)6, a municipality preparing a Housing Plan Element and Fair Share Plan must give consideration to the lands of developers who have expressed a commitment to providing affordable housing. Developers have expressed an interest in developing two sites in the Borough for multi-family residential development with an affordable housing setaside. The Borough has reviewed the development proposals for each of these sites and has determined that neither is appropriate for multi-family residential development in accordance with COAH's criteria and sound planning.

#### ***KTK Trust Site***

The first of these sites ("Site A" or "the KTK site") is proposed for development by the K.T.K Trust. The site is identified on the Borough's Tax Map as Block 128, Lot 6. The site is a somewhat rectangular-shaped parcel containing 4.86 acres. The parcel located on the eastern side of the Avenue of Two Rivers South, of Shrewsbury Drive. The site has approximately 900 feet of frontage on Avenue of Two Rivers South and approximately 210 feet of shoreline along the Shrewsbury River. The site is currently developed with an existing single-family detached dwelling. The site is located in the Borough's R-1 Zone, which permits single family residential development on lots with a minimum lot size of 1.5 acres.

The developer proposes the construction of 50 units of multi-family housing and contends that the site is suitable for townhouses, condominiums, and apartments. The Borough has determined that the site is not appropriate for such a development approach for the following reasons:

- The site is located within a flood hazard area and was eliminated from consideration from the Borough's RDP because of that fact. In addition, flooding has been a consistent problem in the area in which the site is located and along the entire southern portion of the Borough proximate to the Shrewsbury River. During the storm of record in this area (1992), the site was under two to eight feet of water. (See Figure 1.) Flooding of more than two feet occurred north of the site to the

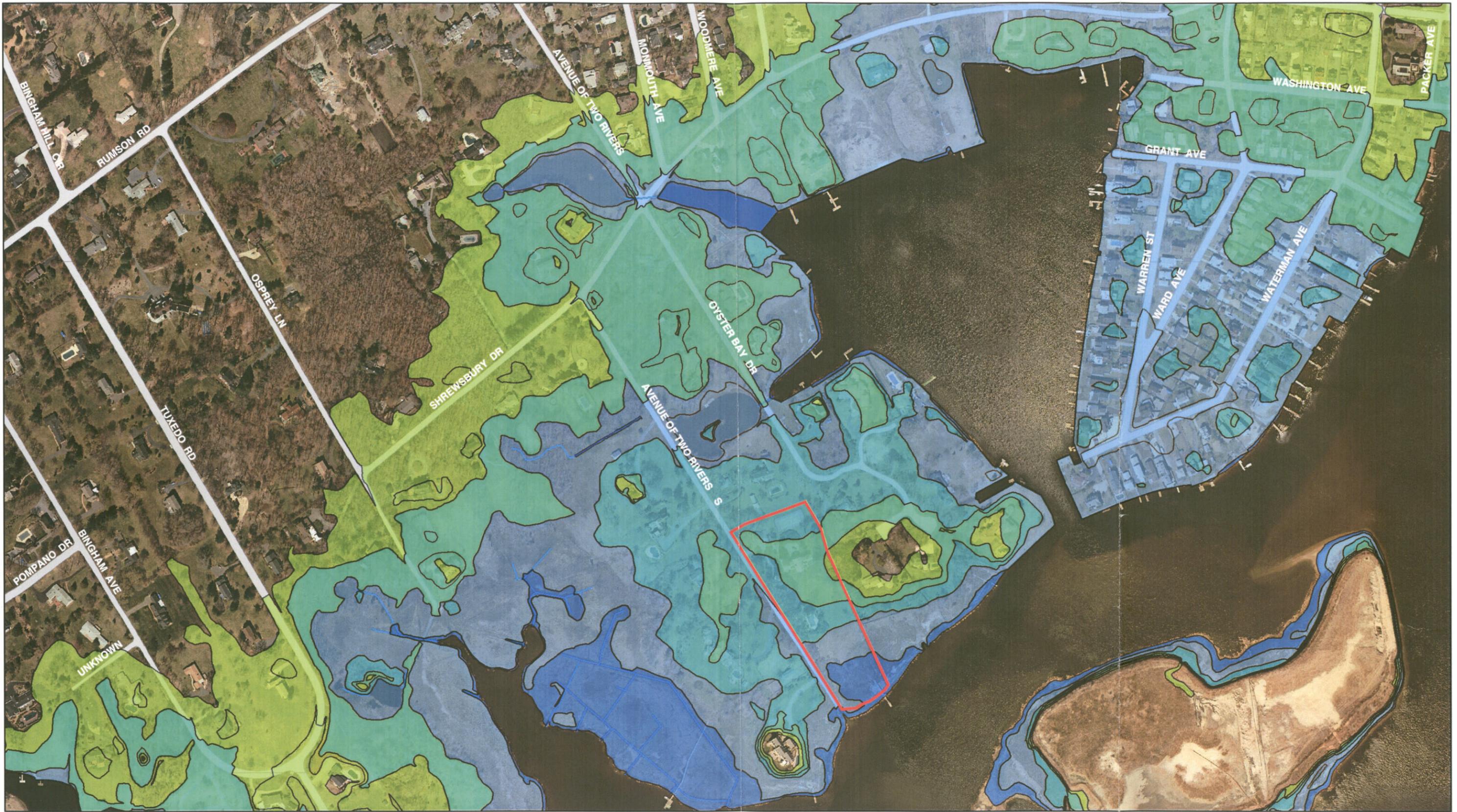
intersection of Shrewsbury Drive and Avenue of Two Rivers South, or a distance of over 1,000 feet. During a storm coinciding with the Coastal Base Flood Elevation for Flood Insurance Regulations—which is greater than the 1992 flood of record and for which a project on this site would have to be designed—Avenue of Two Rivers South would be under six feet or more of water throughout its entire length up to its intersection with Shrewsbury Drive (See Figure 2.). Flooding depths of two feet or more would extend more than 2,400 feet or almost one-half mile north of the site. As Avenue of Two Rivers South would be the only means of egress for the residents of the proposed development, this would create a significant risk to public health and safety. Given the flooding hazard in this area of Rumson, the Borough’s ongoing land use planning policy of low density residential development is consistent with sound land use planning. In contrast, it is the Borough’s opinion that permitting a multi-family residential development whose sole means of egress would be a through a street almost one-half mile long under two to eight feet of water is not consistent with sound planning practice.

- The proposed development is also substantially inconsistent with the Residential Site Improvement Standards (RSIS), which limit Avenue of the Two Rivers South—a 2,000 foot long cul-de-sac—to an average daily traffic (ADT) of 250 trips. Using the ITE Trip Generation rates, the estimated daily traffic generated by the existing ten (10) single family detached homes is 174 trips, both in and out. With a 50-unit multifamily development added, the ITE Trip Generation estimate of total daily traffic is 582 trips.
- The site is located in an area of the Borough that is developed with large-lot single family residential development at relatively low densities. The proposed multi-family development would not be in keeping with the land use character of the area.

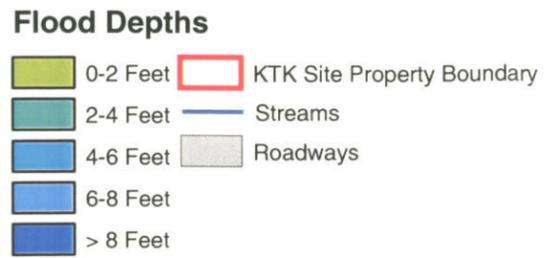
### ***River Road Site***

The second of the two developer sites (“Site B” or “the River Road site” or “the HHK site”) is proposed for development by Homes for Human Kind (HHK). The site is identified on the Borough’s Tax Map as Block 18, Lot 29 and contains approximately four acres. The site is an irregular-shaped parcel with 188 feet of frontage on River Road an average depth of approximately 900 feet. The site is currently developed with an existing single-family detached dwelling located in the proximate center of the site. The site is located in the Borough’s R-3 Zone, which permits single family residential development on lots with a minimum lot size of 0.75 acre.

The developer proposes the construction of 60 units of multi-family housing, at a gross density of 15 units per acre, or twenty times the development density of the surrounding residential lots. The proposed multi-family development would not be in keeping with the land use character of the area.



**Flood Hazard Map: Depth Below  
Storm of Record Elevations  
Borough of Rumson  
Monmouth County**

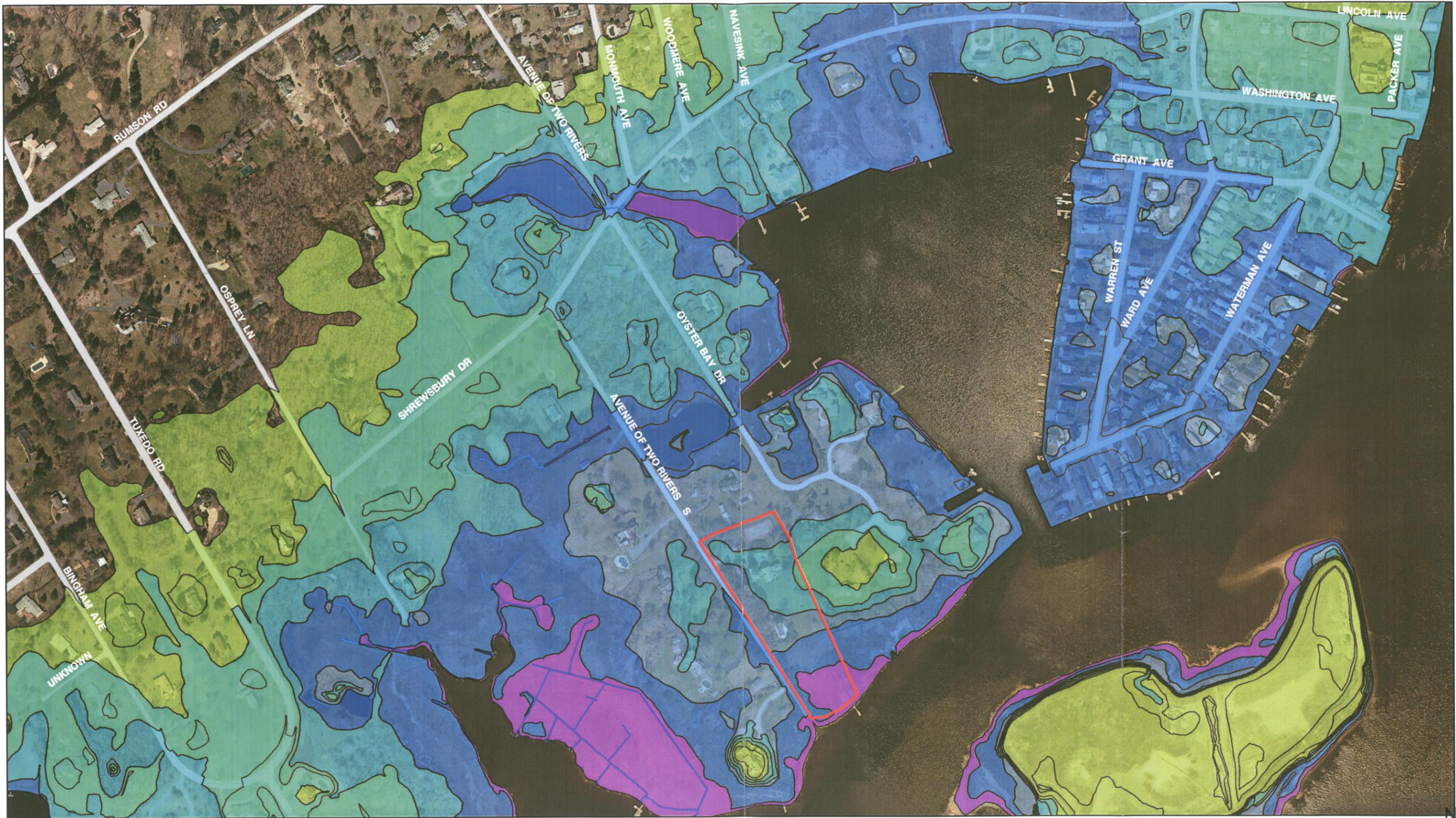


Storm of Record (1992) Elevation = 8 (NAVD 1988)

**Figure 1**

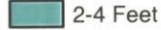
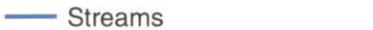
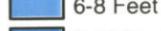
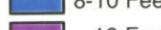


NOTE: This map was developed, in part, using Monmouth County GIS Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.



**Flood Hazard Map: Depth Below Coastal Base Flood Elevations Borough of Rumson Monmouth County**

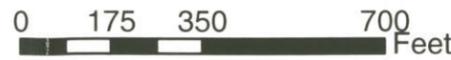
**Flood Depths**

 0-2 Feet	 KTK Site Property Boundary
 2-4 Feet	 Streams
 4-6 Feet	 Roadways
 6-8 Feet	
 8-10 Feet	
 > 10 Feet	

Coastal Base Flood Elevation = 10 (NAVD 1988)

**Figure 2**

0 175 350 700 Feet




NOTE: This map was developed, in part, using Monmouth County GIS Program digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

# Vacant Land Inventory and Analysis Report

Prepared for

**Borough of Rumson  
Monmouth County, New Jersey**

August 7, 2003

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- A** Vacant Land Inventory Table
- B** Municipal Lands Table
- C** Vacant Land Inventory Maps
  - Vacant Land Inventory Map*
  - Environmental Constraints: Wetlands*
  - Environmental Constraints: Flood Prone Areas*

## INTRODUCTION

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. All privately-owned parcels identified as vacant in the Borough's tax assessment records are listed in the accompanying Vacant Land Inventory Table in Appendix A. Where two or more contiguous vacant lots are in common ownership, the parcels have been combined into a single tract on the inventory. Property owned by the Borough is listed in the Municipal Lands Table in Appendix B. Vacant and municipally owned sites have been mapped in the accompanying Vacant Land Inventory Map in Appendix C.

## PERMITTED EXCLUSIONS

COAH regulations also establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's RDP. Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing setaside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory Table in Appendix A provides a parcel by parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

1. **Small and Isolated Sites.** Several sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. In a number of cases, these lots are associated with an adjacent residential use and are in common ownership. They are used as yards for these dwellings.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setback. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setback. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

- a) **Wetlands.** A number of lots have been eliminated in part due to the presence of wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Environmental Constraints Map, which also includes floodplain data. In many cases these wetland areas are located within or are coterminous with the flood hazard areas on the site.

- b) **Flood Hazard Areas.** COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Rumson has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Environmental Constraints Map. Where more detailed data is available, this information is shown. Many sites within the southern portion of the Borough near the Shrewsbury River are impacted by flood hazard areas and have been eliminated in whole or in part due to this constraint. In addition, several "sedge" islands have been eliminated from the inventory.

- c) **Steep Slopes.** COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough has taken no exclusions for steep slopes but will consider steep slopes in analyzing particular sites.
3. **Access.** Sites with inadequate access have been eliminated. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints.
  4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
  5. **Approved Site Plans.** Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated.
  6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas with incompatible land uses have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and may be eliminated. No sites on the vacant land inventory were eliminated due to incompatible land uses.
  7. **Municipal Sites.** Municipally owned sites are listed in the Municipal Sites Table in Appendix B and shown in the Municipal Sites Map in Appendix C. No municipally owned sites are included in the calculation of the Borough's RDP. Existing municipally owned parcels include Borough offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 90 acres of parks and open space areas. (Parcel information shown in the vacant land inventory tables was provided by the Borough Tax Assessor.)

- a) **Active Recreation Sites.** Municipalities may reserve up to three (3) percent of their total “developed and developable acreage” for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands, and environmentally sensitive lands excluded from the vacant land inventory by COAH's rules. Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Rumson has a total of 3,029.2 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 90.9 acres of active recreation lands. Currently, the Borough has approximately 44.2 acres of property used for active recreation. (See Municipal Lands Inventory Table in Appendix B.) The Borough may reserve up to 46.7 additional acres for active recreation.

- b) **Future Conservation/Passive Recreation/Open Space.** A municipality may reserve up to three (3) percent of its total land area for conservation, parklands, or open space. Based on a total land area of 3,252.2 acres, Rumson may reserve up to 97.6 acres for conservation, parklands or open space. Currently, the Borough has 45.79 acres of municipally owned land reserved for “conservation, parklands and open space.” (See Appendix B.) The Borough may reserve up to 51.8 additional acres for open space purposes.

## RDP CALCULATION

Based on analysis of the Borough's vacant land inventory, all of the sites listed in the inventory may be excluded from the calculation of the Borough's RDP. The reasons for the exclusions are listed in the table in Appendix A. Consequently, the Borough of Rumson's RDP is zero. In the event that it is determined that the Borough has an RDP, the Borough shall—consistent with N.J.A.C. 5:93-4.2(g)—select a method that it deems appropriate to address this RDP.

## SUMMARY AND CONCLUSION

The vacant land analysis reveals that the Borough of Rumson does not have sufficient acreage to accommodate its 268-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that, the Borough of Rumson has an RDP of zero units.

# APPENDIX A

## Vacant Land Inventory Table

**APPENDIX A: VACANT LAND INVENTORY 2003: PRIVATE LANDS**

**BOROUGH OF RUMSON, NEW JERSEY**

Site Identification						Area Exclusions as per N.J.A.C. 5:93-4.2(e)					Developable Acres
Site ID No.	Block	Lot	Location	Owner	Site Area (acres)	Environmentally Sensitive			Net Area Remaining	Exclusion Codes & Remarks	
						Wetlands	Floodplain	Steep Slopes			
1	93	16.06	1 Willowbrook Road	Crested Butte, LLC	2.39	0.22	0.00	0.00	2.17	Developed with single-family dwelling	0.00
2	93	16.10	5 Willowbrook Road	Dimisa, Doris	3.46	0.46	0.00	0.00	3.00	Part of previously approved residential subdivision. Pond in rear of property. Undersized parcel.	0.00
3	113	11	Conover Lane	Somerset Capital, LLC	4.66	1.86	2.80	0.00	0.00	In flood plain. Wetlands. Subdivision [?]	0.00
4	121	2	End of Broadmoor	Broadmoor Properties, Inc.	7.59	0.00	7.59	0.00	0.00	In flood plain. Subdivision application under review by Planning Board.	0.00
5	121	1	End of Broadmoor	Broadmoor Properties, Inc.	8.02	4.49	3.54	0.00	0.00	In flood plain. Wetlands. Subdivision application under review by Planning Board.	0.00
6	123	2.02	105 Rumson Road	Duff, Thomas & Susan	1.58	0.41	0.21	0.00	0.95	Pond. Wetlands. Part of adjacent residential property.	0.00
7	124	18	172 Bingham Avenue	Gehlhaus, Henry F. II & Allison	1.98	1.44	0.54	0.00	0.00	Flood plain & wetlands.	0.00
8	126	14	87 Rumson Road	Greenleaf, Wayne & Jamie	3.02	1.96	0.58	0.00	0.48	Part of adjacent residential property. Wetlands in rear of site.	0.00
9	128	10.1	Oyster Bay Drive	Bloom, Henry c/o GB Ltd.	0.45	0.00	0.45	0.00	0.00	In flood plain. Undersized parcel.	0.00
10	135	7	S. Shrewsbury Drive	Sorensen, Arthur	0.53	0.35	0.18	0.00	0.00	In flood plain. Wetlands. Undersized parcel.	0.00
11	138	3	Warren Street	Desmond, Francis J. & Joan H.	0.10	0.00	0.10	0.00	0.00	In flood plain. Part of adjacent residential property. Undersized parcel.	0.00
12	142	4	15 Rumson Road/ CR WA	Borneman, Steven W. & Linda S.	0.17	0.00	0.12	0.00	0.05	Undersized parcel. Part of adjacent residential property.	0.00
13	144	13	Waterman Avenue	Perkins, Audrey W.	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00
14	144	27.01	River Place	Johnson, Edward & Leona	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00
15	150	1	Gunning Island	Bloom Island Inc. c/o GB Ltd. Oper. Co.	15.37	1.83	13.55	0.00	0.00	Sedge island	0.00
16	163	1	Island W. of Barley Point	Dubouchet Holding Co. c/o D. Dorn	3.24	0.00	3.24	0.00	0.00	Sedge island	0.00
17	164	1	Islands W. of Barley Point	Dubouchet Holding Co. c/o D. Dorn	11.32	0.00	11.32	0.00	0.00	Sedge island	0.00
18	164	2	Island	Unknown Owner	5.32	0.00	5.32	0.00	0.00	Sedge island	0.00
19	168	1	Island	Unknown Owner	1.01	0.00	1.01	0.00	0.00	Sedge island	0.00
20	11	21	East River Road	Gallagher, Marie O.	0.79	0.13	0.65	0.00	0.02	Wetlands. Part of adjacent residential property. Narrow, irregularly shaped lot.	0.00
21	33	35.01	31 Allen Street	Kondrup, Adolph	0.11	0.00	0.00	0.00	0.11	Undersized parcel. Part of adjacent residential property.	0.00
22	38	10	16 Forrest Avenue	Caruso, Janet	0.20	0.00	0.00	0.00	0.20	Undersized parcel. Part of adjacent residential property.	0.00
23	55	9	76 Blackpoint Road	Haywood, Robert & Lisa	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00
24	61	25	166 E. River Road	Hurdtown Builders, Inc.	0.19	0.00	0.00	0.00	0.19	Developed with single-family dwelling	0.00
25	69	6	28 Holly Street	Josseyln, Barbara R.	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00
26	70	5.01	Ridge Road	Parent, Arthur F. & Leslie H.	2.03	0.93	0.15	0.00	0.95	Part of adjacent residential property. Wetlands.	0.00
27	76	6	6 North Ward Avenue	Moretti, Albert V. & Christina M.	1.93	0.00	1.93	0.00	0.00	Flood plain.	0.00
28	85	13	162 Rumson Road	Moros, Zack J. & Roula	1.84	0.00	0.00	0.00	1.84	Single family dwelling under construction	0.00
29	45	15.01	49 Forrest Avenue	Rumson Builders, LLC	0.11	0.00	0.00	0.00	0.11	Developed with single-family dwelling	0.00
30	45	15.02	51 Forrest Avenue	Rumson Builders, LLC	0.16	0.00	0.00	0.00	0.16	Developed with single-family dwelling	0.00
31	100	9.01	15 Ridge Road	Dougherty, Robert & Kathleen	2.53	0.00	0.14	0.00	2.40	Residential subdivision.	0.00
32	100	9.03	129 Avenue of Two Rivers	Turso, Peter & Kathleen	1.22	0.00	0.00	0.00	1.22	Residential subdivision.	0.00
33	100	9.02	127 Avenue of Two Rivers	McCarthy, Peter J. & Pia	1.50	0.00	0.00	0.00	1.50	Residential subdivision.	0.00
34	88	7	Ridge Rd. & Bellevue Ave.	Fareholm c/o Chapman, Bird, & Grey	1.29	0.00	0.00	0.00	1.29	Part of adjacent residential property.	0.00
<b>TOTAL ACREAGE</b>					<b>84.87</b>	<b>14.07</b>	<b>53.93</b>	<b>0.00</b>	<b>16.87</b>		<b>0.00</b>

# APPENDIX B

## Municipal Lands Table

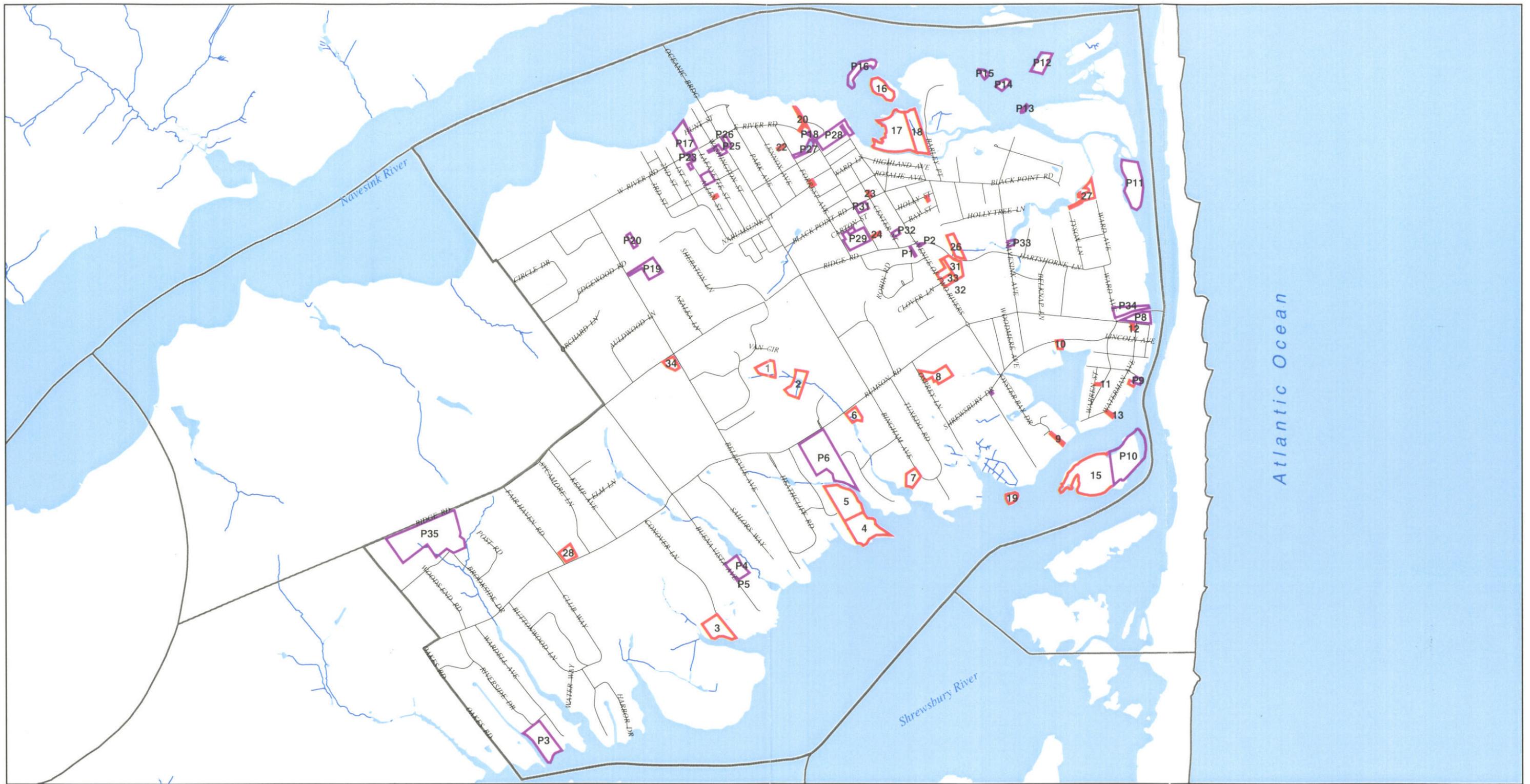
**APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY**

**Site Identification**

Site ID No.	Block	Lot	Location	Area Name (if known)	Site Area (acres)	Area Exclusions as per N.J.A.C. 5:93-4.2(e)			Net Area Remaining	Comments
						Environmentally Sensitive		Floodprone		
						Wetlands				
P-1	99	13	Ridge Road	Parking Lot	0.17	0.00	0.00	0.00	0.17	Other
P-2	100	13	Ave. of Two Rivers & Ridge	Oceanic Public Library Trust	0.13	0.00	0.00	0.00	0.13	Other
P-3	105	28	Riverside Drive	Riverside Park	7.09	0.00	7.09	0.00	0.00	Active
P-4	115	23.01	Buena Vista Avenue	Disposal Area	3.00	1.41	1.59	0.00	0.00	Other
P-5	115	23.02	Buena Vista Avenue	Pumping Station	0.05	0.00	0.05	0.00	0.00	Other
P-6	122	1	Rumson Road	Open Space	14.47	2.33	8.50	3.64	3.64	Passive
P-7	128	2	Shrewsbury Drive	Sewage Pumping Station	0.05	0.03	0.02	0.00	0.00	Other
P-8	143	1	Rumson Road & Ward Ave.	Pocket Park	2.26	0.00	0.84	1.42	1.42	Active
P-9	144	30	Grant Avenue	Main Pumping Station	0.48	0.00	0.48	0.00	0.00	Other
P-10	150	2	Gunning Island	Sedge Island	12.15	2.54	9.61	0.00	0.00	Passive
P-11	151	1	Island-Ward Avenue	Sedge Island	7.71	0.00	7.71	0.00	0.00	Passive
P-12	155	1	Island E of Barley Point	Sedge Island	2.54	0.00	2.54	0.00	0.00	Passive
P-13	156	1	Island E of Barley Point	Sedge Island	0.27	0.00	0.27	0.00	0.00	Passive
P-14	157	1	Island	Sedge Island	0.99	0.00	0.99	0.00	0.00	Passive
P-15	158	1	Islands E of Barley Point	Sedge Island	0.55	0.00	0.55	0.00	0.00	Passive
P-16	162	1	West of Barley Point	Sedge Island	2.73	0.00	2.73	0.00	0.00	Passive
P-17	5	4	West River Road	Victory Park	4.17	0.00	0.97	3.20	3.20	Active
P-18	11	25	East River Road	Pocket Park	0.18	0.09	0.08	0.01	0.01	Active
P-19	18	15	Bellevue Avenue	Bird Sanctuary	3.26	0.00	0.00	3.26	3.26	Passive
P-20	18	18	Bellevue Avenue	Pocket Park	0.68	0.00	0.00	0.68	0.68	Active
P-21	27	5	Allen Street	Borough of Rumson	0.23	0.00	0.00	0.23	0.23	Active
P-22	28	11	Church & Lafayette	Rogers Park	1.18	0.00	0.00	1.18	1.18	Active
P-23	28	1	25 W. River Road & Allen St	Oceanic Hook & Ladder	0.26	0.00	0.00	0.26	0.26	Other
P-24	29	6	Washington Street	Parking Lot	0.16	0.00	0.00	0.16	0.16	Other
P-25	30	5	40 Bingham Avenue	Community Center & Parking Lot	0.62	0.00	0.00	0.62	0.62	Other
P-26	36	1	River Road	Parking Lot	0.56	0.00	0.00	0.56	0.56	Other
P-27	39	13	East River Road	Pond	1.12	0.40	0.00	0.72	0.72	Passive
P-28	49	9	East River Road	Borough Hall shed & First Aid	4.49	0.31	4.10	0.09	0.09	Other
P-29	60	5	East River Road	Piping Rock Park	3.84	0.00	0.00	3.84	3.84	Active
P-30	60	2	Carlton Street	Garage	0.35	0.00	0.00	0.35	0.35	Other
P-31	61	1	East River Road	Rumson Fire Co.	0.89	0.00	0.00	0.89	0.89	Other
P-32	62	30	Center Street	Police Headquarters	0.37	0.00	0.00	0.37	0.37	Other
P-33	73	17	Navasink Avenue	Sewage Pumping Station	0.40	0.00	0.40	0.00	0.00	Other
P-34	80	1	Rumson Road	Pocket Park	2.26	0.00	0.22	2.04	2.04	Active
P-35	81	7.00	Ridge Road	Park	22.34	2.21	0.00	20.13	20.13	Active
<b>TOTAL ACREAGE</b>					<b>101.99</b>	<b>9.32</b>	<b>48.73</b>	<b>43.95</b>		

# **APPENDIX C**

## **Vacant Land Inventory Maps**

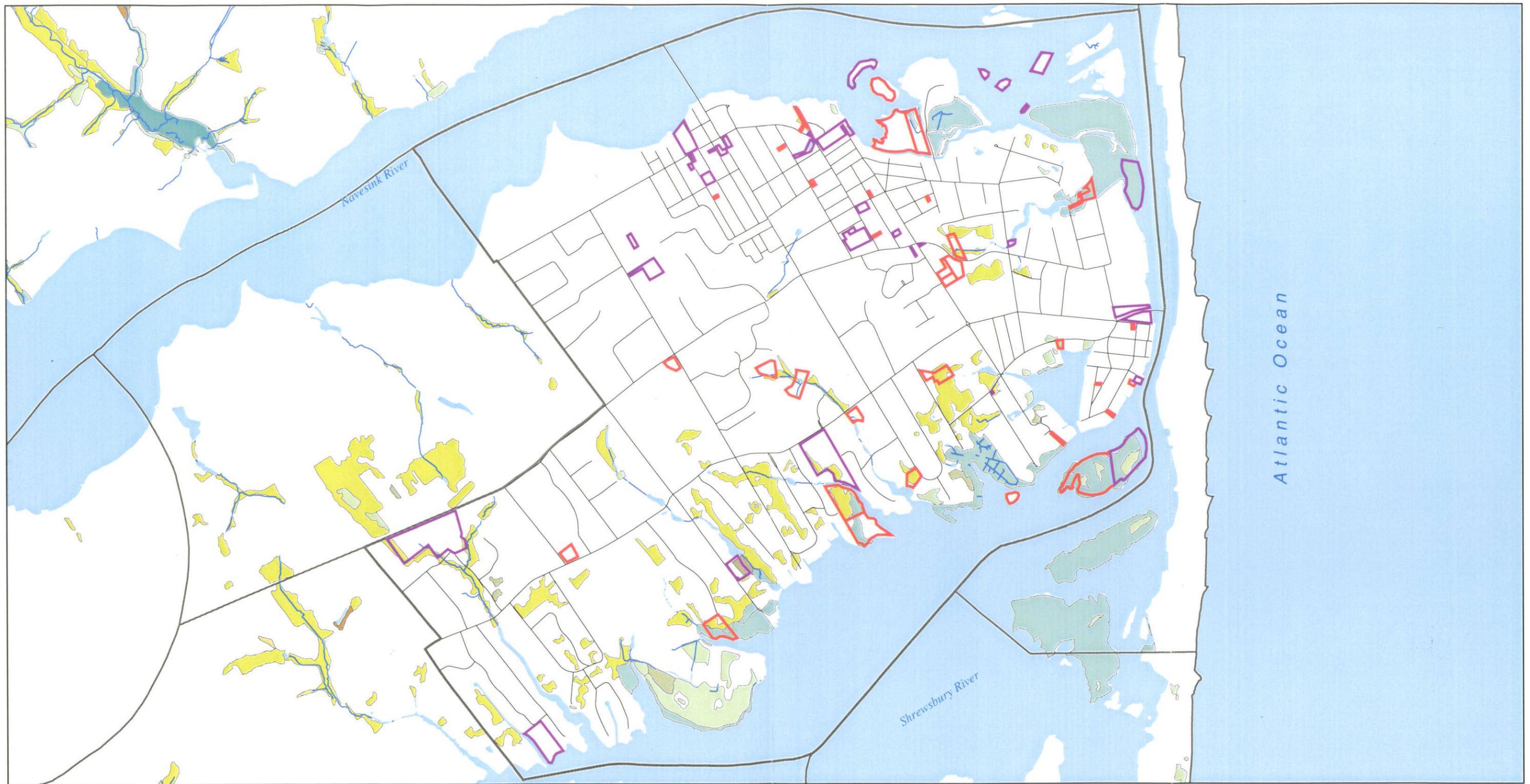


# Vacant Land Inventory Map Borough of Rumson Monmouth County, NJ

- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

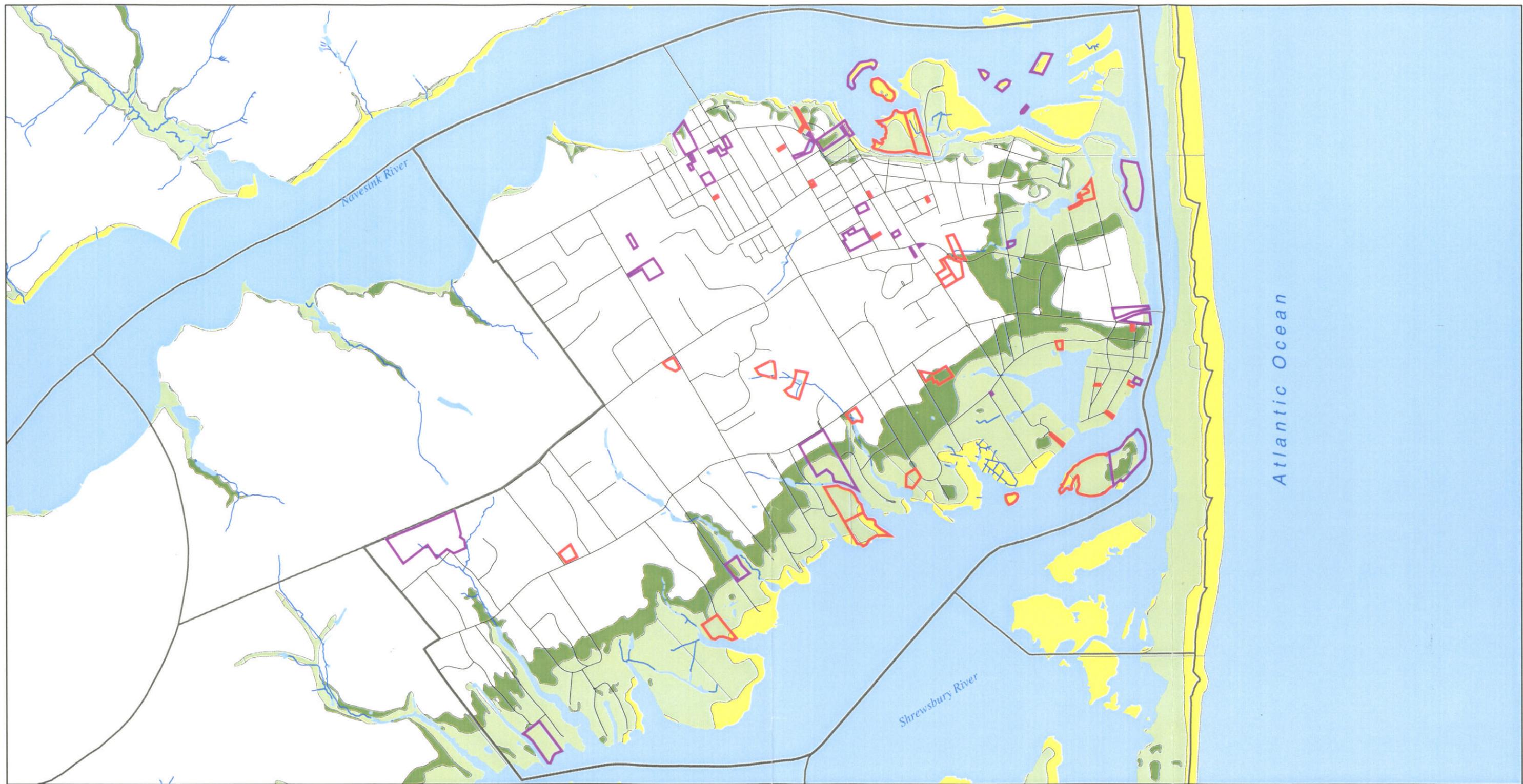


# Environmental Constraints: Wetlands Borough of Rumson Monmouth County, NJ

- |  |  |  |
|--|--|--|
|  AGRICULTURAL WETLANDS (MODIFIED) |  HERBACEOUS WETLANDS                          |  Municipal Property   |
|  ATLANTIC WHITE CEDAR WETLANDS    |  MANAGED WETLANDS (MODIFIED)                  |  Vacant, Private      |
|  CONIFEROUS SCRUB/SHRUB WETLANDS  |  MIXED FORESTED WETLANDS (CONIFEROUS DOM.)    |  Municipal Boundaries |
|  CONIFEROUS WOODED WETLANDS       |  MIXED FORESTED WETLANDS (DECIDUOUS DOM.)     |  Roadways             |
|  DECIDUOUS SCRUB/SHRUB WETLANDS   |  MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)  |  Streams              |
|  DECIDUOUS WOODED WETLANDS        |  MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.) |  Water Bodies         |
|  DISTURBED WETLANDS (MODIFIED)    |  SALINE MARSHES                               |  |
|  FRESHWATER TIDAL MARSHES         |  VEGETATED DUNE COMMUNITIES                   |  |
|  |  WETLAND RIGHTS-OF-WAY (MODIFIED)             |  |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.



**Environmental Constraints:  
Flood Prone Areas  
Borough of Rumson  
Monmouth County, NJ**

- |   |                 |   |                      |
|---|-----------------|---|----------------------|
|  | 100-Year Flood  |  | Municipal Property   |
|  | 500-Year Flood  |  | Vacant, Private      |
|  | Velocity Hazard |  | Municipal Boundaries |
|  | Undetermined    |  | Roadways             |
|   |                 |  | Streams              |
|   |                 |  | Water Bodies         |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

2005 Housing Plan Element and Fair Share Plan of the Master Plan

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN  
OF THE  
BOROUGH OF RUMSON MASTER PLAN

CYCLES I, II AND III

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

November 21, 2005

ADOPTED BY THE PLANNING BOARD: December 5, 2005  
ENDORSED BY THE BOROUGH COUNCIL: December 15, 2005

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Middletown, New Jersey 07748

*The original of this document was signed and sealed in accordance with law.*

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## HOUSING PLAN ELEMENT

### INTRODUCTION

The Borough of Rumson has prepared this housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law and the State Fair Housing Act. This plan updates and replaces the Borough's previously adopted Housing Element and Fair Share Plan, which was adopted by the Borough Planning Board on August 18, 2003 and submitted to the New Jersey Council on Affordable Housing (COAH) as part of its petition for substantive certification of its Cycle I and II Fair Share Plan.

#### ***The Mount Laurel Doctrine***

In 1975, the New Jersey Supreme Court, in Mt. Laurel I (Southern Burlington County NAACP v. The Township of Mount Laurel), 676 N.J. 151, 336 A. 2d 713 (1975)), held that a developing municipality must, through its land use regulations, create a realistic opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income.

As a result of Mount Laurel I, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, Mount Laurel I generally resulted in few housing opportunities for low and moderate households because many municipalities failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

In 1983, the New Jersey Supreme Court decided Mount Laurel II (Southern Burlington County NAACP v. the Township of Mount Laurel), 92 N.J. 158, 456 A. 2d 390 (1983)). In its Mount Laurel II decision, the Supreme Court held:

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

- *The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need, will no longer be determined by whether or not a municipality is 'developing'. The obligation extends, instead, to every municipality, any portion of which is designated by the state, through the SDGP (State Development Guide Plan, currently called the State Development and Redevelopment Plan [SDRP]), as a growth area.*
  
- *The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50 percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size.*

Subject to a number of important limitations, the Supreme Court made clear that municipalities that failed to comply would be subject to the so-called “builder’s remedy” which represented an intrusion into a municipality’s home rule powers.

### ***The Fair Housing Act***

In 1985, two years after Mount Laurel II, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with Mount Laurel II. The Fair Housing Act establishes the Council on Affordable Housing (COAH) as the state agency responsible for identifying housing regions, estimating low and moderate income housing need, and providing regulations that guide municipalities in addressing their obligations. The stated intent of the act was to provide alternatives to the use of the builder's remedy as a method of achieving the provision of affordable housing.

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

As the State agency responsible for administering the Fair Housing Act, COAH establishes affordable housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the region. COAH also identifies those circumstances where an “adjustment” to a municipality’s fair share is appropriate. Finally, COAH identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

### ***The Municipal Planning Responsibility***

Each municipality is obligated to plan to meet its fair share. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

### ***Mandatory Contents of the Housing Element***

The essential components of a local housing element, as set forth in N.J.S.A. 52:27D-310, are the following:

- *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.*
- *A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.*
- *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.*
- *An analysis of the existing and probable future employment characteristics of the municipality.*

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

- *A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.*
- *A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.*

In addition, N.J.A.C. 5:94-2.2(b)1-3 requires the following:

- *A projection of the Borough's probable future construction of housing for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of the existing jobs and employment characteristics of the Borough, and a projection of the probable future jobs and employment characteristics of the Borough for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate the Borough's residential and non-residential growth projections.*

In adopting the housing element, the municipality may adjust the new construction component of its obligation for the first and second housing cycles through a detailed process known as a vacant land adjustment. If a municipality secures such an adjustment, the portion of its Cycle I and II new construction component that it lacks adequate vacant land to address is known as the "unmet need." COAH sets forth various techniques that may be required of municipalities to address their unmet need. Specifically, COAH adopted N.J.A.C. 5:93-4.2 (h), which provides as follows:

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

(h) If the RDP<sup>1</sup> described in (f) above is less than the preccredited need minus the rehabilitation component, the Council shall review the existing municipal land use map for areas that may develop or redevelop. Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development. After such an analysis, the Council may require at least any combination of the following in an effort to address the housing obligation:

1. Zoning amendments that permit apartments or accessory apartments;
2. Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8; In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or
3. Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

As described later in this plan, the Borough has chosen to use all three methods.

To the extent that a municipality has any “RDP” or realistic development potential, COAH provides a menu of techniques a municipality could utilize to address that portion of its Cycle I/Cycle II obligation. The Borough has conducted a vacant analysis; determined that it has an RDP of zero and an unmet need of 268 and conducted the analysis required by N.J.A.C. 5:93-4.2 (h). (See Vacant

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<sup>1</sup> Realistic Development Potential.

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

Land Inventory and Analysis Report, dated August 7, 2003, incorporated by reference. Appendix A.) If at some point in time, COAH determines that Rumson has an RDP greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH's regulations to address its RDP either through the measures specified in this plan and/or other measures.

COAH adopted a revised set of substantive rules (N.J.A.C. 5:94 et seq.) that became effective on December 20, 2004. This third set of substantive rules presents a methodology for calculating a municipality's affordable housing obligation, consisting of three components. These include the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households, any remaining Prior Round obligation for the period from 1987-1999, and the "growth share", which links the actual production of affordable housing with municipal development and growth. As part of the Region 4, COAH calculates that the Borough of Rumson's rehabilitation share is zero, and the remaining Prior Round obligation is 268 units. The Borough's growth share obligation is four (4) units based on the analysis of Rumson's demographic, housing and employment characteristics which is described in the following sections of this plan.

## **AN ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS**

As required by N.J.S.A.52:27D-310, all housing elements must contain a discussion of the community’s demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Rumson with information obtained from the US Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

### ***Rumson’s Demographics***

The Borough of Rumson had a population of 7,137 at the time of the 2000 US Census. This figure represents a 6.5 percent increase over the 1990 US Census population figure of 6,701. This is significantly less than that of Monmouth County, which grew by 11.2 percent during the same period. However, it is important to note that this growth rate has not been sustained; in the years between 2000 and 2005 it has decreased significantly. Currently, the County’s growth rate is 3.3 percent faster than the Borough’s. Table 1, as shown below, highlights the rates of growth experienced by the Borough of Rumson and Monmouth County during the 1990s and beyond.

**Table 1: Population Trends, 1990-2005**

	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>% Change 1990-2000</b>	<b>% Change 2000-2005</b>
<b>Borough of Rumson</b>	6,701	7,137	7,180	6.5%	0.6%
<b>Monmouth County</b>	553,124	615,301	639,500	11.2%	3.9%

Source: US Census Bureau, North Jersey Transportation Planning Authority

As indicated by the North Jersey Transportation Planning Authority’s (NJTPA) population projections for the Borough of Rumson and Monmouth County, the population for the Borough and the County will continue to grow, reaching populations of 7,300 in Rumson and 713,000 in the County by 2030. However, the County will grow at a slower rate than experienced during the 1990s. The NJTPA projects that Rumson’s population will grow by only 2.2 percent from 2000 to 2030, which is significantly less than the rate of 15.9 percent projected for the County during the same period.

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### *Borough of Rumson Master Plan*

According to the 2000 US Census, the Borough of Rumson's population is comprised of 2,452 households, with an average household size of 2.91 members. The median age of the Borough's population is 39.2 years, which is more than that of Monmouth County (37.7 years) and the State of New Jersey (36.7 years). With regard to the percentage of population aged 65 years and over, Rumson had 12.8 percent; the percentage of population aged 65 years and over in Monmouth County and the State of New Jersey is 12.5 percent and 13.2 percent, respectively. In addition, the median household income of Rumson's households is \$120,865, which is much more than the respective figures for the State and the County. These indicators are exhibited in Table 2:

**Table 2: Demographic Indicators, 2000**

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
<b>Borough of Rumson</b>	2,452	2.91	39.2	12.8%	\$120,865
<b>Monmouth County</b>	224,236	2.70	37.7	12.5%	\$64,271
<b>New Jersey</b>	3,064,645	2.68	36.7	13.2%	\$55,146

Source: US Census Bureau

As shown above, 12.8 percent of Rumson's 2000 population was aged 65 years and over. More detailed information regarding the distribution of Rumson's population among different age cohorts is presented in Table 3:

**Table 3: Population by Age, 2000**

	Number	% of Total
Under 5 Years	528	7.4%
5 to 9 Years	713	10.0%
10 to 14 Years	703	9.9%
15 to 19 Years	434	6.1%
20 to 24 Years	149	2.1%
25 to 34 Years	579	8.1%
35 to 44 Years	1,319	18.5%
45 to 54 Years	1,132	15.9%
55 to 59 Years	427	6.0%
60 to 64 Years	239	3.3%
65 Years and Older	914	12.8%

Source: US Census Bureau

***Rumson's Housing Stock***

The housing stock characteristics in the Borough of Rumson include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction. Table 4, located on the next page, lists these characteristics:

**Table 4: Housing Characteristics, 2000**

	<b>Number</b>	<b>% of Total</b>
<b>I. Housing Units</b>		
Number of units	2,610	100.0%
Occupied Housing Units	2,452	94.0%
Number of units (1990)	2,621	100.0%
Vacant Housing Units	158	6.0%
<b>II. Occupancy/Household Characteristics</b>		
Number of Households	2,452	100.0%
Persons Per Household	2.91	N/A
Family Households	1,989	81.1%
Non-Family Households	463	18.9%
Householders 65 and over	194	7.9%
<b>III. Year Structure Built</b>		
1999 to March 2000	9	0.3%
1995 to 1998	71	2.7%
1990 to 1994	57	2.2%
1980 to 1989	134	5.1%
1970 to 1979	271	10.4%
1960 to 1969	279	10.7%
1940 to 1959	893	34.2%
1939 or earlier	896	34.3%
<b>IV. Condition of Units</b>		
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
<b>V. Home Value (Owner Occupied Units)</b>		
\$300,000 and up	1,482	70.1%
\$200,000 - \$299,999	350	16.6%
\$150,000 - \$199,000	180	8.5%
\$100,000 - \$149,000	87	4.1%
\$50,000 - \$99,999	13	0.6%
\$0 - \$50,000	0	0.0%
<b>Median Value</b>	\$455,300	N/A
<b>VI. Rental Value (Renter Occupied Units)</b>		
\$1,000 and up	154	68.2%
\$750 - \$999	14	6.2%
\$500 - \$749	29	12.8%
\$200 - \$499	8	3.5%
Less than \$200	0	0.0%
No cash rent	21	9.3%
<b>Median Rent</b>	\$1,187	N/A

Source: US Census Bureau

## Housing Plan Element and Fair Share Plan

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Rumson had a total of 2,610 housing units according to the 2000 US Census. This was a decrease of 11 units since the 1990 US Census, which reported a total of 2,621 units. Of the total dwellings, 158 units were listed as vacant in 2000. In addition, 90.0 percent of the occupied housing units in the Borough of Rumson were owner occupied. With respect to rental housing, 10.0 percent of the Borough's housing units were renter occupied.

According to the 2000 US Census, Rumson had a total of 2,452 households. Of the total number of households 1,989 were family households (81.1 percent) and 463 (18.9 percent) were non-family households. A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related. Householders 65 years of age or older accounted for 194 (7.9 percent) of the households in Rumson.

Approximately 34.3 percent, or 896, of the 2,610 housing units in existence in March 2000, were built prior to 1939. Between 1940 and 1959, a total of 893 units were constructed which accounts for 34.2 percent of the current housing stock. Between 1960 and 1969, 279 housing units or 10.7 percent of the housing stock was constructed. A total of 271 (10.4 percent) housing units were constructed between 1970 and 1979, and 134 housing units (5.1 percent) were constructed between 1980 and 1989. Between 1990 and March 2000, 137 or 5.2 percent of the Borough's housing units were constructed.

The Borough's housing stock is in excellent condition. This is evidenced by the fact that the Borough's rehabilitation share, as calculated by COAH, is zero (0). In addition, no units lack complete plumbing or kitchen facilities, nor did any of the occupied units report overcrowded conditions (1.01 persons or more per room).

The 2000 median value of the owner occupied housing units in Rumson was \$455,300. Of this total, none had a value less than \$50,000, 13 or 0.6 percent had a value between \$50,000 and \$99,000, 87 units or 4.1 percent had a value between \$100,000 and \$149,000, 180 or 8.5 percent

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had a value between \$150,000 and \$199,000, 350 or 16.6 percent had a value between \$200,000 and \$299,999 and 1,482 or 70.1 percent had a value of \$300,000 or greater.

The 2000 median gross monthly rent was \$1,187 for rental housing units in the Borough of Rumson. Of the 226 renter occupied units reporting monthly rental rates, 21 reported no cash rent, none had a monthly rate less than \$200, 8 had a monthly rate between \$200 and \$499, 29 units had a monthly rental rate between \$500 and \$749, 14 units had a monthly rental rate of \$750 - \$999 and 154 units had a monthly rental rate of \$1,000 or more.

With regard to the affordability of these housing units to low and moderate income households, it should be noted that 75.3 percent of the selected monthly owner costs displayed in Table 5 are less than 30 percent of the 1999 household income. In addition, 42.1 percent of all renters spend less than 30 percent of their household income on their housing. The criterion for housing affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

**Table 5: Housing Affordability as a Percentage of 1999 Household Income**

	Number	% of Total
<b>Selected Monthly Owner Costs</b>		
< 15%	839	39.7%
15% to 19%	334	15.8%
20% to 24%	212	10.0%
25% to 29%	206	9.8%
30% or more	521	24.7%
<b>Gross Rent</b>		
< 15%	56	24.8%
15% to 19%	19	8.4%
20% to 24%	14	6.2%
25% to 29%	6	2.7%
30% or more	110	48.6%
Not Computed	21	9.3%

Source: US Census Bureau

**Rumson’s Employment Characteristics**

At the time of the 2000 US Census, 3,047, or 59.8 percent, of Rumson’s population aged 16 years old and over was engaged in the labor force. Table 6 describes the varied activities of this segment of the population.

**Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000**

	Number	% of Total
Management, Professional, and Related	1,763	59.4%
Service	154	5.2%
Sales and Office	844	28.4%
Farming, Fishing, and Forestry	0	0.0%
Construction, Extraction, and Maintenance	134	4.5%
Production, Transportation, and Material Moving	74	2.5%

Source: US Census Bureau

The two largest occupational groups within the civilian labor force in 2000 were Management, Professional, and Related Occupations, and Sales and Office Occupations. With regard to the income earned by Rumson’s households for activity in these and other occupational groups, Table 7 provides the following information:

**Table 7: Household Income, 1999**

	Number	% of Total
Less than \$10,000	41	1.7%
\$10,000 to \$14,999	68	2.8%
\$15,000 to \$24,999	113	4.6%
\$25,000 to \$34,999	107	4.4%
\$35,000 to \$49,999	197	8.0%
\$50,000 to \$74,999	286	11.7%
\$75,000 to \$99,999	238	9.7%
\$100,000 to \$149,999	407	16.6%
\$150,000 to \$199,999	271	11.0%
\$200,000 or More	726	29.6%
Median Household Income (Dollars)	\$120,865	N/A

Source: US Census Bureau

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

Per Capita Income within the Borough in 2000 was \$73,692 while the median household income was \$120,865. A total of 222 households reported income of less than \$25,000, or 9.1 percent of the households. A total of 107 households reported income between \$25,000 and \$34,999 or 4.4 percent of the households. A total of 197 households reported income between \$35,000 and \$49,999 or 8.0 percent. A total of 286 reported income between \$50,000 and \$74,999 or 11.7 percent. A total of 238 households reported income of \$75,000 - \$99,999 and 1,404 households reported income of \$100,000 or more.

With regard to growth in employment in Rumson, the North Jersey Transportation Planning Authority has published employment projections. According to the NJTPA projections, there will be 1,390 jobs in Rumson in 2015, a 2.1 percent decrease over the number of jobs estimated for the year 2005. These projections will be employed later in this report for the calculation of Rumson's non-residential growth share obligation.

**GROWTH SHARE PROJECTION**

COAH’s Third Round Substantive Rules introduce the concept of a growth share projection. COAH has applied this concept so as to require municipalities to bear a responsibility for affordable housing in the third cycle based upon the residential and nonresidential growth that has taken place or will take place from January 1, 2004 to January 1, 2014. More specifically, for every eight (8) market-rate residential units constructed during this 10 year period, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality during this 10 year period necessitates the provision of one (1) additional unit of low to moderate income housing. The following pages detail the calculation of Rumson’s growth share.

***Growth Share Projection: Detail***

In order to calculate the Borough’s Growth Share Projection, historical data on the number of residential and nonresidential certificates of occupancy (COs) and demolition permits issued within the Borough during the last decade was obtained from the Department of Community Affairs, Division of Codes and Standards, as well as the Borough’s Construction Office. The following tables display the historical data compiled by T&M.

**Table GS 1: Residential Certificates of Occupancy (COs) and Demolition Permits Issued**

	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>COs</b>	8	16	17	13	9	15	34	23	35
<b>DEMs</b>	11	6	7	16	17	22	30	38	24

Source: DCA, Division of Codes and Standards

**Table GS 2: Non-residential Certificates of Occupancy (COs)  
 and Demolition Permits Issued (Square Feet by Use Group)**

	1996	1997	1998	1999	2000	2001	2002	2003	2004
<b>Group B</b>									
COs	7,351	3,725	0	4,500	765	1,685	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group M</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group F</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group S</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group H</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group A1</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group A2-A4</b>									
COs	0	0	4,185	7,470	0	0	0	0	0
DEMs	0	0	0	1	0	0	0	0	0
<b>Group E</b>									
COs	0	0	0	13,874	0	1,190	548	0	7,125
DEMs	0	0	0	0	0	0	0	0	0
<b>Group I</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
<b>Group R1</b>									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0

Source: DCA, Division of Codes and Standards, Borough Construction Office

In addition, the calculation of the Growth Share Projection also requires an estimate of the future residential and nonresidential development that is anticipated to occur within the Borough from 2005 to 2013. Consequently, we have collaborated with the Borough's engineers to ascertain the level of development anticipated to occur within the Borough in the period from 2005 to 2013. The next tables provide detail of the anticipated development.

**Table GS 3: Anticipated Residential Development (Number)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Approved Applications</b>										
Daley	0	1	0	0	0	0	0	0	0	1
Dixon	0	0	1	0	0	0	0	0	0	1
Parent	0	0	2	0	0	0	0	0	0	2
WR Equities	0	1	0	0	0	0	0	0	0	1
Prestige Realty	2	0	0	0	0	0	0	0	0	2
Petcon	0	2	0	0	0	0	0	0	0	2
Society Hill Builders	0	0	2	0	0	0	0	0	0	2
Quigly	0	0	1	0	0	0	0	0	0	1
Shea	0	0	2	0	0	0	0	0	0	2
JNM	0	0	2	0	0	0	0	0	0	2
Sugar Maple Estates	0	0	3	3	0	0	0	0	0	6
Forefront Homes	0	0	0	2	0	0	0	0	0	2
River Road Holdings	0	0	3	0	0	0	0	0	0	3
<b>Anticipated Applications</b>										
Broadmoor Properties (approval under appeal)	0	3	0	0	0	0	0	0	0	3
Victory Homes	0	0	0	7	0	0	0	0	0	7
Kostuck (pending approval)	0	2	0	0	0	0	0	0	0	2
Sinopoli	0	0	1	1	0	0	0	0	0	2
<b>Total Gross COs</b>	<b>2</b>	<b>9</b>	<b>17</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41</b>
<b>Demolitions</b>										
Kostuck (pending approval)	0	1	0	0	0	0	0	0	0	1
Petcon	1	0	0	0	0	0	0	0	0	1
Prestige Realty	1	0	0	0	0	0	0	0	0	1
Society Hill Builders	0	1	0	0	0	0	0	0	0	1
JNM	0	0	2	0	0	0	0	0	0	2
Shea	0	1	0	0	0	0	0	0	0	1
Sugar Maple Estates	0	2	0	0	0	0	0	0	0	2
Forefront Homes	0	0	1	0	0	0	0	0	0	1
Quigly	0	1	0	0	0	0	0	0	0	1
Victory Homes	0	0	0	7	0	0	0	0	0	7
<b>Net Development</b>	<b>0</b>	<b>3</b>	<b>14</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>

Source: Bonnie L. Heard, PE, CME and C. Bernard Blum, Jr., PE, PP

**Table GS 4: Anticipated Non-residential Development (Sq. Ft.)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Use Group B</b>										
JNM (area of expansion)	2,922	0	0	0	0	0	0	0	0	2,922
Two River Commons	3,542	0	0	0	0	0	0	0	0	3,542
<b>Net Use Group B</b>	6,464	0	0	0	0	0	0	0	0	6,464
<b>Use Group M</b>										
River Road Holdings (retail)	0	2,870	0	0	0	0	0	0	0	2,870
DEMO: Gulf Station	0	1,200	0	0	0	0	0	0	0	1,200
<b>Net Use Group M</b>	0	1,670	0	0	0	0	0	0	0	1,670
<b>Use Group A2 to A4</b>										
DEMO: Luncheonette	1,300	0	0	0	0	0	0	0	0	1,300
<b>Net Use Group A2 to A4</b>	-1,300	0	0	0	0	0	0	0	0	-1,300

Source: Bonnie L. Heard, PE, CME and C. Bernard Blum, Jr., PE, PP

To project the Borough's growth share, the historical data from 2004 is paired with the information on anticipated development for the period from 2005 to 2013 shown above. For residential development, the sum of all development is divided by nine to reach a Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94 and incorporated into the analysis herein) and then divided by 25 to reach a Growth Share Obligation. The following tables detail the calculation of the Growth Share Obligation generated by residential and nonresidential development.

**Table GS 5: Residential Growth Share Projection**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Anticipated Units</b>	0	2	9	17	13	0	0	0	0	0	41
<b>2004 Units</b>	35	0	0	0	0	0	0	0	0	0	35
<b>Demolished Units</b>	24	2	6	3	7	0	0	0	0	0	42
<b>Exclusions<sup>2</sup></b>	0	0	0	3	2	0	0	0	0	0	5
<b>Final Net Units</b>	11	0	3	11	4	0	0	0	0	0	29
<b>Affordable Units (Net/9)</b>	1.2	0.0	0.3	1.2	0.4	0.0	0.0	0.0	0.0	0.0	3.2

Note: Normal rounding errors may be present. Totals are most accurate.

<sup>2</sup> According to N.J.A.C. 5:94-2.4(a)3, affordable units included in the third round Fair Share Plan shall be excluded from the projected residential growth for the purposes of projecting the growth share. Accordingly, 3 units have been excluded from the River Road Holdings Site, and an additional 2 units have been excluded from the Victory Homes Site.

**Table GS 6: Non-residential Growth Share Projection**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Net Anticipated Jobs</b>											
Use Group: B	0	19	0	0	0	0	0	0	0	0	19
Use Group: M	0	0	2	0	0	0	0	0	0	0	2
Use Group: A2 to A4	0	-4	0	0	0	0	0	0	0	0	-4
Use Group: E	7	0	0	0	0	0	0	0	0	0	7
<b>Total Net Jobs</b>	7	15	2	0	0	0	0	0	0	0	24
<b>Affordable Units from Jobs (Total Net Jobs/25)</b>	0.3	0.6	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0

Note: Normal rounding errors may be present. Totals are most accurate.

Based upon the above, the total combined Growth Share Obligation is then four (4) units of affordable housing ( $3.2 + 1.0 = 4.2$ ). The residential component of this projection consists of three (3) units; the non-residential component consists of one (1) unit. The table displayed below provides a summary of this growth share projection:

**Table GS 7: Summarized Growth Share Projection (Units Affordable)**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<b>Components</b>											
Residential	1.2	0.0	0.3	1.2	0.4	0.0	0.0	0.0	0.0	0.0	3.2
Non-Residential	0.3	0.6	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
<b>Total</b>	1.5	0.6	0.4	1.2	0.4	0.0	0.0	0.0	0.0	0.0	4.2

Note: Normal rounding errors may be present. Totals are most accurate.

**Growth Share Projection: Presumption of Validity**

In accordance with COAH regulations, T&M has calculated the Household and Employment Growth Projections with US Census data and projections from the North Jersey Transportation Planning Authority. The following tables detail these projections.

**Table GS 8: NJTPA Household Growth Projection**

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
2,480	-	2,470	=	10

**Table GS 9: NJTPA Employment Growth Projection**

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
1,390	-	1,420	=	-30

The total number of new households projected in the calculation of Rumson’s Growth Share obligation is 34, or 24 units more than the household growth projection derived from NJTPA data. In addition, the total number of new jobs (employment) projected in the calculation of Rumson’s Growth Share obligation is 24, or 54 jobs more than the employment growth projection derived from NJTPA data. Consequently, both the residential and non-residential components of the growth share projection will, according to COAH standards, enjoy a presumption of validity.

**Growth Share Projection: Potential to Accommodate Projected Growth**

The Borough has limited capacity for growth, which is reflected in the Borough’s August 7, 2003 Vacant Land Inventory and Analysis Report. Accordingly, the projected residential and non-residential growth for the Borough will be the result of limited infill development and small scale, private redevelopment initiatives. Given the limited growth potential, it is anticipated that the Borough’s current zone plan, including its affordable housing ordinances, will provide adequate capacity for projected growth.

## **FAIR SHARE PLAN**

### ***Components of the Fair Share***

COAH's Cycle III regulations call for the establishment of fair share responsibilities based upon three components: (1) the rehabilitation component; (2) the recalibrated Cycle I/Cycle II new construction component; and (3) the growth share component.

In accordance with COAH's methodology, the rehabilitation component represents the number of deteriorated units that are occupied by low or moderate households based upon the 2000 Census. In the case of Rumson, COAH has assigned the Borough a rehabilitation obligation or "indigenous need" of zero units.

The Cycle I and II new construction component represents the new construction component that COAH assigned in 1994 pursuant to its Cycle II regulations, which COAH has recalculated based upon the 2000 Census. In the case of Rumson, COAH has assigned the Borough a Cycle I and II new construction obligation of 268 units. However, in the third housing cycle as in the second, COAH regulations authorize a municipality to follow proscribed procedures to secure a "vacant land adjustment." For those municipalities that demonstrate entitlement to an adjustment, the municipality will have a "realistic development potential" (RDP), and an "unmet need." COAH makes different requirements of a municipality with respect to its RDP than with respect to its unmet need. The Borough demonstrated that it has an RDP of zero and thus an unmet need of 268. Thus, the Borough must comply with N.J.A.C. 5:93-4.2(h) setting forth how the municipality proposes to address its unmet need.

As to the growth share component, the new substantive rules state that for every eight market-rate residential units projected to be constructed between January 1, 2004 and January 1, 2014, a municipality is obligated to provide one affordable unit. In addition, a municipality is obligated

to provide one affordable unit for every 25 newly created jobs in this 10-year period, as measured by non-residential construction. In contrast to the new construction component of the Cycle I and II new construction obligation, municipalities may not secure an adjustment to their growth share responsibility. Thus, the Borough has a responsibility to create a realistic opportunity for four (4) units to address its Cycle III growth share responsibility.

### ***Cycle I/Cycle II Responsibilities***

As noted, COAH has recalculated the new construction component of each municipality's Cycle I/Cycle II responsibility based upon the 2000 census. More specifically, in the case of the Borough, COAH has recalibrated the Cycle I and II new construction responsibility to 268 units. (See Appendix C of N.J.A.C. 5:94.) However, in accordance with Cycle III regulations, as with the case of Cycle II regulations, municipalities are still entitled to adjust the Cycle I and II new construction component based upon the lack of vacant developable land. The Borough recently conducted such an analysis (See Vacant Land Inventory and Analysis Report, prepared for the Borough by C. Bernard Blum, Jr., PE, P.P. and Stanley C. Slachetka, AICP, P.P., dated August 7, 2003), which is incorporated into this plan by reference. (See Appendix A.) This report demonstrates that the Borough is entitled to adjust its 268 Cycle I and II responsibility to zero.

### **Evaluation of the Unmet Need**

In order to address the unmet need, COAH regulations require an examination of a municipality's existing land use map and an identification of areas that could potentially develop or redevelop during the period covered by its substantive certification. According to COAH's rules:

Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; and properties that may be subdivided and support additional development [N.J.A.C. 5:93-4.2(h)].

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### *Borough of Rumson Master Plan*

After the analysis described above, the Council may require any combination of the following in an effort to capture opportunities for affordable housing:

- Zoning amendments that permit apartments or accessory apartments;
- Overlay zoning requiring inclusionary development or the imposition of a development fee consistent with N.J.A.C. 5:93-8; In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that where the prior use on the site is changed, the site shall produce low and moderate income housing or a development fee; or
- Zoning amendments that impose a development fee consistent with N.J.A.C. 5:93-8.

The Borough has examined its existing land use map and undertaken the analysis suggested by COAH's rules and has come to the following conclusions with respect to the options recommended by COAH:

- Private Club Owned by its Members: The Borough has two private clubs currently owned by its members – the Rumson Country Club located on Rumson Road in the southwestern portion of the Borough and the Seabright Lawn Tennis and Cricket Club located on Rumson Road in the eastern portion of the Borough. An overlay zone for multifamily housing over the Rumson Country Club would not create a realistic opportunity for the construction of affordable housing. The Rumson Country Club is member-owned, with recent improvements, and is highly unlikely to change use in the foreseeable future regardless of the zoning. A letter expressing the position of the Country Club with regard to its future development is attached as Appendix B. Further, the Borough is providing other, more realistic, options to capture opportunities for affordable housing as described below. The Lawn Tennis and Cricket Club is identified as a National Register Historic Landmark and, as such, is not appropriate for development or redevelopment.

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

- Downtown Mixed Use Areas: The Borough has areas located in the northern portion of the Borough near the Navesink River that contains a number of small non-residential uses that could potentially be redeveloped to include accessory residential apartments. These uses are located primarily in its GB, NB, and POB Zones. Accordingly, the Borough has adopted an overlay on these districts, which permits, as a conditional use, residential units in a mixed-use development scenario so long as minimum of 50 percent of the new units are deed restricted for affordable housing purposes. This will go into effect when COAH approves the Borough's plan. The Borough's approach is described in further detail below.
- High Density Residential Areas Surrounding the Downtown: There are no existing high-density residential areas in the Borough or any such areas proximate to a commercial downtown core as contemplated by COAH's regulations.
- Areas with a Large Aging Housing Stock Appropriate for Accessory Apartments: An accessory apartment program would be realistic, given the range of housing types within the Borough. In fact, many of the Borough's larger estate homes have former maid and/or butler quarters, care-taker's residences, and accessory units that were created prior to the current zoning standards. There also are a variety of carriage houses, cabanas, and similar outbuildings located throughout the Borough that could be converted to accessory apartment units. Consequently, there is a significant opportunity to capture affordable housing through an accessory apartment program in the Borough given appropriate financial incentives to encourage the creation of new units and the conversion of existing accessory units for affordable housing. The Borough's has adopted an accessory apartment program, which is described below. The Borough has received a number of inquiries concerning the program and expressions of interest from property owners concerning the creation of accessory units. (See Appendix C.)

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

- Properties that may be Subdivided and Support Additional Development: Rumson does have areas where residential lots are larger than the minimum lot standard in the district. However, in almost all instances, these are developed with large estate homes that are in keeping with the character and lot pattern of the surrounding low-density residential neighborhoods that are developed with similar residential dwellings. In many instances, the existing residential dwellings and accessory structures are located in or proximate to the center of these sites. In analyzing the Borough's existing land use characteristics as contemplated in COAH's regulations, the Borough has concluded that there are no sites in Rumson where a large tract could reasonably be created by subdivision for the purpose of providing a high-density multi-family housing project that would be compatible with the Borough's established community character, development patterns, and residential densities.

Consideration of established community character, neighborhood development patterns, and existing densities have been well-established factors in analyzing the suitability of sites pursuant to Mount Laurel doctrine and COAH practice. In this regard, when a developer proposes to develop at densities substantially greater than the surrounding neighborhood, the following factors should be considered:

- (a) In Mount Laurel II, the Supreme Court stated "The Mount Laurel doctrine should ordinarily be able to be accommodated, for example, without placing lower income housing projects in the middle of long-settled middle or upper income sections of a town." Mount Laurel II at 240.
- (b) Consistent with Mount Laurel II, the State Plan calls for the following policies in Planning Area 1: "Stabilize older suburbs" and "Protect the character of existing communities." (SDRP, p. 190).
- (c) In Planning Area 2, the State Plan cites the need for development and redevelopment activities "to be consistent with the traditional urban fabric"

and to take into consideration “the scale and character of the surrounding fabric.” (SDRP, p. 179, 196)

- (d) COAH regulations call for sites to be suitable, which means “adjacent to compatible land uses” and “has access to appropriate streets.” (N.J.A.C. 5:93-1.3.)
- (e) Similarly, COAH regulations require COAH to consider “**the character of the area surrounding each site**” in determining whether an “underutilized” site should be included in the calculation of the RDP (N.J.A.C. 5:93-4.2 (f))

COAH recently reinforced these principles in the following Comment and Response to its Cycle III regulations:

Comment on N.J.A.C. 5:94-3.1(a): The proposal preserves the existing standards for municipalities concerning vacant land adjustments, which allows the Council to exercise its discretion regarding what to require of a municipality that is being granted a vacant land adjustment. The Council should be consistent with principles in Mt. Laurel II and the State Planning Act, which call for the preservation of existing neighborhoods. Lower income housing projects, for instance, should not be placed in the "middle of long-settled middle or upper income sections of a town." (Mt. Laurel II). The SDRP says planning should "consider the scale and character of the surrounding fabric." In determining vacant land adjustments, the Council's analysis should include the following: 1) a determination of site suitability in accordance with the Council's regulations, 2) a review of the site, including its size, configuration, topography, and environmental constraints, 3) a review of surrounding land uses, including type, density, and intensity of development surrounding the site, and 4) need for sufficient buffering and screening. This should be formally codified in the Council's regulations.

Response: In determining vacant land adjustments, the Council's analysis includes: a determination of site suitability; a review of the site, including its size, configuration, topography, and environmental constraints; **and a review of surrounding land uses (including type, density, and intensity of development surrounding the site). These provisions are codified in the Council's rules at N.J.A.C. 5:93-4.2 which will remain in force as a mechanism to address 1987-1999 affordable housing obligations.** (36 N.J.R. 5769)

In light of the above, any consideration of “properties that may be subdivided and support additional development” (see N.J.A.C. 5:93-4.2(h)) needs to be undertaken in light of the character of the surrounding neighborhoods.

### **The KTK Site**

The KTK site has the following characteristics:

- (a) The KTK site is located almost entirely within the 100 year flood hazard area. (See Figure 4.)
- (b) Flooding has been a consistent and major problem in the area and along the entire southern portion of the Borough proximate to the Shrewsbury River.
- (c) During the “storm of record” in this area, which occurred in 1992, the KTK property was under two to eight feet of water. Pictures exist which show the severity of the floodwaters. (See Appendix D.)
- (d) During the “storm of record” in this area, flooding of more than two feet occurred north of the site, all the way to the intersection of Shrewsbury Drive and Avenue of Two Rivers South, or a distance of over 1,000 feet.
- (e) A storm coinciding with the Coastal Base Flood Elevation for Flood Insurance Regulations would be even more severe than the 1992 flood of record.
- (f) In this type of storm, Avenue of Two Rivers South would be under six feet or more of water throughout its entire length, up to its intersection with Shrewsbury Drive; and

flooding depths of over two feet would extend inland more than 2,400 feet, or almost one-half mile past the site to the north.

- (g) As Avenue of Two Rivers South would be the only means of egress for the residents of the proposed development, and ingress for any emergency vehicles, this would create a significant risk to public health and safety

Given the flooding hazard in this area of Rumson, the Borough's ongoing land use planning policy of low density residential development is consistent with sound land use planning. Indeed, the neighborhood within which the site is located is developed with large-lot single family residential development at relatively low densities – 0.23 units per acre.

In view of these facts, clearly the KTK site is not a site where redevelopment should be encouraged.

#### **The HHK Site**

The HHK site has the following characteristics:

- (a) The site contains approximately four acres;
- (b) The site is an irregular-shaped parcel with 188 feet of frontage on River Road, with an average depth of approximately 900 feet; and
- (c) The site is in a low density, single-family residential area of .33 units per acre.

HHK proposed to develop the HHK site as follows:

The HHK site is "suitable for development for multi-family housing, including townhouses, condominiums and apartments. HHK "is ready, willing and able to construct up to 50 units of housing on the properties, including a substantial amount of low and moderate income housing." (Amended Complaint at paragraphs 28 and 29)

The HHK site is located in an area of the Borough that is developed with large lot, single-family, residential development at low densities of .33 units per acre. Through their builder's remedy suit, HHK sought the right to develop the site at densities of roughly 8-12 units per acre. Thus, HHK sought to develop their site at densities as high as 24-36 times the development density of the surrounding residential neighborhood.

While the KTK and HHK sites do not represent appropriate sites for Mount Laurel development, the other measures the Borough proposed to take and in fact took represent an appropriate way to generate a significant amount of affordable housing. These measures are set forth below. Thus, in the context of COAH regulations, the Borough's plan achieves the balance called for by COAH regulations between "the character of the area surrounding each site" and "the need to provide housing for low and moderate income households." N.J.A.C. 5:93-4.2 (h).

If at some point in time, COAH determines that Rumson has an RDP greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH's regulations to address its RDP either through the measures specified in this plan and/or other measures.

### ***Mechanisms to Address the Cycle I and II Unmet Need***

#### **Development Fee Ordinance**

Rumson has adopted a development fee ordinance designed in accordance with COAH's model and COAH has, in fact approved that ordinance. The ordinance applies to all new non-residential and residential development. The development fee for non-residential development is two (2%) percent of equalized assessed value. The development fee for eligible residential development is one (1%) percent of equalized assessed value. Improvements to existing dwellings resulting in a 25 percent or greater increase in floor area of the building are required to pay a fee proportional to the increase in equalized assessed value due to the improvements.

If there is a zoning change or use variance that permits increased residential or non-residential development, the Borough's ordinance imposes a development fee of six (6%) percent of the equalized assessed value resulting from the additional units or floor area realized as a result of the rezoning or use variance. This provision also follows COAH's model.

In accordance with COAH's requirements, the proceeds from the development fee ordinance will be deposited in a housing trust fund and will be used for COAH approved activities to address the Borough's low and moderate-income housing needs. The Borough will adopt a spending plan in accordance with COAH's model governing the future use of development fee monies.

### **Accessory Apartments**

The Borough has enacted an accessory apartment/carriage house ordinance that permits accessory apartments and carriage house apartments in the Borough's R-1 and R-2 Zones. The Borough's accessory apartment ordinance follows the provisions of COAH's model accessory apartment ordinance for cycle I and II plans, and includes the following provisions:

- The bulk requirements of the zone in which the accessory apartment is to be created shall be met.
- The accessory apartment may only be rented to a low and moderate-income household at the time of the initial occupancy.
- The Borough will alternate one low and one moderate unit to maintain the 50/50 split.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 10 years.
- An administrative entity will be designated to run the local program.
- Rent increases shall be in accordance with COAH-approved percentages.

The ordinance also has provisions, consistent with COAH's standards, to encourage the conversion of any existing "illegal" accessory apartments to legal affordable apartments through a grandfather provision consistent with the standards listed at N.J.A.C. 5:93-5.9 of COAH's

rules.

The Borough's adopted ordinance calls the provision of \$10,000 per unit and the ordinance has attracted considerable interest. However, in order to make this response to the unmet need an even more effective means to produce affordable housing, the Borough will increase the subsidy for accessory apartments to \$25,000 per unit.

### **Mixed-use Overlay Zones**

The Borough has created a new mixed-use overlay option in the Borough's GB General Business; NB Neighborhood Business, and POB, Professional Office Business Zones. All these districts currently permit single-family residential development. The overlay ordinance permits the development of new mixed-use buildings or the conversion of existing non-residential uses to a mixed-use building in each of these districts, so long as the following conditions are met:

- A minimum of fifty (50) percent of the units must be affordable units.
- At least fifty percent of the affordable units shall be low-income units. If only one affordable unit is created in a project, the unit shall be a low-income unit.
- The apartment(s) designated as low- or moderate-income units may only be rented to a low- or moderate-income household at the time of the initial occupancy.
- The bulk requirements for non-residential development in the respective zone shall be met, including relevant coverage standards.
- Building height shall be limited to two and one-half stories.
- The ground floor of the building shall contain only nonresidential uses.
- On-site parking must be provided for all uses on site in accordance with RSIS and Borough standards.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 30 years.
- Rent increases shall be in accordance with COAH-approved percentages.

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

The Borough has reviewed existing development patterns in these zones and has determined that a number of existing nonresidential developments could potentially be redeveloped in such a mixed-use arrangement consistent with the existing character of these areas. It is important to note that these overlay areas address the unmet Cycle I and II new construction obligation of the Borough and are addition to the Borough's Cycle III plan. The Borough has included other affirmative measures, including new inclusionary zoning district to address its Cycle III obligation. These are discussed in the section of the plan describing the Borough's third-round Fair Share Plan.

The Borough will annually review the status of the program to determine its progress in creating new affordable units. If, after the first year (or any year thereafter) the Borough determines that there has been a lack of adequate participation in the program, the Borough may consider one following strategies or combination of strategies to increase participation:

- Providing a subsidy to property owners or developers to create the affordable units;
- Seeking a waiver to reduce the length of the deed restriction.

### ***Cycle III Responsibilities and Plan***

As noted, the Borough has calculated a growth share responsibility of four (4) affordable units even though the MPO-based projection would yield only one (1) unit. Pursuant to applicable COAH regulations, one (1) of these units must be rental units in accordance with N.J.A.C. 5:94-4.20, and at least 50 percent must be designated for low-income households as per N.J.A.C. 5:94-4.18. Also, no more than 50 percent of the units provided in the Borough (two units) may be age-restricted units.

The Borough strategy to meet the projected obligation includes the construction of affordable units on Block 45, Lot 4 ("the River Road Holdings site") and Block 8, Lot 4 ("the Victory Homes site"). The River Holdings site was recently approved by variance granted by the

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

Borough Zoning Board and the Victory Homes site is a new inclusionary zoning site in the Borough.

The developer of Block 45, Lot 4, commonly called the River Road Holdings site, has an approval to demolish an existing filling station and replace it with a mixed use development containing ground floor retail space and three (3) non-age-restricted affordable rental units on the second floor. Two of the units will be affordable to moderate-income households and one (1) of which will be affordable for low-income households. The 15,000 square foot parcel is owned by River Road Holdings, LLC and situated at the northwestern corner of North Street and River Road in the GB (General Business) Zone. (See Figure 1.) Surrounding land uses include a mix of commercial and residential uses. This project is included in the growth share projection presented herein. A copy of the approving resolution and site plan are annexed to this plan (See Appendix E.). The site is located in Planning Area 1 of the SDRP, has sewer and water, and is not constrained by any environmental factors. (See Figure 1.) The resolution of approval of the River Road Holdings site requires deed restriction for the units.

Block 8, Lot 4 is known as Victory Homes site, which is located at the corner of Lafayette and Hunt Street. (See Figure 2.) The site is rectangular in shape and contains 0.59 acre (25,840 square feet). The Borough proposes to rezone the site to permit seven (7) townhouse units, including five (5) market-rate units and two (2) low-income rental units. This corresponds to a proposed density of 12 units per acre and a 25 percent setaside. This project is included in the growth share projection presented herein. A draft ordinance regulating development activity on the site is included in Appendix F. The site is located in Planning Area 1 of the SDRP, has sewer and water, and is not constrained by any environmental factors.

Both sites are surrounded by compatible higher density development and a mix of residential and nonresidential uses.

The inclusion of the River Road Holdings and Victory Homes sites within the Borough's Fair Share Plan provides the Borough with credit for five (5) affordable rental units, which exceeds

## Housing Plan Element and Fair Share Plan

### *Borough of Rumson Master Plan*

the Borough's rental obligation of one (1) unit by four (4) units. As a result, the Borough may claim, according to N.J.A.C. 5:94-4.20, four units of bonus credit for those rental units in excess of the Borough's rental obligation. The Borough, therefore, is eligible to receive nine (9) units of credit towards its Cycle III fair share obligation, which results in five (5) surplus credits. This is in addition to the mechanisms already established by the Borough to address its Cycle I and II unmet need (i.e., the Borough's accessory apartment ordinance, overlay zones, and development fee ordinance).

Combined, the affordable units resulting from the construction of Victory Homes and River Road Holdings sites fulfill both the Borough's rental obligation of one (1) unit pursuant to N.J.A.C. 5:94-4.20, and address the required 50 percent low income/50 percent moderate income split of the growth share obligation required by N.J.A.C. 5:94-4.18.

### **Summary of Cycle III Plan Components**

The following table summarizes the manner in which the Borough will address and, in fact, exceed its growth share responsibilities:

**Table FS 1: Summary of Cycle III Fair Share Plan**

<b>Fair Share Components</b>	
Rehabilitation Share	0
Total Remaining Cycle I and II New Construction Obligation (RDP)	0
Growth Share	4
<b>Compliance</b>	
River Road Holdings (Affordable Rental Units; Non-Age-Restricted)	3
Victory Homes (Affordable Rental Units; Non-Age Restricted)	2
Rental Bonus Credits for Units in Excess of 2-Unit Rental Obligation	4
<b>Total Credits Provided</b>	<b>9</b>
<b>Total Credits Required</b>	<b>4</b>
<b>Surplus Resulting from Excess Credits</b>	<b>5</b>

As noted previously, if at some point in time, COAH determines that Rumson has a Cycle I and II RDP that is greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH's regulations to address its RDP either through the measures specified in this plan and/or other measures.

## Figures




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**Figure 1: Environmental Constraints of  
 River Road Holding Site (Block 45, Lot 4)  
 Borough of Rumson  
 Monmouth County, New Jersey**

0      50      100  
 Feet

Prepared by: T&M Associates, November 1, 2005  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\rmpb80\_B45L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.




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**Figure 2: Environmental Constraints of  
 Victory Homes Site (Block 8, Lot 4)  
 Borough of Rumson  
 Monmouth County, New Jersey**

0                      75                      150  
 Feet

Prepared by: T&M Associates, November 1, 2005  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\rmppb80\_B8L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**Figure 3: Location of Block 8, Lot 4 and Block 45, Lot 4 Borough of Rumson Monmouth County, New Jersey**

0 500 1,000 Feet

Prepared by: T&M Associates, November 1, 2005  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\lmpb80\_B8L4\_AND\_B45\_L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**ASSOCIATES**

- KTK Site Property Boundary
- 100-Year Flood Hazard

0 380 760  
 Feet

Prepared by: T&M Associates, October 18, 2005  
 Sources: Monmouth County GIS; FEMA

**Figure 4: Flood Hazard Areas on KTK Site  
 Borough of Rumson  
 Monmouth County, New Jersey**



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

**Appendix A:  
Vacant Land Inventory  
and Analysis Report**

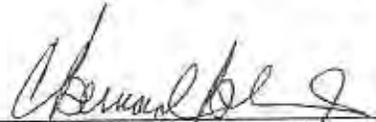
# Vacant Land Inventory and Analysis Report

Prepared for

Borough of Rumson  
Monmouth County, New Jersey

August 7, 2003

Prepared by:



C. Bernard Blum, Jr., P.E., P.P.  
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For the firm of:

**TM**

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Mantoloking, NJ 07748

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- B Municipal Lands Table
- C Vacant Land Inventory Maps
  - Vacant Land Inventory Map*
  - Environmental Constraints: Wetlands*
  - Environmental Constraints: Flood Prone Areas*

## VACANT LAND

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. All privately-owned parcels identified as vacant in the Borough's tax assessment records are listed in the accompanying Vacant Land Inventory Table in Appendix A. Where two or more contiguous vacant lots are in common ownership, the parcels have been combined into a single tract on the inventory. Property owned by the Borough is listed in the Municipal Lands Table in Appendix B. Vacant and municipally owned sites have been mapped in the accompanying Vacant Land Inventory Map in Appendix C.

## PERMITTED EXCLUSIONS

COAH regulations also establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's RDP. Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing setaside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory Table in Appendix A provides a parcel by parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

1. **Small and Isolated Sites.** Several sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. In a number of cases, these lots are associated with an adjacent residential use and are in common ownership. They are used as yards for these dwellings.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setback. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setback. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

- a) **Wetlands.** A number of lots have been eliminated in part due to the presence of wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Environmental Constraints Map, which also includes floodplain data. In many cases these wetland areas are located within or are coterminous with the flood hazard areas on the site.

- b) **Flood Hazard Areas.** COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NIDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Rumson has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Environmental Constraints Map. Where more detailed data is available, this information is shown. Many sites within the southern portion of the Borough near the Shrewsbury River are impacted by flood hazard areas and have been eliminated in whole or in part due to this constraint. In addition, several "sedge" islands have been eliminated from the inventory.

- c) **Steep Slopes.** COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough has taken no exclusions for steep slopes but will consider steep slopes in analyzing particular sites.
3. **Access.** Sites with inadequate access have been eliminated. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints.
  4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
  5. **Approved Site Plans.** Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated.
  6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas with incompatible land uses have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and may be eliminated. No sites on the vacant land inventory were eliminated due to incompatible land uses.
  7. **Municipal Sites.** Municipally owned sites are listed in the Municipal Sites Table in Appendix B and shown in the Municipal Sites Map in Appendix C. No municipally owned sites are included in the calculation of the Borough's RDP. Existing municipally owned parcels include Borough offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 90 acres of parks and open space areas. (Parcel information shown in the vacant land inventory tables was provided by the Borough Tax Assessor.)

- a) **Active Recreation Sites.** Municipalities may reserve up to three (3) percent of their total "developed and developable acreage" for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands, and environmentally sensitive lands excluded from the vacant land inventory by COAH's rules. Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Rumson has a total of 3,029.2 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 90.9 acres of active recreation lands. Currently, the Borough has approximately 44.2 acres of property used for active recreation. (See Municipal Lands Inventory Table in Appendix B.) The Borough may reserve up to 46.7 additional acres for active recreation.

- b) **Future Conservation/Passive Recreation/Open Space.** A municipality may reserve up to three (3) percent of its total land area for conservation, parklands, or open space. Based on a total land area of 3,252.2 acres, Rumson may reserve up to 97.6 acres for conservation, parklands or open space. Currently, the Borough has 45.79 acres of municipally owned land reserved for "conservation, parklands and open space." (See Appendix B.) The Borough may reserve up to 51.8 additional acres for open space purposes.

## EXCLUSIONS

Based on analysis of the Borough's vacant land inventory, all of the sites listed in the inventory may be excluded from the calculation of the Borough's RDP. The reasons for the exclusions are listed in the table in Appendix A. Consequently, the Borough of Rumson's RDP is zero. In the event that it is determined that the Borough has an RDP, the Borough shall—consistent with N.J.A.C. 5:93-4.2(g)—select a method that it deems appropriate to address this RDP.

## SUMMARY AND CONCLUSION

The vacant land analysis reveals that the Borough of Rumson does not have sufficient acreage to accommodate its 268-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that, the Borough of Rumson has an RDP of zero units.

# APPENDIX A

## Vacant Land Inventory Table

APPENDIX A: VACANT LAND INVENTORY 2003: PRIVATE LANDS  
BOROUGH OF RUMSON, NEW JERSEY

Site ID No.	Site Identification				Owner	Site Area (acres)	Environmentally Sensitive				Area Exclusions as per N.J.A.C. 5:93-4.2(e)	Exclusion Codes & Remarks	Developable Acres
	Block	Lot	Location	Lot			Wetlands	Floodplain	Steep Slopes	Net Area Remaining			
1	93	16.06	1 Willowbrook Road		Crested Butte, LLC	2.39	0.22	0.00	0.00	2.17	Developed with single-family dwelling	0.00	
2	93	16.10	5 Willowbrook Road		Dimisa, Doris	3.46	0.46	0.00	0.00	3.00	Part of previously approved residential subdivision. Pond in rear of property. Undersized parcel.	0.00	
3	113	11	Conover Lane		Somerset Capital, LLC	4.66	1.86	0.00	0.00	0.00	In flood plain. Wetlands. Subdivision [?]	0.00	
4	121	2	End of Broadmoor		Broadmoor Properties, Inc.	7.59	0.00	7.59	0.00	0.00	In flood plain. Subdivision application under review by Planning Board.	0.00	
5	121	1	End of Broadmoor		Broadmoor Properties, Inc.	8.02	4.49	3.54	0.00	0.00	In flood plain. Wetlands. Subdivision application under review by Planning Board.	0.00	
6	123	2.02	105 Rumson Road		Duff, Thomas & Susan	1.58	0.41	0.21	0.00	0.95	Pond. Wetlands. Part of adjacent residential property.	0.00	
7	124	18	172 Bingham Avenue		Gehlhaus, Henry F., II & Allison	1.98	1.44	0.54	0.00	0.00	Flood plain & wetlands.	0.00	
8	126	14	87 Rumson Road		Greenleaf, Wayne & Jamie	3.02	1.96	0.58	0.00	0.48	Part of adjacent residential property. Wetlands in rear of site.	0.00	
9	128	10.1	Oyster Bay Drive		Bloom, Henry c/o GB Ltd.	0.45	0.00	0.45	0.00	0.00	In flood plain. Undersized parcel.	0.00	
10	135	7	S. Shrewsbury Drive		Sorensen, Arthur	0.53	0.35	0.18	0.00	0.00	In flood plain. Wetlands. Undersized parcel.	0.00	
11	138	3	Warren Street		Desmond, Francis J. & Joan H.	0.10	0.00	0.10	0.00	0.00	In flood plain. Part of adjacent residential property. Undersized parcel.	0.00	
12	142	4	15 Rumson Road/ CR WA		Borneman, Steven W. & Linda S.	0.17	0.00	0.12	0.00	0.05	Undersized parcel. Part of adjacent residential property.	0.00	
13	144	13	Waterman Avenue		Perkins, Audrey W.	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00	
14	144	27.01	River Place		Johnson, Edward & Leona	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00	
15	150	1	Gunning Island		Bloom Island Inc. c/o GB Ltd. Oper. Co.	15.37	1.83	13.55	0.00	0.00	Sedge island	0.00	
16	163	1	Island W. of Barley Point		Dubouchet Holding Co. c/o D. Dorn	3.24	0.00	3.24	0.00	0.00	Sedge island	0.00	
17	164	1	Islands W. of Barley Point		Dubouchet Holding Co. c/o D. Dorn	11.32	0.00	11.32	0.00	0.00	Sedge island	0.00	
18	164	2	Island		Unknown Owner	5.32	0.00	5.32	0.00	0.00	Sedge island	0.00	
19	168	1	Island		Unknown Owner	1.01	0.00	1.01	0.00	0.00	Sedge island	0.00	
20	11	21	East River Road		Gallagher, Marie O.	0.79	0.13	0.65	0.00	0.02	Wetlands. Part of adjacent residential property. Narrow, irregularly shaped lot.	0.00	
21	33	35.01	31 Allen Street		Kondrup, Adolph	0.11	0.00	0.00	0.00	0.11	Undersized parcel. Part of adjacent residential property.	0.00	
22	38	10	16 Forrest Avenue		Caruso, Janet	0.20	0.00	0.00	0.00	0.20	Undersized parcel. Part of adjacent residential property.	0.00	
23	55	9	76 Blackpoint Road		Haywood, Robert & Lisa	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00	
24	61	25	166 E. River Road		Hurdtown Builders, Inc.	0.19	0.00	0.00	0.00	0.19	Developed with single-family dwelling	0.00	
25	69	6	28 Holly Street		Josselyn, Barbara R.	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00	
26	70	5.01	Ridge Road		Parett, Arthur F. & Leslie H.	2.03	0.93	0.15	0.00	0.95	Part of adjacent residential property. Wetlands.	0.00	
27	76	6	6 North Ward Avenue		Moretti, Albert V. & Christina M.	1.93	0.00	1.93	0.00	0.00	Flood plain.	0.00	
28	85	13	162 Rumson Road		Mores, Zack J. & Roula	1.84	0.00	0.00	0.00	1.84	Single family dwelling under construction	0.00	
29	45	15.01	49 Forrest Avenue		Rumson Builders, LLC	0.11	0.00	0.00	0.00	0.11	Developed with single-family dwelling	0.00	
30	45	15.02	51 Forrest Avenue		Rumson Builders, LLC	0.16	0.00	0.00	0.00	0.16	Developed with single-family dwelling	0.00	
31	100	9.01	15 Ridge Road		Dougherty, Robert & Kathleen	2.53	0.00	0.14	0.00	2.40	Residential subdivision.	0.00	
32	100	9.03	129 Avenue of Two Rivers		Turso, Peter & Kathleen	1.22	0.00	0.00	0.00	1.22	Residential subdivision.	0.00	
33	100	9.02	127 Avenue of Two Rivers		McCarthy, Peter J. & Pia	1.50	0.00	0.00	0.00	1.50	Residential subdivision.	0.00	
34	88	7	Ridge Rd. & Bellevue Ave.		Fareholm c/o Chapman, Bird, & Grey	1.29	0.00	0.00	0.00	1.29	Part of adjacent residential property.	0.00	
						<b>TOTAL ACREAGE</b>	<b>84.87</b>	<b>53.93</b>	<b>0.00</b>	<b>16.87</b>		<b>0.00</b>	

## APPENDIX B

### Municipal Lands Table

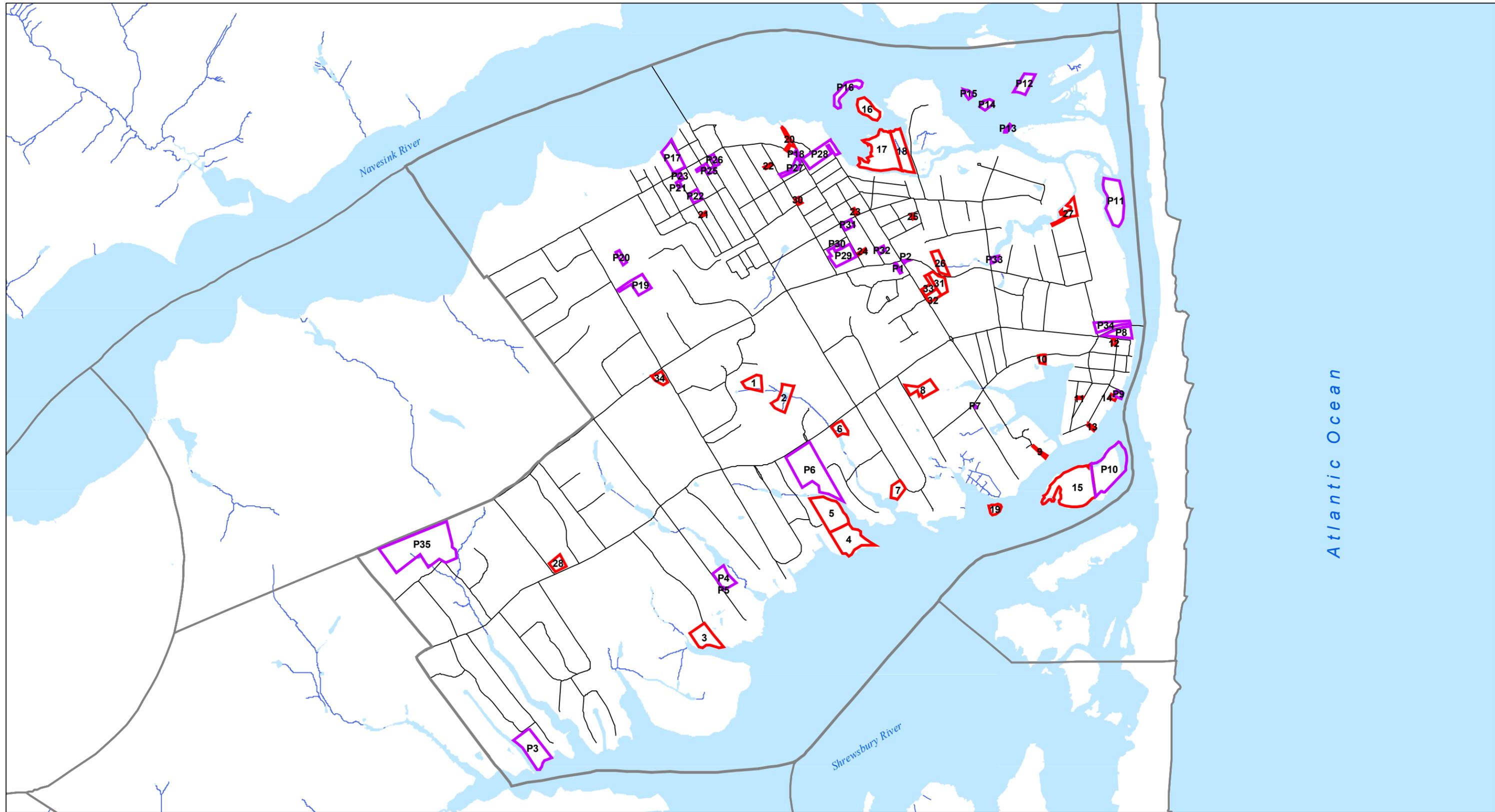
APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY

Site Identification

Site ID No.	Block	Lot	Location	Area Name (if known)	Site Area (acres)	Area Exclusions as per N.J.A.C. 5:93-4.2(e)			Comments
						Wetlands	Floodprone	Net Area Remaining	
P-1	99	13	Ridge Road	Parking Lot	0.17	0.00	0.00	0.17	Other
P-2	100	13	Ave of Two Rivers & Ridge	Oceanic Public Library Trust	0.13	0.00	0.00	0.13	Other
P-3	105	28	Riverside Drive	Riverside Park	7.09	0.00	7.09	0.00	Active
P-4	115	23.01	Buena Vista Avenue	Disposal Area	3.00	1.41	1.59	0.00	Other
P-5	115	23.02	Buena Vista Avenue	Pumping Station	0.05	0.00	0.05	0.00	Other
P-6	122	1	Rumson Road	Open Space	14.47	2.33	8.50	3.64	Passive
P-7	128	2	Shrewsbury Drive	Sewage Pumping Station	0.05	0.03	0.02	0.00	Other
P-8	143	1	Rumson Road & Ward Ave.	Pocket Park	2.26	0.00	0.84	1.42	Active
P-9	144	30	Grant Avenue	Main Pumping Station	0.48	0.00	0.48	0.00	Other
P-10	150	2	Gunning Island	Sedge Island	12.15	2.54	9.61	0.00	Passive
P-11	151	1	Island-Ward Avenue	Sedge Island	7.71	0.00	7.71	0.00	Passive
P-12	155	1	Island E of Barley Point	Sedge Island	2.54	0.00	2.54	0.00	Passive
P-13	156	1	Island E of Barley Point	Sedge Island	0.27	0.00	0.27	0.00	Passive
P-14	157	1	Island	Sedge Island	0.99	0.00	0.99	0.00	Passive
P-15	158	1	Islands E of Barley Point	Sedge Island	0.55	0.00	0.55	0.00	Passive
P-16	162	1	West of Barley Point	Sedge Island	2.73	0.00	2.73	0.00	Passive
P-17	5	4	West River Road	Victory Park	4.17	0.00	0.97	3.20	Active
P-18	11	25	East River Road	Pocket Park	0.18	0.09	0.08	0.01	Active
P-19	19	15	Bellevue Avenue	Bird Sanctuary	3.26	0.00	0.00	3.26	Passive
P-20	18	18	Bellevue Avenue	Pocket Park	0.68	0.00	0.00	0.68	Active
P-21	27	5	Allen Street	Borough of Rumson	0.23	0.00	0.00	0.23	Active
P-22	28	11	Church & Lafayette	Rogers Park	1.18	0.00	0.00	1.18	Active
P-23	28	1	25 W. River Road & Allen St.	Oceanic Hook & Ladder	0.26	0.00	0.00	0.26	Other
P-24	29	6	Washington Street	Parking Lot	0.16	0.00	0.00	0.16	Other
P-25	30	5	40 Bingham Avenue	Community Center & Parking Lot	0.62	0.00	0.00	0.62	Other
P-26	36	1	River Road	Parking Lot	0.56	0.00	0.00	0.56	Other
P-27	39	13	East River Road	Pond	1.12	0.40	0.00	0.72	Passive
P-28	49	9	East River Road	Borough Hall shed & First Aid	4.49	0.31	4.10	0.09	Other
P-29	60	5	East River Road	Piping Rock Park	3.84	0.00	0.00	3.84	Active
P-30	60	2	Carton Street	Garage	0.35	0.00	0.00	0.35	Other
P-31	61	1	East River Road	Rumson Fire Co.	0.89	0.00	0.00	0.89	Other
P-32	62	30	Center Street	Police Headquarters	0.37	0.00	0.00	0.37	Other
P-33	73	17	Navasink Avenue	Sewage Pumping Station	0.40	0.00	0.40	0.00	Other
P-34	80	1	Rumson Road	Pocket Park	2.26	0.00	0.22	2.04	Active
P-35	81	7.00	Ridge Road	Park	22.34	2.21	0.00	20.13	Active
<b>TOTAL ACREAGE</b>					<b>101.99</b>	<b>9.32</b>	<b>48.73</b>	<b>43.95</b>	

## **APPENDIX C**

# **Vacant Land Inventory Maps**



# Vacant Land Inventory Map

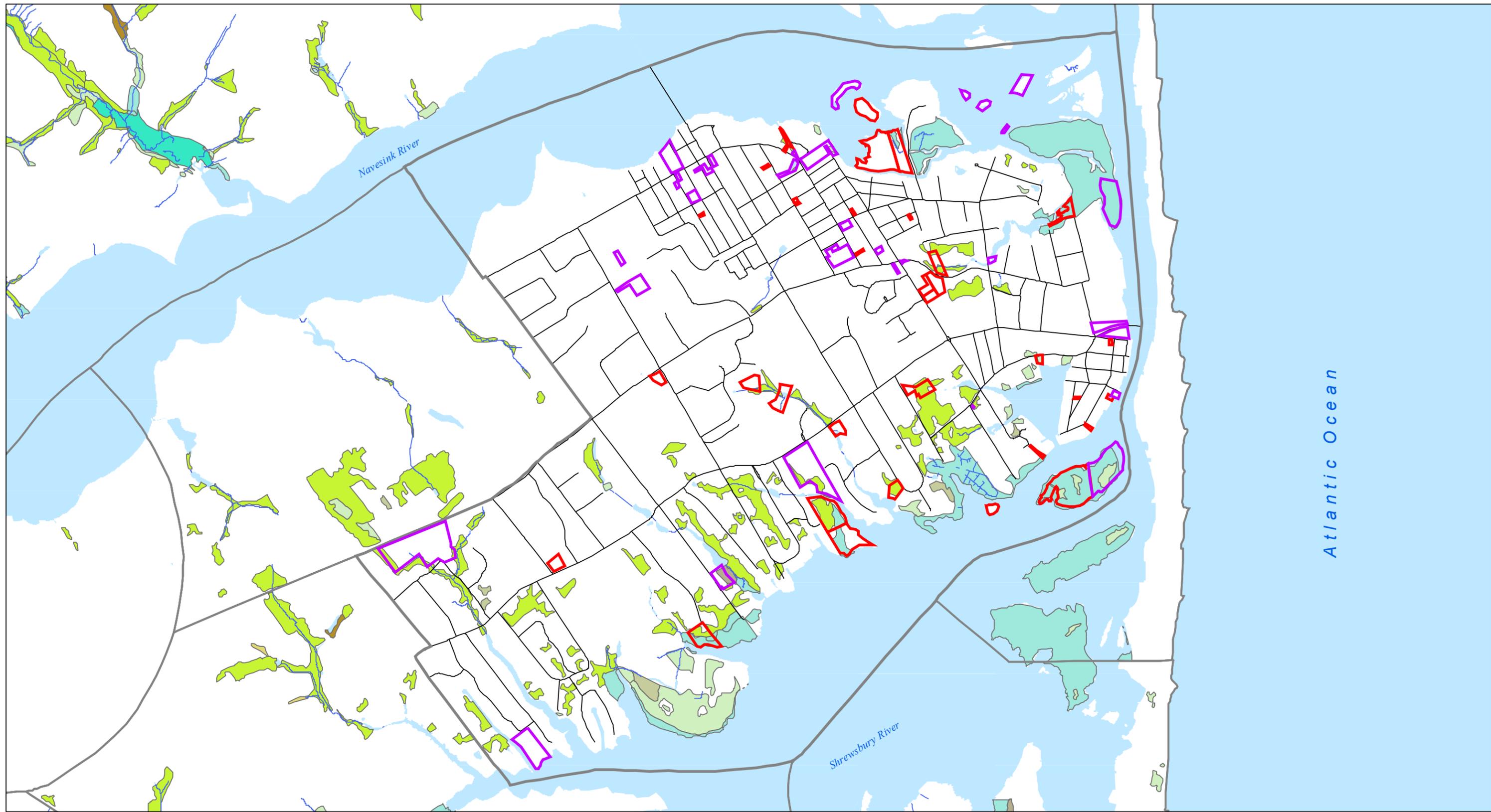
## Borough of Rumson

### Monmouth County, NJ

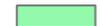
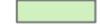
- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

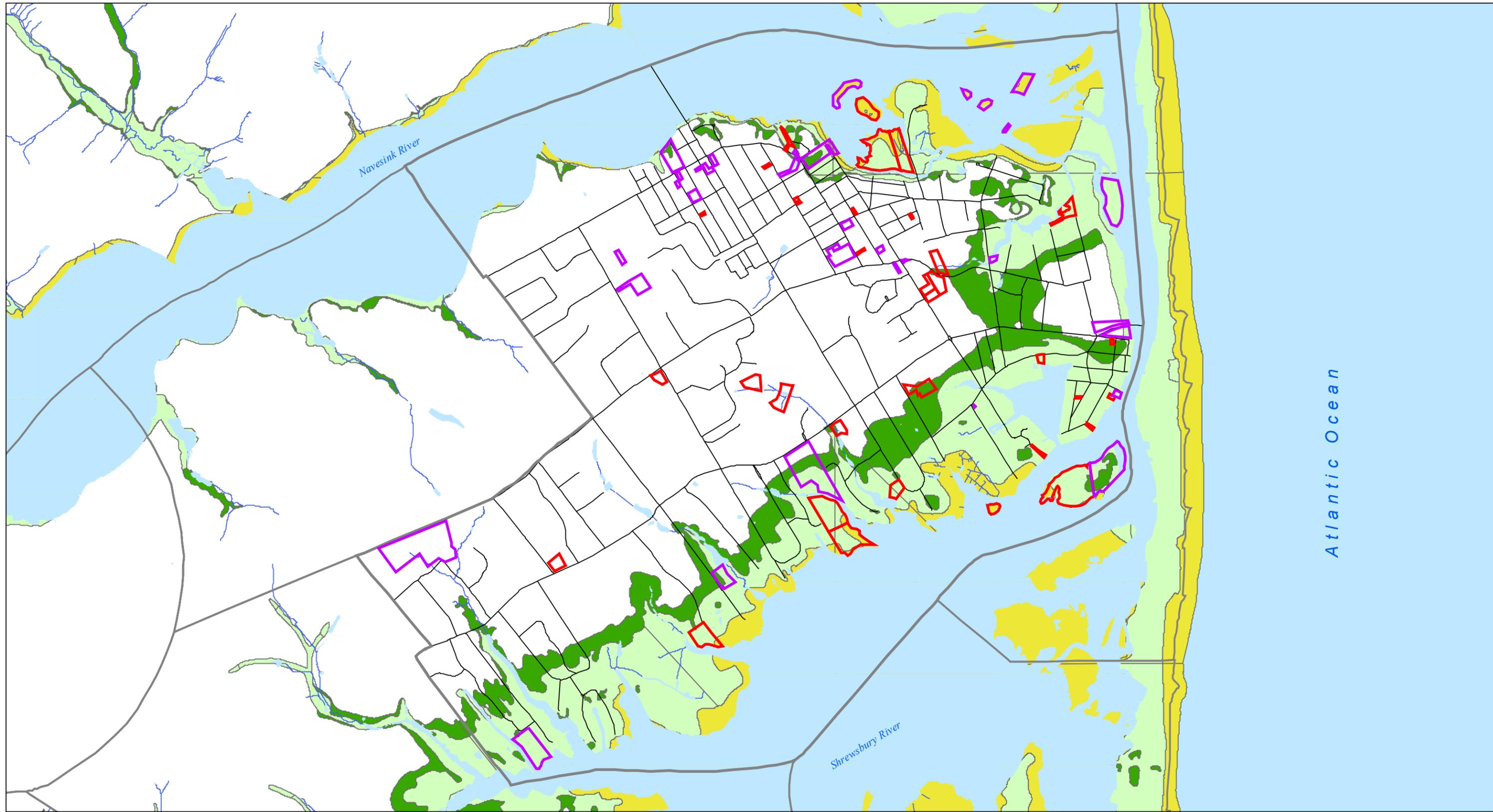


# Environmental Constraints: Wetlands Borough of Rumson Monmouth County, NJ

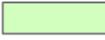
- |  |  |  |
|--|--|--|
|  AGRICULTURAL WETLANDS (MODIFIED) |  MANAGED WETLANDS (MODIFIED)                  |  Municipal Property   |
|  ATLANTIC WHITE CEDAR WETLANDS    |  MIXED FORESTED WETLANDS (CONIFEROUS DOM.)    |  Vacant, Private      |
|  CONIFEROUS SCRUB/SHRUB WETLANDS  |  MIXED FORESTED WETLANDS (DECIDUOUS DOM.)     |  Municipal Boundaries |
|  CONIFEROUS WOODED WETLANDS       |  MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)  |  Roadways             |
|  DECIDUOUS SCRUB/SHRUB WETLANDS   |  MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.) |  Streams              |
|  DECIDUOUS WOODED WETLANDS        |  SALINE MARSHES                               |  Water Bodies         |
|  DISTURBED WETLANDS (MODIFIED)    |  VEGETATED DUNE COMMUNITIES                   |  |
|  FRESHWATER TIDAL MARSHES         |  WETLAND RIGHTS-OF-WAY (MODIFIED)             |  |
|  HERBACEOUS WETLANDS              |  |  |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.



**Environmental Constraints:  
Flood Prone Areas  
Borough of Rumson  
Monmouth County, NJ**

- |  |                 |   |                      |
|--|-----------------|---|----------------------|
|  | 100-Year Flood  |  | Municipal Property   |
|  | 500-Year Flood  |  | Vacant, Private      |
|  | Velocity Hazard |  | Municipal Boundaries |
|  | Undetermined    |  | Roadways             |
|  |                 |  | Streams              |
|  |                 |  | Water Bodies         |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

**Appendix B:**  
**Letter from Rumson Country Club**

163 RUMSON ROAD  
RUMSON, NJ 07760

TEL: (732) 842-8333  
FAX: (732) 530-0751



Mayor John E. Ekdahl  
80 East River Rd.  
Rumson, NJ 07760

Dear John,

Thank you for your letter of March 8, 2004. The Board of Directors has discussed your request. Rumson Country Club doesn't have plans to sell or develop our property or change its use.

We do have plans to rehabilitate the Clubhouse and Poolhouse. These plans are in the preliminary stages. If you have any questions, please do not hesitate to contact me at any time.

Sincerely,

A handwritten signature in cursive script that reads "Bob".

Robert Jones  
President  
Rumson Country Club

**Appendix C:**  
**List of Property Owners Interested in the**  
**Creation of Accessory Apartment Units**

2005

THOSE INTERESTED IN SUPPLYING AFFORDABLE HOUSING FOR  
RUMSON:

Ginny Linnell  
21 Ridge Road  
Rumson, New Jersey 07760  
732-530-0212

Linda Decelle  
Blackpoint Road  
Rumson, New Jersey 07760  
732-936-9594

Kevin Fry  
16 Washington Avenue  
Rumson, New Jersey 07760  
H - 732-842-7912  
W - 732-730-0054  
C - 732-768-6267

Justin King  
732-673-1626

Tom Thees  
2 Allencrest Road  
Rumson, New Jersey 07760  
732-530-5934

Joan Cambria  
88 Avenue of Two Rivers  
Rumson, New Jersey 07760  
732-747-4298

Pam Vallas  
64 Bingham Avenue  
Rumson, New Jersey 07760  
732-245-9555

Robert Gorski  
Architect  
119 E. River Road  
Rumson, New Jersey 07760  
732-842-8277

W. Paul Stout Realty, Inc.  
91 East River Road  
Rumson, New Jersey 07760  
732-842-8745

**Appendix D:**  
**Pictures of Flooding Conditions**  
**on KTK Property**



Avenue of Two Rivers South  
Looking South to River  
KTRK SITE AHEAD ON LEFT





KTK SITE — F. 11 BROUGHT TO  
SITE





Ave of Two Rivers South → Looking North



KTR SITE

**Appendix E:**  
**Approving Resolution for Site Plan**  
**Approval for Block 45, Lot 4 and Site Plan**

RESOLUTION OF FINDINGS AND CONCLUSION  
BOARD OF ADJUSTMENT  
BOROUGH OF RUMSON  
BLOCK 45, LOT 4

WHEREAS, River Road Holdings LLC has applied to the Board of Adjustment of the Borough of Rumson for permission for Preliminary and Final Site Plan Approval and variances to raze the existing former gas station structure and construct a new two story 5500 s.f. mixed use (residential/retail) building and appurtenant parking lot at the existing premises located at 89 East River Road and known as Block 45 Lot 4 on the Tax Map of the Borough of Rumson, located in the General Business (GB) Zone; and

WHEREAS, on August 9 and September 20, 2005 at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant, including

A1 - Original Site Plan

A2- Preliminary and Final Site Plan, Sheets 1 through 5, Dated 7/9/03

revised through 12/2/04 by Kennedy Consulting Engineers LLC

A3- Architectural Plans, Sheets A1 (6/11/04), A2 (6/17/04), and A3 (6/17/04) revised through 11/23/04 by CDZ Architects LLC

A4- Revised Preliminary and Final Site Plan Sheets 1 through 6, dated

7/9/03 revised through 8/31/05, and then revised as a result of final comments at the September meeting through 10/ /05

A5- Traffic Report dated 9/12/05 by Gary Dean Associates

along with several site photographs, Borough Engineer review letters, and a Stormwater Management Report by Kennedy Consulting Engineers dated 7/9/03 revised 7/1/04, and, based upon the evidence and testimony, the Board has made the following factual findings:

1. The property consists of a abandoned former gas station structure, located on a rectangular corner lot having 100 feet frontage on River Road and 150 feet frontage on North Street. The applicant requests Preliminary and Final Site Plan approval along with a number of variances to demolish the existing building and construct a new two story 5500 s.f. mixed use building, having three proposed retail stores on the first floor and three two-bedroom rental apartments on the second floor. Ordinance Section 22-5.11a.2 does not permit residential apartments in the GB zone; therefore the proposed mixed use requires a "d" variance. In addition, the applicant requests variances for on-site parking (21 spaces required, 17 spaces proposed), sight triangle, and location of trash enclosure. The portion of the initial application related to signage was withdrawn, and the signage will conform or be subject to further application.

2. The application proffers that the three (3) apartment units shall be restricted affordable housing "units as that is defined by the Council on Affordable Housing (COAH) and Borough regulations; two units shall be "moderate" income and one unit "low" income. That restriction as part of the Borough's effort to meet an affordable housing obligation as defined by COAH was proffered as the beneficial use providing the positive criteria, so as to support the granting of the variances --- particularly the "d" variance. The Borough Council has adopted a zoning ordinance amendment that permits mixed-use affordable housing units in the B zone, including a mixed use project consisting of retail on the first floor and "affordable housing" restricted units on the second floor. This zoning amendment has not yet been approved by COAH or the Court, and therefore is not yet in effect at this time.

3. At the initial hearing date in August 2005, the Board was somewhat concerned about the on-site parking being sufficient, the drainage from the site, and the adequacy and location of the trash enclosure/receptacles. Neighbors also expressed concern over the parking and the location of the building and parking lot as providing an insufficient buffer to an adjacent residence on Lot 3.02. There was discussion as to various limitations on allowable retail uses in the premises, so as to eliminate or decrease the number of vehicles on the site so the lot would provide adequate parking. Also given the proximity to residences the applicant voluntarily offered and agreed to a limitation on the hours that the stores on-site would be open to not later than 10:00 p.m. Also the applicant proffered that one parking space would be reserved for each apartment; the other spaces would not be reserved for any specific premises but would be shared parking. After extensive discussion, the matter was carried to allow the applicant to consider a use limitation on the types of retail stores, to eliminate high traffic retail uses, and to provide a traffic and parking report. The applicant was also going to review the placement of the trash enclosure and provide additional landscaping.

4. At the September meeting, the applicant submitted revised plans which provided a different location for the trash enclosure, near the property line with Lot 3.02. In addition, the plans showed 6 foot evergreens along the rear line, a 6 foot wide sidewalk at the rear of the premises, and 14.5 foot buffer to the rear lot. Also, the applicant proffered or agreed to a restriction or prohibition of a number of potential retail uses, including the following: radio/TV stores; medical/dental/chiropractic clinics or offices; convenience stores; paint stores; dry cleaners; dance or fitness studio (if utilizing entire retail space); and any retail store offering food service, either prepared or pre-packaged and either on or off premises. After extensive discussion, the Board concluded that these limitations or prohibitions would eliminate high traffic and parking needs that would overwhelm the site and adversely impact the adjoining residential areas. The Board did agree that the applicant could reapply to the Board at an appropriate future date for a reconsideration of some of these prohibited and eliminated uses, which could be reconsidered in the Board's discretion if the applicant could demonstrate to the satisfaction of the Board that the site is or can function adequately as presently approved and

that the permitting of such reconsidered use could be properly allowed without adversely affecting the site or the surrounding neighborhood and within the parking and traffic limitations existing.

5. There was further discussion about the trash enclosures and their proper sizing and location. After considerable discussion and input from the neighbors, it was concluded that the trash enclosures should be for trash cans and located along with rear buffer area. The applicant was to submit revised plans showing the relocated trash enclosure. With those restrictions and revisions, the Board concluded that the supplying of 3 affordable housing rental units, to assist the Borough in meeting its affordable housing obligation, was an appropriate positive reason in favor of the application. The applicant had revised plans so as to mitigate many of the impacts from the proposed retail/residential uses. The potential for a parking/traffic problem had been addressed as best as possible. The site has existed as an abandoned gas station for a number of years, and renovation into a productive use will enhance the site and the general area.

6. The applicant revised the plans as a result of the revisions and requested and agreed to at the September meeting. The Board reviewed those revisions at the October meeting prior to adoption of this Resolution and found the revisions conformed to the representations and requests.

WHEREAS, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 17th day of October, 2005 that the application of River Road Holdings LLC for a variance for Preliminary and Final Site Plan Approval and variances to raze the existing former gas station structure and construct a new two story 5500 s.f. mixed use (residential/retail) building and appurtenant parking lot on the existing residence in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.
3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any

responsibility or liability for the structural design of the project or for any damage which may be caused by the project.

4. The following must be accomplished prior to the issuance of a building permit:

a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a,4 of the Development Regulations have, where applicable, been obtained.

b. Taxes must be current.

c. Performance guarantees, if required, must be provided by the applicant and accepted by the Borough.

d. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.

e. Insurance certificates must be provided if construction of public improvement is involved.

f. Any outstanding review fees or escrow deficiency must be paid.

g. Notice must be published as required by subsection 22-3.3e,5 of the Development Regulations.

#### PERMANENT CONDITIONS

The following are Permanent Conditions and limitations on the use of the premises; the continued and intentional violation of which can be sufficient cause to revoke the Certificate of Occupancy for the premises and, after notice and a hearing, revoke or void this approval.

5. The three (3) residential units in the premises will be dedicated and deed restricted as affordable housing rental units (two moderate income units, and one low income unit) and will be included and subject to the Borough's affordable housing program. Prior to issuance of a Certificate of Occupancy, the owner will execute and record the appropriate deed restriction, in a form approved by the Borough or Board attorney, so as to deed restrict the premises and use of the residential units as affordable housing units. The owner will at all times cooperate with the Borough and the Council on Affordable Housing and comply with all applicable requirements and regulations for such units for the restricted period of 30 years as required under COAH regulations.

6. Each residential unit will have one (1), and only one (1) reserved parking space for that unit. The other parking spaces will be shared parking for all the uses in the premises.

7. The retail uses/stores on the premises will not be open or in operation past 10:00 p.m. The owner will provide notice to the tenants and include this limitation in any lease for the retail stores on the premises.

8. The retail units shall not be leased or operated for any of the following uses otherwise permitted in the GE zone.

a. radio/ty stores

b. medical/dental/chiropractic clinics or offices

c. paint store

d. convenience store

e. dry cleaners

- f. dance or fitness studios (if utilizing entire retail space)
- g. any retail store that prepares or sells food products, either prepared or pre-packaged, for consumption either on or off premises

The applicant may at an appropriate future time request a reconsideration as to any of the above prohibited uses. The Board may in its discretion reconsider this Condition and remove the restriction (with or without appropriate conditions) as to any of these agreed prohibited uses, if the applicant demonstrates and the Board in its sole discretion determines that the site can adequately handle the additional parking and traffic impacts from the proposed use without adversely impacting the surrounding properties and neighborhood. Such application for reconsideration should be on notice to the public and adjoining owners.

Above Resolution moved by *MR. PARTON*  
seconded by *MR. BROWN*, and on roll call the following vote was recorded:

In the Affirmative: *CONKLIN, MCGUIRE, BROWN, PARTON, WOOD,*  
*KNIGSLER, MCCARTHY, BRODSKY, MURPHY*  
In the Negative: *NONE*  
Abstain: *NONE*

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on October 18, 2005, as copied from the Minutes of the said meeting.

DATE: *October 18, 2005*

*Frederick J. Andre*  
Secretary  
Board of Adjustment

**Appendix F:**  
**Draft Ordinance Regulating**  
**Development Activity on Block 8, Lot 4**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, ESTABLISHING  
THE REQUIREMENTS FOR AFFORDABLE MULTIPLE DWELLING  
DEVELOPMENT ON BLOCK 8, LOT 4 IN ACCORDANCE WITH THE ADOPTED  
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN OF  
THE BOROUGH OF RUMSON.**

**PURPOSE**

The purpose of this ordinance is to establish regulations and standards governing the development of affordable multiple-dwelling housing on the property known as Block 8, Lot 4 in the Borough of Rumson in accordance with the Borough's Housing Plan Element and Fair Share Plan. The ordinance will permit the development of a maximum of seven (7) dwelling units on the site, so long two (2) of the units are rental units affordable to low-income households in accordance with the regulations of the New Jersey Council on Affordable Housing (COAH) as described in N.J.A.C. 5:94-1 et seq.; the requirements of the Fair Housing Act of 1985; and the Borough's adopted Housing Plan Element and Fair Share Plan.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

**Section 1.** Sub-paragraph a, "Permitted Uses," in Subsection 22-5.10, Regulations Controlling the POB Professional Office Business Zone District, is hereby amended to add the following new permitted use:

6. Affordable multiple-dwelling development shall be permitted on Block 8, Lot 4, in accordance with the standards and requirements of sub-paragraph f of this subsection.

**Section 2.** Subsection 22-5.10, Regulations Controlling the POB Professional Office Business Zone District, is hereby amended to add the following new sub-paragraph:

- f. Except as otherwise set forth this Ordinance, an affordable multiple-dwelling development shall be governed by the following standards:
  1. Maximum permitted density: 12 units per acre
  2. Maximum total number of units: seven (7) units
  3. Minimum required affordable units: two (2) units
  4. The affordable units shall be non-age restricted rental units affordable to low-income households as defined by the regulations of the New Jersey Council on Affordable Housing.
  5. All units within the development shall be separated by vertical walls (i.e., townhouse-style units), except that the affordable units may be of a stacked apartment flat design within an townhouse-style structure similar in design, quality, appearance and quality of finish to the balance of the structure.
  6. All standards and requirements in the POB Zone District for residential uses that are permitted according to the R-5 Zone District standards shall be met, except as modified or supplemented as follows:
    - a. Minimum primary front yard setback from Lafayette Street: 35 feet
    - b. Minimum secondary front yard setback from Hunt Street: 25 feet
    - c. Minimum side yard (south boundary) for principal structures: 15 feet
    - d. Minimum rear yard (east boundary) for principal structures: 40 feet
    - e. Minimum lot and building coverage and maximum floor area ratio shall not apply; however, the minimum landscaped area shall be 40 percent of total lot area.
    - f. Maximum height of a principal building shall be as shown in Schedule 5-2 for the R-1 and R-2 Zone Districts. Maximum height of an accessory building shall be as shown in Schedule 5-2 for the POB and R-5 Zone Districts.
    - g. Parking areas and driveways shall be fully screened and buffered from adjoining uses through plantings and fencing. Parking areas shall not be located

less than five (5) feet from the rear (east) property line, nor less than 10 feet from the side (south) property line.

- h. Accessory uses shall be provided in accordance with Subsection 22-5.10.b, as modified by the New Jersey Residential Site Improvement Standards (RSIS).
7. The affordable units must be affirmatively marketed to the housing region in accordance with Subsection 22-7.35, "Affirmative Marketing of Affordable Housing Units;" the Borough's Affirmative Marketing Plan; and the requirements for affirmative marketing as set forth in COAH regulations (N.J.A.C. 5:94-7 et seq.).
8. The provisions of Subsection 22-7.36, "Affordable Housing Developments and the requirements for affordable housing projects as set forth in COAH regulations (N.J.A.C. 5:94-1 et seq.)," shall apply to the affordable multiple-dwelling development.

**Section 3.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal, the grant of substantive certification, or other appropriate order.

**Section 4.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 5.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: \_\_\_\_\_

Passed and Approved: \_\_\_\_\_

I hereby approve of the  
passing of this ordinance.

\_\_\_\_\_  
John E. Ekdahl  
Mayor

Attest:

\_\_\_\_\_  
Thomas Rogers  
Borough Clerk/Administrator

#### CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Borough Council of the Borough of Rumson at a regular meeting held on \_\_\_\_\_, This ordinance was approved by the Mayor.

\_\_\_\_\_  
Thomas Rogers  
Borough Clerk/Administrator

**Appendix G:**  
**Overlay Zoning and Accessory**  
**Apartment Ordinance**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, ESTABLISHING  
THE REQUIREMENTS FOR ACCESSORY APARTMENT UNITS IN THE R-1 AND R-2  
ZONE DISTRICTS AND A MIXED-USE AFFORDABLE HOUSING OVERLAY OPTION  
IN THE GB, NB, AND POB ZONE DISTRICTS IN ACCORDANCE WITH THE ADOPTED  
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN OF  
THE BOROUGH OF RUMSON.**

**PURPOSE**

The purpose of this ordinance is to establish regulations and standards governing the development of low and moderate-income accessory units in the Borough's R-1 and R-2 Zones, and mixed-use affordable housing developments in the Borough's GB, NB, and POB Zones. The ordinance is designed to regulate low- and moderate-income accessory units and mixed-use affordable housing developments in a manner consistent with the regulations of the New Jersey Council on Affordable Housing (COAH) as described in N.J.A.C. 5:93-1 et seq.; the requirements of the Fair Housing Act of 1985; and the Borough's adopted Housing Plan Element and Fair Share Plan.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

**Section 1.** Section 22-2.4, Definitions, shall be amended to include the following new definitions:

*ACCESSORY UNIT* means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance. An accessory unit may be created within an existing or new single-family residential dwelling, may be created within an existing or new accessory building on a lot containing a single-family dwelling, or be an addition to an existing single-family dwelling or accessory building.

*LOW AND MODERATE INCOME ACCESSORY UNIT* means an accessory unit deed restricted for occupancy by a low and moderate income household as defined by current COAH regulations.

*MIXED-USE AFFORDABLE HOUSING DEVELOPMENT* means a development containing a combination of uses, with nonresidential uses permitted in the district on the first floor and residential units on the upper floors, including residential units deed restricted for occupancy by low and moderate-income households as defined by current COAH regulations.

**Section 2.** Chapter 22, Development Regulations, of the code of the Borough of Rumson is hereby amended to delete existing Section 22-6.9 in its entirety and replace it with the following new Section 22-6.9:

**22-6.9 Accessory Units**

- a. *General Requirements and Conditions.* Accessory units shall be permitted as a conditional use in the R-1 and R-2 Zone Districts, provided that the use and buildings shall adhere to the following minimum standards and conditions:
1. No more than one accessory unit shall be permitted;
  2. The accessory unit shall comply with all applicable statutes and regulations of the State of New Jersey in addition to all local building codes;
  3. An accessory unit shall, for a period of at least 10 years from the date of the issuance of a certificate of occupancy, be rented only to either a low- or moderate-income qualified household as defined by COAH regulations at the time of initial occupancy of the unit;
  4. Rents of accessory units shall be affordable to low or moderate income households as per COAH regulations and shall include a utility allowance;
  5. Rent increases shall be in accordance with COAH-approved percentages;
  6. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the accessory unit is located running with the land and limiting its subsequent rental or sale within the requirements of paragraphs (2), (3), and (4) above;

7. Each accessory unit shall have living/sleeping space, cooking facilities, a kitchen sink and complete sanitary facilities for the exclusive use of its occupants. It shall consist of no less than two rooms, one of which shall be a full bathroom;
  8. The accessory unit shall have a separate door with direct access to the outdoors;
  9. The potable water supply and sewage disposal system for the accessory unit shall be adequate to service the unit;
  10. During the period in which affordability controls are in place, the accessory unit shall be affirmatively marketed to the housing region in accordance with COAH regulations and Section 22-7.35, Affirmative Marketing of Affordable Housing Units;
  11. Accessory units may be located in an existing accessory building so long as the existing building footprint of the building is maintained. Any additions to a principal or accessory building to accommodate an accessory unit shall conform to the setback requirements for principal buildings in the district.
  12. New freestanding accessory buildings containing accessory units shall conform to the setback requirements for principal buildings in the district.
- b. *Other Requirements.* All standards and requirements of the zone district, except as modified by this section, shall apply. The lot must contain a conforming principal dwelling except as otherwise permitted pursuant to Section 22-7.3, Nonconforming Uses, Buildings and Structures.
- c. *Administrative Entity.* The Borough has designated the Township of Middletown as the administrative entity that will administer the Borough's accessory apartment program. The Township of Middletown shall administer the program in accordance with COAH's regulations and pursuant to the following procedures and requirements:
1. The administrative responsibilities of Middletown Township shall include advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program.
  2. Applicants for accessory apartments shall submit required application forms and documentation to the Borough's Administrative Officer, who shall transmit application materials to Middletown Township. Middletown Township shall only approve an application for an accessory unit if the project is in conformance with COAH's requirements, the Borough's Zoning Ordinance and Development Regulations, and this section. All approvals or denials shall be in writing with the reasons clearly stated.
  3. In accordance with COAH requirements, the Borough shall subsidize the physical creation of a low and moderate-income accessory units in accordance with current COAH minimum requirements or such additional amount as determined necessary by the Borough to create either a low or moderate-income unit meeting COAH's criteria. Prior to the grant of such subsidy, the property owner shall enter into a written agreement with the Borough insuring that: (1) the subsidy shall be used to create the accessory unit, and (2) the unit shall meet the requirements of this ordinance and COAH regulations.
- d. *Submission Requirements and Application Procedures.* Applicants for the creation of an accessory unit shall submit an application for a development permit and the required application information to the Borough Zoning Officer, who shall submit a copy of the application to Middletown Township, the administrative entity for the program.
1. Applicants shall submit the same information required for an application for a single-family dwelling, along with the following additional requirements:
    - a) For an accessory unit located within a principal building, a sketch of the floor plan(s) of the unit showing the location, size and relationship of both the accessory unit and the primary dwelling unit in the building;
    - b) For an accessory unit located in an accessory building, the floor plan of the accessory unit and all other rooms and building elements in the accessory building not used for residential purposes and their use (i.e. storage, garage, etc.);
    - c) Elevations showing any new construction and modifications of any exterior building façades to which changes are proposed; and
    - d) A site development sketch showing the location of the principal building and accessory buildings; all property lines; proposed additions if any, along with the minimum building setback lines; the required parking spaces for both dwelling units, and any site conditions which might affect development.

2. The Zoning Officer shall process the application in accordance with normal procedures. The issuance of a development permit or any affirmative action by a municipal agency shall be preceded by or conditioned upon approval by the Township of Middletown pursuant to this section.

c. *Conversion of Existing Accessory Units.* Accessory units created prior to the adoption of this subsection or without proper permits may be converted to a low- or moderate-income accessory unit under the provisions of this section consistent with N.J.A.C. 5:93-5.9 of COAH's rules. All the requirements of this section and applicable COAH regulations shall apply, except that the Borough shall not provide a subsidy for the unit.

**Section 3.** Sub-paragraph d, "Conditional Uses," in Section 22-5.4, Regulations Controlling the R-1 Residential Zone District, is hereby amended to add the following new conditional use:

5. Accessory Units.

**Section 4.** Sub-paragraph d, "Conditional Uses," in Section 22-5.5, Regulations Controlling the R-2 Residential Zone District, is hereby amended to add the following new conditional use:

5. Accessory Units.

**Section 5.** Chapter 22, Development Regulations, of the code of the Borough of Ramson is hereby amended to add the following new Section 22-5.14:

#### **22-5.14 Mixed-Use Affordable Housing Overlay Zone**

a. *Purpose.* The Mixed-Use Affordable Housing Overlay Zone is intended to provide a mixed-use overlay option in the Borough's GB General Business, NB Neighborhood Business, and POB, Professional Office Business Zones. The boundaries of the Mixed-Use Affordable Housing Overlay Zone shall be coterminous with the boundaries of each of the Borough's GB, NB, and POB Zones. Within the overlay zone district, the development of new mixed-use affordable housing developments or the conversion of existing non-residential uses to a mixed-use affordable housing development is permitted as an option to the uses otherwise permitted in GB, NB, and POB Zones.

b. *General Requirements and Conditions.* Mixed-use affordable housing developments shall be permitted in the Mixed-Use Affordable Housing Overlay Zone, provided that the use and buildings shall adhere to the following minimum standards and conditions:

1. A minimum of fifty (50) percent of the units must be affordable to low- and moderate-income households in accordance with COAH's criteria and regulations. If there is only one unit, it shall be an affordable unit.
2. At least fifty percent of the affordable units shall be low-income units as defined by COAH. If there is only one affordable unit, the unit shall be a low-income unit.
3. The unit(s) designated as low- or moderate-income units may only be occupied by a low- or moderate-income household at the time of the initial occupancy.
4. All standards and requirements in the underlying GB, NB, and POB Zones shall be met, except as otherwise modified by this section.
5. The ground floor of the building shall contain only nonresidential uses.
6. On-site parking must be provided for all uses on site in accordance with Borough standards or if applicable, in accordance with RSIS standards.
7. The units must be affirmatively marketed to the housing region in accordance with COAH's regulations and Section 22-7.35, Affirmative Marketing of Affordable Housing Units.
8. The provisions of Section 22-7.36, Affordable Housing Developments, shall apply to mixed-use affordable housing developments, except that low and moderate income units shall be exempt from COAH's bedroom mix requirements as specified in Section 22-7.36(e).

c. *Administrative Entity.*

1. The Borough has designated the Township of Middletown as the administrative entity that will administer the affordable units created in accordance with the Borough's Mixed-use

Affordable Housing Overlay Zone. The administrative responsibilities of Middletown Township include advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program. The Township of Middletown shall administer the program in accordance COAH's regulations and the Section 22-7.35, Affirmative Marketing of Affordable Housing Units, and Section 22-7.36, Affordable Housing Developments.

2. The Borough retains jurisdiction on all other approvals required by this Chapter, including, but not limited to, development permits and variances, subdivision or site plan approvals.
- d. *Change in Use.* Any change in use effecting an approved mixed-use affordable housing development shall be subject to site plan approval by the Borough, except as otherwise exempted from site plan approval by this Chapter. The conversion of a non-affordable residential unit to an affordable unit shall be permitted, subject only to administrative approval by Middletown Township.

**Section 6.** Sub-paragraph d, "Conditional Uses," in Section 22-5.10, Regulations Controlling the Professional Office Building (POB) Zone District, is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 7.** Sub-paragraph d, "Conditional Uses," in Section 22-5.11, Regulations Controlling the General Business Zone District (GB), is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 8.** Sub-paragraph d, "Conditional Uses," in Section 22-5.12, Regulations Controlling the Neighborhood Business Zone (NB) District, is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 9.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal or other appropriate order.

**Section 10.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 11.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: April 15, 2004.

Passed and Approved: May 6, 2004.

I hereby approve of the  
passing of this ordinance.

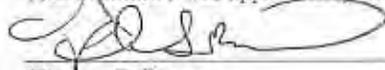
  
John E. Ekdahl  
Mayor

Attest:

  
Thomas S. Rogers  
Borough Clerk/Administrator

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Borough Council of the Borough of Rumson at a regular meeting held on May 6, 2004. This ordinance was approved by the Mayor.



---

Thomas S. Rogers  
Borough Clerk/Administrator

**Appendix H:**  
**Information on Accessory Apartment**  
**Program Administrator**

November 3, 2005

Councilwoman DeVoe offered the following resolution and moved its adoption:

Resolution

WHEREAS, the Borough of Rumson, as part of its Affordable Housing Plan, is in need of an entity to administer the Borough's Mount Laurel Accessory Apartment Units and Mixed-use Affordable Housing Plan; and

WHEREAS, Middletown Township has agreed to offer the Borough the use of their Mount Laurel Department to administer and monitor these programs; and

WHEREAS, the Borough of Rumson has the approval of the Borough Attorney, Borough Engineer and Borough Special Counsel;

NOW, THEREFORE, BE RESOLVED, by the Mayor and Council of the Borough of Rumson that the Borough enter into an agreement with the Township of Middletown after the final draft of the agreement is approved by the Borough Attorney and the Borough Engineer; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk/Administrator be authorized to sign this agreement after the Township of Middletown adopts said agreement.

Resolution seconded by Councilman Conaty and carried on the following roll call vote:

In the affirmative: Broderick, Conaty, Conklin, DeVoe, Kammerer and Rubin.

In the negative: None.

Absent: None.

CERTIFICATION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council of the Borough of Rumson at a regular meeting held on November 3, 2005.



Thomas S. Rogers  
Borough Clerk/Administrator

## INTERLOCAL SERVICE AGREEMENT

This Agreement, dated this            day of December, 2005, between the Township of Middletown, 1 Kings Highway, Middletown, New Jersey 07748 (hereafter Middletown) and the Borough of Rumson, 80 East River Road, Rumson, New Jersey 07760 (hereafter Rumson),

1. PURPOSE. In an effort to more economically and efficiently provide governmental services, Middletown and Rumson have agreed to have Middletown personnel provide certain services for the oversight and monitoring of the Affordable Housing Program instituted by Rumson as part of its COAH Compliance Program. The legal mechanism for such Interlocal services has been provided by N.J.S.A. 40:8A-1 et seq. and N.J.S.C. 5:23-4.6 ET SEQ. The Governing Bodies of Middletown and Rumson have determined that the mutual best interests of each municipality and its residents can be most efficiently and economically served by Middletown providing through its Community Development and Planning Offices certain services to Rumson in overseeing and monitoring Rumson's Affordable Housing program and receiving compensation through certain stipends and fees as set forth herein.
  
2. TERM. This Agreement shall commence on the effective date and terminate five (5) years thereafter, as per N.J.A.C. 5:23-4.6. However, either party has the right to terminate this Agreement for any reason on ninety (90) days written notice to the other party.
  
3. SERVICES. Middletown through its personnel will provide the following services to Rumson in overseeing and monitoring Rumson's Affordable Housing Program. Middletown will perform those services identified as its responsibility in the current adopted Housing Element and Fair Share Plan of Rumson including, but not limited to, those duties identified in Subsections 22-5.14, 22-6.9, 22-7.35 and 22-7.36 of the Code of Rumson. The

staff of each municipality will mutually cooperate so that the work is completed in a timely and proper manner.

- A) Middletown will use its own officials and employees for the services to be performed by Middletown and will not be hiring existing Rumson employees for said services. Rumson will maintain and staff and office in its Borough Hall and will provide at its expense necessary clerical staffing for that office, on a full or part time basis in Rumson's discretion. The Middletown Planning and Community Development Department Official will on occasion perform the services within its area of responsibility in or from the Rumson Office and may make recommendations as to clerical staffing for the Rumson office. However, any determination of clerical staffing level of the Rumson office shall be the determination of Rumson.
  
- B) The Middletown Community Development Official will assign appropriate Middletown personnel as necessary to perform its responsibilities as part of the review and monitoring of Rumson's affordable housing program in a reasonably timely manner. The Community Development Official will be available to both municipalities, and services will be performed in both municipalities on a first-come first-serve basis within the reasonable scheduling discretion of the Official.
  
- C) The Middletown Planning and Community Development Department Official and subordinates may remove and retain the particular files from the Rumson office in order to perform reviews, approval issuance, inspections and other required services in the field or at Middletown offices. After completion of necessary work or other final action in a matter, all records and files will be returned to the Rumson office and retained by Rumson.

D) All services provided by Middletown shall be done by appropriately qualified employees and shall be done in the manner prescribed by the COAH or other appropriate standards within the normal reasonable discretionary authority of said official.

4. PAYMENT. Middletown will be paid a stipend of \$4,000 within 30 days of the effective date of this Agreement as payment for costs incurred in setting up this interlocal service program and assigning and familiarizing the employees assigned to same. Middletown shall thereafter be paid an additional stipend of \$2,500 per year of the Contract, commencing with a payment of \$2,500, one year after the effective date, to cover annual overhead costs of maintaining its involvement in this interlocal program. In addition, Middletown shall be paid a flat fee of \$1,000 per application filed and reviewed; said fee to be paid by Rumson within 45 days after the filing of the Application.
  
5. LIABILITY. Middletown shall be responsible for workers compensation for all employees or officials performing work under this Agreement. Rumson shall be responsible for any general liability claims, claims under 42 U.S.C. Section 1983 liability, errors and omissions, and negligence against any employee or official arising out of their performance of services for Rumson or on Rumson matters arising out of this agreement. Rumson agrees to defend, indemnify and hold harmless Middletown and its agents and employees performing services from all claims, suits or judgements arising from the services performed for Rumson under this Agreement.
  
6. EFFECTIVE DATE. This Agreement will be effective upon approval by both Middletown and Rumson and receipt of appropriate authorization by COAH.

ATTEST

\_\_\_\_\_  
THOMAS S. RODGERS, CLERK

\_\_\_\_\_  
HEIDI ABS, CLERK

BOROUGH OF RUMSON

\_\_\_\_\_  
JOHN EKDAHL, MAYOR

TOWNSHIP OF MIDDLETOWN

\_\_\_\_\_  
THOMAS G. HALL, MAYOR

**Appendix I:**  
**Affirmative Marketing Ordinance and Plan**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, TO SET FORTH  
REQUIREMENTS FOR THE AFFIRMATIVE MARKETING OF AFFORDABLE  
HOUSING UNITS IN THE BOROUGH OF RUMSON.**

**PURPOSE**

The purpose of this ordinance is to establish procedures for the affirmative marketing of new affordable housing units created pursuant to the Borough of Rumson's Housing Plan Element and Fair Share Plan in a manner consistent with the requirements and regulations of the New Jersey Council on Affordable Housing (COAH). This ordinance will apply to all new developments in Rumson that contain low and moderate-income units and any future inclusionary developments that may occur in the Borough.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

**Section 1.** Chapter 22, Development Regulations, of the code of the Borough of Rumson is hereby amended to add the following new Section 22-7.35:

**22-7.35 Affirmative Marketing of Affordable Housing Units**

- a. The Borough has adopted a Housing Plan Element and Fair Share Plan that addresses its present and prospective need for new affordable housing units. The Borough has included in its Housing Plan Element and Fair Share Plan mechanisms to capture opportunities for affordable housing beyond its RDP in accordance with COAH requirements, including an accessory apartment ordinance and mixed-use overlay zone. This section will apply to all new developments in Rumson that contain low and moderate-income units and any future inclusionary developments that may occur in the Borough.
- b. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan will address the requirements of N.J.A.C. 5:93-11. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. The Borough is in the housing region consisting of Mercer, Monmouth, and Ocean Counties. The affirmative marketing program is a continuing program and will meet the following requirements.
- c. All newspaper articles, announcements and requests for applications for low and moderate income units will appear in the following newspapers/publications:
  - Asbury Park Press
  - Two River Times
  - Trenton Times
- d. The primary marketing will take the form of at least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an "as needed" basis.
- e. The advertisement will include the:
  - street address
  - direction to the housing units;
  - number of bedrooms per unit;
  - range of selling prices/rents;
  - size of units;
  - household income limits; and

- location of applications including business hours and where/how applications may be obtained.
- f. All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:
- The Hub  
Rumson Borough Bulletin
- g. If applicable, the following regional radio and/or cable television station(s) will be used:
- Comcast Cable
- h. The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program including specific employment centers within the region:
- Rumson Borough Hall, 80 East River Road
  - Rumson Post Office, Hunt Street and Bingham Avenue
  - Oceanic Free Library, Avenue of Two Rivers and Ridge Road
  - Developer's sales/rental office on site (if applicable)
  - Rumson Business and Professional Association, Bingham Avenue
- i. The following is a list of community contact person(s) and/or organization(s) in Mercer, Monmouth, and Ocean, counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region:
- Rumson Senior Citizen Club
  - Monmouth County Community Development Program
  - Housing Affordability Service (HAS)
  - The ARC of Mercer, Monmouth, and Ocean Counties
  - The Monmouth Housing Alliance
  - Developer's sales offices (if applicable)
  - Monmouth County Administrative Offices (Freehold Borough)
- j. Applications will be mailed to prospective applicants upon request. Additionally, applications will be sent to the chief administrative employees of each of the following agencies in the counties of Mercer, Monmouth, Ocean Counties:
- Office on Aging
  - Housing Agency or Authority
  - Area Community Action Agencies
  - Community Development Departments or Divisions
- k. Owners of accessory units will be permitted to select applicants from lists of eligible applicants provided by the Borough in accordance with the procedures permitted by COAH.
- l. The following is a description of the random selection method that will be used to select occupants of low and moderate income housing, other than accessory units:
1. Notices will be distributed to all of the agencies and publications listed above, advising of the availability of such housing units and providing a deadline of at least one hundred twenty (120) days after the notices have been distributed for submission of applications.
  2. Once the deadline for submission of applications has passed, each of those applications, which satisfy the requirements for low and/or moderate income housing occupancy, and subject to the provisions of Section 13 below, shall be given an anonymous number and each number shall be placed on the same size and stock card and placed in a drum.
  3. Notice of the drawing shall be given seven (7) days in advance of the drawing to all applicants who have been deemed to satisfy the requirements.

4. The Borough shall then draw ten (10) numbers, one (1) number at a time, with each number being placed in the order by which the numbers were drawn and that shall be the order in which persons will be given the opportunity to take advantage of the low and moderate income housing available, dependent upon their satisfying all criteria. If there are more numbers drawn than available housing units, the applicants representing those numbers shall constitute an initial waiting list to be used in the event that any of the other selected individuals are thereafter determined not eligible.
- m. The Borough is ultimately responsible for administering the affirmative marketing program through an inter-local service agreement. The Borough has delegated this responsibility to the Township of Middletown. The Township of Middletown will income qualify low and moderate-income households; place income-eligible households in low and moderate-income units upon initial occupancy; provide for the initial occupancy of low and moderate-income units with income-qualified households; continue to qualify households for reoccupancy of units as they become vacant during the period of affordability controls; assist with advertising and outreach to low and moderate-income households if in the contract; and enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:93-9. The Borough Administrator within Rumson is the designated housing officer to act as liaison to the Township of Middletown. The Township of Middletown will provide counseling services to low and moderate income applicants on subjects such as budgeting, credit issues, mortgage qualification, responsibilities of homeownership, rental lease requirements and landlord/tenant law.
- n. Households who live or work in the COAH-established housing region may be given preference for sales and rental units constructed within that housing region. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced. The Borough intends to comply with N.J.A.C. 5:93-11.7.
- o. Developers of low and moderate-income housing units may assist in the marketing of the affordable units in their respective developments if so designated by the Borough.
- p. The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low and moderate income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or re-occupancy of units continues to be necessary.
- q. The Township of Middletown, and the Borough will comply with monitoring and reporting requirements as per N.J.A.C. 5:93-11.6 and 12.1.

**Section 2.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal or other appropriate order.

**Section 3.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 4.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: April 15, 2004.

Passed and Approved: May 6, 2004.

I hereby approve of the  
passing of this ordinance.

---

John E. Ekdahl  
Mayor

Attest:

---

J. Gary Sammon  
Borough Clerk/Administrator

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Borough Council of the Borough of Rumson at a regular meeting held on May 6, 2004. This ordinance was approved by the Mayor.

---

J. Gary Sammon  
Borough Clerk/Administrator

# AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in the Borough of Rumson

## I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units:  Number of Rental Units:  Number of For-Sale Units:	1d. Price or Rental Range  From \$  To \$	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted  <input type="checkbox"/> Non-Age Restricted		1g. Approximate Starting Dates  Advertising: <span style="float: right;">Occupancy:</span>	
1h. County		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

## II. RANDOM SELECTION

As stated in Chapter 22, Section 7.35, Paragraph "1" of the Code of the Borough of Rumson, the random selection method that will be used to select occupants of low and moderate income housing units, other than accessory units, shall be the following:

1. Notices will be distributed to all of the agencies and publications listed in Chapter 22, Section 7.35 of the Code of the Borough of Rumson, advising of the availability of such housing units and providing a deadline of at least one hundred twenty (120) days after notices have been distributed for submission of applications.
2. Once the deadline for submission of applications has passed, each of those applications which satisfies the requirements for low and/or moderate income housing occupancy, and subject to the provisions of Section 13 below, shall be given an anonymous number and each number shall be placed on the same size and stock of card and placed in a drum.
3. Notice of the drawing shall be given seven (7) days in advance of the drawing to all applicants who have been deemed to satisfy the requirements.
4. The Borough shall then draw ten (10) numbers, one (1) number at a time, with each number being placed in the order by which the numbers were drawn and that shall be the order in which persons will be given the opportunity to take advantage of the low and moderate income housing available, dependent upon their satisfying all criteria. If there are more numbers drawn than available housing units, the applicants representing those numbers shall constitute an initial waiting list to be used in the event that any of the other selected individual are thereafter determined not eligible.

With regard to selecting occupants for accessory units, the following standard of Chapter 22, Section 7.35, Paragraph "k" of the Code of the Borough of Rumson applies:

- Owners of accessory units will be permitted to select applicant from lists of eligible applicants provided by the Borough in accordance with the procedures permitted by COAH

### III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- White (non-Hispanic)   
  Black (non-Hispanic)   
  Hispanic   
  American Indian or Alaskan Native  
 Asian or Pacific Islander   
  Other group:

3b. Commercial Media (required)			
Names of Regional Newspaper(s)	Racial/Ethnic Identification of Readers/Audience (if known)		Duration & Frequency of Outreach
Asbury Park Press	General Circulation		
Two River Times	General Circulation		
Trenton Times	General Circulation		
Names of Regional Radio/TV Station(s)	Racial/Ethnic Identification of Readers/Audience (if known)		Duration & Frequency of Outreach
Comcast Cable	General Circulation		
3c. Other Publications (such as neighborhood newspapers, religious publications, & organizational newsletters)			
Name of Publications	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
The Hub	Red Bank Area	General Circulation	
Rumson Borough Bulletin	Borough of Rumson	General Circulation	
3d. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing; varies by development)			
Name of Employer/Company	Location	Duration & Frequency of Outreach	
3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Rumson Sr. Citizen Club	Rumson Borough		
Monmouth Co. Community Development Program	Monmouth County		
Housing Affordability Service (HAS)	New Jersey		
The ARC of Monmouth, Ocean, & Mercer Counties	COAH Region 4		
Monmouth Housing Alliance	Monmouth County		
Developer's Sales Offices (if applicable)	(Varies)		
Monmouth County Admin. Offices (Freehold Borough)	Monmouth County		

#### IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:
4a. County Administration Buildings and/or Libraries for all counties in the housing region:
Monmouth County Library, Headquarters; 125 Symmes Drive; Manalapan, N.J. 07726
Ocean County Library, Headquarters; 101 Washington Street; Toms River, NJ 08753
The Mercer County Library System; Lawrence Headquarters Branch; 2751 Brunswick Pike; Lawrenceville, NJ 08648
Monmouth County Library, Oceanport Branch; Monmouth Blvd. & Myrtle Ave.; Oceanport, N.J. 07757
Monmouth County Library, Eastern Branch; Route 35; Shrewsbury, N.J. 07702
4b. Municipality in which the units are located:
Memorial Borough Hall of Rumson; 80 East River Road; Rumson, NJ 07760
Oceanic Free Library; 109 Avenue of Two Rivers; Rumson, NJ 07760
4c. Sales/Rental Office for units (if applicable)

#### V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's COAH substantive certification or DCA Balanced Housing Program funding or HMFA LHORP/MONI funding).

\_\_\_\_\_  
Name (Type or Print)

\_\_\_\_\_  
Title/Municipality

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## **Appendix J:**

# **Affordable Housing Ordinance**

Please note that this ordinance is relevant to Cycles I and II. The Borough of Rumson will prepare a Cycle III Affordable Housing Ordinance once COAH publishes a Model Cycle III Affordable Housing Ordinance.

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, ESTABLISHING THE  
REQUIREMENTS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS  
IN ACCORDANCE WITH THE ADOPTED HOUSING PLAN ELEMENT AND FAIR  
SHARE PLAN OF THE BOROUGH OF RUMSON AND THE REGULATIONS OF THE  
NEW JERSEY COUNCIL ON AFFORDABLE HOUSING.**

**PURPOSE**

The purpose of this ordinance is to establish regulations governing the development of low and moderate-income housing units and projects in the Borough. In accordance with the provisions of this ordinance, such projects shall be designed in a manner consistent with the regulations of the New Jersey Council on Affordable Housing (COAH), N.J.A.C. 5:93 et. seq., the Fair Housing Act of 1985, and the Borough's constitutional obligation to provide for its fair share of low and moderate-income housing.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

Section 1, Chapter 22, Development Regulations, of the code of the Borough of Rumson is hereby amended to add the following new Section 22-7.36:

**22-7.36 Affordable Housing Developments**

- a. The Borough of Rumson's fair share obligation will be divided equally between low and moderate-income households as per N.J.A.C. 5:93-2.20.
- b. Except for inclusionary developments constructed pursuant to low income tax credit regulations:
  1. at least half of all units within each inclusionary development will be affordable to low income households; and
  2. at least half of all rental units will be affordable to low income households; and
  3. at least one-third of all units in each bedroom distribution pursuant to N.J.A.C. 5:93-7.3 will be affordable to low income households.
- c. Inclusionary developments that are not age-restricted will be constructed in conjunction with realistic market demands so that:
  1. the combination of efficiency and one bedroom units is at least 10 percent and no greater than 20 percent of the total low and moderate income units; and
  2. at least 30 percent of all low and moderate-income units are two bedroom units; and
  3. at least 20 percent of all low and moderate-income units are three bedroom units; and
  4. low and moderate income units that are age-restricted may utilize a modified bedroom distribution. At a minimum, the number of bedroom will equal the number of age-restricted low and moderate-income units within the inclusionary development.
  5. Accessory units shall be exempt from COAH bedroom mix requirements as per N.J.A.C. 5:93-7.3.
  6. Low and moderate income units created pursuant to the Borough's mixed-use overlay zone shall be exempt from COAH's bedroom mix requirements.

- d. In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sale prices:
1. efficiency units will be affordable to a one person household; and
  2. one bedroom units will be affordable to 1.5 person households; and
  3. two bedroom units will be affordable to 3 person households; and
  4. three bedroom units will be affordable to 4.5 person households; and
  5. median income by household size will be established by a regional weighted average of the uncapped Section 8 income limits published by HUD as per N.J.A.C. 5:93-7.4(b); and
  6. the maximum sales prices of low and moderate income units within each inclusionary development will be affordable to household earning no more than 70 percent of median income. In averaging an affordability range of 55 percent for sales units, the municipal ordinance will require moderate-income sales units to be available for at least two different prices and low income sales units to be available for at least two different prices; and
  7. for both owner-occupied and rental units, the low and moderate income units will utilize the same heating source as market units within an inclusionary development; and
  8. low income units will be reserved for households with a gross household income less or equal to 50 percent of the median income approved by COAH; moderate income units will be reserved for households with a gross household income less than 80 percent of the median income approved by COAH as per N.J.A.C. 5:93-7.4 (g); and
  9. the regulations outlined in N.J.A.C. 5:93-9.15 and 9.16 will be applicable for purchased and rental units.
- e. For rental units, developers and/or municipal sponsors may:
1. establish one rent for a low income unit and one for a moderate income unit for each bedroom distribution; and
  2. gross rents, including an allowance for tenant-paid utilities, will be established so as not to exceed 30 percent of the gross monthly income of the appropriate household size as per N.J.A.C. 5:93-7.4 (f). The tenant-paid utility allowance will be consistent with the utility allowance approved by HUD for use in New Jersey; and
  3. the maximum rents of low and moderate income units within each inclusionary development will be affordable to households earning no more than 60 percent of median income. In averaging an affordability range of 52 percent for rental units, developers and/or municipal sponsors of rental units may establish one rent for a low-income unit and one rent for a moderate-income unit for each bedroom distribution.
- f. For sale units:
1. the initial price of a low and moderate income owner-occupied for-sale housing unit will be established so that after a down-payment of five percent, the monthly principal, interest, homeowner and private mortgage insurance, property taxes (based on the restricted value of the low and moderate income unit) and condominium or homeowner fee do not exceed 28 percent of the eligible gross monthly income; and
  2. master deeds of inclusionary developments will regulate condominium or homeowner association fees or special assessments of low and moderate income purchasers at 100 percent of those paid by market purchasers. This percentage is consistent with the requirements of N.J.A.C. 5:93-7.4(e). Once established within the master deed, this percentage will not be amended without prior approval from COAH; and
  3. The Borough will follow the general provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sale units as per N.J.A.C. 5:93-9.3; and

4. The Borough will require a certificate of re-occupancy for any occupancy of a low or moderate income sales unit resulting from a resale as per N.J.A.C. 5:93-9.3(c); and
5. municipal, state, nonprofit and seller options regarding sale units will be consistent with N.J.A.C. 5:93-9.5 – 9.8. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:93-9.9; and
6. the continued application of options to create, rehabilitate or maintain low and moderate income sale units will be consistent with N.J.A.C. 5:93-9.10; and
7. eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:93-9.11; and
8. the regulations detailed in N.J.A.C. 5:93-9.12 – 9.14 will be applicable to low and moderate income units that are for sale units.

g. In zoning for inclusionary developments the following is required:

1. low and moderate income units will be built in accordance with N.J.A.C. 5:93-5.6(d):

Minimum % of Low/Moderate Income Units Completed	% of Market Housing Units Completed
0	25
10	25 + 1 unit
50	50
75	75
100	90
	100

2. a design of inclusionary developments that integrates low- and moderate-income units with market units is encouraged as per N.J.A.C. 5:93-5.6 (f). Developers of non-inclusionary residential and non-residential developments shall pay a development fee in accordance with Subsection 22-3.14.y. of this Ordinance.

b. A development fee ordinance was approved by COAH and adopted by the Borough.

i. To provide assurances that low and moderate income units are created with controls on affordability over time and that low and moderate income households occupy these units, the Borough will designate Middletown Township with the responsibility of ensuring the affordability of sales and rental units created as part of the Borough's mixed-use overlay zone over time. The Borough will also designate Middletown Township with the responsibility of ensuring the affordability of accessory units. Middletown Township will be responsible for those activities detailed in N.J.A.C. 5:93-9.1(a).

1. In addition, Middletown Township will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C. 5:93-9.1(b) in placing households in low and moderate income units; and
2. newly constructed low and moderate income sales units will remain affordable to low and moderate income households for at least 30 years.

Middletown Township and the Borough will require all conveyances of newly constructed units to contain the deed restriction and mortgage lien adopted by COAH and referred as Technical Appendix E as found in N.J.A.C. 5:93; and

3. housing units created through the conversion of a nonresidential structure will be considered a new housing unit and will be subject to 30-year controls on affordability. Middletown Township and the Borough will require that COAH's appropriate deed restriction and mortgage lien be applied to these units.

j. Regarding rehabilitated units:

1. rehabilitated owner-occupied single family housing units that are improved to code standard will be subject to affordability controls for at least six years; and
2. rehabilitated renter-occupied housing units that are improved to code standard will be subject to affordability controls for at least 10 years; and
3. The Borough intends to use development fee revenues for the rehabilitation of housing units in accordance with the Borough's housing element and fair share plan. The rehabilitation schedule is shown below:

<i>Borough of Rumson</i>			
<i>Housing Rehabilitation Funding Schedule</i>			
	<i>Year</i>	<i>Number of Rehabs</i>	<i>Funds Needed</i>
1.	2004	8	\$80,000
2.	2005	4	\$40,000
3.	2006	4	\$40,000
4.	2007	4	\$40,000
5.	2008	4	\$40,000

k. Regarding rental units:

1. newly constructed low and moderate-income rental units will remain affordable to low and moderate income households for at least 30 years. Middletown Township and the Borough will require the deed restriction and lien and deed of easement referred as Technical Appendix 11 as found in N.J.A.C. 5:93; and
  2. affordability controls in accessory units will be for a period of at least 10 years, except if the apartment is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.15, then the controls on affordability will extend for 30 years (N.J.A.C. 5:93-5.9); and
  3. alternative living arrangements will be controlled in a manner suitable to COAH, that provides assurances that such a facility will house low and moderate income households for at least 10 years except if the alternative living arrangement is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.15, then the controls on affordability will extend for 30 years (N.J.A.C. 5:93-5.8). Group homes for the developmentally disabled that have received capital funding from the New Jersey Division of Developmental Disabilities and where the terms of such grant are for twenty years and renewable at the end of the initial term shall be determined to have acceptable affordability controls in accordance with COAH's requirements and are eligible for rental bonus credits pursuant to COAH's regulations.
- l. Section 14(b) of the Fair Housing Act N.J.S.A. 52:27D-301 et. seq. incorporates the need to eliminate unnecessary cost generating features from the Borough's land use ordinances. Accordingly, the Borough will eliminate development standards that are not essential to protect the public welfare and to expedite or fast track municipal approvals/denials on certain affordable housing developments. The Borough will adhere to the components of N.J.A.C. 5:93-10.1 -10.3.

**Section 2.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal or other appropriate order.

**Section 3.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 4.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: April 15, 2004.

Passed and Approved: May 6, 2004,

I hereby approve of the  
passing of this ordinance.

---

John E. Ekdahl  
Mayor

Attest:

---

J. Gary Sammon  
Borough Clerk/Administrator

CERTIFICATION

I hereby certify that the above is a true  
copy of an ordinance adopted by the  
Borough Council of the Borough of Rumson  
at a regular meeting held on May 6, 2004.  
This ordinance was approved by the Mayor.

---

J. Gary Sammon  
Borough Clerk/Administrator

2005 Stormwater Management Plan, Master Plan Element

STORMWATER MANAGEMENT PLAN  
MASTER PLAN ELEMENT

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

February 7, 2005

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748



C. BERNARD BLUM, JR. P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER - NO. GE14227  
LICENSED PROFESSIONAL PLANNER - NO. LI00887

---

*The original of this document has been signed and sealed in accordance with New Jersey Law*

**RUMSON BOROUGH PLANNING BOARD**

GERTRUDE PARTON, CHAIRMAN

JOHN R. EMERY, VICE CHAIRMAN

MAYOR JOHN E. EKDAHL

COUNCILMAN MARK RUBIN

KEVIN ANDERSON

DR. MICHAEL LOSPINUSO

GAIL SLINGLUFF

ALEX J. SHANLEY

BERNARD VAUGHAN

ANN WHITE

C. BERNARD BLUM, JR., P.E., P.P, BOROUGH ENGINEER

MICHAEL B. STEIB, PLANNING BOARD ATTORNEY

J. GARY SAMMON, SECRETARY

**BOROUGH OF RUMSON PLANNING BOARD**  
**RESOLUTION ADOPTING STORM WATER MANAGEMENT PLAN**  
**MASTER PLAN ELEMENT**

*WHEREAS*, the Planning Board is a duly constituted approving authority created pursuant to the provisions of NJSA 40:55D-23 of the Municipal Land Use Law; and

*WHEREAS*, pursuant to NJSA 40:55D-28, the Planning Board may prepare and after public hearing, may amend a Master Plan or component parts thereof to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

*WHEREAS*, pursuant to NJAC 7:8-4.3(a), a municipality shall adopt a Municipal Storm Water Management Plan as an integral part of its Master Plan; and

*WHEREAS*, pursuant to NJAC 7:8-1.1 et. seq., the Planning Board has prepared a Storm Water Management Plan Master Plan element in order to comply with the requirements set forth in the New Jersey Administrative Code for Municipal Storm Water Management Planning; and

*WHEREAS*, pursuant to the requirements of the Municipal Land Use Law NJSA 40:55D-1 et. seq. and specifically NJSA 40:55D-28 and NJSA 40:55D-13, the Planning Board conducted a public hearing on the 7<sup>th</sup> day of February 2005, due notice of said meetings having been given in accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the Planning Board reviewed and considered the proposed Storm Water Management Plan Master Plan element along with any public comment thereon and the Planning Board having determined that the Storm Water Management Plan Master Plan element is in compliance with the requirements of the Municipal Land Use Law and the requirements for Storm Water Management pursuant to the applicable sections of the New Jersey Administrative Code.

*NOW THEREFORE BE IT RESOLVED*, by the Planning Board of the Borough of Rumson on this 7<sup>th</sup> day of February 2005 that the Storm Water Management Plan Master Plan element prepared by C. Bernard Blum, Jr., P.E., P.P., Rumson Borough Engineer, dated February 2005 be and is hereby adopted.

OFFERED BY: Mr. Emery

SECONDED BY: Mr. Vaughan

ROLL CALL:

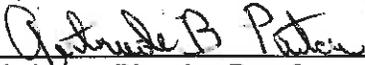
YES: Parton, Rubin, Ekdahl, Vaughan, Lospinuso, Emery,  
Shanley, Ana Anderson.



NO: None.

ABSTAIN: None.

ABSENT: Slingluff & White

  
\_\_\_\_\_  
Chairman, Planning Board  
Borough of Rumson

I certify that the above is a true and exact copy of the Resolution adopted by the Planning Board of the Borough of Rumson at its meeting held on February 7, 2005.

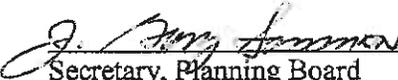
  
\_\_\_\_\_  
Secretary, Planning Board  
Borough of Rumson

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### Changes to the Hydrologic Cycle/Water Balance

An increase in impervious area associated with urbanization increases runoff while it decreases infiltration of water into surrounding soils. Urbanization also results in decreased evapotranspiration. Conventional development practices on an urban stream dramatically change the hydrologic condition of a stream.

Impacts include:

- An increase in the magnitude and frequency of runoff events;
- An increase in the stream's annual flow as surface storm runoff rather than base flow; and
- Increases in velocity of flow during storms.

The National Oceanographic and Atmospheric Administration (NOAA), the agency that develops statistical estimates of rainfall amounts has increased its estimates for the majority of storm events, particularly the larger events. The following table indicates the old and new twenty-four hour rainfall amounts in inches for Monmouth County.

**NRCS 24 Hour Design Storm Rainfall Depth (inches) – September 2004**

Storm Period	1 yr.		2 yr.		5 yr.		10 yr.		25 yr.		50 yr.		100 yr.	
	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
Monmouth County	2.8	2.9	3.4	3.4	4.4	4.4	5.3	5.2	6.0	6.6	6.5	7.7	7.5	8.9

Source: NOAA

The decrease in infiltration that occurs with urbanization reduces soil moisture replenishment and groundwater recharge that is the source of stream baseflow, which is important for sustaining aquatic life.

The preservation of the natural hydrologic cycle, to the greatest extent practicable, will maintain groundwater recharge by reducing baseflow impacts. It will also reduce the potential for flooding and erosion, and possibly, the size and cost of stormwater infrastructure.

Lack of proper stormwater management, reduced baseflow, degradation of water quality, and increased flooding and erosion can lead to reduced diversity of aquatic life, fewer opportunities for human uses of water resources, and loss of property and human life.

TABLE 2 – GENERAL HOUSING CHARACTERISTICS					
	1990		2000		Change
	Number	Percent	Number	Percent	
<b>OCCUPANCY STATUS</b>					
Total housing units	2621	100	2,610	100	-11
Occupied housing units	2394	91.3	2,452	93.9	58
Vacant housing units	227	8.7	158	6.1	-69
<b>TENURE</b>					
Occupied housing units	2394	100	2,452	100	58
Owner-occupied housing units	2120	88.6	2,209	90.1	89
Renter-occupied housing units	274	11.4	243	9.9	-31
<b>VACANCY STATUS</b>					
Vacant housing units	227	100	158	100	-69
<b>POPULATION</b>					
	6701	100	7137	100	436
<b>HOUSEHOLDS</b>					
	2394	100	2452	100	58
Family Households	1932	80	1989	81	57
1 Person Households	462	20	463	19	1
Persons/Household	2.80		2.91		0.11
Persons/Family Household	3.23		3.36		0.13
Persons/Housing Unit	2.56		2.73		0.17

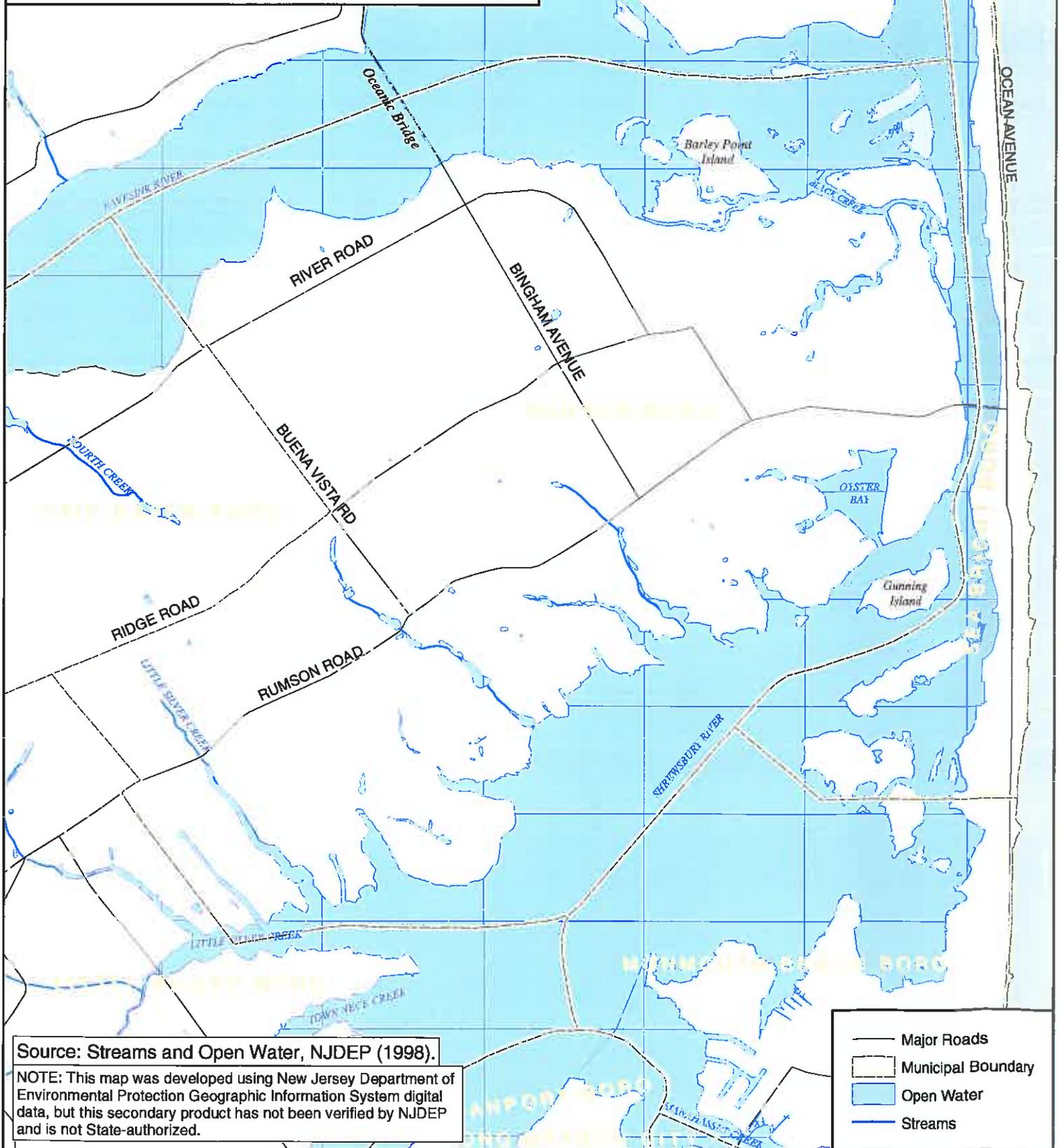
Source: US Census

When compared to Monmouth County and the State, Rumson Borough has a slightly lower percentage of vacant housing. However, where Rumson has a 90.1% owner-occupancy rate, the County has a rate of 74.6% and the State a rate of only 65.6%. Rumson's higher than average ownership rate can be attributed to the limited number of rental units and high majority of single-family housing stock.

**Figure 2: Waterways  
Borough of Rumson  
Monmouth County, New Jersey**



0 1,250 2,500 5,000 7,500 Feet



Source: Streams and Open Water, NJDEP (1998).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Major Roads
- ▭ Municipal Boundary
- Open Water
- Streams

## **BACKGROUND OF THE BOROUGH**

### **General Characteristics**

The Borough of Rumson has a land area of 5.2 square miles. It is located between the Shrewsbury and Navesink Rivers in eastern Monmouth County. In addition to the primary and secondary watercourses in the Borough, there are a number of unnamed tributaries and ponds that are identified in Figure 2.

Rumson is a mature community that has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its quality of life is maintained. Rumson is a fully developed community that has developed in a manner consistent with County and State Plans.

The Borough has historically maintained low-density zoning in environmentally sensitive areas of the Borough, particularly along the Shrewsbury River and, in general, along the Navesink, both listed by NJDEP as Category-1 streams. As a result of local market forces, revitalization of commercial and residential structures has occurred, and is occurring, in the Borough in a manner consistent with the master plan and existing development.

The Borough's established development pattern, the preservation of which is the Borough's primary goal, creates and supports a well designed mixed-use community. In addition, the Borough has adopted a mixed-use overlay option in the General Business, Neighborhood Business and Professional Office districts.

The Borough Council adopted a Tree Protection Ordinance and has designated a Tree Ordinance Officer to administer the newly enacted Tree Protection Program. The purpose of the ordinance is to prevent the clear cutting of trees and to restrict the removal of other trees, thereby maintaining the beauty and character, preventing erosion, controlling actions that will substantially change drainage patterns and restricting any action that could create a hazard to persons or property.

### **NJDEP – Integrated List of Water Bodies**

The Navesink River is identified on New Jersey's 2004 Integrated List of Water Bodies as being impaired or threatened (Sublist 5). Along the Navesink River, NJ Department of Environmental Protection (NJDEP) is monitoring fish tissue for fish-PCB and fish-dioxin. According to NJDEP, impairments for total coliform, dissolved oxygen and fecal coliform have been identified along the Shrewsbury River/Navesink River Estuary.

Both the Navesink River and the Shrewsbury River estuary exceed the state's criteria for the above mentioned pollutants and are classified as impaired waterways upstream of Rumson. NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants for each waterway. A TMDL is the amount of a pollutant that can be accepted by a water body without causing an exceedance of water quality standards or interfering with the ability for a water body to be used for one or more of its designated uses. Where more than one pollutant is associated with the impairment of a single waterway, the waterway will remain on Sublist 5 until TMDLs for all

pollutants have been completed and approved by USEPA. However, while a TDML has not currently been established for the portions of the Shrewsbury and Navesink Rivers adjacent to Rumson's political boundary, future testing may lead to the creation of a TDML, which would require a revision to this Plan.

### **General Characteristics of the Navesink and Shrewsbury Rivers**

The Navesink River drains an area of 95 square miles and includes the following tributaries: Swimming River, Yellow Brook, Big Brook, Mine Brook, and Willow Brook. The Swimming River Reservoir, a major potable water impoundment, is located in this watershed, as are many small ponds. The Navesink estuary supports substantial hard clam (*Mercuraria mercenaria*), soft clam (*Mya arenaria*), and blue crab (*Callinectes sapidus Rathbun*) populations.

The Shrewsbury River drains an area of 27 square miles. Tributaries to the river include Manhasset Creek, Troutman's Creek, Branchport Creek, Turtle Mill Brook, Parkers Creek, Oceanport Creek, Town Neck Creek, Wardell's Creek and Little Silver Creek. The Shrewsbury and Navesink Rivers produce the majority of soft clams in the state. The Oceanic Bridge serves as the boundary line where shell-fishing beds are open/closed to shell fish harvesting.

Impacts from agriculture, horse farms, development and urban runoff are believed to have contributed to nonpoint sources of pollution in the Shrewsbury and Navesink rivers. These impacts include siltation of rivers, streams and ponds, increased nutrient levels in water bodies and increased bacterial levels. Bacteria specific to horse farms and urban runoff have contaminated many shellfish-harvesting beds in the downstream reaches of the Shrewsbury and Navesink Rivers.

Within the shellfish-harvesting portions of the Navesink River, the major pollution problem is high bacterial loadings from nonpoint sources. According to NJDEP, water quality improves as one proceeds downstream along the Shrewsbury and Navesink rivers. Significant improvements in water quality in the Navesink River have occurred from reducing nonpoint source loading into the river that led to the reopening of shellfish harvesting in the late 1990's, which was previously closed for over twenty-five years.

### **Monmouth County Health Department**

Monmouth County Health Department monitors the Navesink and Shrewsbury Rivers at two locations on a quarterly basis. These approximate locations are located near Lafayette Street and the point of confluence of the two rivers. Each location is monitored for fecal coliform bacteria; total phosphorous, total suspended solids and pH. The County results show levels of fecal coliform bacteria, total phosphorous, total suspended solids and pH that are slightly above recommended standards. This Plan also recognizes the future need to develop specific strategies to improve water quality for each tributary that flows into the Shrewsbury and Navesink rivers.

### **Groundwater Recharge**

Figure 3 indicates groundwater recharge rates for the Borough. The groundwater recharge GIS layer created by NJDEP utilizes soil characteristics and existing land use information to determine the

likely rate of groundwater recharge. Areas with lower groundwater recharge, i.e., impervious areas and soils with poor infiltration, may require additional engineering measures to encourage groundwater recharge.

### **Existing Stormwater Facilities**

Rumson contains six structural stormwater facilities. Four of the facilities consist of grass swales within the Willowbrook subdivision. They are located at Block 93, Lots 16.06, 16.09, 16.10 and 16.11. All of the swales terminate into a collection system within Willowbrook Drive. An existing pond at the Deane-Porter and Forestdale School (Block 44, Lot 15) serves as a detention basin for the schools. Outfall structures from the pond terminate into the stormwater system at Black Point Road and Narumson Street. Lastly, a detention basin exists in Meadowridge Park.

In addition to these stormwater facilities, the Borough has approximately five (5) miles of storm sewer pipe ranging in size from 8" to 30", approximately 600 storm drain inlets and approximately 200 outfall structures. More than half of the existing roadways are curbed. Additional information can be found in the Borough's Stormwater Pollution Prevention Plan (SPPP).

### **Public Well Heads**

There are no public well-heads in Rumson and, therefore, no wellhead protection areas.

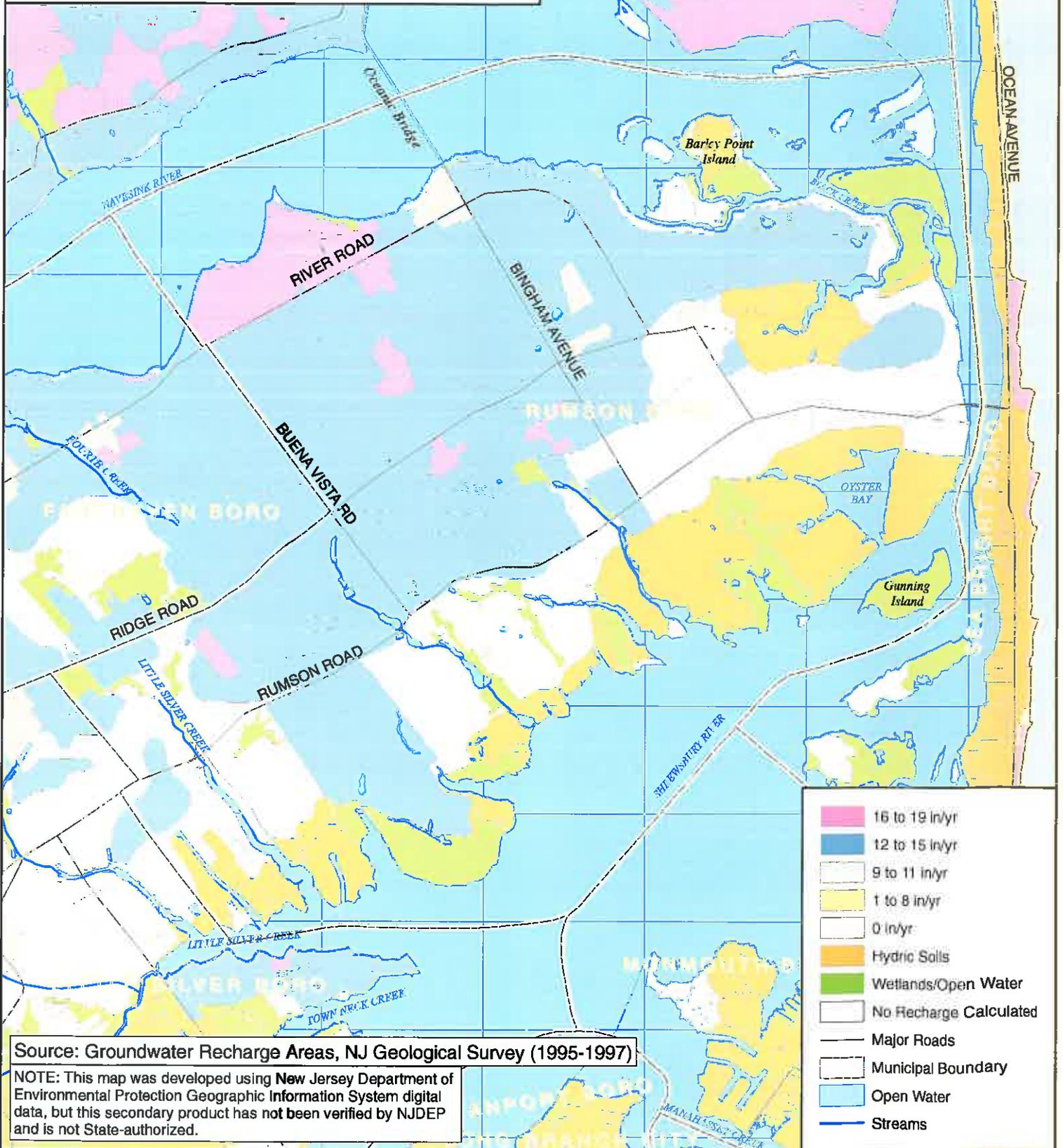
### **Land Use Issues Addressed in this Stormwater Management Plan**

There are several land-use issues, which are addressed in this Plan as follows:

1. The long-term maintenance of ponds and waterways on private property;
2. Investigate revising the Borough's regulations to require major development unregulated by RSIS to comply with stormwater rules and regulations, i.e., building permit applications not typically regulated by site plan/subdivision approval;
3. Investigate regulating expansions of residential structures and new development in commercial areas;
4. Minimizing mitigation for commercial areas on small lots less than 10,000 square feet in size by balancing policies within points 2 and 3 above;
5. Mitigation techniques for areas of the Borough with a seasonal high water table;
6. The use of fertilizers on residential and non-residential properties; and
7. The need for stream protection ordinances and other non-structural stormwater management best management practices (BMP's).

**Figure 3: Groundwater Recharge Areas  
Borough of Rumson  
Monmouth County, New Jersey**

0 1,250 2,500 5,000 7,500 Feet



Source: Groundwater Recharge Areas, NJ Geological Survey (1995-1997)

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

## DESIGN AND PERFORMANCE STANDARDS

The Borough should adopt applicable design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to reduce the negative impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The following table indicates actions appropriate for various types of development in Rumson. Ultimately, design and performance standards will be created that contain the necessary language to maintain stormwater management measures consistent with applicable stormwater management rules at N.J.A.C. 7:8-5.8 - Maintenance Requirements. This includes language for safety standards consistent with N.J.A.C. 7:8-6 - Safety Standards for Stormwater Management Basins. The ordinances will be submitted to the county for review and approval by April 2006. During construction, borough inspectors will observe the construction of the project to ensure that the stormwater management measures are constructed and function as designed.

A number of structural and nonstructural strategies are complicated systems that may increase the promulgation of mosquito breeding habitats. New development and redevelopment should be coordinated with the Monmouth County Mosquito Extermination Commission so these facilities can be designed, constructed and properly maintained to minimize mosquito breeding.

This Plan recommends further study and evaluation of the maintenance of natural stormwater management structures, i.e., ponds, drainage ways, etc. on private property. The current Borough policy of requiring private owners to maintain their portion of a system of ponds and streams crossing numerous lots presents constant conflicts and an unworkable enforcement challenge. This Plan recognizes the need to identify a workable plan with practical implementation for which maintenance can be financed on a long-term basis.

Proper maintenance is critical to the successful performance of a stormwater management system. The Borough is preparing a Stormwater Pollution Prevention Plan (SPPP) that establishes a maintenance schedule for all existing stormwater related maintenance requirements. The Borough will also initiate a local education program to educate property owners on the control of household waste, fertilizers, solids, floatable controls, pesticides and other methods to reduce stormwater pollutants that may adversely affect the Borough's waterways. For regulated new development and redevelopment projects meeting the stormwater management threshold, the Borough will require an operation and maintenance plan in accordance with the DEP BMP manual. Copies of each maintenance plan will be filed with the Borough. Borough personnel will perform inspections after significant storms to document the functioning of the system and to identify maintenance needs. After this, annual checks should be done to identify maintenance needs. As part of these inspections, blockages may need to be cleared from inlets and outlets. Unhealthy vegetation may need to be tended or replaced. The design of stormwater management practices for water quality improvement is based primarily on settling of sediment. Therefore, at some point, accumulated material will need to be removed. Borough ordinances should indicate that the inspection of systems is permissible on private property upon giving reasonable notice. Ordinances should also indicate a time frame for maintenance procedures to occur upon receiving notice from the Borough that maintenance is required.

TABLE 3 - DESIGN AND PERFORMANCE STANDARDS – POLICY IMPLEMENTATION TABLE

	RESIDENTIAL DEVELOPMENT SUBJECT TO RSIS				Residential Development Not Subject to RSIS				Non-residential Development			
	Major Development		Other		Above Residential Stormwater Management Threshold <sup>1</sup>		Under Residential Stormwater Management Threshold <sup>1</sup>		Above Non-residential Stormwater Management Threshold <sup>1</sup>		Under Non-residential Stormwater Management Threshold <sup>1</sup>	
	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>
<b>Non-structural Strategies<sup>4</sup></b>												
Protect critical / sensitive areas	●	●	⊗	⊗	●	●	⊗	⊗	●	●	⊗	⊗
Minimize Impervious surfaces	●	●	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗
Protect Natural Features	●	●	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗
Decrease “reduction in time of concentration”	●	●	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗
Minimize land disturbance	●	●	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗
Open channel conveyance systems	⊗	⊗	⊗	○	⊗	⊗	○	○	⊗	⊗	○	○
<b>Structural Strategies</b>												
Bioretention systems	●	○	⊗	○	⊗	○	○	○	⊗	○	○	○
Constructed wetlands	○	⊗	○	○	○	⊗	○	○	○	○	○	○
Dry wells	●	○	⊗	○	●	○	●	○	⊗	○	⊗	○
Extended detention Basins	⊗	○	○	○	○	○	○	○	⊗	⊗	○	○
Infiltration basins	●	○	⊗	○	⊗	○	⊗	○	⊗	○	⊗	○
Manufactured treatment devices	○	○	○	○	○	○	○	○	⊗	⊗	○	○
Pervious paving systems	●	⊗	●	⊗	●	⊗	●	⊗	●	⊗	●	⊗
Sand filters	⊗	○	○	○	⊗	○	⊗	○	⊗	○	⊗	○
Vegetative filters	●	⊗	⊗	⊗	●	⊗	⊗	⊗	●	⊗	⊗	⊗
Wet ponds	○	⊗	○	⊗	○	⊗	○	○	○	⊗	○	○

**Key: Non-structural Strategies**

- - Appropriate in most cases
- ⊗ - May be appropriate, further study necessary
- - Inappropriate in most cases

**Key: Structural Strategies**

- - Usually preferred
- ⊗ - Considered on-site specific basis
- - Not preferred

<sup>1</sup> Residential Stormwater Management Threshold – See Table 3A

Non-Residential Stormwater Management Threshold – See Table 3A

<sup>2</sup> Well-drained soils – The Borough’s stormwater implementation ordinances will define well-drained soils. However, well-drained soils will generally have groundwater recharge rates of at least 12 inches per year in accordance with Figure 3.

<sup>3</sup> Poorly drained soils – The Borough’s stormwater implementation ordinances will define poorly drained soils. However, poorly drained soils will generally have groundwater recharge rates less than 12 inches per year in accordance with Figure 3.

<sup>4</sup> Additional strategies will apply within 300 feet of a C-1 waterway.

**TABLE 3A - STORMWATER MANAGEMENT THRESHOLDS**

**A. Residential Development**

1. Total lot disturbance, including new building and lot coverage, soil disturbance and/or re-grading, exceeds 40,000 square feet in the R-1, R-2 or R-3 Zone District or 7,000 square feet in other zone districts; and/or
2. New impervious surface exceeds 10,000 square feet; and/or
3. A building permit is required and:
  - a. Building coverage or lot coverage exceeds or will exceed 75% of the maximum permitted in the R-1, R-2 or R-3 Zone District or 85% of the maximum permitted in the other zone districts; and
  - b. Building coverage added as a result of the development exceeds 1,200 square feet in the R-1, R-2, or R-3 Zone District or 400 square feet in other zone districts.

**B. Non-residential Development**

1. The Development is a major development as defined by N.J.A.C. 7:8-1.2 et seq.; and/or
2. Lot coverage exceeds or will exceed 85% of the maximum permitted; and
  - a. Lot coverage added as a result of the development exceeds the greater of 4,000 square feet or 60% of the maximum lot coverage permitted; or
  - b. Lot disturbance exceeds 10,000 square feet.

## **PLAN CONSISTENCY**

Currently there are no adopted Regional Stormwater Management Plans that include all or portions of Rumson and no TMDL's have been developed for waters within the Borough to date. If a Regional Stormwater Management Plan or a TMDL is developed in the future, this Plan will be updated to be consistent.

According to the North Coast – Environmental Planning Region Ecological Resource Inventory (EPRERI) prepared by the Monmouth County Planning Board and the Monmouth County Environmental Council in 1999, coordinated watershed management planning is conducted throughout Monmouth County. It is promoted and implemented by the County Planning Board, the County Environmental Council and the nine Regional Environmental Planning Councils that were established to focus on watershed planning and management.

Past efforts included the collection of the water resource baseline to assess county water resources. Recent initiatives include the creation of watershed modeling and characterization studies that were designed to review potential future impacts of existing zoning. According to EPRERI, the North Coast REPC is working with the Monmouth County Planning Board to develop a regional stormwater management plan. EPRERI also indicates that one purpose of the plan is to provide base information that municipalities can use regarding the scale and location of any Best Management Practices that might need to be installed in the Shrewsbury and Navesink River watersheds. As indicated in Figure 5, two of these regions lie within Rumson Borough.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21). Rumson will utilize the current update of the RSIS for stormwater management review of residential areas. This Plan incorporates the statute of RSIS and acknowledges that RSIS is periodically updated.

The Borough's Stormwater Management Ordinance will require all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards.

## **NONSTRUCTURAL STORMWATER MANAGEMENT STRATEGIES**

The Borough reviewed the 1988 Master Plan, the 1997 Master Plan Reexamination Report and the 2002 Master Plan Reexamination Report and Borough ordinances pertinent to stormwater management planning. The following narrative indicates recommended revisions for the existing ordinance and new strategies that the Borough should consider if needed. Since the Borough is a fully developed community, minimal new development is anticipated.

### **Strategies**

This Plan specifically recommends the maximum practical use of the following nonstructural strategies for all major developments in accordance with Subchapter 5 of the DEP Best Management Practices manual:

1. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.
2. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.
3. Maximize the protection of natural drainage features and vegetation.
4. Minimize the decrease in the pre-construction "time of concentration."
5. Minimize land disturbance including clearing and grading.
6. Minimize soil compaction.
7. Provide vegetated open-channel conveyance systems discharge into and through stable vegetated areas.
8. Provide preventative source controls.

In addition, Subchapter 5 further requires an applicant seeking approval for a major development<sup>5</sup> to specifically identify which and how these nonstructural strategies have been incorporated into the development's design. Finally, for each of those nonstructural strategies that could not be incorporated into the development's design due to engineering, environmental, or safety reasons, the applicant must provide an acceptable rationale for this contention. For development not subject to RSIS, this Plan recommends a similar approach triggered by stormwater management thresholds tailored to the Borough.

### **Recommended Measures**

Recommendations in the BMP manual may be implemented through the use of the following:

#### **Vegetated Filter Strips**

Vegetated filter strips are engineered stormwater conveyance systems that treat small drainage areas. Generally, a vegetated filter strip consists of a level spreader and planted vegetation. The level spreader ensures uniform flow over the vegetation that filters out pollutants, and promotes infiltration of the stormwater.

Vegetated filter strips are best utilized adjacent to a buffer strip, watercourse or drainage swale since the discharge will be in the form of sheet flow, making it difficult to convey the stormwater downstream in a normal conveyance system (swale or pipe).

#### **Stream and Valley Corridor Buffer Strips**

Buffer strips are undisturbed areas between development and the receiving waters. There are two management objectives associated with stream and valley corridor buffer strips:

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<sup>5</sup> Major Development – means any 'development' that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre or more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet the definition of 'major development' but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development".

- To provide buffer protection along a stream and valley corridor to protect existing ecological form and functions; and
- To minimize the impact of development on the stream itself (filter pollutants, provide shade and bank stability, reduce the velocity of overland flow).

Buffers only provide limited benefits in terms of stormwater management, however, they are an integral part of a system of best management practices.

### **The Stabilization of Banks, Shoreline and Slopes**

The root systems of trees, shrubs and plants effectively bind soils to resist erosion. Increasing the amount of required plant material for new and redeveloped residential and non-residential sites should be encouraged throughout the Borough. Planting schemes should be designed by a certified landscape architect to combine plant species that have complementary rooting characteristics to provide long-term stability.

### **Pond Configuration**

In Rumson, many estate homes create ponds for aesthetic purposes. In some cases, these ponds are part of interconnected systems. Many of these ponds are shallow and suffer from eutrophic conditions. This leads to a large amount of weed and algae growth that depletes the amount of dissolved oxygen in the water. Through proper design, increases in water temperature during summer months can be minimized.

The configuration of a pond will affect its temperature. The length-to-width ratio should be maximized to prevent the occurrence of large open areas of water that cannot be shaded by vegetation. The positioning of deciduous and coniferous trees along the edges of a pond, channel, or wetland can assist in mitigating undesirable increases in water temperature and contribute to the maintenance of dissolved oxygen levels by inhibiting the growth of algae. It is desirable that ponds should have at least one deep area over 4 to 6 feet in depth to keep the pond waters cool and to maintain an area to sustain a fish population.

### **Pond Maintenance**

In the Design and Performance Standards Section of this Plan, the narrative indicates that the maintenance of stormwater management systems, including ponds, is the responsibility of private property owners. To date, this has not been an effective way of maintaining ponds. The Borough is exploring new options to determine whether there are viable alternatives to manage this resource. The Borough anticipates including educational materials regarding the impacts of poor pond maintenance in a direct mailing to all residents. The continuing exploration of this issue may change the Borough's policy regarding pond maintenance in the future.

### **Deterrence of Geese**

Maintaining or planting dense woody vegetation around the perimeter of a pond or wetland is the most effective means of deterring geese from taking over and contaminating local lakes and ponds. Minimizing the amount of land that is mowed will limit the preferred

habitat for geese. However, if these actions are not sufficient, the Borough will investigate other actions.

### **Fertilizers**

The use of fertilizers to create the “perfect lawn” is an increasingly common problem in many residential areas. Fertilizer run-off increases the level of nutrients in water bodies and can accelerate eutrophication<sup>6</sup> in the lakes and rivers and continue on to the coastal areas. The excessive use of fertilizer causes nitrate contamination of groundwater. Good fertilizer maintenance practices can help in reducing the amount of nitrates in the soil and thereby lower its content in the water. Initially, the Borough should work with the NJDEP to educate homeowners of the impacts of the overuse of fertilizers. This discussion should include other techniques to create a “green lawn” without over fertilizing. Almost as important as the use of fertilizer is the combination of over fertilizing and over watering lawns. In many cases, this leads to nutrient rich runoff, which ultimately may terminate into a nearby stream, lake or other water body. If fertilizer is applied correctly, the natural characteristics of the underlying soils will absorb or filter out the nutrients in the fertilizer.

### **Unpaved Roads**

While there are no unpaved public roads in the Borough, there are a few privately maintained unpaved roads or lands serving more than one lot. There is a need to manage the runoff from these roadways. Poorly maintained unpaved roads may contribute to water quality problems and erosion from unpaved roads may increase nonpoint source pollution. This Plan recommends utilizing best management practices (BMP's) to properly manage existing unpaved roads.

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<sup>6</sup> Eutrophication – The normally slow aging process by which a lake evolves into a bog or marsh and ultimately assumes a completely terrestrial state and disappears.

### Other Ordinance Recommendations Include:

1. To improve stormwater management and to improve water quality, investigate:
  - a. Reducing the permitted amount of building and impervious coverage limits throughout the Borough; and
  - b. Imposing greater reductions on development exceeding the stormwater management threshold in addition to or as an alternative to structural management strategies.
2. Investigate the creation of a stream buffer ordinance.
3. Require conservation easements within environmentally constrained lands, i.e., wetlands and buffer areas.
4. The stormwater implementation ordinance should incorporate requirements to promote groundwater recharge.
5. Ordinances should be updated to indicate when stormwater outfall structures are permitted to cross a buffer area.
6. Ordinances should indicate what types of maintenance activities are permitted within buffer areas and conservation easements, i.e., removal of fallen trees, lawn cutting, etc.
7. The Borough should consider placing restrictions that limit the allowable disturbance of existing vegetated areas.
8. The Borough should review its wildlife ordinance to include additional species other than geese.
9. Ordinances should be prepared which allow impervious areas to be disconnected by:
  - Allowing the reduction of the runoff volume when runoff from impervious areas are re-infiltrated into vegetated areas;
  - Allowing flush curb and/or curb cuts to allow for runoff to discharge into adjacent vegetated areas as sheet flow; and
  - Permitting an open filter area adjoining a catch basin.

Upon completion of the draft ordinance revisions, they will be submitted to the Monmouth County Planning Board for review and approval. A copy will also be sent to the Department of Environmental Protection at the time of submission.

### INFILL DEVELOPMENT

Applying stormwater management practices in developed areas of Rumson may be a challenge. Limited available vacant land and its cost may limit stormwater management options in infill situations. Stormwater controls are likely to be implemented on private property where owners are responsible for their maintenance. Rumson can generally require owners to maintain these controls, however, the proliferation of numerous small, scattered facilities may become an enforcement problem from a management and operations perspective.

In Rumson, the most common form of infill development is the demolition of a home and replacement with a home containing a larger building footprint. This Plan does not contemplate the replacement of single-family homes with higher density land uses, i.e., multi-

family housing, which would have greater stormwater management impact as a result of increased impervious coverage.

In most instances, infill development creates a more intensive use than previous uses and has higher levels of impervious cover, runoff, and contaminant loading per unit of area. In Rumson, the impacts of expanding large estates on properties greater than two acres in size are significant. In accordance with the Municipal Land Use Law, typically only a building permit is required rather than minor site plan approval, which is granted by the Construction Official rather than the Planning Board.

In many cases, areas surrounding the new infill development were built before the need for stormwater controls was recognized and may be experiencing stormwater management problems. While the development of single, individual infill sites may not have significant stormwater impacts, the development of many individual sites can have cumulative effects and exacerbate existing problems or create new stormwater problems by increasing flooding, erosion, or water quality degradation.

On residential properties, infill development is often limited by lot-level controls. In most cases, having residential roof leaders that discharge to ponding areas is the prevalent practice, e.g., lawn. However, there are additional opportunities to increase groundwater recharge and reducing evaporation by using structural stormwater systems, such as a drywell. Other options include:

- Redirecting gutters to lawns;
- Creating of shrubby rain gardens;
- Promoting awareness of problems associated with soil compaction; and
- Encouraging public education.

To properly regulate infill development, this Plan specifically recommends the creation of regulations that require stormwater improvements for construction that substantially increase the building footprint. Revising the Borough's grading and disturbance requirements can regulate this.

### **Commercial Infill Development**

There are fewer opportunities to improve stormwater management on small-scale commercial infill development sites than on surrounding residential properties in the Borough. Many commercial properties are located on smaller parcels than surrounding residential properties with greater percentages of permitted building coverage as well as increased ordinance requirements, e.g., number of parking spaces, etc. This Plan recognizes this and recommends increasing requirements on residential properties rather than commercial properties in the Borough. This will help to encourage local businesses in a manner that will retain community character.

Surface stormwater facilities, such as wet ponds, constructed wetlands and infiltration basins, are not viable options because of the relatively large amount of surface area required. However, the following low impact options should be encouraged:

- Redirecting roof gutters to lawns or dry wells;
- Requiring additional tree plantings; and
- Disconnecting impervious surfaces.

### Marinas<sup>7</sup>

Marinas and recreational boating are increasingly popular uses along the New Jersey shore. The growth of recreational boating, along with coastal development, has led to the need to protect waterways. While Marinas are not permitted uses in the Borough, there are two active marinas located on Washington and First Streets.

Of the two marinas, one could be better classified as a restaurant with accessory boat slips, while the other marina offers services typically associated with a marinas, i.e., fueling, repair, sales, etc. Despite having a full-service marina in the Borough, this Plan does not anticipate substantial impacts associated with its use.

State and federal regulations require permits for stormwater discharge for certain types of marinas. Under the NJDEP Pollution Discharge Elimination System (NJDPES) Storm Water Program, discharge permits are required for point source discharges of storm water from certain types of marinas. A point source discharge of storm water is a flow of rainfall runoff in some kind of discrete conveyance (a pipe, ditch, channel, swale, etc.).

According to the above referenced EPA web site, "if a marina is primarily in the business of renting boat slips, storing boats, cleaning boats, and repairing boats, and generally performs a range of other marine services, it is classified under the storm water program (using the Standard Industrial Classification (SIC) system developed by the Office of Management and Budget) as a SIC 4493. Marinas classified as SIC 4493 are the type that may be regulated under the storm water program and may be required to obtain a storm water discharge permit.

A marina that is classified as a SIC 4493 is required to obtain an NJDPES stormwater discharge permit if vehicle maintenance activities such as vehicle (boat) rehabilitation, mechanical repairs, painting, fueling, and lubrication or equipment cleaning operations are conducted at the marina. The stormwater permit will apply only to the point source discharges of storm water from the maintenance areas at the marinas. Operators of these types of marinas should consult the water pollution control agency of the State in which the marina is located to determine how to obtain a stormwater discharge permit."

The Borough should continue to monitor state and federal requirements for marinas and encourage marinas within the Borough to become a part of the New Jersey Clean Marina Program.

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<sup>7</sup> Information obtained from <http://www.epa.gov/owow/nps/MMGI/Chapter5/ch5-1.html#Practices>

## **STRUCTURAL STORMWATER MANAGEMENT<sup>8</sup>**

The Department of Environmental Protection in Chapter 9 of its Stormwater Management Best Management Practices (BMP) manual identifies several structural stormwater management options. The Borough recommends utilizing the following structural devices in accordance with the Borough's Design and Performance Standards – Policy Implementation Table located on Page 12 of this Plan. Specifically, the Borough encourages the use of structural stormwater management systems in a manner that maximizes the preservation of community character.

### **Bioretention Systems**

A bioretention system consists of a soil bed planted with native vegetation located above an underdrained sand layer. It can be configured as either a bioretention basin or a bioretention swale. Stormwater runoff entering the bioretention system is filtered first through the vegetation and then the sand/soil mixture before being conveyed downstream by the underdrain system. Runoff storage depths above the planting bed surface are typically shallow. The adopted Total Suspended Solid (TSS) removal rate for bioretention systems is 90 percent.

### **Constructed Stormwater Wetlands**

Constructed stormwater wetlands are wetland systems designed to maximize the removal of pollutants from stormwater runoff through settling and both uptake and filtering by vegetation. Constructed stormwater wetlands temporarily store runoff in relatively shallow pools that support conditions suitable for the growth of wetland plants. The adopted removal rate for constructed stormwater wetlands is 90 percent.

### **Dry Wells**

A dry well is a subsurface storage facility that receives and temporarily stores stormwater runoff from roofs of structures. Discharge of this stored runoff from a dry well occurs through infiltration into the surrounding soils. A dry well may be either a structural chamber and/or an excavated pit filled with aggregate. Due to the relatively low level of expected pollutants in roof runoff, a dry well cannot be used to directly comply with the suspended solids and nutrient removal requirements contained in the NJDEP Stormwater Management Rules at N.J.A.C. 7:8. However, due to its storage capacity, a dry well may be used to reduce the total stormwater quality design storm runoff volume that a roof would ordinarily discharge to downstream stormwater management facilities.

### **Extended Detention Basins**

An extended detention basin is a facility constructed through filling and/or excavation that provides temporary storage of stormwater runoff. It has an outlet structure that detains and attenuates runoff inflows and promotes the settlement of pollutants. An extended detention basin is normally designed as a multistage facility that provides runoff storage and

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<sup>8</sup> Definitions provided in the NJDEP – Stormwater Best Management Practices Manual at: [http://www.njstormwater.org/tier\\_A/bmp\\_manual.htm](http://www.njstormwater.org/tier_A/bmp_manual.htm)

attenuation for both stormwater quality and quantity management. The adopted TSS removal rate for extended detention basins is 40 to 60 percent, depending on the duration of detention time provided in the basin.

### **Infiltration Basins**

An infiltration basin is a facility constructed within highly permeable soils that provides temporary storage of stormwater runoff. An infiltration basin does not normally have a structural outlet to discharge runoff from the stormwater quality design storm. Instead, outflow from an infiltration basin is through the surrounding soil. An infiltration basin may also be combined with an extended detention basin to provide additional runoff storage for both stormwater quality and quantity management. The adopted TSS removal rate for infiltration basins is 80 percent. It should be noted that a dry well is a specialized infiltration facility intended only for roof runoff.

### **Manufactured Treatment Devices**

A manufactured treatment device is a pre-fabricated stormwater treatment structure utilizing settling, filtration, absorptive/adsorptive materials, vortex separation, vegetative components, and/or other appropriate technology to remove pollutants from stormwater runoff. The TSS removal rate for manufactured treatment devices is based on the NJDEP certification of the pollutant removal rates on a case-by-case basis. Other pollutants, such as nutrients, metals, hydrocarbons, and bacteria can be included in the verification/certification process if the data supports their removal efficiencies.

### **Pervious Paving Systems**

Pervious paving systems are paved areas that produce less stormwater runoff than areas paved with conventional paving. This reduction is achieved primarily through the infiltration of a greater portion of the rain falling on the area than would occur with conventional paving. This increased infiltration occurs either through the paving material itself or through void spaces between individual paving blocks known as pavers. Pervious paving systems are divided into three general types. Each type depends primarily upon the nature of the pervious paving surface course and the presence or absence of a runoff storage bed beneath the surface course. Porous paving and permeable pavers with storage bed systems treat the stormwater quality design storm runoff through storage and infiltration. Therefore, these systems have adopted TSS removal rates similar to infiltration structures.

### **Sand Filters**

A sand filter consists of a forebay and underdrained sand bed. It can be configured as either a surface or subsurface facility. Runoff entering the sand filter is conveyed first through the forebay, which removes trash, debris, and coarse sediment, and then through the sand bed to an outlet pipe. Sand filters use solids settling, filtering, and adsorption processes to reduce pollutant concentrations in stormwater. The adopted TSS removal rate for sand filters is 80 percent.

## **Vegetative Filters**

A vegetative filter is an area designed to remove suspended solids and other pollutants from stormwater runoff flowing through a length of vegetation called a vegetated filter strip. The vegetation in a filter strip can range from turf and native grasses to herbaceous and woody vegetation, all of which can either be planted or indigenous. It is important to note that all runoff to a vegetated filter strip must both enter and flow through the strip as sheet flow. Failure to do so can severely reduce and even eliminate the filter strip's pollutant removal capabilities. The TSS removal rate for vegetative filters will depend upon the vegetated cover in the filter strip.

## **Wet Ponds**

A wet pond is a stormwater facility constructed through filling and/or excavation that provides both permanent and temporary storage of stormwater runoff. It has an outlet structure that creates a permanent pool and detains and attenuates runoff inflows and promotes the settlement of pollutants. A wet pond, also known as a retention basin, can also be designed as a multi-stage facility that also provides extended detention for enhanced stormwater quality design storm treatment and runoff storage and attenuation for stormwater quantity management. The adopted TSS removal rate for wet ponds is 50 to 90 percent, depending on the permanent pool storage volume in the pond and, where extended detention is also provided, the duration of detention time provided in the pond.

Each of these structures has advantages and disadvantages to manage stormwater. As previously noted, Rumson is a fully developed community and anticipates the majority of new construction as residential infill development. The Design and Performance Standards – Policy Implementation Table indicates the appropriateness of these structural stormwater management structures in Rumson.

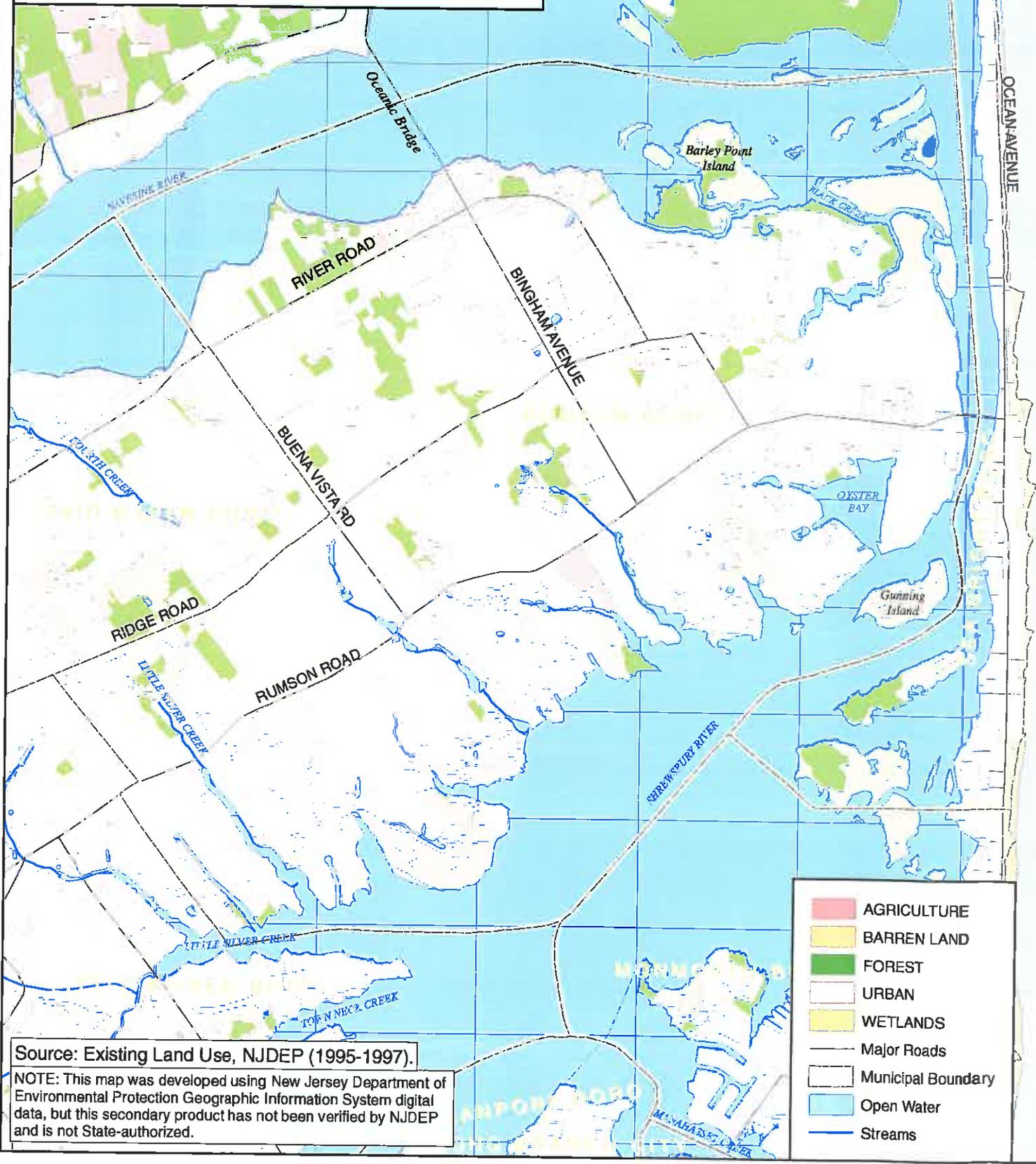
## **LAND USE/BUILDOUT ANALYSIS**

In August 2003, the Borough prepared a Vacant Land Inventory and Analysis Report in accordance with the Council on Affordable Housing (COAH) Standards that indicated that the Borough contains virtually no privately owned vacant land. A copy of the Vacant Land Analysis is located within Attachment A. Figures 4, 5, 6 and 7 complement the Vacant Land Inventory by identifying existing land use, subwatersheds, zoning and environmental constraints in the Borough.

**Figure 4: Existing Land Use  
Borough of Rumson  
Monmouth County, New Jersey**



0 1,250 2,500 5,000 7,500 Feet



Source: Existing Land Use, NJDEP (1995-1997).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- AGRICULTURE
- BARREN LAND
- FOREST
- URBAN
- WETLANDS
- Major Roads
- Municipal Boundary
- Open Water
- Streams

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- B** Municipal Lands Table
- C** Vacant Land Inventory Maps
  - Vacant Land Inventory Map*
  - Environmental Constraints: Wetlands*
  - Environmental Constraints: Flood Prone Areas*

1. **Small and Isolated Sites.** Several sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. In a number of cases, these lots are associated with an adjacent residential use and are in common ownership. They are used as yards for these dwellings.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setback. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setback. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

- a) **Wetlands.** A number of lots have been eliminated in part due to the presence of wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Environmental Constraints Map, which also includes floodplain data. In many cases these wetland areas are located within or are coterminous with the flood hazard areas on the site.

- b) **Flood Hazard Areas.** COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Rumson has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Environmental Constraints Map. Where more detailed data is available, this information is shown. Many sites within the southern portion of the Borough near the Shrewsbury River are impacted by flood hazard areas and have been eliminated in whole or in part due to this constraint. In addition, several "sedge" islands have been eliminated from the inventory.

- c) **Steep Slopes.** COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough has taken no exclusions for steep slopes but will consider steep slopes in analyzing particular sites.
3. **Access.** Sites with inadequate access have been eliminated. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints.
  4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
  5. **Approved Site Plans.** Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated.
  6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas with incompatible land uses have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and may be eliminated. No sites on the vacant land inventory were eliminated due to incompatible land uses.
  7. **Municipal Sites.** Municipally owned sites are listed in the Municipal Sites Table in Appendix B and shown in the Municipal Sites Map in Appendix C. No municipally owned sites are included in the calculation of the Borough's RDP. Existing municipally owned parcels include Borough offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 90 acres of parks and open space areas. (Parcel information shown in the vacant land inventory tables was provided by the Borough Tax Assessor.)

- a) **Active Recreation Sites.** Municipalities may reserve up to three (3) percent of their total “developed and developable acreage” for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands, and environmentally sensitive lands excluded from the vacant land inventory by COAH's rules. Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Rumson has a total of 3,029.2 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 90.9 acres of active recreation lands. Currently, the Borough has approximately 44.2 acres of property used for active recreation. (See Municipal Lands Inventory Table in Appendix B.) The Borough may reserve up to 46.7 additional acres for active recreation.

- b) **Future Conservation/Passive Recreation/Open Space.** A municipality may reserve up to three (3) percent of its total land area for conservation, parklands, or open space. Based on a total land area of 3,252.2 acres, Rumson may reserve up to 97.6 acres for conservation, parklands or open space. Currently, the Borough has 45.79 acres of municipally owned land reserved for “conservation, parklands and open space.” (See Appendix B.) The Borough may reserve up to 51.8 additional acres for open space purposes.

## RDP CALCULATION

Based on analysis of the Borough's vacant land inventory, all of the sites listed in the inventory may be excluded from the calculation of the Borough's RDP. The reasons for the exclusions are listed in the table in Appendix A. Consequently, the Borough of Rumson's RDP is zero. In the event that it is determined that the Borough has an RDP, the Borough shall—consistent with N.J.A.C. 5:93-4.2(g)—select a method that it deems appropriate to address this RDP.

## SUMMARY AND CONCLUSION

The vacant land analysis reveals that the Borough of Rumson does not have sufficient acreage to accommodate its 268-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that the Borough of Rumson has an RDP of zero units.

# **APPENDIX A**

## **Vacant Land Inventory Table**

**APPENDIX A: VACANT LAND INVENTORY 2003: PRIVATE LANDS  
BOROUGH OF RUMSON, NEW JERSEY**

Site ID No.	Site Identification				Area Exclusions as per N.J.A.C. 5:93-4.2(e)				Developable Acres		
	Block	Lot	Location	Owner	Site Area (acres)	Wetlands	Floodplain	Steep Slopes		Net Area Remaining	Exclusion Codes & Remarks
1	93	16.06	1 Willowbrook Road	Crested Butte, LLC	2.39	0.22	0.00	0.00	2.17	Developed with single-family dwelling	0.00
2	93	16.10	5 Willowbrook Road	Dirnisa, Doris	3.46	0.46	0.00	0.00	3.00	Part of previously approved residential subdivision. Pond in rear of property. Undersized parcel.	0.00
3	113	11	Conover Lane	Somersel Capital, LLC	4.66	1.86	2.80	0.00	0.00	In flood plain. Wetlands. Subdivision [?]	0.00
4	121	2	End of Broadmoor	Broadmoor Properties, Inc.	7.59	0.00	7.59	0.00	0.00	In flood plain. Subdivision application under review by Planning Board. In flood plain. Wetlands. Subdivision application under review by Planning Board.	0.00
5	121	1	End of Broadmoor	Broadmoor Properties, Inc.	8.02	4.49	3.54	0.00	0.00	Pond. Wetlands. Part of adjacent residential property.	0.00
6	123	2.02	105 Rumson Road	Duff, Thomas & Susan	1.58	0.41	0.21	0.00	0.95	Flood plain & wetlands.	0.00
7	124	18	172 Bingham Avenue	Gehlhaus, Henry F. II & Allison	1.98	1.44	0.54	0.00	0.00	Part of adjacent residential property. Wetlands in rear of site.	0.00
8	126	14	87 Rumson Road	Greenleaf, Wayne & Janie	3.02	1.96	0.58	0.00	0.48	In flood plain. Undersized parcel.	0.00
9	128	10.1	Oyster Bay Drive	Bloom, Henry c/o GB Ltd.	0.45	0.00	0.45	0.00	0.00	In flood plain. Wetlands. Undersized parcel.	0.00
10	135	7	S. Shrewsbury Drive	Sorensen, Arthur	0.53	0.35	0.18	0.00	0.00		0.00
11	138	3	Warren Street	Desmond, Francis J. & Joan H.	0.10	0.00	0.10	0.00	0.00	In flood plain. Part of adjacent residential property. Undersized parcel.	0.00
12	142	4	15 Rumson Road/ CR WA	Borneman, Steven W. & Linda S.	0.17	0.00	0.12	0.00	0.05	Undersized parcel. Part of adjacent residential property.	0.00
13	144	13	Waterman Avenue	Peatins, Audrey W.	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00
14	144	27.01	River Place	Johnson, Edward & Leona	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00
15	150	1	Gunning Island	Bloom Island Inc. c/o GB Ltd. Oper. Co.	15.37	1.83	13.55	0.00	0.00	Sedge island	0.00
16	163	1	Island W. of Barley Point	Dubouchet Holding Co. c/o D. Dom	3.24	0.00	3.24	0.00	0.00	Sedge island	0.00
17	164	1	Islands W. of Barley Point	Dubouchet Holding Co. c/o D. Dom	11.32	0.00	11.32	0.00	0.00	Sedge island	0.00
18	164	2	Island	Unknown Owner	5.32	0.00	5.32	0.00	0.00	Sedge island	0.00
19	168	1	Island	Unknown Owner	1.01	0.00	1.01	0.00	0.00	Sedge island	0.00
20	11	21	East River Road	Gallegher, Marie O.	0.79	0.13	0.65	0.00	0.02	Wetlands. Part of adjacent residential property. Narrow, irregularly shaped lot.	0.00
21	33	35.01	31 Allen Street	Kondrup, Adolph	0.11	0.00	0.00	0.00	0.11	Undersized parcel. Part of adjacent residential property.	0.00
22	38	10	16 Forrest Avenue	Canuso, Janet	0.20	0.00	0.00	0.00	0.20	Undersized parcel. Part of adjacent residential property.	0.00
23	55	9	78 Blackpoint Road	Haywood, Robert & Lisa	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00
24	61	25	166 E. River Road	Hurdston Builders, Inc.	0.19	0.00	0.00	0.00	0.19	Developed with single-family dwelling	0.00
25	69	6	28 Holy Street	Joselyn, Barbara R.	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00
26	70	5.01	Ridge Road	Parent, Arthur F. & Leslie H.	2.03	0.93	0.15	0.00	0.95	Part of adjacent residential property. Wetlands.	0.00
27	76	6	6 North Ward Avenue	Morrell, Albert V. & Christina M.	1.93	0.00	1.93	0.00	0.00	Flood plain.	0.00
28	85	13	162 Rumson Road	Morcs, Zack J. & Roula	1.84	0.00	0.00	0.00	1.84	Single family dwelling under construction	0.00
29	45	15.01	49 Forrest Avenue	Rumson Builders, LLC	0.11	0.00	0.00	0.00	0.11	Developed with single-family dwelling	0.00
30	45	15.02	51 Forrest Avenue	Rumson Builders, LLC	0.16	0.00	0.00	0.00	0.16	Developed with single-family dwelling	0.00
31	100	9.01	15 Ridge Road	Dougherty, Robert & Kathleen	2.53	0.00	0.14	0.00	2.40	Residential subdivision.	0.00
32	100	9.03	129 Avenue of Two Rivers	Turno, Peter & Kathleen	1.22	0.00	0.00	0.00	1.22	Residential subdivision.	0.00
33	100	9.02	127 Avenue of Two Rivers	McCarthy, Peter J. & Pia	1.50	0.00	0.00	0.00	1.50	Residential subdivision.	0.00
34	88	7	Ridge Rd. & Bellevue Ave.	Fareholm c/o Chapman, Bird, & Grey	1.29	0.00	0.00	0.00	1.29	Part of adjacent residential property.	0.00
<b>TOTAL ACREAGE</b>					<b>84.87</b>	<b>14.07</b>	<b>53.93</b>	<b>0.00</b>	<b>16.87</b>		<b>0.00</b>

# **APPENDIX B**

## **Municipal Lands Table**

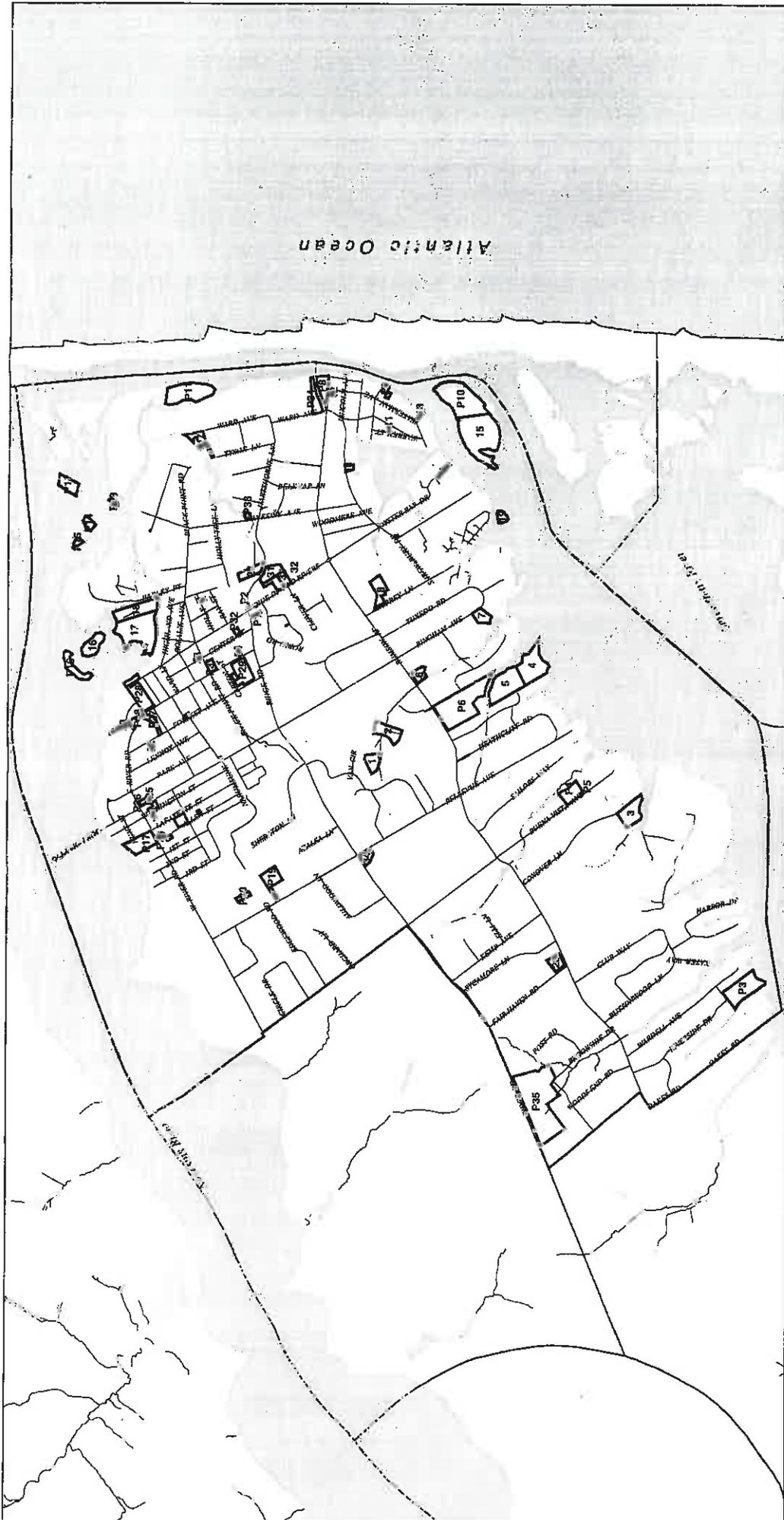
**APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY**

Site Identification

Site ID No.	Block	Lot	Location	Area Name (if known)	Site Area (acres)	Area Exclusions as per N.J.A.C. 5:93-4.2(e)		Net Area Remaining	Comments
						Wetlands	Floodprone		
P-1	99	13	Ridge Road	Parking Lot	0.17	0.00	0.00	0.17	Other
P-2	100	13	Ave. of Two Rivers & Ridge	Oceanic Public Library Trust	0.13	0.00	0.00	0.13	Other
P-3	105	28	Riverside Drive	Riverside Park	7.09	0.00	7.09	0.00	Active
P-4	115	23.01	Buena Vista Avenue	Disposal Area	3.00	1.41	1.59	0.00	Other
P-5	115	23.02	Buena Vista Avenue	Pumping Station	0.05	0.00	0.05	0.00	Other
P-6	122	1	Rumson Road	Open Space	14.47	2.33	8.50	3.64	Passive
P-7	128	2	Shrewsbury Drive	Sewage Pumping Station	0.05	0.03	0.02	0.00	Other
P-8	143	1	Rumson Road & Ward Ave.	Pocket Park	2.26	0.00	0.84	1.42	Active
P-9	144	30	Grant Avenue	Main Pumping Station	0.48	0.00	0.48	0.00	Other
P-10	150	2	Gunning Island	Sedge Island	12.15	2.54	9.61	0.00	Passive
P-11	151	1	Island-Ward Avenue	Sedge Island	7.71	0.00	7.71	0.00	Passive
P-12	155	1	Island E of Barley Point	Sedge Island	2.54	0.00	2.54	0.00	Passive
P-13	156	1	Island E of Barley Point	Sedge Island	0.27	0.00	0.27	0.00	Passive
P-14	157	1	Island	Sedge Island	0.99	0.00	0.99	0.00	Passive
P-15	158	1	Islands E of Barley Point	Sedge Island	0.55	0.00	0.55	0.00	Passive
P-16	162	1	West of Barley Point	Sedge Island	2.73	0.00	2.73	0.00	Passive
P-17	5	4	West River Road	Victory Park	4.17	0.00	0.97	3.20	Active
P-18	11	25	East River Road	Pocket Park	0.18	0.09	0.08	0.01	Active
P-19	18	15	Bellevue Avenue	Bird Sanctuary	3.26	0.00	0.00	3.26	Passive
P-20	18	18	Bellevue Avenue	Pocket Park	0.68	0.00	0.00	0.68	Active
P-21	27	5	Allen Street	Borough of Rumson	0.23	0.00	0.00	0.23	Active
P-22	28	11	Church & Lafayette	Rogers Park	1.18	0.00	0.00	1.18	Active
P-23	28	1	25 W. River Road & Allen St.	Oceanic Hook & Ladder	0.26	0.00	0.00	0.26	Other
P-24	29	6	Washington Street	Parking Lot	0.16	0.00	0.00	0.16	Other
P-25	30	5	40 Bingham Avenue	Community Center & Parking Lot	0.62	0.00	0.00	0.62	Other
P-26	36	1	River Road	Parking Lot	0.56	0.00	0.00	0.56	Other
P-27	39	13	East River Road	Pond	1.12	0.40	0.00	0.72	Passive
P-28	49	9	East River Road	Borough Hall shed & First Aid	4.49	0.31	4.10	0.09	Other
P-29	60	5	East River Road	Piping Rock Park	3.84	0.00	0.00	3.84	Active
P-30	60	2	Carlton Street	Garage	0.35	0.00	0.00	0.35	Other
P-31	61	1	East River Road	Rumson Fire Co.	0.89	0.00	0.00	0.89	Other
P-32	62	30	Center Street	Police Headquarters	0.37	0.00	0.00	0.37	Other
P-33	73	17	Navesink Avenue	Sewage Pumping Station	0.40	0.00	0.40	0.00	Other
P-34	80	1	Rumson Road	Pocket Park	2.26	0.00	0.22	2.04	Active
P-35	81	7.00	Ridge Road	Park	22.34	2.21	0.00	20.13	Active
<b>TOTAL ACREAGE</b>					<b>101.99</b>	<b>9.32</b>	<b>46.73</b>	<b>43.95</b>	

# **APPENDIX C**

## **Vacant Land Inventory Maps**

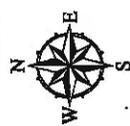
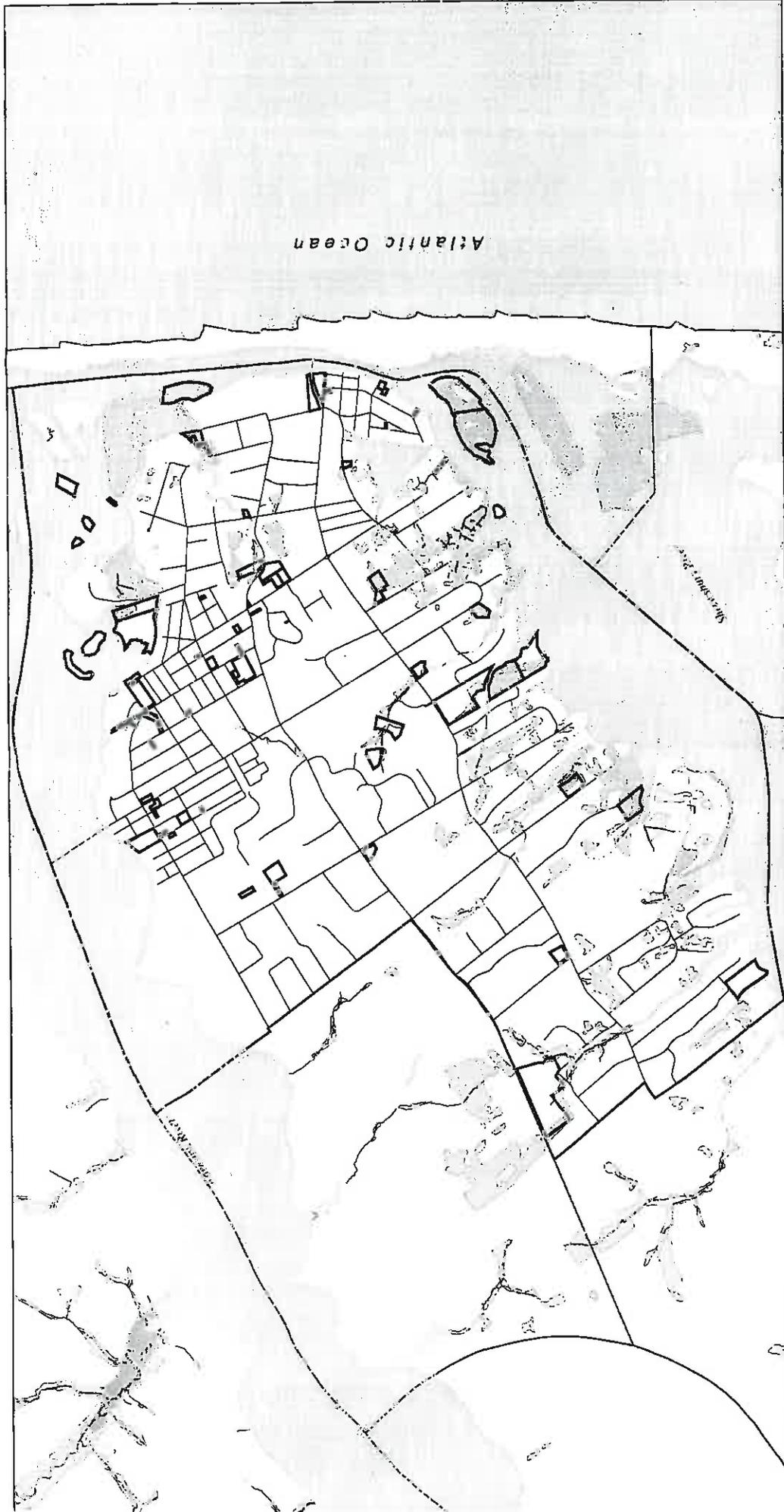


# Vacant Land Inventory Map Borough of Rumson Monmouth County, NJ

- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MDCGIS and is not warranted by the County.



**T&M**  
**ASSOCIATES**

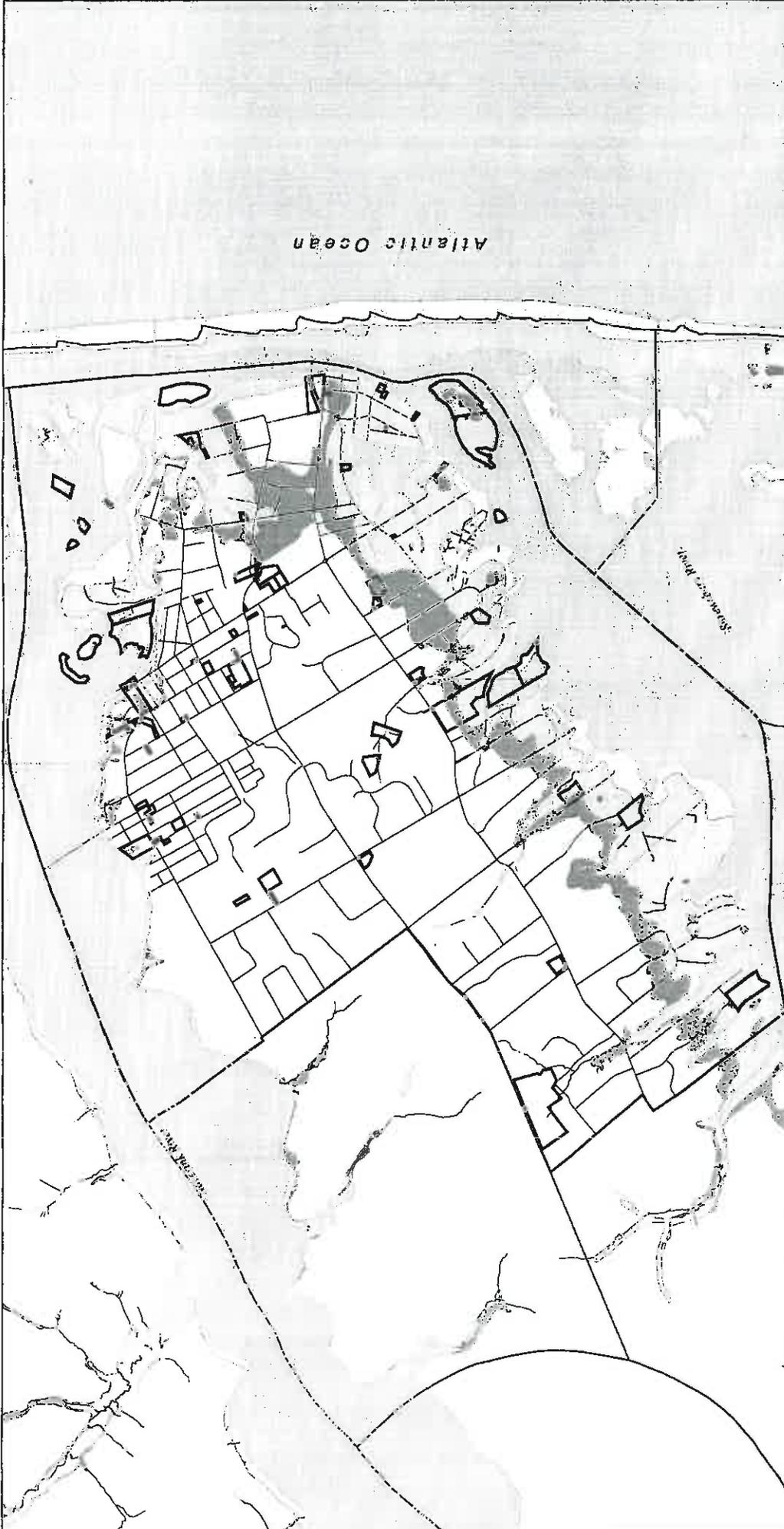


- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies

- HERBACEOUS WETLANDS
- MANAGED WETLANDS (MODIFIED)
- MIXED FORESTED WETLANDS (CONIFEROUS DOM)
- MIXED FORESTED WETLANDS (DECIDUOUS DOM)
- MIXED SCRUBSHRUB WETLANDS (DECIDUOUS DOM)
- MIXED SCRUBSHRUB WETLANDS (CONIFEROUS DOM)
- SALINE MARSHES
- VEGETATED DUNE COMMUNITIES
- WETLAND RIGHTS-OF-WAY (MODIFIED)
- AGRICULTURAL WETLANDS (MODIFIED)
- ATLANTIC WHITE CEDAR WETLANDS
- CONIFEROUS SCRUBSHRUB WETLANDS
- CONIFEROUS WOODED WETLANDS
- DECIDUOUS SCRUBSHRUB WETLANDS
- DECIDUOUS WOODED WETLANDS
- DISTURBED WETLANDS (MODIFIED)
- FRESHWATER TIDAL MARSHES

NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCOGIS and is not warranted by the County.

**Environmental Constraints:  
Wetlands  
Borough of Rumson  
Monmouth County, NJ**



**Environmental Constraints:  
Flood Prone Areas  
Borough of Rumson  
Monmouth County, NJ**

- 100-Year Flood
- 500-Year Flood
- Velocity Hazard
- Undetermined
- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCOGIS and is not warranted by the County.

2006 Stormwater Management Plan, Master Plan Element

STORMWATER MANAGEMENT PLAN  
MASTER PLAN ELEMENT

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

February 7, 2005  
Amended August 7, 2006

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748



C. BERNARD BLUM, JR. P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER - NO. GE14227  
LICENSED PROFESSIONAL PLANNER - NO. LI00887

---

*The original of this document has been signed and sealed in accordance with New Jersey Law*

**RUMSON BOROUGH PLANNING BOARD**

GERTRUDE PARTON, CHAIRMAN

JOHN R. EMERY, VICE CHAIRMAN

MAYOR JOHN E. EKDAHL

COUNCILMAN MARK RUBIN

KEVIN ANDERSON

GARY CASAZZA

DR. MICHAEL LOSPINUSO

FRANK G. HEWITT

ALEX J. SHANLEY

BERNARD VAUGHAN

ANN B. WHITE

C. BERNARD BLUM, JR., P.E., P.P, BOROUGH ENGINEER

MICHAEL B. STEIB, PLANNING BOARD ATTORNEY

FREDERICK ANDRE, SECRETARY

**BOROUGH OF RUMSON PLANNING BOARD**

**RESOLUTION ADOPTING STORMWATER MANAGEMENT PLAN  
MASTER PLAN ELEMENT**

**WHEREAS**, the Planning Board is a duly constituted approving Authority created pursuant to the Provisions of N.J.S.A. 40:55D-23 of the Municipal Land Use Law; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Planning Board may prepare and after public hearing may amend a Master Plan or component parts thereof to guide the use of lands within the Municipality in a manner which protects public health, safety and promotes the general welfare; and

**WHEREAS**, pursuant to N.J.A.C. 7:8-4.3(a), a Municipality shall adopt a Municipal Stormwater Management Plan as an integral part of its Master Plan; and

**WHEREAS**, pursuant to N.J.A.C. 7:8-1.1 et. seq., the Planning Board has prepared a Stormwater Management Plan Master Plan Element in order to comply with the requirements set forth in the New Jersey Administrative Code for Municipal Stormwater Management Planning; and

Aug 09 06 12:08p

Michael B. Steib P. R.

7327067334

p.4

WHEREAS, pursuant to the requirements of the Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq. and specifically N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-13, the Planning Board conducted a public hearing on the 7<sup>th</sup> day of August, 2006, due Notice of said meeting having been given in accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the Planning Board reviewed and considered the proposed Stormwater Management Plan Master Plan Element along with any public comment thereon and the Planning Board having determined that the Stormwater Management Plan Master Plan Element is in compliance with the requirements of the Municipal Land Use Law and the requirements for stormwater management pursuant to the applicable Sections of the New Jersey Administrative Code.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Rumson on this 11<sup>th</sup> day of September, 2006 that the Stormwater Management Plan Master Plan Element prepared by C. Bernard Blum, Jr., P.E., P.P., Rumson Borough Engineer dated February 7, 2005, amended August 7, 2006, be and is hereby adopted.

OFFERED BY: *COUNCILMAN RUBIN*

SECONDED BY: *MR. ANDERSON*

ROLL CALL:

YES: *PARTON, RUBIN, EMERY, ANDERSON, SHANLEY, HEWITT, CASAZZA, VAUGHAN*

NO: *NONE*

ABSTAIN: *WHITE*

ABSENT: *EKORHL, LOSPINUSO*

*Gertie B Parton*  
Chairperson, Planning  
Board - Borough of Rumson

I CERTIFY, that the above is a true and exact copy of the Resolution adopted by the Borough of Rumson at its meeting held on September 11, 2006.

*Louise J. Pirozzi*  
Secretary, Planning  
Board - Borough of Rumson

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**ATTACHMENT A – VACANT LAND INVENTORY AND ANALYSIS REPORT**

## **INTRODUCTION**

A Stormwater Management Plan provides a strategy for municipalities to plan for and manage increased runoff associated with future development and land use changes. This municipal Stormwater Management Plan is designed to provide a municipal-wide approach to stormwater management planning. This Plan makes recommendations to better regulate stormwater management. This Plan is not designed to resolve existing flooding or runoff problems, but to identify them for future correction. This Plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by including stormwater design and performance standards for new development and redevelopment. This Plan also addresses the Borough's suggested policy regarding the long-term operation and maintenance of existing and future stormwater management facilities.

This Stormwater Management Plan complies with N.J.A.C. 7:14A-25 Municipal Stormwater Regulations, which requires each community in New Jersey to prepare and adopt a stormwater management plan.

## **GOALS AND OBJECTIVES**

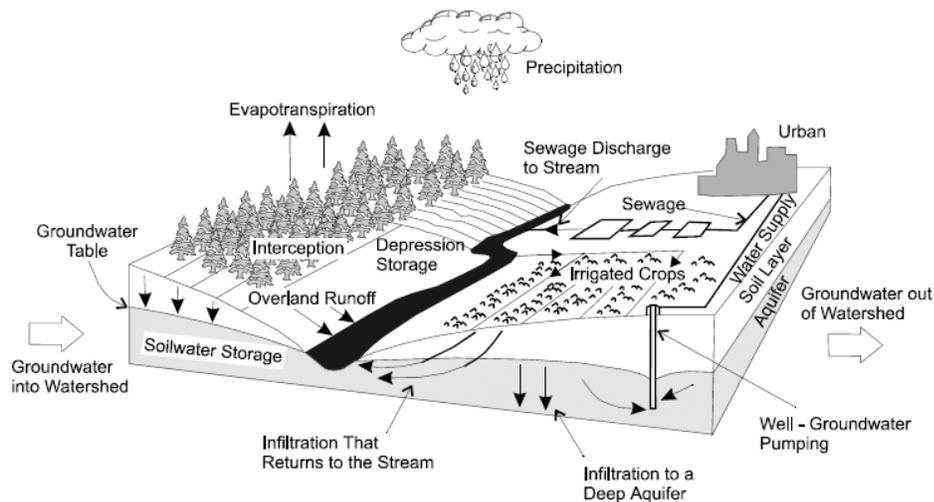
The goals of this Stormwater Management Plan are:

1. Reduce flood damage, including damage to life, property and the environment;
2. Minimize, to the extent practical, any increase in stormwater runoff from any new development;
3. Reduce soil erosion from development, redevelopment and construction projects;
4. Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures;
5. Maintain groundwater recharge;
6. Prevent, to the greatest extent feasible, an increase in non-point pollution;
7. Maintain the integrity of stream channels for their biological function, as well as for drainage;
8. Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the State, to protect the public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, commercial , and other uses of water;
9. Protect public safety through the proper design and operation of stormwater basins;
10. Properly manage and maintain existing natural ponds and waterways on private property;
11. Retain community character while addressing Council on Affordable Housing (COAH) housing issues;
12. Regulate the stormwater impacts from properties within 300 feet of a C-1 waterway that are unregulated by the Municipal Land Use Law (MLUL) and the Residential Site Improvement Standards (RSIS); and
13. To encourage the use of indigenous vegetation in landscape design.

## HYDROLOGIC CYCLE

The hydrologic cycle describes the continuous circulation of water between the oceans, atmosphere and land. Water is supplied to the atmosphere by evapotranspiration. This includes evaporation from water, vegetation, snow, and transpiration from plants. Water is returned to the land through precipitation. Within the hydrologic cycle, water may be stored by vegetation, snowpacks, land surfaces, water bodies, saturated subsurface zones, and unsaturated subsurface zones/soils. Water may be transported between these storage areas

Figure 1



Source : After, M. L. Davis, D. A. Cornwell. **Introduction to Environmental Engineering**, 1991.

via overland runoff, stream flow, infiltration, groundwater recharge, and groundwater flow, among other processes (Figure 1).

### Definitions:

Overland runoff – water that travels over the ground surface to a channel

Streamflow – movement of water via channels

Groundwater flow – movement of water through the subsurface

Infiltration – penetration of water through the ground surface

Groundwater recharge – water that reaches saturated zone

People interact with the hydrologic cycle by removing water for agricultural, domestic, and non-residential uses, and returning it as wastewater discharges. Urban development may also interfere with the natural transfers of water between storage components of the hydrologic cycle.

Within a watershed, a water balance may be used to describe the hydrological cycle. A water balance provides for an accounting of water transfers across a watershed's boundaries over a

period of time. Any difference between inflows to the system and outflows from the system during this time period must be balanced by a change of storage within the system.

### Changes to the Hydrologic Cycle/Water Balance

An increase in impervious area associated with urbanization increases runoff while it decreases infiltration of water into surrounding soils. Urbanization also results in decreased evapotranspiration. Conventional development practices in an urban watershed stream dramatically change the hydrologic condition of a stream.

Impacts include:

- An increase in the magnitude and frequency of runoff events;
- An increase in the stream’s annual flow as surface storm runoff rather than base flow; and
- Increases in velocity of flow during storms.

The National Oceanographic and Atmospheric Administration (NOAA), the agency that develops statistical estimates of rainfall amounts has increased its estimates for the majority of storm events, particularly the larger events. The following table indicates the old and new twenty-four hour rainfall amounts in inches for Monmouth County.

**NRCS 24 Hour Design Storm Rainfall Depth (inches) – September 2004**

Storm Period	1 yr.		2 yr.		5 yr.		10 yr.		25 yr.		50 yr.		100 yr.	
	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New	Old	New
Monmouth County	2.8	<b>2.9</b>	3.4	<b>3.4</b>	4.4	<b>4.4</b>	5.3	<b>5.2</b>	6.0	<b>6.6</b>	6.5	<b>7.7</b>	7.5	<b>8.9</b>

Source: NOAA

The decrease in infiltration that occurs with urbanization reduces soil moisture replenishment and groundwater recharge that is the source of stream baseflow, which is important for sustaining aquatic life.

The preservation of the natural hydrologic cycle, to the greatest extent practicable, will maintain groundwater recharge and reduce baseflow impacts. It will also reduce the potential for flooding and erosion, and possibly, the size and cost of stormwater infrastructure.

Lack of proper stormwater management, reduced baseflow, degradation of water quality, and increased flooding and erosion can lead to reduced diversity of aquatic life, fewer opportunities for human uses of water resources, and loss of property and human life.

## DEMOGRAPHICS

### Population Trends

Table 1 shows the Borough’s historic population trend in comparison to Monmouth County and the State of New Jersey. From 1910 through 2000, the population of Rumson increased every decade until 1970. Since 1980, population has decreased slightly. The largest increases in population occurred prior to 1970 when the Borough had enough remaining vacant land to sustain additional growth. The Master Plan attributes the construction of the Garden State Parkway and other regional highway improvements as having a dramatic effect on the Borough’s growth between 1950 and 1960 resulting in a 60% increase in the population. By the 1970’s, Rumson had all but reached its residential build-out potential.

Year	Rumson		Monmouth		New Jersey	
	Population	% Change	Population	% Change	Population	% Change
1910	1,449		64,734		2,537,167	
1920	1,658	14.4	104,925	62.1	3,155,900	24.4
1930	2,073	25.0	147,209	40.3	4,041,334	28.1
1940	2,926	41.1	161,238	9.5	4,160,165	2.9
1950	4,004	36.8	225,327	39.7	4,835,329	16.2
1960	6,405	60.0	334,401	48.4	6,066,782	25.5
1970	7,421	15.9	461,849	38.1	7,168,164	18.2
1980	7,623	2.7	503,173	8.9	7,364,158	2.7
1990	6,701	-12.1	553,124	9.9	7,730,118	5.0
2000	7,137	6.5	615,305	11.2	8,414,350	8.9

Source: U.S. Census

### Housing

Table 2 shows that while there are eleven (11) fewer housing units in the Borough in 2000 as compared to 1990, the number of occupied housing units increased by 58. Thus, the vacancy rate has decreased over the last decade as new homeowners reinvested in existing vacant or abandoned properties. Rental units have been changing ownership and are being purchased by those who intend to use them as owner-occupied units. The number of owner-occupied housing units in 2000 increased by 89 units from 1990. According to the 2000 census, there are 69 fewer vacant units than in 1990. The increase in occupied housing units has almost entirely been family households. Both the number of single-person households and family households increased marginally from 1990.

TABLE 2 – GENERAL HOUSING CHARACTERISTICS

	1990		2000		Change
	Number	Percent	Number	Percent	
<b>OCCUPANCY STATUS</b>					
Total housing units	2621	100	2,610	100	-11
Occupied housing units	2394	91.3	2,452	93.9	58
Vacant housing units	227	8.7	158	6.1	-69
<b>TENURE</b>					
Occupied housing units	2394	100	2,452	100	58
Owner-occupied housing units	2120	88.6	2,209	90.1	89
Renter-occupied housing units	274	11.4	243	9.9	-31
<b>VACANCY STATUS</b>					
Vacant housing units	227	100	158	100	-69
<b>POPULATION</b>					
	6701	100	7137	100	436
<b>HOUSEHOLDS</b>					
Family Households	1932	80	1989	81	57
1 Person Households	462	20	463	19	1
Persons/Household	2.80		2.91		0.11
Persons/Family Household	3.23		3.36		0.13
Persons/Housing Unit	2.56		2.73		0.17

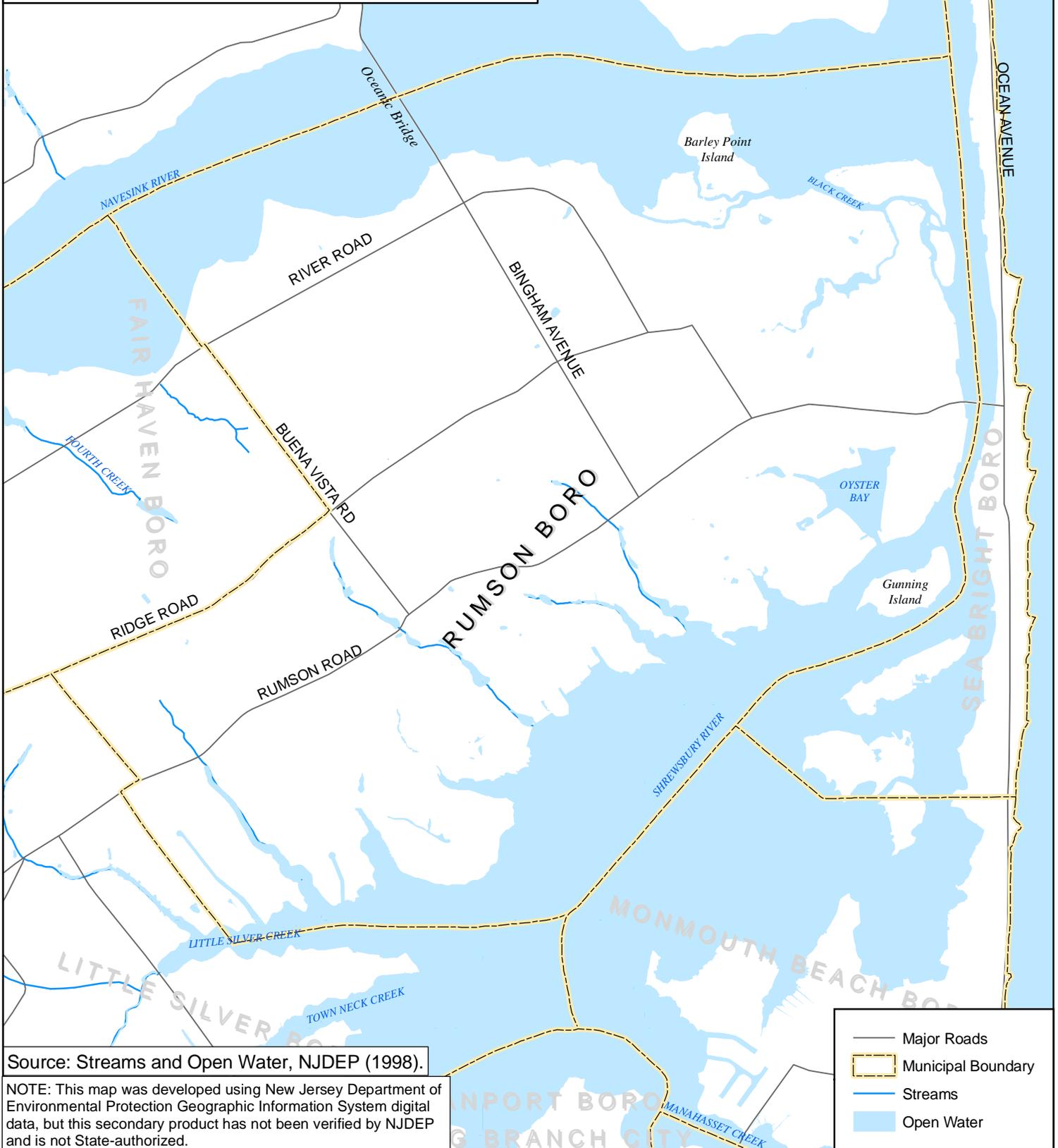
Source: US Census

When compared to Monmouth County and the State, Rumson Borough has a slightly lower percentage of vacant housing. However, where Rumson has a 90.1% owner-occupancy rate, the County has a rate of 74.6% and the State a rate of only 65.6%. Rumson's higher than average ownership rate can be attributed to the limited number of rental units and high majority of single-family housing stock.

Figure 2: Waterways  
 Borough of Rumson  
 Monmouth County, New Jersey

3

0 1,250 2,500 5,000 7,500 Feet



Source: Streams and Open Water, NJDEP (1998).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

---

## **BACKGROUND OF THE BOROUGH**

### **General Characteristics**

The Borough of Rumson has a land area of 5.2 square miles. It is located between the Shrewsbury and Navesink Rivers in eastern Monmouth County. In addition to the primary and secondary watercourses in the Borough, there are a number of unnamed tributaries and ponds that are identified in Figure 2.

Rumson is a mature community that has established harmonious patterns of land use and satisfactory public facilities and services. The challenge for Rumson is to manage further growth and changes within the Borough to assure that its quality of life is maintained. Rumson is a fully developed community that has developed in a manner consistent with County and State Plans.

The Borough has historically maintained low-density zoning in environmentally sensitive areas of the Borough, particularly along the Shrewsbury River and, in general, along the Navesink, both listed by NJDEP as Category-1 streams. In accordance with the recently adopted NJDEP Stormwater Regulations, a 300-foot buffer is required from a Category-1 stream, as part of any Major Development (i.e., any site plan or subdivision resulting in more than 1 acre of disturbance or more than 1/4 acre of additional impervious coverage). As a result of local market forces, revitalization of existing commercial and residential structures has occurred, and is occurring, in the Borough in a manner consistent with the master plan and existing development. However, size and scale of the majority of this development does not meet the “Major Development” threshold and therefore, the Category -1 buffer requirement will not have a significant impact on future development.

The Borough’s established development pattern, the preservation of which is the Borough’s primary goal, creates and supports a well designed mixed-use community. In addition, the Borough has adopted a mixed-use overlay option in the General Business, Neighborhood Business and Professional Office districts.

The Borough Council adopted a Tree Protection Ordinance and has designated a Tree Ordinance Officer to administer the newly enacted Tree Protection Program. The purpose of the ordinance is to prevent the clear cutting of trees and to restrict the removal of other trees, thereby maintaining the beauty and character, preventing erosion, controlling actions that will substantially change drainage patterns and restricting any action that could create a hazard to persons or property.

### **NJDEP – Integrated List of Water Bodies**

The Navesink River is identified on New Jersey’s 2004 Integrated List of Water Bodies as being impaired or threatened (Sublist 5). Along the Navesink River, NJ Department of Environmental Protection (NJDEP) is monitoring fish tissue for fish-PCB and fish-dioxin. According to NJDEP, impairments for total coliform, dissolved oxygen and fecal coliform have been identified along the Shrewsbury River/Navesink River Estuary.

Both the Navesink River and the Shrewsbury River estuary exceed the state's criteria for the above mentioned pollutants and are classified as impaired waterways upstream of Rumson. NJDEP is required to develop a Total Maximum Daily Load (TMDL) for these pollutants for each waterway. A TMDL is the amount of a pollutant that can be accepted by a water body without causing an exceedance of water quality standards or interfering with the ability for a water body to be used for one or more of its designated uses. Where more than one pollutant is associated with the impairment of a single waterway, the waterway will remain on Sublist 5 until TMDLs for all pollutants have been completed and approved by USEPA. However, while a TMDL has not currently been established for the portions of the Shrewsbury and Navesink Rivers adjacent to Rumson's political boundary, future testing may lead to the creation of a TMDL, which would require a revision to this Plan.

### **General Characteristics of the Navesink and Shrewsbury Rivers**

The Navesink River drains an area of 95 square miles and includes the following tributaries: Swimming River, Yellow Brook, Big Brook, Mine Brook, and Willow Brook. The Swimming River Reservoir, a major potable water impoundment, is located in this watershed, as are many small ponds. The Navesink estuary supports substantial hard clam (*Mercenaria mercenaria*), soft clam (*Mya arenaria*), and blue crab (*Callinectes sapidus Rathbun*) populations.

The Shrewsbury River drains an area of 27 square miles. Tributaries to the river include Manhasset Creek, Troutman's Creek, Branchport Creek, Turtle Mill Brook, Parkers Creek, Oceanport Creek, Town Neck Creek, Wardell's Creek and Little Silver Creek. The Shrewsbury and Navesink Rivers produce the majority of soft clams in the state. The Oceanic Bridge serves as the boundary line where shell-fishing beds are open/closed to shell fish harvesting.

Impacts from agriculture, horse farms, development and urban runoff are believed to have contributed to non-point sources of pollution in the Shrewsbury and Navesink rivers. These impacts include siltation of rivers, streams and ponds, increased nutrient levels in water bodies and increased bacterial levels. Urban runoff and bacteria specific to wildlife have contaminated many shellfish-harvesting beds in the downstream reaches of the Shrewsbury and Navesink Rivers.

Within the shellfish-harvesting portions of the Navesink River, the major pollution problem is high bacterial loadings from non-point sources, with the highest concentration occurring in the segment of the river near Red Bank. According to NJDEP, water quality improves as one proceeds downstream along the Shrewsbury and Navesink rivers. Significant improvements in water quality in the Navesink River have occurred from reducing non-point source loading into the river that led to the reopening of shellfish harvesting in the late 1990's, which was previously closed for over twenty-five years.

### **Monmouth County Health Department**

Monmouth County Health Department monitors the Navesink and Shrewsbury Rivers at four (4) locations within the Borough of Rumson on a quarterly basis. These approximate locations are located near Lafayette Street, at the north end of Bingham Avenue, at the point of confluence of the two rivers near the Route 520 bridge pier, and near Avenue of Two Rivers South. Each location is monitored for fecal coliform bacteria; total phosphorous, total suspended solids and pH. The

County results show levels of fecal coliform bacteria, total phosphorous, total suspended solids and pH that are slightly above recommended standards. This Plan also recognizes the future need to develop specific strategies to improve water quality for each tributary that flows into the Shrewsbury and Navesink rivers.

### **Groundwater Recharge**

Figure 3 indicates groundwater recharge rates for the Borough. The groundwater recharge GIS layer created by NJDEP utilizes soil characteristics and existing land use information to determine the likely rate of groundwater recharge. Areas with lower groundwater recharge, i.e., impervious areas and soils with poor infiltration, may require additional engineering measures to encourage groundwater recharge.

### **Existing Stormwater Facilities**

Rumson contains seven municipally owned structural stormwater facilities, which are maintained by the Borough of Rumson Department of Public Works and/or the Board of Education staff. Four of the facilities consist of grass swales within the Willowbrook subdivision. They are located at Block 93, Lots 16.06, 16.09, 16.10 and 16.11. All of the swales terminate into a collection system within Willowbrook Drive. Existing ponds at the Deane-Porter and Forestdale School (Block 44, Lot 15) and across from Borough Hall (Block 39, Lot 13) serve as retention basins for the schools and Lakeview Avenue Neighborhoods respectively. Outfall structures from the pond terminate into the stormwater system at Black Point Road and Narumson Street. Lastly, a detention basin exists in Meadow Ridge Park, which accepts runoff from the park and a County maintained storm sewer system.

In addition to these stormwater facilities, the Borough has approximately five (5) miles of municipally owned and maintained storm sewer pipe ranging in size from 8” to 30”, approximately 600 storm drain inlets and approximately 200 outfall structures. More than half of the existing roadways are curbed. Additional information can be found in the Borough’s Stormwater Pollution Prevention Plan (SPPP).

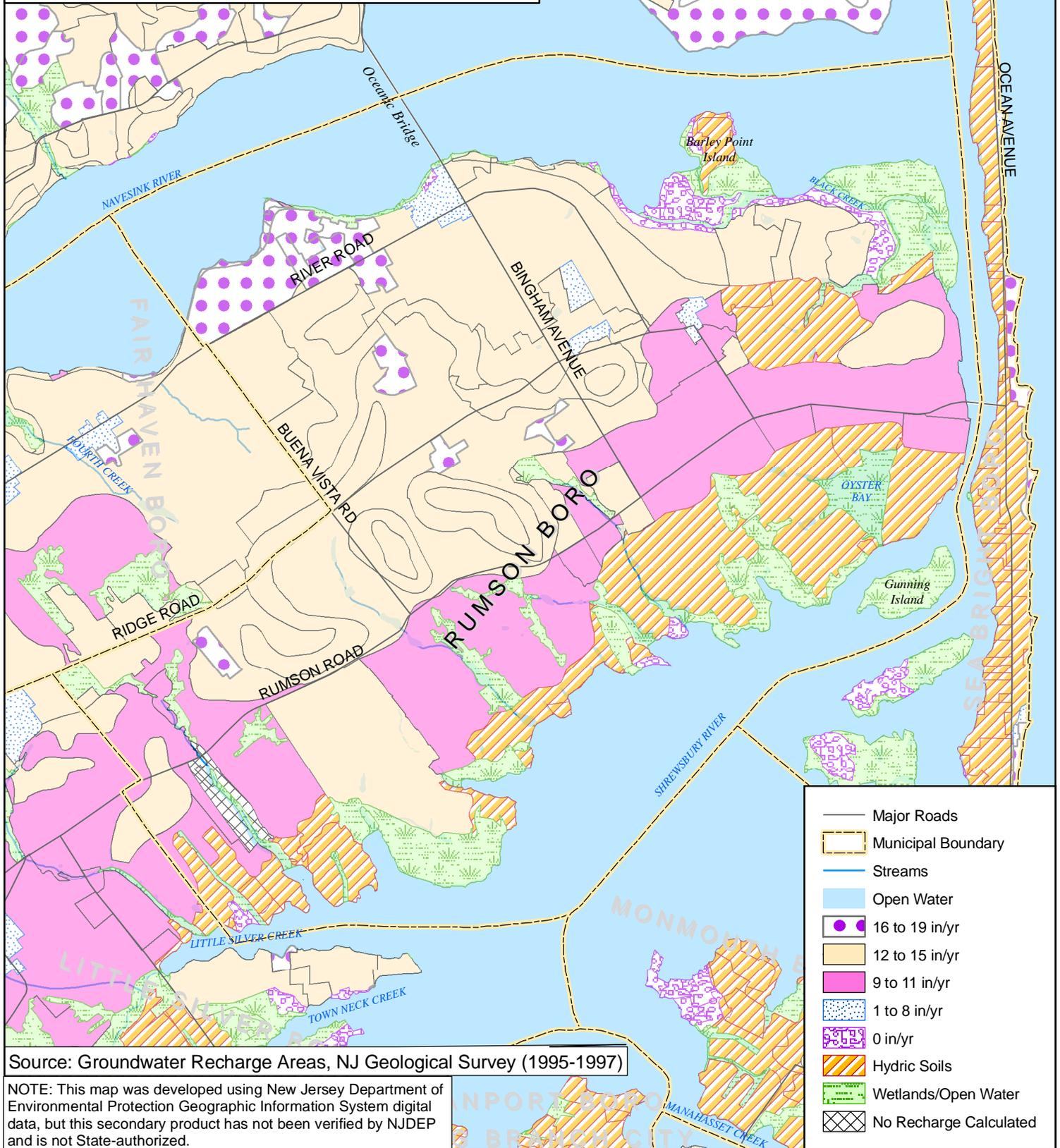
### **Public Well Heads**

There are no public well-heads in Rumson and, therefore, no wellhead protection areas. Although there are no public-well heads there are several private wells, including a high yield well at the golf course.

**Figure 3: Groundwater Recharge Areas  
Borough of Rumson  
Monmouth County, New Jersey**

**3**

0 1,250 2,500 5,000 7,500 Feet



Source: Groundwater Recharge Areas, NJ Geological Survey (1995-1997)

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

## **Land Use Issues Addressed in this Stormwater Management Plan**

There are several land-use issues, which are identified in this Plan as follows:

1. The long-term maintenance of ponds and waterways on private property;
2. Investigate revising the Borough's regulations to require major development unregulated by RSIS to comply with stormwater rules and regulations, i.e., building permit applications not typically regulated by site plan/subdivision approval;
3. Investigate regulating expansions of residential structures and new development in commercial areas;
4. Minimizing mitigation for commercial areas on small lots less than 10,000 square feet in size by balancing policies within points 2 and 3 above;
5. Mitigation techniques for areas of the Borough with a seasonal high water table;
6. Encouraging the use of low phosphorus fertilizers on residential and non-residential properties; and
7. The need for stream protection ordinances and other non-structural stormwater management best management practices (BMP's).

Several of these issues will be addressed in the Borough's Stormwater Ordinance and several of these issues will be addressed long range.

## **DESIGN AND PERFORMANCE STANDARDS**

The Borough should adopt applicable design and performance standards for stormwater management measures as presented in N.J.A.C. 7:8-5 to reduce the negative impact of stormwater runoff on water quality and water quantity and loss of groundwater recharge in receiving water bodies. The following table indicates actions appropriate for various types of development in Rumson. Ultimately, design and performance standards will be created that contain the necessary language to maintain stormwater management measures consistent with applicable stormwater management rules at N.J.A.C. 7:8-5.8 - Maintenance Requirements. This includes language for safety standards consistent with N.J.A.C. 7:8-6 - Safety Standards for Stormwater Management Basins. The ordinances will be submitted to the county for review and approval by April 2006. During construction, borough inspectors will observe the construction of the project to ensure that the stormwater management measures are constructed and function as designed.

A number of structural and nonstructural strategies are complicated systems that may increase the promulgation of mosquito breeding habitats. New development and redevelopment should be coordinated with the Monmouth County Mosquito Extermination Commission so these facilities can be designed, constructed and properly maintained to minimize mosquito breeding.

This Plan recommends further study and evaluation of the maintenance of natural stormwater management structures, i.e., ponds, drainage ways, etc. on private property. The current Borough policy of requiring private owners to maintain their portion of a system of interconnected ponds, with outlets discharging to streams and streams crossing numerous lots presents constant conflicts and an unworkable enforcement challenge. This Plan recognizes the need to identify a workable plan with practical implementation for which maintenance can be financed on a long-term basis.

Proper maintenance is critical to the successful performance of a stormwater management system. The Borough has prepared a Stormwater Pollution Prevention Plan (SPPP) that establishes a maintenance schedule for all existing stormwater related maintenance requirements. The Borough will also initiate a local education program to educate property owners on the control of household waste, fertilizers, solids, floatable controls, pesticides and other methods to reduce stormwater pollutants that may adversely affect the Borough's waterways.

For regulated new development and redevelopment projects meeting the NJDEP stormwater management threshold for a Major Development, the Borough will require an operation and maintenance plan in accordance with the DEP BMP manual. Copies of each maintenance plan will be filed with the Borough.

Borough personnel will perform inspections of all stormwater facilities on Borough property or within Borough drainage easement after significant storms to document the functioning of the system and to identify maintenance needs. After this, annual checks should be done to identify maintenance needs. As part of these inspections, blockages may need to be cleared from inlets and outlets. Invasive vegetation may need to be tended or replaced. The design of stormwater management practices for water quality improvement is based primarily on settling of sediment. Therefore, at some point, accumulated material will need to be removed. Borough ordinances should indicate that the inspection of systems is permissible on private property provided the necessary easements are in place upon giving reasonable notice. Ordinances should also indicate a time frame for maintenance procedures to occur upon receiving notice from the Borough that maintenance is required.

TABLE 3 - DESIGN AND PERFORMANCE STANDARDS – POLICY IMPLEMENTATION TABLE

	RESIDENTIAL DEVELOPMENT SUBJECT TO RSIS				Residential Development Not Subject to RSIS				Non-residential Development			
	Major Development		Other		Above Residential Stormwater Management Threshold <sup>1</sup>		Under Residential Stormwater Management Threshold <sup>1</sup>		Above Non-residential Stormwater Management Threshold <sup>1</sup>		Under Non-residential Stormwater Management Threshold <sup>1</sup>	
	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>	Well Drained Soils <sup>2</sup>	Poorly Drained Soils <sup>3</sup>
<b>Non-structural Strategies<sup>4</sup></b>												
Protect critical / sensitive areas	☐	☐	☒	☒	☐	☐	☒	☒	☐	☐	☒	☒
Minimize Impervious surfaces	☐	☐	☒	☒	☐	☐	☒	☒	☒	☒	☒	☒
Protect Natural Features	☐	☐	☒	☒	☐	☐	☒	☒	☒	☒	☒	☒
Decrease “reduction in time of concentration”	☐	☐	☒	☒	☐	☐	☒	☒	☒	☒	☒	☒
Minimize land disturbance	☐	☐	☒	☒	☐	☐	☒	☒	☒	☒	☒	☒
Open channel conveyance systems	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
<b>Structural Strategies</b>												
Bioretention systems	☐	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Constructed wetlands	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Dry wells	☐	☒	☒	☒	☐	☒	☐	☒	☒	☒	☒	☒
Extended detention Basins	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Infiltration basins	☐	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Manufactured treatment devices	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Pervious paving systems	☐	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐	☒
Sand filters	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
Vegetative filters	☐	☒	☒	☒	☐	☒	☒	☒	☐	☒	☒	☒
Wet ponds	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒

Key: Non-structural Strategies

- ☐ - Appropriate in most cases
- ☒ - May be appropriate, further study necessary
- ☒ - Inappropriate in most cases

Key: Structural Strategies

- ☐ - Usually preferred
- ☒ - Considered on-site specific basis
- ☒ - Not preferred

<sup>1</sup> Residential Stormwater Management Threshold – See Table 3A

Non-Residential Stormwater Management Threshold – See Table 3A

<sup>2</sup> Well-drained soils – The Borough’s stormwater implementation ordinances will define well-drained soils. However, well-drained soils will generally have groundwater recharge rates of at least 12 inches per year in accordance with Figure 3.

<sup>3</sup> Poorly drained soils – The Borough’s stormwater implementation ordinances will define poorly drained soils. However, poorly drained soils will generally have groundwater recharge rates less than 12 inches per year in accordance with Figure 3.

<sup>4</sup> Additional strategies will apply within 300 feet of a C-1 waterway.

**TABLE 3A - STORMWATER MANAGEMENT THRESHOLDS**

**A. Residential Development**

1. Total lot disturbance, including new building and lot coverage, soil disturbance and/or re-grading, exceeds 40,000 square feet in the R-1, R-2 or R-3 Zone District or 7,000 square feet in other zone districts; and/or
2. New impervious surface exceeds 10,000 square feet; and/or
3. A building permit is required and:
  - a. Building coverage or lot coverage exceeds or will exceed 75% of the maximum permitted in the R-1, R-2 or R-3 Zone District or 85% of the maximum permitted in the other zone districts; and
  - b. Building coverage added as a result of the development exceeds 1,200 square feet in the R-1, R-2, or R-3 Zone District or 400 square feet in other zone districts.

**B. Non-residential Development**

1. The Development is a major development as defined by N.J.A.C. 7:8-1.2 et seq.; and/or
2. Lot coverage exceeds or will exceed 85% of the maximum permitted; and
  - a. Lot coverage added as a result of the development exceeds the greater of 4,000 square feet or 60% of the maximum lot coverage permitted; or
  - b. Lot disturbance exceeds 10,000 square feet.

## **PLAN CONSISTENCY**

Currently there are no adopted Regional Stormwater Management Plans that include all or portions of Rumson and no TMDL's have been developed for waters within the Borough to date. If a Regional Stormwater Management Plan or a TMDL is developed in the future, this Plan will be updated to be consistent.

According to the North Coast – Environmental Planning Region Ecological Resource Inventory (EPRERI) prepared by the Monmouth County Planning Board and the Monmouth County Environmental Council in 1999, coordinated watershed management planning is conducted throughout Monmouth County. It is promoted and implemented by the County Planning Board, the County Environmental Council and the nine Regional Environmental Planning Councils that were established to focus on watershed planning and management.

Past efforts included the collection of the water resource baseline on County property to access county water resources. Recent initiatives include the creation of watershed modeling and characterization studies that were designed to review potential future impacts of existing zoning. A study by EPRERI approximately 10 to 15 years ago recommended that the North Coast REPC work with the Monmouth County Planning Board to develop a regional stormwater management plan to provide base information that municipalities can use regarding the scale and location of any Best Management Practices that might need to be installed in the Shrewsbury and Navesink River watersheds. As indicated in Figure 4, two of these regions lie within Rumson Borough. The EPRERI regional master plan was not completed nor has it been recognized by the NJDEP. If necessary, this plan will be updated to be consistent with a future Regional Master Plan, which may result from the ongoing study.

The Municipal Stormwater Management Plan is consistent with the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21). Rumson will utilize the current update of the RSIS for stormwater management review of residential areas. This Plan incorporates the statute of RSIS and acknowledges that RSIS is periodically updated.

The Borough's Stormwater Management Ordinance will require all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards.

The Municipal Stormwater Management Plan is also consistent with the County Growth Management Guide and the State Development and Redevelopment Plan. The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. A new SDRP was released for cross acceptance in 2004. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. New growth and development should be located in "centers", which are "compact" forms of development, rather than in 'sprawl' development. The

overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently. Among these is the redevelopment and revitalization of New Jersey's cities and urban areas.

With the exception of environmentally constrained lands, i.e., wetlands, Rumson is located within Planning Area 1 (PA-1). As documented in the SDRP, the following intent has been documented for PA-1:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

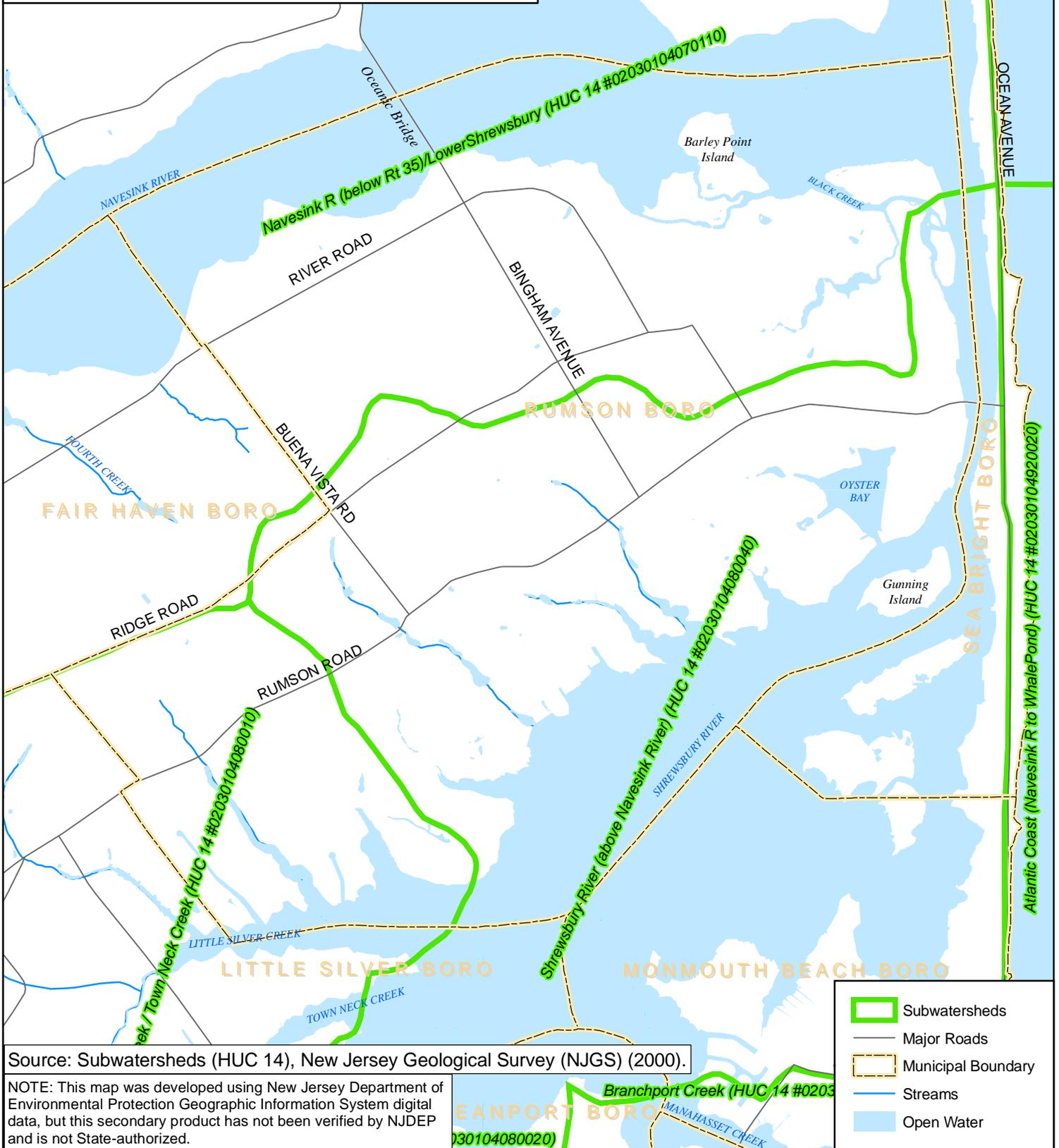
According to the SDRP in the Environmentally Sensitive Planning Area, PA 5, the intention is to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public water services to Centers; and
- Revitalize cities and towns.

Figure 4: Subwatersheds (HUC14) within the Borough of Rumson Monmouth County, New Jersey

3

0 1,250 2,500 5,000 7,500 Feet



Source: Subwatersheds (HUC 14), New Jersey Geological Survey (NJGS) (2000).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Subwatersheds
- Major Roads
- Municipal Boundary
- Streams
- Open Water

## **NONSTRUCTURAL STORMWATER MANAGEMENT STRATEGIES**

The Borough reviewed the 1988 Master Plan, the 1997 Master Plan Reexamination Report and the 2002 Master Plan Reexamination Report and Borough ordinances pertinent to stormwater management planning. The following narrative indicates recommended revisions for the existing ordinance and new strategies that the Borough should consider if needed. Since the Borough is a fully developed community, minimal new development is anticipated.

### **Strategies**

This Plan specifically recommends the maximum practical use of the following nonstructural strategies for all major developments in accordance with Subchapter 5 of the DEP Best Management Practices manual:

1. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.
2. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.
3. Maximize the protection of natural drainage features and vegetation.
4. Minimize the decrease in the pre-construction “time of concentration.”
5. Minimize land disturbance including clearing and grading.
6. Minimize soil compaction.
7. Provide vegetated open-channel conveyance systems discharge into and through stable vegetated areas.
8. Provide preventative source controls.

For certain development not subject to RSIS (i.e., commercial development or development not meeting the major development threshold, but meeting the stormwater management thresholds tailored to the Borough), this Plan also recommends the use of the above nonstructural strategies to the maximum extent feasible. In addition, Subchapter 5 further requires an applicant seeking approval for a major development<sup>5</sup> to specifically identify which and how these nonstructural strategies have been incorporated into the development’s design. Finally, for each of those nonstructural strategies that could not be incorporated into the development’s design due to engineering, environmental, or safety reasons, the applicant must provide an acceptable rationale for this contention.

### **Recommended Measures**

Recommendations in the BMP manual may be implemented through the use of the following:

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<sup>5</sup> Major Development – means any ‘development’ that provides for ultimately disturbing one or more acres of land or increasing impervious surface by one-quarter acre or more. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Projects undertaken by any government agency which otherwise meet the definition of ‘major development’ but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development”.

## **Vegetated Filter Strips**

Vegetated filter strips are engineered stormwater conveyance systems that treat small drainage areas. Generally, a vegetated filter strip consists of a level spreader and planted vegetation. The level spreader ensures uniform flow over the vegetation that filters out pollutants, and promotes infiltration of the stormwater.

Vegetated filter strips are best utilized adjacent to a buffer strip, watercourse or drainage swale since the discharge will be in the form of sheet flow, making it difficult to convey the stormwater downstream in a normal conveyance system (swale or pipe).

## **Stream and Valley Corridor Buffer Strips**

Buffer strips are undisturbed areas between development and the receiving waters. There are two management objectives associated with stream and valley corridor buffer strips:

- To provide buffer protection along a stream and valley corridor to protect existing ecological form and functions; and
- To minimize the impact of development on the stream itself (filter pollutants, provide shade and bank stability, reduce the velocity of overland flow).

Buffers only provide limited benefits in terms of stormwater management; however, they are an integral part of a system of best management practices.

## **The Stabilization of Banks, Shoreline and Slopes**

The root systems of trees, shrubs and plants effectively bind soils to resist erosion. Increasing the amount of required plant material for new and redeveloped residential and non-residential sites should be encouraged throughout the Borough. Planting schemes should be designed by a certified landscape architect to combine plant species that have complementary rooting characteristics to provide long-term stability.

## **Pond Configuration**

In Rumson, many estate homes create ponds for aesthetic purposes. In some cases, these ponds are part of interconnected systems. Many of these ponds are shallow and suffer from eutrophic conditions. This leads to a large amount of weed and algae growth that depletes the amount of dissolved oxygen in the water. Through proper design, increases in water temperature during summer months can be minimized.

The configuration of a pond will affect its temperature. The length-to-width ratio should be maximized to prevent the occurrence of large open areas of water that cannot be shaded by vegetation. The positioning of deciduous and coniferous trees along the edges of a pond, channel, or wetland can assist in mitigating undesirable increases in water temperature and contribute to the maintenance of dissolved oxygen levels by inhibiting the growth of algae. It is desirable that ponds should have at least one deep area over 4 to 6 feet in depth to keep the pond waters cool and to maintain an area to sustain a fish population.

## **Pond Maintenance**

In the Design and Performance Standards Section of this Plan, the narrative indicates that the maintenance of stormwater management systems, including ponds, with outfalls discharging to Borough streams and waterways, is the responsibility of private property owners. To date, this has not been an effective way of maintaining ponds. The Borough is exploring new options to determine whether there are viable alternatives to manage this resource. The Borough anticipates including educational materials regarding the impacts of poor pond maintenance in a direct mailing to all residents. The continuing exploration of this issue may change the Borough's policy regarding pond maintenance in the future. The requirement for any new or rehabilitated pond should be consistent with the Category -1 stream requirements.

## **Deterrence of Geese**

Maintaining or planting dense woody vegetation around the perimeter of a pond or wetland is the most effective means of deterring geese from taking over and contaminating local lakes and ponds. Minimizing the amount of land that is mowed will limit the preferred habitat for geese. However, if these actions are not sufficient, the Borough will investigate other actions.

## **Fertilizers**

The use of fertilizers to create the “perfect lawn” is an increasingly common problem in many residential areas. Fertilizer run-off increases the level of nutrients in water bodies and can accelerate eutrophication<sup>6</sup> in the lakes and rivers and continue on to the coastal areas. The excessive use of fertilizer causes nitrate contamination of groundwater. Good fertilizer maintenance practices can help in reducing the amount of nitrates in the soil and thereby lower its content in the water. Initially, the Borough should work with the NJDEP to educate homeowners of the impacts of the overuse of fertilizers. This discussion should include other techniques to create a “green lawn” without over fertilizing. Almost as important as the use of fertilizer is the combination of over fertilizing and over watering lawns. In many cases, this leads to nutrient rich runoff, which ultimately may discharge into a nearby stream, lake or other water body. If fertilizer is applied correctly, the natural characteristics of the underlying soils will absorb or filter out the nutrients in the fertilizer.

## **Unpaved Roads**

While there are no unpaved public roads in the Borough, there are a few privately maintained unpaved roads or lands serving more than one lot. There is a need to manage the runoff from these roadways. Poorly maintained unpaved roads may contribute to water quality problems and erosion from unpaved roads may increase nonpoint source pollution. This Plan recommends utilizing best management practices (BMP's) to properly manage existing unpaved roads.

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<sup>6</sup> Eutrophication – The normally slow aging process by which a lake evolves into a bog or marsh and ultimately assumes a completely terrestrial state and disappears.

### **Other Ordinance Recommendations Include:**

1. To improve stormwater management and to improve water quality, investigate:
  - a. Reducing the permitted amount of building and impervious coverage limits throughout the Borough; and
  - b. Imposing greater reductions on development exceeding the stormwater management threshold in addition to or as an alternative to structural management strategies.
2. Investigate the creation of a stream buffer ordinance which is consistent with the NJDEP Stormwater Regulations as related to protection of a Category -1 stream.
3. Require conservation easements within environmentally constrained lands, i.e., wetlands and buffer areas.
4. The stormwater implementation ordinance should incorporate requirements to promote groundwater recharge.
5. Ordinances should be updated to indicate when stormwater outfall structures are permitted to cross a buffer area.
6. Ordinances should indicate what types of maintenance activities are permitted within Category-1 stream corridor buffer areas and conservation easements, i.e., removal of fallen trees, lawn cutting, etc.
7. The Borough should consider placing restrictions that limit the allowable disturbance of existing vegetated areas.
8. The Borough should review its wildlife ordinance to include additional species other than geese.
9. Ordinances should be prepared which allow impervious areas to be disconnected by:
  - Allowing the reduction of the runoff volume when runoff from impervious areas are re-infiltrated into vegetated areas;
  - Allowing flush curb and/or curb cuts to allow for runoff to discharge into adjacent vegetated areas as sheet flow; and
  - Permitting an open filter area adjoining a catch basin.

The above ordinances will be based on the NJDEP Model Stormwater Ordinances. The above ordinances will also include a reduced stormwater management threshold for the Borough, in accordance with Tables 3 and 3A, and will include requirements for developments not meeting the Major Development threshold but meeting the stormwater management threshold tailored to the Borough. Upon completion of the ordinance revisions, the adopted ordinances will be submitted to the Monmouth County Planning Board through the Stormwater Technical Advisory Committee (STAC) for review and approval. A copy will also be sent to the Department of Environmental Protection at the time of submission.

### **INFILL DEVELOPMENT**

Applying stormwater management practices in developed areas of Rumson may be a challenge. Limited available vacant land and its cost may limit stormwater management options in infill situations. Stormwater controls are likely to be implemented on private property where owners are responsible for their maintenance. Rumson can generally require

owners to maintain these controls; however, the proliferation of numerous small, scattered facilities may become an enforcement problem from a management and operations perspective.

In Rumson, the most common form of infill development is the demolition of a home and replacement with a home containing a larger building footprint. This Plan does not contemplate the replacement of single-family homes with higher density land uses, i.e., multi-family housing, which would have greater stormwater management impact as a result of increased impervious coverage.

In most instances, infill development creates a more intensive use than previous uses and has higher levels of impervious cover, runoff, and contaminant loading per unit of area. In Rumson, the impacts of expanding large estates on properties greater than two acres in size are significant. In accordance with the Municipal Land Use Law, typically only a building permit is required rather than minor site plan approval, which is granted by the Construction Official rather than the Planning Board.

In many cases, areas surrounding the new infill development were built before the need for stormwater controls was recognized and may be experiencing stormwater management problems. While the development of single, individual infill sites may not have significant stormwater impacts, the development of many individual sites can have cumulative effects and exacerbate existing problems or create new stormwater problems by increasing flooding, erosion, or water quality degradation.

On residential properties, infill development is often limited by lot-level controls. In most cases, having residential roof leaders that discharge to ponding areas is the prevalent practice, e.g., lawn. However, there are additional opportunities to increase groundwater recharge and reducing runoff by using structural stormwater systems, such as a drywell or pervious pavement. Other options to improve stormwater quality and to reduce stormwater quantity include:

- Creating of shrubby rain gardens;
- Promoting awareness of problems associated with soil compaction; and
- Promoting resident awareness of stormwater impacts through public education.

To properly regulate infill development, this Plan specifically recommends the creation of regulations that require stormwater improvements for construction that substantially increase the building footprint. Revising the Borough's grading and disturbance requirements can regulate this.

### **Commercial Infill Development**

There are fewer opportunities to improve stormwater management on small-scale commercial infill development sites than on surrounding residential properties in the Borough. Many commercial properties are located on smaller parcels than surrounding residential properties with greater percentages of permitted building coverage as well as increased ordinance requirements, e.g., number of parking spaces, etc. This Plan recognizes

this and recommends increasing requirements on residential properties rather than commercial properties in the Borough. This will help to encourage local businesses in a manner that will retain community character.

Surface stormwater facilities, such as wet ponds, constructed wetlands and infiltration basins, are not viable options because of the relatively large amount of surface area required. However, the following low impact options should be encouraged:

- Redirecting roof gutters to lawns or dry wells;
- Requiring additional tree plantings; and
- Disconnecting impervious surfaces.
- Encouraging the use of pervious pavement surfaces.

### **Marinas<sup>7</sup>**

Marinas and recreational boating are increasingly popular uses along the New Jersey shore. The growth of recreational boating, along with coastal development, has led to the need to protect waterways. While Marinas are not permitted uses in the Borough, there are two active marinas located on Washington and First Streets.

Of the two marinas, one could be better classified as a restaurant with accessory boat slips, while the other marina offers services typically associated with a marinas, i.e., fueling, repair, sales, etc. Despite having a full-service marina in the Borough, this Plan does not anticipate substantial impacts associated with its use.

State and federal regulations require permits for stormwater discharge for certain types of marinas. Under the NJDEP Pollution Discharge Elimination System (NJDPES) Storm Water Program, discharge permits are required for point source discharges of storm water from certain types of marinas. A point source discharge of storm water is a flow of rainfall runoff in some kind of discrete conveyance (a pipe, ditch, channel, swale, etc.).

According to the above referenced EPA web site, “if a marina is primarily in the business of renting boat slips, storing boats, cleaning boats, and repairing boats, and generally performs a range of other marine services, it is classified under the storm water program (using the Standard Industrial Classification (SIC) system developed by the Office of Management and Budget) as a SIC 4493. Marinas classified as SIC 4493 are the type that may be regulated under the storm water program and may be required to obtain a storm water discharge permit.

A marina that is classified as a SIC 4493 is required to obtain an NJDPES stormwater discharge permit if vehicle maintenance activities such as vehicle (boat) rehabilitation, mechanical repairs, painting, fueling, and lubrication or equipment cleaning operations are conducted at the marina. The stormwater permit will apply only to the point source discharges of storm water from the maintenance areas at the marinas. Operators of these types of marinas should consult the water pollution control agency of the State in which the marina is located to determine how to obtain a stormwater discharge permit.”

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<sup>7</sup> Information obtained from <http://www.epa.gov/owow/nps/MMGI/Chapter5/ch5-1.html#Practices>

The Borough should continue to monitor state and federal requirements for marinas and encourage marinas within the Borough to become a part of the New Jersey Clean Marina Program.

The Clean Marina Program is a voluntary program, which encourages marina owners, yacht clubs, boatyards and boaters to voluntarily adopt practices that help prevent adverse impacts to water quality, sensitive habitats, and living resources in proximity to marinas and to protect the critical habitat areas that are home to a variety of species including algae, plankton, shellfish and finfish.

The program helps to prevent harmful environmental practices through education and outreach to boaters and marina owners. It provides assistance and guidance to enable marinas and other recreational boating facilities to reduce the sources and impacts of non-point source pollution. Some examples include sewage facility management, fueling operations, fish and solid waste management and boat cleaning

## **STRUCTURAL STORMWATER MANAGEMENT<sup>8</sup>**

The Department of Environmental Protection in Chapter 9 of its Stormwater Management Best Management Practices (BMP) manual identifies several structural stormwater management options. The Borough recommends utilizing the following structural devices in accordance with the Borough's Design and Performance Standards – Policy Implementation Table located on Page 12 of this Plan. Specifically, the Borough encourages the use of structural stormwater management systems in a manner that maximizes the preservation of community character.

### **Bioretention Systems**

A bioretention system consists of a soil bed planted with native vegetation located above an underdrained sand layer. It can be configured as either a bioretention basin or a bioretention swale. Stormwater runoff entering the bioretention system is filtered first through the vegetation and then the sand/soil mixture before being conveyed downstream by the underdrain system. Runoff storage depths above the planting bed surface are typically shallow. The adopted Total Suspended Solid (TSS) removal rate for bioretention systems is 90 percent.

### **Constructed Stormwater Wetlands**

Constructed stormwater wetlands are wetland systems designed to maximize the removal of pollutants from stormwater runoff through settling and both uptake and filtering by vegetation. Constructed stormwater wetlands temporarily store runoff in relatively shallow pools that support conditions suitable for the growth of wetland plants. The adopted removal rate for constructed stormwater wetlands is 90 percent.

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<sup>8</sup> Definitions provided in the NJDEP – Stormwater Best Management Practices Manual at: [http://www.njstormwater.org/tier\\_A/bmp\\_manual.htm](http://www.njstormwater.org/tier_A/bmp_manual.htm)

## **Dry Wells**

A dry well is a subsurface storage facility that receives and temporarily stores stormwater runoff from roofs of structures. Discharge of this stored runoff from a dry well occurs through infiltration into the surrounding soils. A dry well may be either a structural chamber and/or an excavated pit filled with aggregate. Due to the relatively low level of expected pollutants in roof runoff, a dry well cannot be used to directly comply with the suspended solids and nutrient removal requirements contained in the NJDEP Stormwater Management Rules at N.J.A.C. 7:8. However, due to its storage capacity, a dry well may be used to reduce the total stormwater quality design storm runoff volume that a roof would ordinarily discharge to downstream stormwater management facilities.

## **Extended Detention Basins**

An extended detention basin is a facility constructed through filling and/or excavation that provides temporary storage of stormwater runoff. It has an outlet structure that detains and attenuates runoff inflows and promotes the settlement of pollutants. An extended detention basin is normally designed as a multistage facility that provides runoff storage and attenuation for both stormwater quality and quantity management. The adopted TSS removal rate for extended detention basins is 40 to 60 percent, depending on the duration of detention time provided in the basin.

## **Infiltration Basins**

An infiltration basin is a facility constructed within highly permeable soils that provides temporary storage of stormwater runoff. An infiltration basin does not normally have a structural outlet to discharge runoff from the stormwater quality design storm. Instead, outflow from an infiltration basin is through the surrounding soil. An infiltration basin may also be combined with an extended detention basin to provide additional runoff storage for both stormwater quality and quantity management. The adopted TSS removal rate for infiltration basins is 80 percent. It should be noted that a dry well is a specialized infiltration facility intended only for roof runoff.

## **Manufactured Treatment Devices**

A manufactured treatment device is a pre-fabricated stormwater treatment structure utilizing settling, filtration, absorptive/adsorptive materials, vortex separation, vegetative components, and/or other appropriate technology to remove pollutants from stormwater runoff. The TSS removal rate for manufactured treatment devices is based on the NJDEP certification of the pollutant removal rates on a case-by-case basis. Other pollutants, such as nutrients, metals, hydrocarbons, and bacteria can be included in the verification/certification process if the data supports their removal efficiencies.

## **Pervious Paving Systems**

Pervious paving systems are paved areas that produce less stormwater runoff than areas paved with conventional paving. This reduction is achieved primarily through the infiltration of a greater portion of the rain falling on the area than would occur with conventional paving. This increased infiltration occurs either through the paving material itself or through void spaces between individual paving blocks known as pavers. Pervious

paving systems are divided into three general types. Each type depends primarily upon the nature of the pervious paving surface course and the presence or absence of a runoff storage bed beneath the surface course. Porous paving and permeable pavers with storage bed systems treat the stormwater quality design storm runoff through storage and infiltration. Therefore, these systems have adopted TSS removal rates similar to infiltration structures. The use of pervious paving systems should be required for any developments, which does not meet the Major Development threshold but meets the reduced Borough stormwater management threshold noted in Table 3A.

### **Sand Filters**

A sand filter consists of a forebay and underdrained sand bed. It can be configured as either a surface or subsurface facility. Runoff entering the sand filter is conveyed first through the forebay, which removes trash, debris, and coarse sediment, and then through the sand bed to an outlet pipe. Sand filters use solids settling, filtering, and adsorption processes to reduce pollutant concentrations in stormwater. The adopted TSS removal rate for sand filters is 80 percent.

### **Vegetative Filters**

A vegetative filter is an area designed to remove suspended solids and other pollutants from stormwater runoff flowing through a length of vegetation called a vegetated filter strip. The vegetation in a filter strip can range from turf and native grasses to herbaceous and woody vegetation, all of which can either be planted or indigenous. It is important to note that all runoff to a vegetated filter strip must both enter and flow through the strip as sheet flow. Failure to do so can severely reduce and even eliminate the filter strip's pollutant removal capabilities. The TSS removal rate for vegetative filters will depend upon the vegetated cover in the filter strip.

### **Wet Ponds**

A wet pond is a stormwater facility constructed through filling and/or excavation that provides both permanent and temporary storage of stormwater runoff. It has an outlet structure that creates a permanent pool and detains and attenuates runoff inflows and promotes the settlement of pollutants. A wet pond, also known as a retention basin, can also be designed as a multi-stage facility that also provides extended detention for enhanced stormwater quality design storm treatment and runoff storage and attenuation for stormwater quantity management. The adopted TSS removal rate for wet ponds is 50 to 90 percent, depending on the permanent pool storage volume in the pond and, where extended detention is also provided, the duration of detention time provided in the pond.

Each of these structures has advantages and disadvantages to manage stormwater. As previously noted Rumson is a fully developed community and anticipates the majority of new construction as residential infill development. The Design and Performance Standards – Policy Implementation Table indicates the appropriateness of these structural stormwater management structures in Rumson.

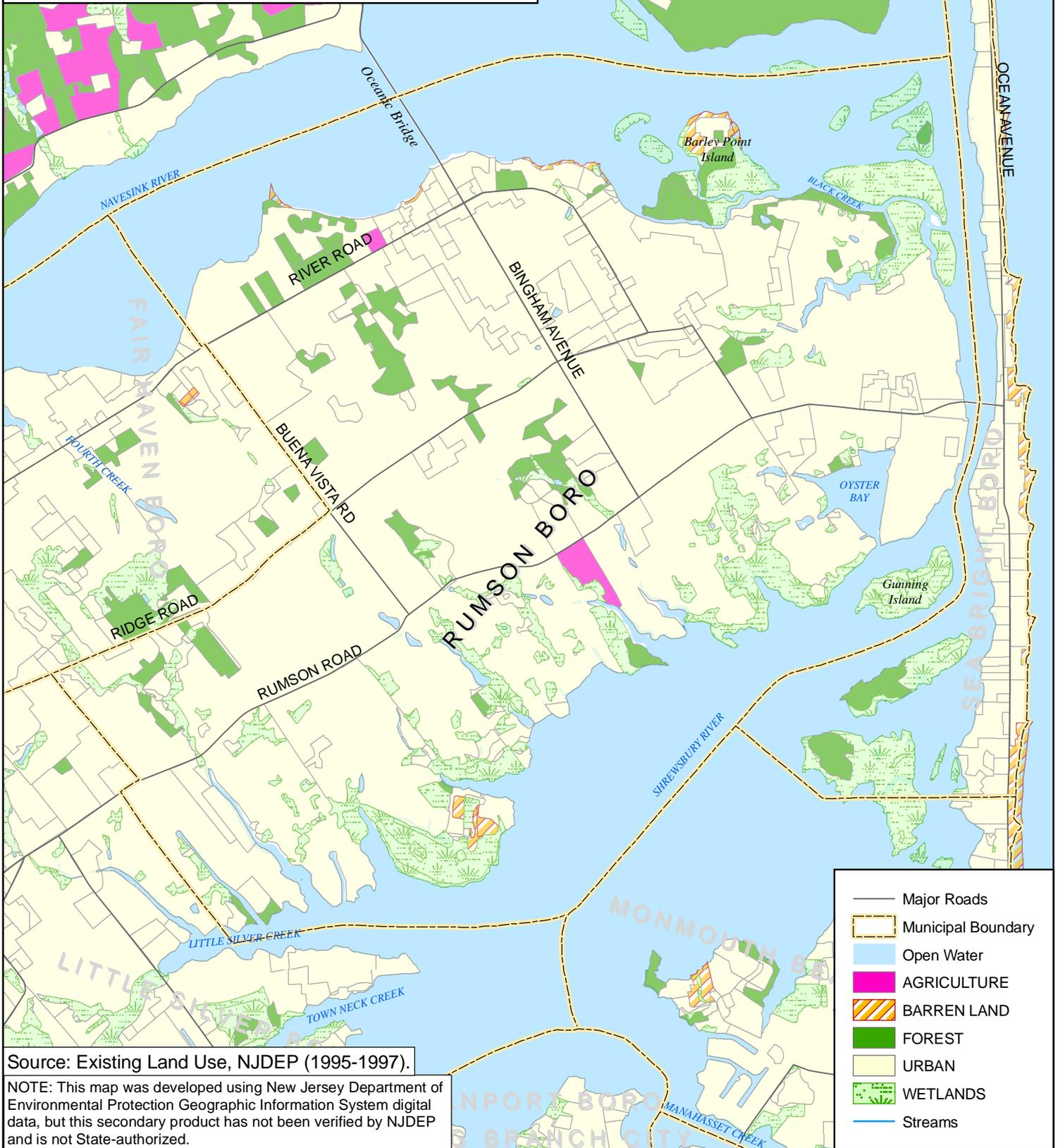
## **LAND USE/BUILDOUT ANALYSIS**

In August 2003, the Borough prepared a Vacant Land Inventory and Analysis Report in accordance with the Council on Affordable Housing (COAH) Standards that indicated that the Borough contains virtually no privately owned vacant land. A copy of the Vacant Land Analysis is located within Attachment A. Figures 4, 5, 6 and 7 complement the Vacant Land Inventory by identifying existing land use, subwatersheds, zoning and environmental constraints in the Borough.

Figure 5: Existing Land Use  
Borough of Rumson  
Monmouth County, New Jersey

3

0 1,250 2,500 5,000 7,500 Feet



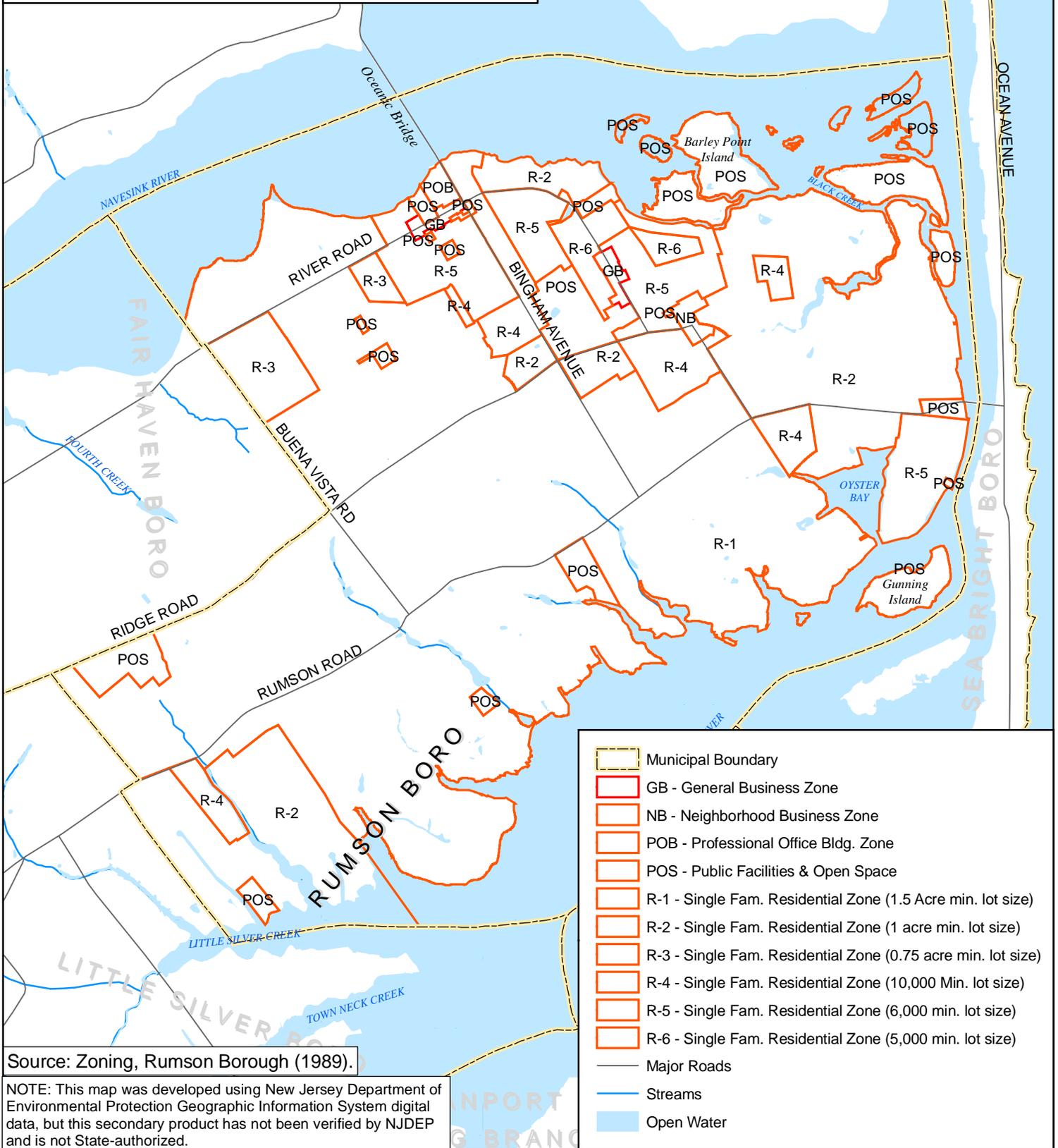
Source: Existing Land Use, NJDEP (1995-1997).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

	Major Roads
	Municipal Boundary
	Open Water
	AGRICULTURE
	BARREN LAND
	FOREST
	URBAN
	WETLANDS
	Streams

Figure 6: Zoning Districts  
 Borough of Rumson  
 Monmouth County, New Jersey

3



- Municipal Boundary
- GB - General Business Zone
- NB - Neighborhood Business Zone
- POB - Professional Office Bldg. Zone
- POS - Public Facilities & Open Space
- R-1 - Single Fam. Residential Zone (1.5 Acre min. lot size)
- R-2 - Single Fam. Residential Zone (1 acre min. lot size)
- R-3 - Single Fam. Residential Zone (0.75 acre min. lot size)
- R-4 - Single Fam. Residential Zone (10,000 Min. lot size)
- R-5 - Single Fam. Residential Zone (6,000 min. lot size)
- R-6 - Single Fam. Residential Zone (5,000 min. lot size)
- Major Roads
- Streams
- Open Water

Source: Zoning, Rumson Borough (1989).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

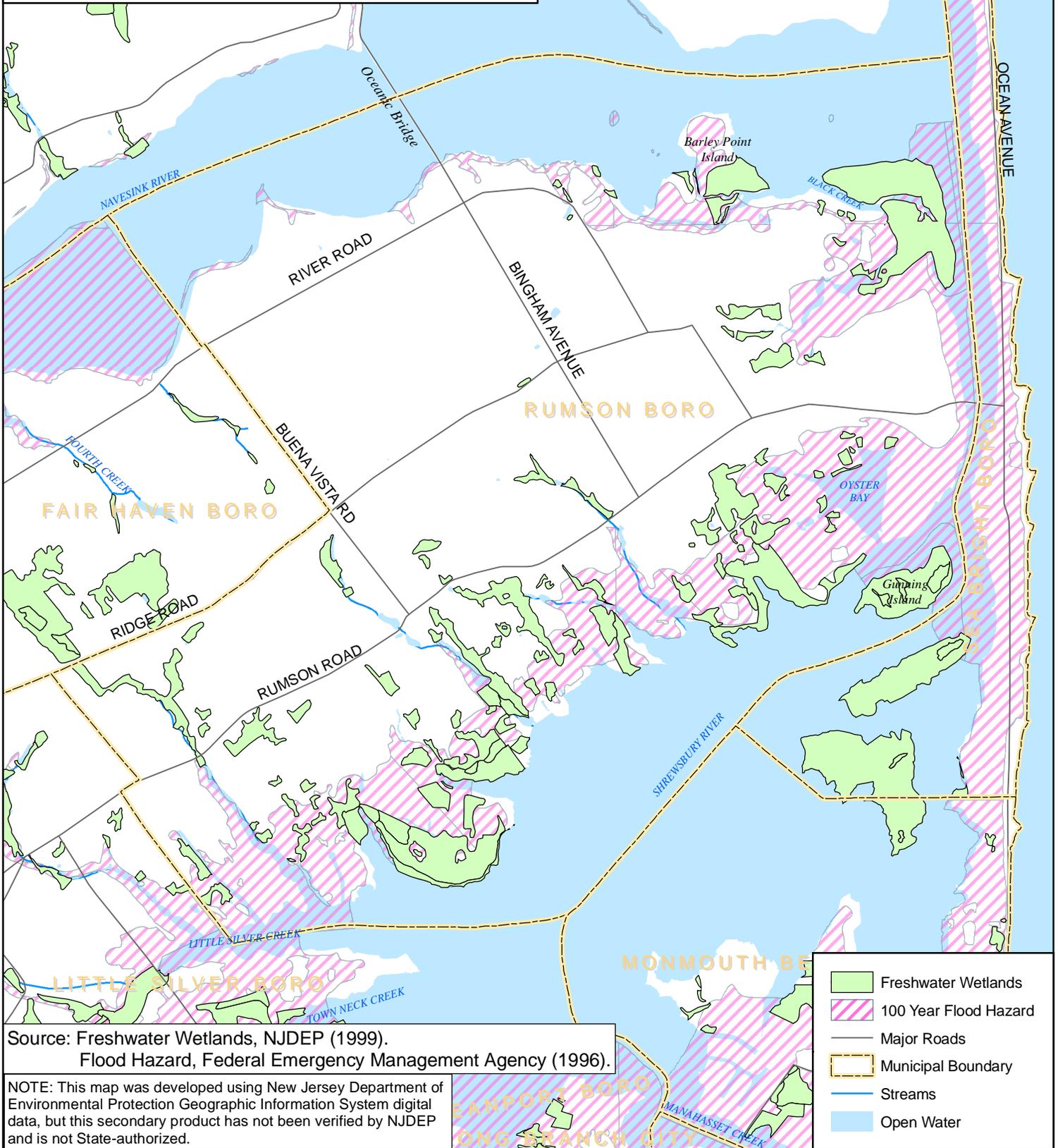
# Figure 7: Environmental Constraints

## Borough of Rumson

### Monmouth County, New Jersey

3

0 1,250 2,500 5,000 7,500 Feet



Source: Freshwater Wetlands, NJDEP (1999).  
Flood Hazard, Federal Emergency Management Agency (1996).

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

- Freshwater Wetlands
- 100 Year Flood Hazard
- Major Roads
- Municipal Boundary
- Streams
- Open Water

## **MITIGATION PLANS**

Mitigation is intended to provide potential solutions to offset stormwater related impacts on groundwater recharge, stormwater quantity control, and/or stormwater quality control for proposed development and establishes the criteria to grant a variance or exemption from the stormwater management design and performance standards.

Mitigation for major development as defined by N.J.A.C. 7:8 – 1.2 et seq. must be implemented in the same drainage area as the proposed development and must provide additional groundwater recharge benefits, or protection from stormwater runoff quality and quantity from previously developed property. Performance standards must ensure the long-term maintenance of the project, which include the maintenance requirements under Chapters 8 and 9 of the NJDEP Stormwater BMP Manual. The Borough does not anticipate granting variances or exemptions for “major development” until a detailed mitigation plan is developed and approved. This Plan recommends a local stormwater management threshold substantially less than the “major development” threshold in the NJDEP Stormwater Regulations. A greater number of small development projects will be subject to some degree of regulation. When strict compliance cannot be achieved, the commensurate mitigation will consist of a large number of small contributions and will have to be aggregated to form a technically and economically practical mitigation project. The Borough will investigate granting variances or exemptions for development subject to the local stormwater management threshold subject to:

1. Demonstrating that alternate measures proposed by the developer achieve substantially similar benefits to the required measures, or
2. Showing that literal compliance is technically impractical or presents a substantial economic hardship; and
3. Providing mitigation by implementing stormwater management improvements identified by the Borough elsewhere in the basin, which achieve substantially similar stormwater management benefits (i.e. quality for quality and quantity for quantity), or
4. If no specific improvements are identified by the Borough or applicable in the basin and/or the equivalent mitigation obligation is too small to support a mitigation project, a fair-share contribution shall be required to a mitigation bank.

The Borough is investigate using the mitigation bank concept in connection with developing a plan to improve stormwater quality in the sub-basins, which contain privately owned ponds and water courses (see pages 19 & 20).

Due to the lack of vacant land and development potential in the Borough, it is anticipated that the majority of stormwater mitigation will result in retrofitting existing stormwater facilities and natural infrastructure or improving the layout and designing of nonstructural stormwater management techniques. However, this Plan recognizes that other projects may be identified in the future that are subject to the approval of the Planning Board or Borough Engineer.

The following two strategies were identified by the Borough as possible structural mitigation strategies:

1. Install new inlet castings and heads on existing Borough streets, in roadways not proposed for resurfacing, for solids and floatable control;
2. Investigate improving of any of the seven (7) existing stormwater management facilities in the Borough

According to NJDEP Best Management Practices Manual<sup>9</sup>, the following are structural and non-structural strategies that can be utilized to retrofit existing stormwater management deficiencies or structures.

1. Roofs are a large source of concentrated runoff from development. Clean roof runoff can be directed by downspouts to a dry well, disconnecting a portion of the runoff from the storm sewer system and both reducing runoff volume and restoring groundwater recharge.
2. Vegetative filters can be incorporated into existing developments where runoff from paved or intensely managed turf areas can be discharged across the filters. This may require the removal or slotting of existing curbs along the edge of parking lots or roads. Parking lots with vegetated aisle dividers may be particularly amendable to this type of filter strip application.

The Borough will continue to evaluate possible mitigation projects and will develop a more specific concept that will be submitted to Monmouth County and the NJDEP as part of future stormwater control ordinances as concepts are developed. Additionally, as future concepts are developed, the Borough will update and finalize mitigation section of this plan.

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<sup>9</sup> New Jersey Stormwater Best Management Practices Manual, February 2004, Chapter 8 - Maintenance and Retrofit of Stormwater Management Measures

ATTACHMENT A

VACANT LAND INVENTORY AND ANALYSIS  
REPORT

# Vacant Land Inventory and Analysis Report

Prepared for

Borough of Rumson  
Monmouth County, New Jersey

August 7, 2003

Prepared by:



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**TM**

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Middletown, NJ 07748

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- B Municipal Lands Table
- C Vacant Land Inventory Maps
  - Vacant Land Inventory Map*
  - Environmental Constraints: Wetlands*
  - Environmental Constraints: Flood Prone Areas*

## VACANT LAND INVENTORY

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. All privately-owned parcels identified as vacant in the Borough's tax assessment records are listed in the accompanying Vacant Land Inventory Table in Appendix A. Where two or more contiguous vacant lots are in common ownership, the parcels have been combined into a single tract on the inventory. Property owned by the Borough is listed in the Municipal Lands Table in Appendix B. Vacant and municipally owned sites have been mapped in the accompanying Vacant Land Inventory Map in Appendix C.

## PERMITTED EXCLUSIONS

COAH regulations also establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's RDP. Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing setaside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory Table in Appendix A provides a parcel by parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

1. **Small and Isolated Sites.** Several sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. In a number of cases, these lots are associated with an adjacent residential use and are in common ownership. They are used as yards for these dwellings.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setback. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setback. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

- a) **Wetlands.** A number of lots have been eliminated in part due to the presence of wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Environmental Constraints Map, which also includes floodplain data. In many cases these wetland areas are located within or are coterminous with the flood hazard areas on the site.

- b) **Flood Hazard Areas.** COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Rumson has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Environmental Constraints Map. Where more detailed data is available, this information is shown. Many sites within the southern portion of the Borough near the Shrewsbury River are impacted by flood hazard areas and have been eliminated in whole or in part due to this constraint. In addition, several "sedge" islands have been eliminated from the inventory.

- c) **Steep Slopes.** COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough has taken no exclusions for steep slopes but will consider steep slopes in analyzing particular sites.
3. **Access.** Sites with inadequate access have been eliminated. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints.
  4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
  5. **Approved Site Plans.** Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated.
  6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas with incompatible land uses have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and may be eliminated. No sites on the vacant land inventory were eliminated due to incompatible land uses.
  7. **Municipal Sites.** Municipally owned sites are listed in the Municipal Sites Table in Appendix B and shown in the Municipal Sites Map in Appendix C. No municipally owned sites are included in the calculation of the Borough's RDP. Existing municipally owned parcels include Borough offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 90 acres of parks and open space areas. (Parcel information shown in the vacant land inventory tables was provided by the Borough Tax Assessor.)

- a) **Active Recreation Sites.** Municipalities may reserve up to three (3) percent of their total "developed and developable acreage" for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands, and environmentally sensitive lands excluded from the vacant land inventory by COAH's rules. Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Rumson has a total of 3,029.2 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 90.9 acres of active recreation lands. Currently, the Borough has approximately 44.2 acres of property used for active recreation. (See Municipal Lands Inventory Table in Appendix B.) The Borough may reserve up to 46.7 additional acres for active recreation.

- b) **Future Conservation/Passive Recreation/Open Space.** A municipality may reserve up to three (3) percent of its total land area for conservation, parklands, or open space. Based on a total land area of 3,252.2 acres, Rumson may reserve up to 97.6 acres for conservation, parklands or open space. Currently, the Borough has 45.79 acres of municipally owned land reserved for "conservation, parklands and open space." (See Appendix B.) The Borough may reserve up to 51.8 additional acres for open space purposes.

### REPEAL OF OBLIGATION

Based on analysis of the Borough's vacant land inventory, all of the sites listed in the inventory may be excluded from the calculation of the Borough's RDP. The reasons for the exclusions are listed in the table in Appendix A. Consequently, the Borough of Rumson's RDP is zero. In the event that it is determined that the Borough has an RDP, the Borough shall—consistent with N.J.A.C. 5:93-4.2(g)—select a method that it deems appropriate to address this RDP.

### SUMMARY AND CONCLUSION

The vacant land analysis reveals that the Borough of Rumson does not have sufficient acreage to accommodate its 268-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that, the Borough of Rumson has an RDP of zero units.

# APPENDIX A

## Vacant Land Inventory Table

APPENDIX A: VACANT LAND INVENTORY 2003: PRIVATE LANDS

BOROUGH OF RUMSON, NEW JERSEY

Site ID No.	Site Identification				Owner	Site Area (acres)	Environmentally Sensitive				Area Exclusions as per N.J.A.C. 5:93-4.2(e)	Exclusion Codes & Remarks	Developable Acres
	Block	Lot	Location	Net Area Remaining			Wetlands	Steep Slopes		Net Area Remaining			
								Floodplain	Steep Slopes				
1	93	16.06	1 Willowbrook Road	2.39	0.22	0.00	0.00	2.17	Developed with single-family dwelling	0.00			
2	93	16.10	5 Willowbrook Road	3.46	0.46	0.00	0.00	3.00	Part of previously approved residential subdivision. Pond in rear of property. Undersized parcel.	0.00			
3	113	11	Conover Lane	4.66	1.86	2.80	0.00	0.00	In flood plain. Wetlands. Subdivision [?]	0.00			
4	121	2	End of Broadmoor	7.59	0.00	7.59	0.00	0.00	In flood plain. Subdivision application under review by Planning Board.	0.00			
5	121	1	End of Broadmoor	8.02	4.49	3.54	0.00	0.00	In flood plain. Wetlands. Subdivision application under review by Planning Board.	0.00			
6	123	2.02	105 Rumson Road	1.58	0.41	0.21	0.00	0.95	Pond. Wetlands. Part of adjacent residential property.	0.00			
7	124	18	172 Bingham Avenue	1.98	1.44	0.54	0.00	0.00	Flood plain & wetlands.	0.00			
8	126	14	87 Rumson Road	3.02	1.96	0.58	0.00	0.48	Part of adjacent residential property. Wetlands in rear of site.	0.00			
9	128	10.1	Oyster Bay Drive	0.45	0.00	0.45	0.00	0.00	In flood plain. Undersized parcel.	0.00			
10	135	7	S. Shrewsbury Drive	0.53	0.35	0.18	0.00	0.00	In flood plain. Wetlands. Undersized parcel.	0.00			
11	138	3	Warren Street	0.10	0.00	0.10	0.00	0.00	In flood plain. Part of adjacent residential property. Undersized parcel.	0.00			
12	142	4	15 Rumson Road/ CR WA	0.17	0.00	0.12	0.00	0.05	Undersized parcel. Part of adjacent residential property.	0.00			
13	144	13	Waterman Avenue	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00			
14	144	27.01	River Place	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00			
15	150	1	Gunning Island	15.37	1.83	13.55	0.00	0.00	Sedge island	0.00			
16	163	1	Island W. of Barley Point	3.24	0.00	3.24	0.00	0.00	Sedge island	0.00			
17	164	1	Islands W. of Barley Point	11.32	0.00	11.32	0.00	0.00	Sedge island	0.00			
18	164	2	Island	5.32	0.00	5.32	0.00	0.00	Sedge island	0.00			
19	168	1	Island	1.01	0.00	1.01	0.00	0.00	Sedge island	0.00			
20	11	21	East River Road	0.79	0.13	0.65	0.00	0.02	Wetlands. Part of adjacent residential property. Narrow, irregularly shaped lot.	0.00			
21	33	35.01	31 Allen Street	0.11	0.00	0.00	0.00	0.11	Undersized parcel. Part of adjacent residential property.	0.00			
22	38	10	16 Forrest Avenue	0.20	0.00	0.00	0.00	0.20	Undersized parcel. Part of adjacent residential property.	0.00			
23	55	9	76 Blackpoint Road	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00			
24	61	25	166 E. River Road	0.19	0.00	0.00	0.00	0.19	Developed with single-family dwelling	0.00			
25	69	6	28 Holly Street	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00			
26	70	5.01	Ridge Road	2.03	0.93	0.15	0.00	0.95	Part of adjacent residential property. Wetlands.	0.00			
27	76	6	6 North Ward Avenue	1.93	0.00	1.93	0.00	0.00	Flood plain.	0.00			
28	85	13	162 Rumson Road	1.84	0.00	0.00	0.00	1.84	Single family dwelling under construction	0.00			
29	45	15.01	49 Forrest Avenue	0.11	0.00	0.00	0.00	0.11	Developed with single-family dwelling	0.00			
30	45	15.02	51 Forrest Avenue	0.16	0.00	0.00	0.00	0.16	Developed with single-family dwelling	0.00			
31	100	9.01	15 Ridge Road	2.53	0.00	0.14	0.00	2.40	Residential subdivision.	0.00			
32	100	9.03	129 Avenue of Two Rivers	1.22	0.00	0.00	0.00	1.22	Residential subdivision.	0.00			
33	100	9.02	127 Avenue of Two Rivers	1.50	0.00	0.00	0.00	1.50	Residential subdivision.	0.00			
34	88	7	Ridge Rd. & Bellevue Ave.	1.29	0.00	0.00	0.00	1.29	Part of adjacent residential property.	0.00			
						<b>84.87</b>	<b>53.93</b>	<b>14.07</b>	<b>16.87</b>		<b>0.00</b>		
						<b>TOTAL ACREAGE</b>							

## APPENDIX B

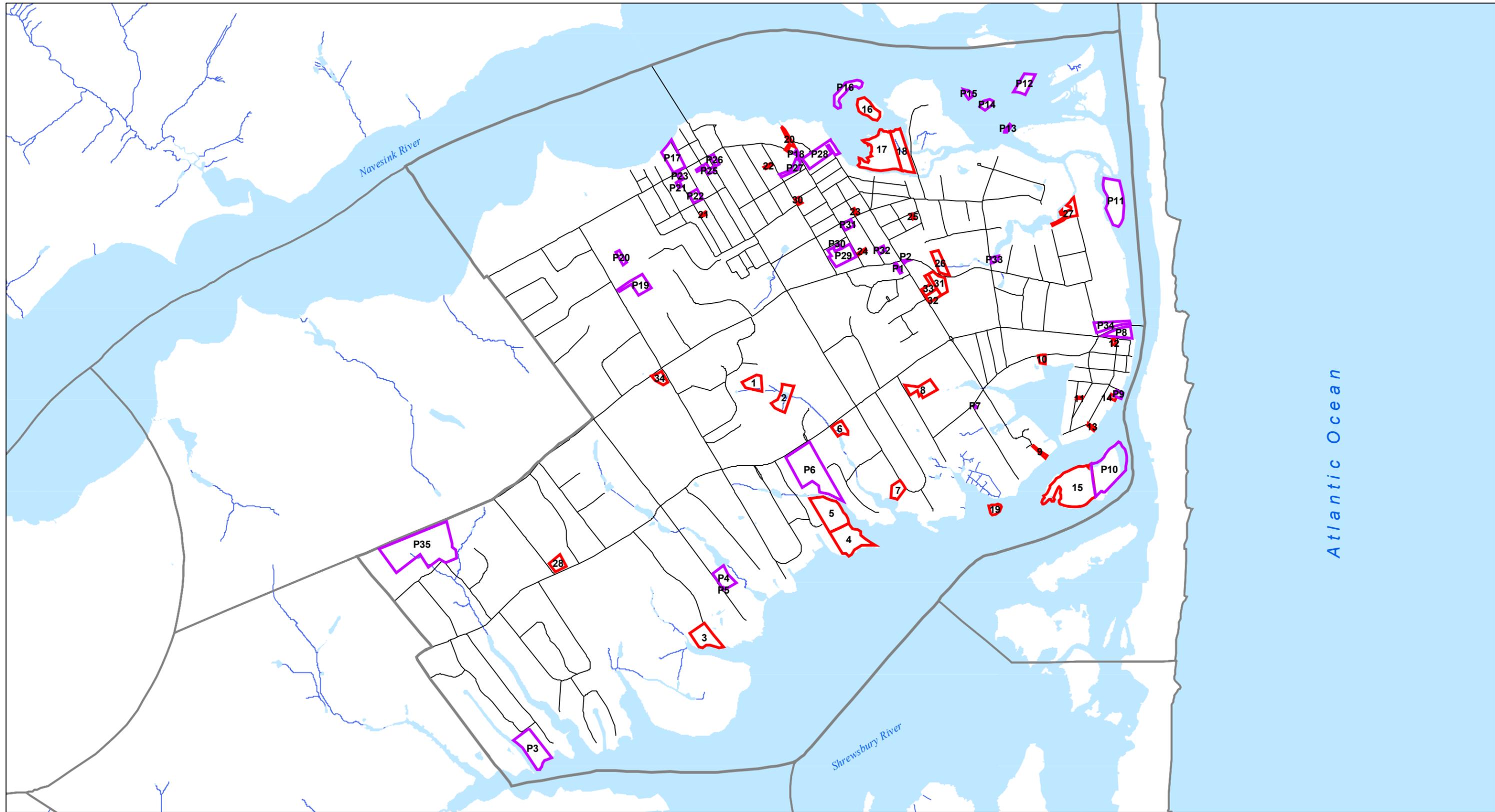
### Municipal Lands Table

APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY

Site ID No.	Block	Lot	Location	Area Name (if known)	Site Area (acres)	Area Exclusions as per N.J.A.C. 5:93-4.2(e)			Comments
						Environmentally Sensitive		Net Area Remaining	
						Wetlands	Floodprone		
P-1	99	13	Ridge Road	Parking Lot	0.17	0.00	0.00	0.17	Other
P-2	100	13	Ave. of Two Rivers & Ridge	Oceanic Public Library Trust	0.13	0.00	0.00	0.13	Other
P-3	105	28	Riverside Drive	Riverside Park	7.09	0.00	7.09	0.00	Active
P-4	115	23.01	Buena Vista Avenue	Disposal Area	3.00	1.41	1.59	0.00	Other
P-5	115	23.02	Buena Vista Avenue	Pumping Station	0.05	0.00	0.05	0.00	Other
P-6	122	1	Rumson Road	Open Space	14.47	2.33	8.50	3.64	Passive
P-7	128	2	Shrewsbury Drive	Sewage Pumping Station	0.05	0.03	0.02	0.00	Other
P-8	143	1	Rumson Road & Ward Ave.	Pocket Park	2.26	0.00	0.84	1.42	Active
P-9	144	30	Grant Avenue	Main Pumping Station	0.48	0.00	0.48	0.00	Other
P-10	150	2	Gunning Island	Sedge Island	12.15	2.54	9.61	0.00	Passive
P-11	151	1	Island-Ward Avenue	Sedge Island	7.71	0.00	7.71	0.00	Passive
P-12	155	1	Island E of Barley Point	Sedge Island	2.54	0.00	2.54	0.00	Passive
P-13	156	1	Island E of Barley Point	Sedge Island	0.27	0.00	0.27	0.00	Passive
P-14	157	1	Island	Sedge Island	0.99	0.00	0.99	0.00	Passive
P-15	158	1	Islands E of Barley Point	Sedge Island	0.55	0.00	0.55	0.00	Passive
P-16	162	1	West of Barley Point	Sedge Island	2.73	0.00	2.73	0.00	Passive
P-17	5	4	West River Road	Victory Park	4.17	0.00	0.97	3.20	Active
P-18	11	25	East River Road	Pocket Park	0.18	0.09	0.08	0.01	Active
P-19	18	15	Bellevue Avenue	Bird Sanctuary	3.26	0.00	0.00	3.26	Passive
P-20	18	18	Bellevue Avenue	Pocket Park	0.68	0.00	0.00	0.68	Active
P-21	27	5	Allen Street	Borough of Rumson	0.23	0.00	0.00	0.23	Active
P-22	28	11	Church & Lafayette	Rogers Park	1.18	0.00	0.00	1.18	Active
P-23	28	1	25 W. River Road & Allen St.	Oceanic Hook & Ladder	0.26	0.00	0.00	0.26	Other
P-24	29	6	Washington Street	Parking Lot	0.16	0.00	0.00	0.16	Other
P-25	30	5	40 Bingham Avenue	Community Center & Parking Lot	0.62	0.00	0.00	0.62	Other
P-26	36	1	River Road	Parking Lot	0.56	0.00	0.00	0.56	Other
P-27	39	13	East River Road	Pond	1.12	0.40	0.00	0.72	Passive
P-28	49	9	East River Road	Borough Hall shed & First Aid	4.49	0.31	4.10	0.09	Other
P-29	60	5	East River Road	Piping Rock Park	3.84	0.00	0.00	3.84	Active
P-30	60	2	Carlton Street	Garage	0.35	0.00	0.00	0.35	Other
P-31	61	1	East River Road	Rumson Fire Co.	0.89	0.00	0.00	0.89	Other
P-32	62	30	Center Street	Police Headquarters	0.37	0.00	0.00	0.37	Other
P-33	73	17	Navasink Avenue	Sewage Pumping Station	0.40	0.00	0.40	0.00	Other
P-34	80	1	Rumson Road	Pocket Park	2.26	0.00	0.22	2.04	Active
P-35	81	7.00	Ridge Road	Park	22.34	2.21	0.00	20.13	Active
<b>TOTAL ACREAGE</b>					<b>101.99</b>	<b>9.32</b>	<b>48.73</b>	<b>43.95</b>	

## APPENDIX C

# Vacant Land Inventory Maps



# Vacant Land Inventory Map

## Borough of Rumson

### Monmouth County, NJ

- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies

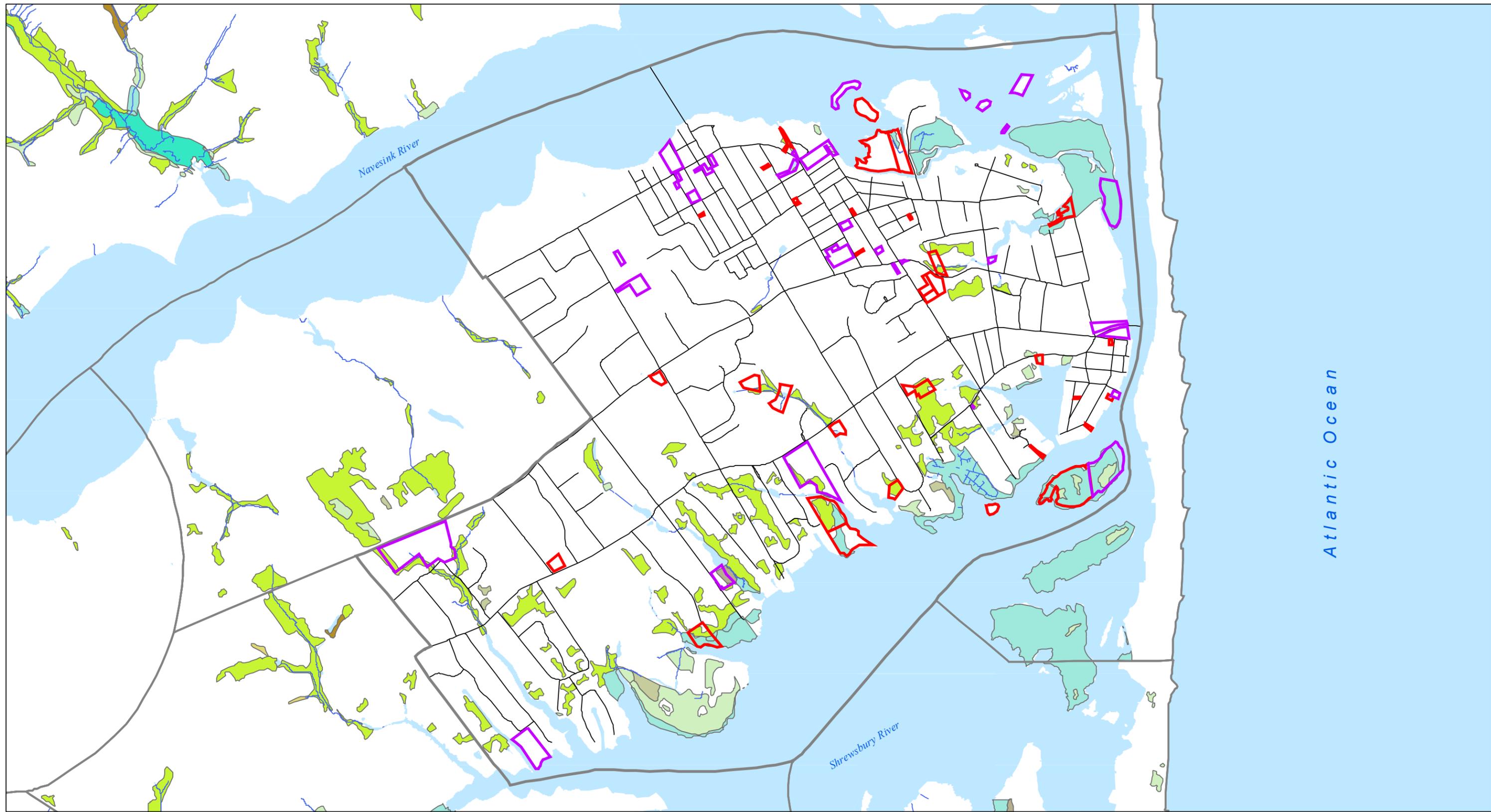


**TM**  
ASSOCIATES

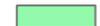
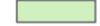




NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

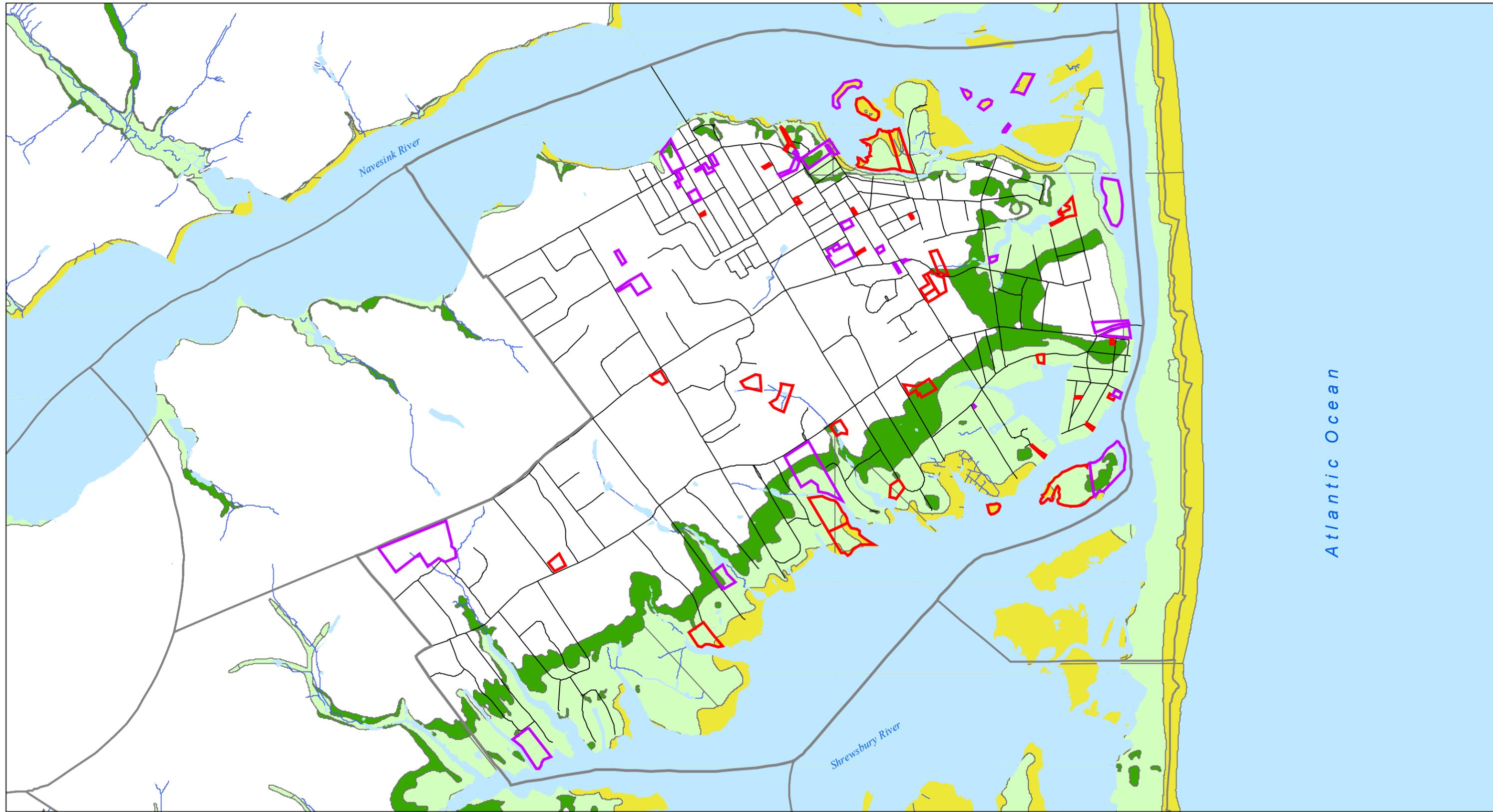


# Environmental Constraints: Wetlands Borough of Rumson Monmouth County, NJ

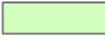
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|--|--|--|
|  AGRICULTURAL WETLANDS (MODIFIED) |  MANAGED WETLANDS (MODIFIED)                  |  Municipal Property   |
|  ATLANTIC WHITE CEDAR WETLANDS    |  MIXED FORESTED WETLANDS (CONIFEROUS DOM.)    |  Vacant, Private      |
|  CONIFEROUS SCRUB/SHRUB WETLANDS  |  MIXED FORESTED WETLANDS (DECIDUOUS DOM.)     |  Municipal Boundaries |
|  CONIFEROUS WOODED WETLANDS       |  MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)  |  Roadways             |
|  DECIDUOUS SCRUB/SHRUB WETLANDS   |  MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.) |  Streams              |
|  DECIDUOUS WOODED WETLANDS        |  SALINE MARSHES                               |  Water Bodies         |
|  DISTURBED WETLANDS (MODIFIED)    |  VEGETATED DUNE COMMUNITIES                   |  |
|  FRESHWATER TIDAL MARSHES         |  WETLAND RIGHTS-OF-WAY (MODIFIED)             |  |
|  HERBACEOUS WETLANDS              |  |  |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.



**Environmental Constraints:  
Flood Prone Areas  
Borough of Rumson  
Monmouth County, NJ**

- |  |                 |   |                      |
|--|-----------------|---|----------------------|
|  | 100-Year Flood  |  | Municipal Property   |
|  | 500-Year Flood  |  | Vacant, Private      |
|  | Velocity Hazard |  | Municipal Boundaries |
|  | Undetermined    |  | Roadways             |
|  |                 |  | Streams              |
|  |                 |  | Water Bodies         |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

2008 Housing Element and Fair Share Plan of the Master Plan

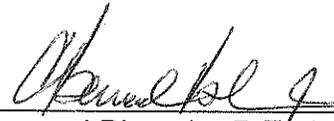
**2008 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN  
OF THE  
BOROUGH OF RUMSON MASTER PLAN**

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

**December 4, 2008**

ADOPTED BY THE PLANNING BOARD: December 17, 2008  
ENDORSED BY THE BOROUGH COUNCIL: December 17, 2008

Prepared By:



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Of the Firm:



Eleven Tindall Road  
Middletown, New Jersey 07748

*The original of this document was signed and sealed in accordance with law*

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## **INTRODUCTION**

The Borough of Rumson has prepared this housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.), and the State Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.). This plan updates and replaces the Borough's previously adopted Housing Element and Fair Share Plan, which was adopted by the Borough Planning Board on December 5, 2005, and was endorsed by the Governing Body on December 15, 2005. The December 2005 plan was submitted to the New Jersey Council on Affordable Housing (COAH) as part of the Borough's petition for substantive certification of its Cycle I, II and III Fair Share Plan under COAH's previously adopted Cycle III rules.

COAH adopted a revised set of substantive rules (N.J.A.C. 5:97-1 et seq.) that became effective in May 2008 and was further amended in October 2008. In addition, in July 2008 the Governor signed into law Assembly Bill A-500 (P.L.2008, c.46) that made further changes to COAH's regulations and requirements. Therefore, the Borough is required to revise its previously adopted Housing Plan Element and Fair Share Plan to conform to the new regulatory and statutory requirements. This plan represents the Borough's response to COAH's new Cycle III regulations.

COAH's current substantive rules presents a methodology for calculating a municipality's affordable housing obligation, consisting of three components. These include the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households, any remaining Prior Round (Cycles I and II) obligation for the period from 1987-1999, and the "growth share", which links the actual production of affordable housing with municipal development and growth. COAH calculates that the Borough of Rumson's rehabilitation share is zero, and the remaining Prior Round obligation is 268 units. The Borough's growth share obligation is 22 units as described in the following sections of this plan.

***The Mount Laurel Doctrine***

The New Jersey Supreme Court, in *Mt. Laurel I* (1975), held that a developing municipality must, through its land use regulations, create a realistic opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income (*Southern Burlington County NAACP v. The Township of Mount Laurel*, 675 N.J. 151, 336 A. 2d 713 (1975)).

As a result of *Mount Laurel I*, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, *Mount Laurel I* generally resulted in few housing opportunities for low and moderate households because many municipalities failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

The New Jersey Supreme Court, in *Mount Laurel II* (1983), held the following:

- *The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need, will no longer be determined by whether or not a municipality is 'developing'. The obligation extends, instead, to every municipality, any portion of which is designated by the state, through the SDGP (State Development Guide Plan, currently called the State Development and Redevelopment Plan), as a growth area.*
  
- *The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50 percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size (Southern Burlington County NAACP v. the Township of Mount Laurel, 92 N.J. 158, 456 A. 2d 390 (1983)).*

Under the doctrine established by the Supreme Court, a municipality that continued to use its power

to zone without consideration of its impact on low and moderate income households faced the prospect of loss of that power. Such municipalities faced the prospect of a court-ordered rezoning, or the so-called “builder’s remedy.” The essence of the landmark decision, however, was that municipalities should use their zoning powers and other related powers to facilitate, rather than obstruct, the provision of affordable housing.

### ***The Fair Housing Act***

In 1985, two years after *Mount Laurel II*, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with *Mount Laurel II*. The Fair Housing Act establishes the Council on Affordable Housing (COAH) as the state agency responsible for identifying housing regions, estimating low and moderate income housing need, and providing regulations that guide municipalities in addressing their obligations. The stated intent of the act was to provide alternatives to the use of the builder's remedy as a method of achieving the provision of affordable housing.

As the State agency responsible for administering the Fair Housing Act, COAH establishes affordable housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the region. COAH also identifies those circumstances where an “adjustment” to a municipality’s fair share is appropriate. Finally, COAH identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

### ***Municipal Planning Responsibility***

Each municipality is obligated to plan to meet its fair share of the regional affordable housing need. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

***Mandatory Contents of the Housing Element***

Pursuant to the Fair Share Housing Act at N.J.S.A. 52:27D-310, the essential components of a local housing element are as follows:

- *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.*
- *A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.*
- *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.*
- *An analysis of the existing and probable future employment characteristics of the municipality.*
- *A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.*
- *A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.*

In addition, COAH's substantive rules (N.J.A.C. 5:97) for the period from January 1, 2004 through December 31, 2018 require the following:

- *The household projection for the municipality as provided in Appendix F of N.J.A.C. 5:97;*
- *The employment projection for the municipality as provided in Appendix F of N.J.A.C. 5:97;*
- *The municipality's prior round obligation as provided in Appendix C of N.J.A.C. 5:97;*
- *The municipality's rehabilitation share as provided in Appendix B of N.J.A.C. 5:97; and,*
- *The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.*

### ***Permitted Adjustments to Affordable Housing Obligation***

In adopting the housing element, the municipality may adjust the new construction component of its obligation for the first and second housing cycles through a detailed process known as a vacant land adjustment. If a municipality secures such an adjustment, the portion of its Cycle I and II new construction component that it lacks adequate vacant land to address is known as the “unmet need.” COAH sets forth various techniques that may be required of municipalities to address their unmet need. Specifically, COAH adopted N.J.A.C. 5:97-5.3(b). Among the mechanisms suggested by COAH include:

1. Zoning amendments that permit apartments or accessory apartments in accordance with N.J.A.C. 5:97-6.8;
2. A market to affordable program in accordance with N.J.A.C. 5:97-6.9;
3. Overlay zoning requiring inclusionary development in accordance with N.J.A.C. 5:97-6.4. In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that when the prior use on the site is changed, the site shall produce low and moderate income housing;
4. A redevelopment area that includes affordable housing pursuant N.J.A.C. 5:97-6.6, utilizing the standards in N.J.A.C. 5:97-6.4(b); and/or
5. The adoption of a development fee ordinance pursuant to N.J.A.C. 5:97-8.3 and a plan for the use of development fees pursuant to N.J.A.C. 5:97-8.10.

As described later in this plan, the Borough has chosen to use accessory apartments and mixed-use overlay zones to address its unmet need. In addition, the Borough has adopted a development fee ordinance and is collecting fees for the purposes of affordable housing in accordance with COAH's regulations.

To the extent that a municipality has any "RDP" or realistic development potential, COAH provides a menu of techniques a municipality could utilize to address that portion of its RDP. The Borough has conducted a vacant analysis; determined that it has an RDP of zero and an unmet need of 268 and conducted a vacant land analysis. (See Vacant Land Inventory and Analysis Report, dated August 7, 2003, incorporated by reference. Appendix A.) If at some point in time, COAH determines that Rumson has an RDP greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH's regulations to address its RDP either through the measures specified in this plan and/or other measures.

**ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS**

As required by N.J.S.A.52:27D-310, all housing elements must contain a discussion of the community’s demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Rumson with information obtained from the U.S. Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

***Rumson’s Demographics***

At the time of the 2000 U.S. Census, the Borough of Rumson had a population of 7,137 residents (Table 1). This figure represents a 6.5 percent increase from the population of 6,701 residents that was reported in 1990. By contrast, the population of Monmouth County grew by 11.2 percent during the same time period. As indicated by the North Jersey Transportation Planning Authority (NJTPA)’s population projections, the Borough and the County will continue to grow, reaching respective populations of 7,300 and 713,000, by the year 2030. Based on these projections, the Borough can expect to increase its population by approximately 2.3 percent over the next quarter-century, slower than the County’s growth rate of 15.9 percent.

**Table 1: Population Trends, 1990-2005**

	1990	2000	2005	2030	% Change 1990-2000	% Change 2000-2005	% Change 2000-2030
<b>Borough of Rumson</b>	6,701	7,137	7,180	7,300	6.5	0.6	2.3
<b>Monmouth County</b>	553,124	615,301	639,500	713,000	11.2	3.9	15.9

Source: US Census Bureau, North Jersey Transportation Planning Authority

According to the 2000 U.S. Census, the Borough’s population is composed of 2,452 households, with an average household size of 2.91 members (Table 2). The average household size is greater than both the State of New Jersey’s average of 2.68 and the County’s average of 2.70 persons per household. The Borough’s percentage of population over 65 years of age, 12.8 percent, is higher than the County, but lower than the state. The median household income in Rumson is higher than both County and State medians.

**Table 2: Demographic Indicators, 2000**

	<b>Number of Households</b>	<b>Average Household Size</b>	<b>Median Age</b>	<b>% of Population ≥ 65 years</b>	<b>Median Household Income</b>
<b>Borough of Rumson</b>	2,452	2.91	39.2	12.8	\$120,865
<b>Monmouth County</b>	224,236	2.70	37.7	12.5	\$64,271
<b>New Jersey</b>	3,064,645	2.68	36.7	13.2	\$55,146

Source: US Census Bureau

According to the 2000 U.S. Census, the Borough’s median age of 39.2 years is higher than both the statewide median age of 36.7 years and the County’s median age of 37.7 years (Table 2). As shown in Table 3, there were 528 pre-school age residents in 2000, or 7.4 percent of the Borough’s population. School age children accounted for 1,850 residents, or 26 percent of the total population. Working age persons accounted for 53.9 percent of the Borough’s population, with 3,845 individuals. Seniors aged 65 years and older accounted for 12.8 percent of Rumson’s population.

**Table 3: Population by Age, 2000**

	<b>Number</b>	<b>% of Total</b>
<b>Pre-School Age</b>		
Under 5 Years	528	7.4
<b>School Age</b>		
5 to 9 Years	713	10.0
10 to 14 Years	703	9.9
15 to 19 Years	434	6.1
<b>Working Age</b>		
20 to 24 Years	149	2.1
25 to 34 Years	579	8.1
35 to 44 Years	1,319	18.5
45 to 54 Years	1,132	15.9
55 to 59 Years	427	6.0
60 to 64 Years	239	3.3
<b>Senior Age</b>		
65 Years and Older	914	12.8

Source: US Census Bureau

### ***Rumson's Housing Stock***

According to the 2000 U.S. Census, Rumson had a total of 2,610 housing units (Table 4). This was a decrease of 11 units since the 1990 U.S. Census. Of this total, 2,452 units (93.9 percent) were listed as occupied in 2000; owners occupied 90 percent of these units and renters occupied 10 percent. This is less than half the rate of renter-occupied units in Monmouth County, which reported that 25.4 percent of all occupied housing units were occupied by renters.

Of the total 2,452 households, the average household size was 2.91 persons and the average family size was 3.29 persons. These figures are larger than the County and State figures. Of the total number of households, family households accounted for 1,989 (81.1 percent) and non-family households<sup>1</sup> for 463 (18.9 percent). Householders 65 years of age or older were present in 194 (7.9 percent) of households.

A total of 68.5 percent of the Borough's housing stock was constructed before 1960. The median year of construction, 1952, is older than the County's median year of 1967 and the State's median year of 1962. The Borough's housing stock decreased by approximately 0.4 percent from 1990 to 2000.

The housing stock in Rumson had no substandard units (units lacking complete plumbing and/or kitchen facilities) at the time of the 2000 U.S. Census. In addition, none of the Borough's housing units exhibited overcrowded conditions (1.01 persons or more per room).

The 2000 median value of the owner-occupied housing units in Rumson was \$455,300. This is substantially higher than both the County and State median home values of \$203,100 and \$170,800,

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<sup>1</sup> A non-family household consists of a householder living alone or where the householder shares the home

respectively. Rumson's median gross rent of \$1,187 per month is also higher than the County and State median gross rents of \$759 and \$751, respectively.

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exclusively with people to whom he or she is not related.

**Table 4: Housing Characteristics, 2000**

	Number	% of Total
<b>I. Housing Units</b>		
Number of units	2,610	100.0
Occupied Housing Units	2,452	94.0
Number of units (1990)	2,621	100.0
Vacant Housing Units	158	6.0
<b>II. Occupancy/Household Characteristics</b>		
Number of Households	2,452	100.0
Persons Per Household	2.91	N/A
Family Households	1,989	81.1
Non-Family Households	463	18.9
Householders 65 and over	194	7.9
<b>III. Year Structure Built</b>		
1999 to March 2000	9	0.3
1995 to 1998	71	2.7
1990 to 1994	57	2.2
1980 to 1989	134	5.1
1970 to 1979	271	10.4
1960 to 1969	279	10.7
1940 to 1959	893	34.2
1939 or earlier	896	34.3
<b>IV. Condition of Units</b>		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
<b>V. Home Value (Owner Occupied Units)</b>		
\$500,000 and up	985	46.6
\$300,000 - \$499,000	497	23.5
\$200,000 - \$299,999	350	16.6
\$150,000 - \$199,000	180	8.5
\$100,000 - \$149,000	87	4.1
\$50,000 - \$99,999	13	0.6
\$0 - \$50,000	0	0.0
<b>Median Value</b>	\$455,300	N/A
<b>VI. Gross Rental Value (Renter Occupied Units)</b>		
\$1,500 and up	42	18.6
\$1,000 - \$1,499	112	49.6
\$750 - \$999	14	6.2
\$500 - \$749	29	12.8
\$200 - \$499	8	3.5
Less than \$200	0	0.0
No cash rent	21	9.3
<b>Median Rent</b>	\$1,187	N/A

Source: US Census Bureau

Housing units that have a monthly cost of less than 30 percent of gross household income are considered affordable. In Rumson, 1,591 specified<sup>2</sup> owner-occupied units (75.3 percent of all owner-occupied units) and 95 renter-occupied units (42.1 percent of all rental units) are considered affordable (Table 5).

**Table 5: Housing Affordability as a Percentage of 1999 Household Income**

	Number	% of Total
<b>Selected Monthly Owner Costs</b>		
< 15%	839	39.7
15% to 19%	334	15.8
20% to 24%	212	10.0
25% to 29%	206	9.8
30% or more	521	24.7
<b>Gross Rent</b>		
< 15%	56	24.8
15% to 19%	19	8.4
20% to 24%	14	6.2
25% to 29%	6	2.7
30% or more	110	48.6
Not Computed	21	9.3

Source: US Census Bureau

***Rumson’s Employment Characteristics***

At the time of the 2000 US Census, 3,047 of Rumson’s residents (59.8 percent) aged 16 years and over were employed in the civilian labor force (Table 6). Almost 60 percent of the civilian labor force was involved in management, professional, and related occupations, while approximately 28.4 percent of those employed in the civilian labor force were employed in sales and office-related occupations. Service occupations employed 5.2 percent of Rumson residents that were employed in the civilian labor force. Construction, extraction, and maintenance-related occupations employed 4.5 percent of the Borough’s residents, where as production, transportation and material-moving occupations employed 2.5 percent of the Borough’s residents that were employed in the civilian labor force.

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<sup>2</sup> Specified owner-occupied units do not include residences where a business activity (i.e., professional offices as an accessory use) takes place.

**Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000**

	Number	% of Total
Management, Professional, and Related	1,763	59.4%
Service	154	5.2%
Sales and Office	844	28.4%
Farming, Fishing, and Forestry	0	0.0%
Construction, Extraction, and Maintenance	134	4.5%
Production, Transportation, and Material Moving	74	2.5%

Source: US Census Bureau

In 1999, the median household income in Rumson was \$120,865, up \$56,892 from the 1989 household income of \$63,973 (Table 7). After adjusting for inflation, however, this represents an increase in household income of just 28.9 percent. In 2000, per capita income was \$73,692, which places the Borough at 7 out of 566 municipalities (New Jersey Department of Labor and Workforce Development).

**Table 7: Household Income, 1999**

	Number	% of Total
Less than \$10,000	41	1.7%
\$10,000 to \$14,999	68	2.8%
\$15,000 to \$24,999	113	4.6%
\$25,000 to \$34,999	107	4.4%
\$35,000 to \$49,999	197	8.0%
\$50,000 to \$74,999	286	11.7%
\$75,000 to \$99,999	238	9.7%
\$100,000 to \$149,999	407	16.6%
\$150,000 to \$199,999	271	11.0%
\$200,000 or More	726	29.6%
Median Household Income (Dollars)	\$120,865	N/A

Source: US Census Bureau

With regard to the number of jobs that are located within the Borough, the New Jersey Department of Labor indicates that there was an average of 1,516 jobs located within the municipality in 2006, which is the latest available data. This is down 36 jobs (2.3 percent) from the 2004 average of 1,552 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

## **MUNICIPAL AFFORDABLE HOUSING OBLIGATION**

COAH's substantive rules indicate that a municipality's affordable housing obligation consists of three components. These include: the rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households; the prior round obligation for the period from 1987 to 1999; and, the municipal "growth share" need for the period from 2004 through 2018. The growth share links the actual production of affordable housing to municipal development and growth.

### ***Rehabilitation Obligation***

Appendix B of N.J.A.C. 5:97 indicates that Rumson's rehabilitation obligation is zero (0) units. Therefore, the Borough does not have to include a rehabilitation component in its Fair Share Plan.

### ***Total Remaining Prior-Round Obligation***

Appendix C of N.J.A.C. 5:97 indicates that the Borough's total remaining prior-round obligation is 268 units, however the Borough is entitled to, and has conducted, a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 and 5.2. in order to reduce this obligation to a realistic development potential of 0 units. The Borough's vacant land adjustment report is included in this plan as Appendix A.

The difference between a Borough's total remaining obligation and its realistic development potential is known as its "unmet need." In the case of Rumson, the unmet need is 268 units (Total Remaining Obligation of 268 Units – Realistic Development Potential of 0 Units = Unmet Need of 268 Units). Pursuant to the provisions of N.J.A.C. 5:97-5.6, COAH may require a municipality to make provisions for meeting its unmet need. Such provisions include, but may not be limited to: zoning amendments that permit apartments or accessory apartments; overlay zoning requiring inclusionary development or a payment in lieu of construction; and zoning amendments that impose a development fee.

The Borough's mechanisms to address its unmet need of 268 units will be addressed in its Fair Share Plan.

***Growth Share***

COAH calculates a municipality’s growth share based upon the household and employment projections of Appendix F of N.J.A.C. 5:97. This is a measure of both actual growth that has occurred in the Borough since 2004 and estimated growth that is anticipated to occur between 2008 and 2018. COAH’s projections for housing and employment growth in the Borough and corresponding affordable housing obligations are set forth in Table 8.

**Table 8: COAH Household and Employment Projections**

	<b>COAH Projection (2004 to 2018)</b>
<b>Household Growth Projection</b>	72
<b>Employment Growth Projection</b>	115

It continues to be the Borough’s opinion that COAH’s projections of household and employment growth for Rumson drastically overstate the Borough’s development potential given the lack of vacant developable land in Rumson. Indeed, Census indicators have actually shown a decrease the amount of residential units in Borough. Additionally, NJ Department of Labor statistics show a decline in actual employment in the Borough.

Much of the disparity on the residential growth projections lies in the fact that COAH currently does not allow for the subtraction of residential demolition permits from the residential certificate of occupancy (CO) data collected at the state level. Thus, the demolition and replacement of an existing house is considered a new residential unit that is added to the growth projection. In addition, many of the residential COs issued in the Borough are for additions or other modifications to existing residential structures rather than new demolition permits. These also are considered new units. Consequently, the Borough’s residential growth is significantly overstated.

COAH has proposed new regulations that would address, in part, this issue. Accordingly, the Borough reserves the right to revisit its Cycle III affordable housing obligation in the future if COAH adopts different procedures for evaluating residential COs and demolitions and their

relationship to actual growth. However, for the purposes of this Fair Share Plan, the Borough is initially accepting COAH’s growth share projections and is presenting a plan that addresses the 22 units of affordable housing that COAH has established for the Borough.

COAH’s substantive rules specify that municipalities shall have a growth share obligation of one affordable housing unit for every five market-rate residential units created in a municipality from January 1, 2004 through December 31, 2018. Additionally, COAH specifies that one affordable housing unit shall be provided for every sixteen jobs created in the same period. Thus, the residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every five market rate housing units to the housing growth projection of 72 units. Similarly, the non-residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every 16 new jobs created to the adjusted employment growth projection of 115 new jobs. The resulting growth share obligation is shown in Table 9.

**Table 9: Growth Share Obligation**

	COAH Projection	→	Growth Share Obligation
<b>Household Growth Share Obligation</b>	72	÷ 5 =	14.4
<b>Employment Growth Share Obligation</b>	115	÷ 16 =	7.2
<b>Total Growth Share Obligation:</b>			21.6 → 22 units

## **MUNICIPAL ABILITY TO ACCOMMODATE AFFORDABLE HOUSING OBLIGATION**

The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed zoning will provide adequate capacity to accommodate residential and non-residential growth projections.

### ***Anticipated Land Use Patterns***

The Borough of Rumson is a fully developed community, which has limited capacity for growth potential. As reflected in the Borough's 2003 Vacant Land Inventory and Analysis Report, although the Borough has 84.87 acres of vacant land in private ownership, the majority of this property is environmentally constrained. Given the developed nature of the Borough, the anticipated land use pattern in Rumson is projected to be the same as is currently in place.

### ***Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics***

Rumson had a population of 7,137 at the time of the 2000 U.S. Census. According to the North Jersey Transportation Planning Authority (NJTPA), Rumson's population is expected to slowly increase, reaching 7,300 in 2030. The projected residential and non-residential growth for the Borough is the result of limited infill development and small scale, private redevelopment initiatives. Given the Borough's limited growth potential it is anticipated that the Borough's future development characteristics will be similar to the existing demographic characteristics. This is reflected in the Borough's current zone plan, which recognizes and supports the community's existing neighborhood character.

### ***Availability of Existing and Planned Infrastructure***

The Borough has an existing developed infrastructure and as a result no infrastructure expansions are currently planned. The entire Borough has existing water service and sewer service and the existing infrastructure has adequate capacity to handle the limited projected growth, including proposed affordable housing sites.

***Economic Development Policies***

Less than two percent or 39 acres of the Borough is currently zoned or developed commercially. Given the limited area of commercial development, the Borough's four commercial districts have been developed at moderate or neighborhood-scale intensity with a minimum lot size in the range of 6,000 square feet to 12,000 square feet. As a result the Borough does not have any large-scale commercial areas. Given the small scale nature of the existing commercial uses, the Borough does not have any existing or proposed comprehensive economic development policies.

In addition, we note that most of the jobs in Rumson are in the four existing public and private schools, which is the major source of employment in the Borough. Growth in educational jobs is not anticipated because the population of the Borough (and student enrollments in the two public schools) is stable and the student population in the two private schools is capped by their approvals. Therefore, any economic development policies would not be relevant for these segments of the Borough's economic and employment base.

***Constraints on Development***

The limited land that may have potential for affordable housing development in the Borough can essentially be broken down into two distinct categories. The first category is property in or adjacent to the Rumson's limited commercial areas, which are currently zoned for small-scale commercial and/or residential development. The privately-owned properties in these areas are not significantly encumbered by environmentally constraints. These sites also are located adjacent to county roadways, have adequate access, and are near a range of services. Therefore, these areas can provide potential affordable housing opportunities. Such sites are recognized in the Borough's mixed-use overlay district and will be the likely location of the Borough's proposed municipally-sponsored affordable housing development. In fact the Rumson Zoning Board of Adjustment has already approved two projects in this area. Both of these projects are identified in the Borough's Fair Share Plan and are consistent with adopted amendments to the Borough's Development Regulations that will go into effect upon COAH's approval of the Borough's Plan. After such approval, the Planning Board will have jurisdiction over similar

applications since variances would not be necessary.

The second category is vacant land located in the larger lot residential areas. As noted in the Borough's vacant land inventory and analysis, these properties are primarily environmentally constrained as they are located within the 100-year floodplains and/or contain tributaries to a Category 1 waterway or wetlands. Most of these properties also are in very-low density areas or are adjacent to primarily large lot residential neighborhoods. As described in the vacant land analysis, these properties have been eliminated from the calculation of the Borough's realistic development potential.

### ***Implementation Schedule***

River Road Holdings: This project, which provided two (2) moderate and one (1) low-income affordable unit, was conditionally approved by the Rumson Zoning Board of Adjustment on October 18, 2005. Pursuant to the provisions of the Permit Extension Act (P.L.2008, c.78), this approval has been extended to July 2010. Further extensions may be available pursuant to the the Municipal Land Use Law, which includes provisions to allow for up to three (3) one year extensions of the approval.

Lafayette Mews (formally known as Victory Homes): This project is an inclusionary project with one (1) low and one (1) moderate income affordable unit. This application was conditionally approved by the Rumson Zoning Board of Adjustment at their November 18, 2008 meeting, subject to the submission of revised plans to address comments raised by the Board. Memorization of a resolution of approval is anticipated at the December 2008 Zoning Board meeting. We anticipate that construction of these units may commence within 2 years of the date of approval by the Zoning Board.

100% Affordable Housing Site(s): The Borough will seek to identify a site or sites in or adjacent to the downtown commercial area within the next two years and will, alone or in partnership with a housing provider, implement or provide subsidies to its partner to implement affordable units.

Accessory Apartment Program: The Borough has entered into an agreement with Middletown Township to administer the Borough's accessory apartment program. The Borough is ready to begin implementing the program immediately upon the COAH's grant of substantive certification or as soon as possible thereafter.

***Identification of Potential Affordable Housing Sites***

The Fair Share Plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

## **FAIR SHARE PLAN**

### ***Components of the Fair Share***

Pursuant to COAH's third round regulations, a municipality's fair share responsibility is based upon three components: (1) rehabilitation obligation; (2) total remaining obligation from prior rounds; and, (3) growth share obligation.

COAH's methodology defines the rehabilitation share of a municipality's affordable housing obligation as the number of substandard or deteriorated units that are occupied by low or moderate households based on 2000 Census data. As previously noted, COAH has assigned Rumson a rehabilitation obligation of zero (0) units.

The total remaining prior-round obligation assigned to the Borough by COAH's regulations is 268 units, however, as noted above, the Borough of Rumson is entitled to a vacant land adjustment, which reduces this obligation to a realistic development potential of zero units.

The Borough's growth share component accounts for new residential and nonresidential growth projected to be constructed in Rumson from January 1, 2004 through December 31, 2018. As described in the Growth Share Projection section of the Housing Element, Rumson has a growth share obligation of 22 affordable housing units. Rumson has conditionally accepted COAH's growth share projection of 22 units for the purposes of this plan.

### ***Prior-round Obligation***

COAH has established a prior-round obligation (Cycles I and II) for the Borough of 268 affordable units. However, municipalities are entitled to adjust the prior-round obligation based upon the lack of vacant developable land. The Borough recently conducted such an analysis (See Vacant Land Inventory and Analysis Report, prepared for the Borough by C. Bernard Blum, Jr., PE, P.P. and Stanley C. Slachetka, AICP, P.P., dated August 7, 2003), which is incorporated into this plan by reference. (See Appendix A) This report demonstrates that the Borough is entitled to

adjust its 268 prior-round responsibility to zero.

### **Evaluation of the Unmet Need**

In order to address the unmet need, COAH regulations require an examination of a municipality's existing land use map and an identification of areas that could potentially develop or redevelop during the period covered by its substantive certification. According to COAH's rules:

Examples of such areas include, but are not limited to: a private club owned by its members; publicly owned land; downtown mixed use areas; high density residential areas surrounding the downtown; areas with a large aging housing stock appropriate for accessory apartments; properties that may be subdivided and support additional development; and any parcel(s) that has the potential to be redeveloped. [N.J.A.C. 5:97-5.2(c)(6)].

After the analysis described above, the Council may require any combination of the following in an effort to capture opportunities for affordable housing:

1. Zoning amendments that permit apartments or accessory apartments in accordance with N.J.A.C. 5:97-6.8;
2. A market to affordable program in accordance with N.J.A.C. 5:97-6.9;
3. Overlay zoning requiring inclusionary development in accordance with N.J.A.C. 5:97-6.4. In approving an overlay zone, the Council may allow the existing use to continue and expand as a conforming use, but provide that when the prior use on the site is changed, the site shall produce low and moderate income housing;
4. A redevelopment area that includes affordable housing pursuant N.J.A.C. 5:97-6.6, utilizing the standards in N.J.A.C. 5:97-6.4(b); and/or
5. The adoption of a development fee ordinance pursuant to N.J.A.C. 5:97-8.3 and a plan for the use of development fees pursuant to N.J.A.C. 5:97-8.10.

The Borough has examined its existing land use map and undertaken the analysis suggested by COAH's rules and has come to the following conclusions with respect to the options recommended by COAH:

- Private Club Owned by its Members: The Borough has two private clubs currently owned by its members – the Rumson Country Club located on Rumson Road in the southwestern portion of the Borough and the Seabright Lawn Tennis and Cricket Club located on Rumson Road in the eastern portion of the Borough. An overlay zone for multifamily housing over the Rumson Country Club would not create a realistic opportunity for the construction of affordable housing. The Rumson Country Club is member-owned, with recent improvements, and is highly unlikely to change use in the foreseeable future regardless of the zoning. A letter expressing the position of the Country Club with regard to its future development is attached as Appendix B. Further, the Borough is providing other, more realistic, options to capture opportunities for affordable housing as described below. The Lawn Tennis and Cricket Club is identified as a National Register Historic Landmark and, as such, is not appropriate for development or redevelopment.
- Downtown Mixed Use Areas: The Borough has areas located in the northern portion of the Borough near the Navesink River that contains a number of small non-residential uses that could potentially be redeveloped to include accessory residential apartments. These uses are located primarily in its GB, NB, and POB Zones. Accordingly, the Borough has adopted an overlay on these districts, which permits, as a conditional use, residential units in a mixed-use development scenario so long as minimum of 50 percent of the new units are deed restricted for affordable housing purposes. (See Appendix C.) This will go into effect when COAH approves the Borough's plan. The Borough's approach is described in further detail below.

- High Density Residential Areas Surrounding the Downtown: There are no existing high-density residential areas in the Borough or any such areas proximate to a commercial downtown core as contemplated by COAH's regulations.
- Areas with a Large Aging Housing Stock Appropriate for Accessory Apartments: An accessory apartment program would be realistic, given the range of housing types within the Borough. In fact, many of the Borough's larger estate homes have former maid and/or butler quarters, care-taker's residences, and accessory units that were created prior to the current zoning standards. There also are a variety of carriage houses, cabanas, and similar outbuildings located throughout the Borough that could be converted to accessory apartment units. Consequently, there is a significant opportunity to capture affordable housing through an accessory apartment program in the Borough given appropriate financial incentives to encourage the creation of new units and the conversion of existing accessory units for affordable housing. The Borough's has adopted an accessory apartment program, which is described below. (See Appendix C.) The Borough has received a number of inquiries concerning the program and expressions of interest from property owners concerning the creation of accessory units. (See Appendix D and E.) However, in accordance with N.J.A.C. 5:97-5.1(b), a municipality may apply all creditworthy units created after June 6, 1999 to its growth share after it satisfies its RDP. In the case of Rumson, the RDP is zero. Therefore, the Borough may apply units created as part of its accessory apartment program to satisfy its growth share obligation. Accordingly, Rumson has identified its accessory apartment program as a compliance mechanism addressing its growth share obligation as further detailed below.
- Properties that may be Subdivided and Support Additional Development: Rumson does have areas where residential lots are larger than the minimum lot standard in the district. However, in almost all instances, these are developed with large estate homes that are in keeping with the character and lot pattern of the surrounding low-density residential neighborhoods that are developed with similar residential dwellings. In many instances,

the existing residential dwellings and accessory structures are located in or proximate to the center of these sites. In analyzing the Borough's existing land use characteristics as contemplated in COAH's regulations, the Borough has concluded that there are no sites in Rumson where a large tract could reasonably be created by subdivision for the purpose of providing a high-density multi-family housing project that would be compatible with the Borough's established community character, development patterns, and residential densities.

- Parcels that have the Potential to be Redeveloped: The Borough does not have any areas that have been designated in need of redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL), nor does it anticipate that any areas meet the statutory criteria necessary to be designated in need of redevelopment.

If at some point in time, COAH determines that Rumson has an RDP greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH's regulations to address its RDP either through the measures specified in this plan and/or other measures.

### *Mechanisms to Address the Cycle I and II Unmet Need*

#### **Development Fee Ordinance**

Rumson has adopted a development fee ordinance designed in accordance with COAH's model and COAH has, in fact approved that ordinance. The ordinance applies to all new non-residential and residential development. The previously adopted development fee for non-residential development is two (2%) percent of equalized assessed value (EAV). In accordance with the requirements of P.L.2008, c.46, the Borough will amend its development fee ordinance to assign a fee of 2.5 percent of EAV. The development fee for eligible residential development is one (1%) percent of equalized assessed value. Improvements to existing dwellings resulting in a 25 percent or greater increase in floor area of the building are required to pay a fee proportional to the increase in equalized assessed value due to the improvements.

If there is a zoning change or use variance that permits increased residential or non-residential

development, the Borough's ordinance imposes a development fee of six (6%) percent of the equalized assessed value resulting from the additional units or floor area realized as a result of the rezoning or use variance. This provision also follows COAH's model.

In accordance with COAH's requirements, the proceeds from the development fee ordinance are deposited in a housing trust fund and will be used for COAH approved activities to address the Borough's low and moderate-income housing needs. The Borough has prepared a spending plan in accordance with COAH's model governing the future use of development fee monies.

### **Mixed-use Overlay Zones**

The Borough has created a new mixed-use overlay option in the Borough's GB General Business; NB Neighborhood Business, and POB, Professional Office Business Zones. (See Figure 1) All these districts currently permit single-family residential development. The overlay ordinance permits the development of new mixed-use buildings or the conversion of existing non-residential uses to a mixed-use building in each of these districts, so long as the following conditions are met:

- A minimum of fifty (50) percent of the units must be affordable units.
- At least fifty percent of the affordable units shall be low-income units. If only one affordable unit is created in a project, the unit shall be a low-income unit.
- The apartment(s) designated as low- or moderate-income units may only be rented to a low- or moderate-income household at the time of the initial occupancy.
- The bulk requirements for non-residential development in the respective zone shall be met, including relevant coverage standards.
- Building height shall be limited to two and one-half stories.
- The ground floor of the building shall contain only nonresidential uses.
- On-site parking must be provided for all uses on site in accordance with RSIS and Borough standards.
- The units must be affirmatively marketed to the housing region.

- Affordability controls shall be maintained for a minimum of 30 years.
- Rent increases shall be in accordance with COAH-approved percentages.

The Borough has reviewed existing development patterns in these zones and has determined that a number of existing nonresidential developments could potentially be redeveloped in such a mixed-use arrangement consistent with the existing character of these areas. In general, the areas currently zoned GB, NB, and POB are fully developed with one or two-story structures, as shown in Figures 2 and 3. Most of these structures have limited building footprints and are located on relatively small lots. Given the relative size of the existing buildings and lots in the Districts, it is anticipated that unit yields per site will be relatively small—possibly two to four units per building. Accordingly, the intent of the overlay ordinance is to provide a reasonable incentive and opportunity for those that may be interested to add a second story or convert the existing second story of a two-story nonresidential building into residential units, where a portion of the units created are affordable. Given the small scale of these buildings and anticipated unit yield, the one per one allocation of affordable to market rate units is both practical and realistic.

It is important to note that these overlay areas address the unmet Cycle I and II new construction obligation of the Borough and are in addition to the Borough's Cycle III plan. The Borough has included other affirmative measures to address its Cycle III obligation. These are discussed in the section of the plan describing the Borough's third-round Fair Share Plan.

The Borough will annually review the status of the program to determine its progress in creating new affordable units. If, after the first year (or any year thereafter) the Borough determines that there has been a lack of adequate participation in the program, the Borough may consider one following strategies or combination of strategies to increase participation:

- Providing a subsidy to property owners or developers to create the affordable units;
- Seeking a waiver to reduce the length of the deed restriction.

### ***Cycle III Obligation and Plan***

As noted, the Borough has a COAH calculated growth share responsibility of 22 affordable units. Pursuant to applicable COAH regulations, the following additional requirements or limitations apply to the Borough's growth share obligation:

- Minimum Rental Obligation: At least 25 percent or six (6) units must be rental units in accordance with N.J.A.C. 5:97-3.4, of which at least three (3) units must be non-age restricted rental units;
- Low and Moderate Income Split: At least 50 percent or 11 units must be designated for low-income households as per N.J.A.C. 5:97-3.3
- Minimum Very Low Income Units: 13 percent or three (3) units must be designated for very-low income households as per P.L.2008, c.46; and;
- Maximum Bonus Credits: No more than 25 percent or six (6) units of the Borough's obligation may be satisfied by eligible bonus credits; and
- Maximum Age-restricted Units: No more than 25 percent or six (6) units may be age-restricted units.

The Borough strategy to meet the projected obligation includes the construction of affordable units on Block 45, Lot 4 ("the River Road Holdings site") and Block 8, Lot 4 ("the Lafayette Mews [formerly known as Victory Homes] site"). Both sites are surrounded by compatible higher density development and a mix of residential and nonresidential uses. The remaining obligation will be satisfied by the Borough's accessory apartment program (10 units), and a new municipally sponsored construction project providing four (4) non-age restricted family rentals, of which three units shall be available for very-low income households. This is in addition to the mechanisms already established by the Borough to address its Cycle I and II unmet need (i.e., the Borough's overlay zones and development fee ordinance).

### **River Road Holdings Site**

The developer of Block 45, Lot 4, commonly called the River Road Holdings site, has an approval to demolish an existing filling station and replace it with a mixed use development containing ground floor retail space and three (3) non-age-restricted affordable rental units on the second floor. Two of the units will be affordable to moderate-income households and one (1) of which will be affordable for low-income households. The 15,000 square foot parcel is owned by River Road Holdings, LLC and situated at the northwestern corner of North Street and River Road in the GB (General Business) Zone. (See Figure 4) Surrounding land uses include a mix of commercial and residential uses. This project is included in the growth share projection presented herein. A copy of the approving resolution and site plan are annexed to this plan (See Appendix F.). The site is located in Planning Area 1 of the SDRP, has sewer and water, and is not constrained by any environmental factors. (See Figure 6) This project was originally approved by the Rumson Zoning Board of Adjustment on October 18, 2005. In accordance with the recently enacted Permit Extension Act (P.L.2008, c.78) this approval is extended to July 2010. Further extensions may be available in accordance with the Municipal Land Use Law. The resolution of approval of the River Road Holdings site requires deed restriction for the units.

### **Lafayette Mews Site**

Block 8, Lot 4 is known as Lafayette Mews site, which is located at the corner of Lafayette and Hunt Street. (See Figure 5) The site is rectangular in shape and contains 0.59 acre (25,840 square feet). The Borough proposes to rezone the site to permit seven (7) townhouse units, including five (5) market-rate units and two (2) low-income rental units. This corresponds to a proposed density of 12 units per acre and a 25 percent setback. This project is included in the growth share projection presented herein. A draft ordinance regulating development activity on the site is included in Appendix G. The site is located in Planning Area 1 of the SDRP, has sewer and water, and is not constrained by any environmental factors (See Figure 6).

As noted above, the Lafayette Mews application was conditionally approved by the Rumson Zoning Board of Adjustment at the November 18, 2008 meeting, subject to the memorialization of a resolution at the next Zoning Board meeting. It is anticipated that construction of these units will commence within 2 years.

### **Accessory Apartments**

The Borough has enacted an accessory apartment/carriage house ordinance that permits accessory apartments and carriage house apartments in the Borough's R-1 and R-2 Zones. As the accessory apartment program will apply to the Borough's growth share obligation, the ordinance will be amended to be in conformance with COAH's regulations at N.J.A.C. 5:97-6.8. In accordance with N.J.A.C. 5:97-6.89(b):

1. At the present time, no more than 10 units will be applied to the Borough's growth share obligation. However, if the Borough demonstrates the success of its accessory apartment program and creates additional units, the Borough will request additional credits as eligible.
2. The Borough will provide a minimum of \$20,000 per unit to subsidize the creation of each moderate-income accessory apartment or \$25,000 to subsidize the creation of each low-income accessory apartment. The subsidies may be used to fund actual construction costs and/or to provide compensation for reduced rental rates.
3. All accessory units shall be supplied with public water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments.

In addition, the accessory apartment ordinance will include the following provisions:

- The bulk requirements of the zone in which the accessory apartment is to be created shall be met.

- The accessory apartment may only be rented to a low and moderate-income household at the time of the initial occupancy.
- The Borough will alternate one low and one moderate unit to maintain the 50/50 split.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 10 years.
- An administrative entity will be designated to run the local program.
- Rent increases shall be in accordance with COAH-approved percentages.
- The ordinance does not restrict the number of bedrooms in each accessory unit.
- In accordance with N.J.A.C. 5:80-26.3(d) and (e) of the Uniform Housing Affordability Controls (UHAC), the maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income.

### **Municipally-sponsored Construction**

The third component of the Borough's plan is a proposed municipally sponsored construction project in which the Borough will either acquire through purchase a privately-owned parcel or combination of parcels in the Borough's downtown area or partner with a property owner or a non-profit or other affordable housing provider to provide either a 100-percent affordable project or a mixed-use development with residential and non-residential components. The intent would be to provide four (4) non-age restricted family rental units with one unit available to a low or moderate-income household and three units available to very-low income households (less than 30 percent of the median income in the region) satisfying the requirement that at least 13 percent of the Borough's affordable units be available for very low income households as per P.L.2008, c.46. This also will result in the Borough's overall plan having at least one more low income unit than moderate income units, balancing out the two moderate and one low-income unit at River Road Holdings and ensuring that the Borough's overall housing plan will achieve the minimum 50 percent low and moderate income unit split required pursuant to N.J.A.C. 5:97-3.3. Alternatively, the Borough may consider a "supportive and special needs housing project," such

as a group home that provides affordable housing to the blind or other special needs populations and also addresses the Borough's very-low income requirement.

The Borough anticipates identifying an appropriate site or sites and entering into appropriate agreements with existing property owners and housing providers within two years of the grant of substantive certification. The Borough will address all relevant requirements for municipally-sponsored construction as per N.J.A.C. 5:97-6.7.

### **Rental Bonus Credits**

The inclusion of the River Road Holdings, Lafayette Mews, and the four-unit municipally-sponsored construction project within the Borough's Fair Share Plan provides the Borough with nine (9) non-age restricted affordable rental units, or three (3) more than the Borough's six-unit rental obligation. As a result, the Borough may claim, according to N.J.A.C. 5:97-3.6, up to three (3) units of bonus credit for those rental units in excess of the Borough's rental obligation.<sup>3</sup>

Combined, the affordable units resulting from the construction of Lafayette Mews, River Road Holdings, and the municipally-sponsored development sites fulfill the Borough's growth share obligation of 22 units, rental obligation of six (6) units pursuant to N.J.A.C. 5:97-3.4, the minimum very-low income requirement as per P.L.2008, c.46, and the required 50 percent low income/50 percent moderate income split of the growth share obligation required by N.J.A.C. 5:97-3.3.

### ***Summary of Cycle III Plan Components***

The following table summarizes the manner in which the Borough will address its Cycle III growth share obligation:

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<sup>3</sup> The maximum number of bonus credits permitted is 25 percent of the Borough's growth share obligation or 6 units.

**Table 10: Summary of Cycle III Fair Share Plan**

<b>Growth Share Obligation</b>	<b>22</b>
<b>Compliance Mechanisms</b>	
River Road Holdings (Affordable Rental Units; Non-Age-Restricted)	3
Lafayette Mews (Affordable Rental Units; Non-Age Restricted)	2
Accessory apartment program	10
Municipally-sponsored non-age restricted family rental project	4
Rental Bonus Credits for Units in Excess of 6-Unit Rental Obligation	3
<b>Total Affordable Units Provided</b>	<b>19</b>
<b>Bonus Credits</b>	<b>3</b>
<b>Total Units Credited to Growth Share</b>	<b>22</b>

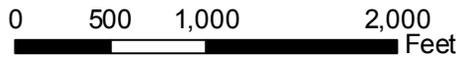
As noted previously, if at some point in time, COAH determines that Rumson has a Cycle I and II RDP that is greater than zero, the Borough reserves the right to use any appropriate and applicable technique permitted under COAH’s regulations to address its RDP either through the measures specified in this plan and/or other measures. In addition, if COAH revises its current regulations relating to residential demolitions and certificates of occupancy, the Borough reserves its right to adjust its residential growth projections and corresponding growth share obligation.

## **Figures**

ZONE	DESCRIPTION
GB	General Business
NB	Neighborhood Business
POB	Professional Office Building
POS	Public Facilities & Open Space
R-1	Single Family Residential (1.5 acre min. lot)
R-2	Single Family Residential (1 acre min. lot)
R-3	Single Family Residential (0.75 acre min. lot)
R-4	Single Family Residential (10,000 SF min. lot)
R-5	Single Family Residential (6,000 SF min. lot)
R-6	Single Family Residential (5,000 SF min. lot)



**T&M** 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365  
 ASSOCIATES



**Figure 1: Mixed Use Overlay Zones  
 Borough of Rumson  
 Monmouth County, New Jersey**

Prepared by: STK, December 2, 2008  
 Source: NJDEP - Streams; Monmouth County GIS - 2003 Aerials, Roads; Rumson Borough - Zoning (1989)  
 File Path: H:\RMSN\01570\GIS\Projects\RMSN1570\_Fig1OverlayZones.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



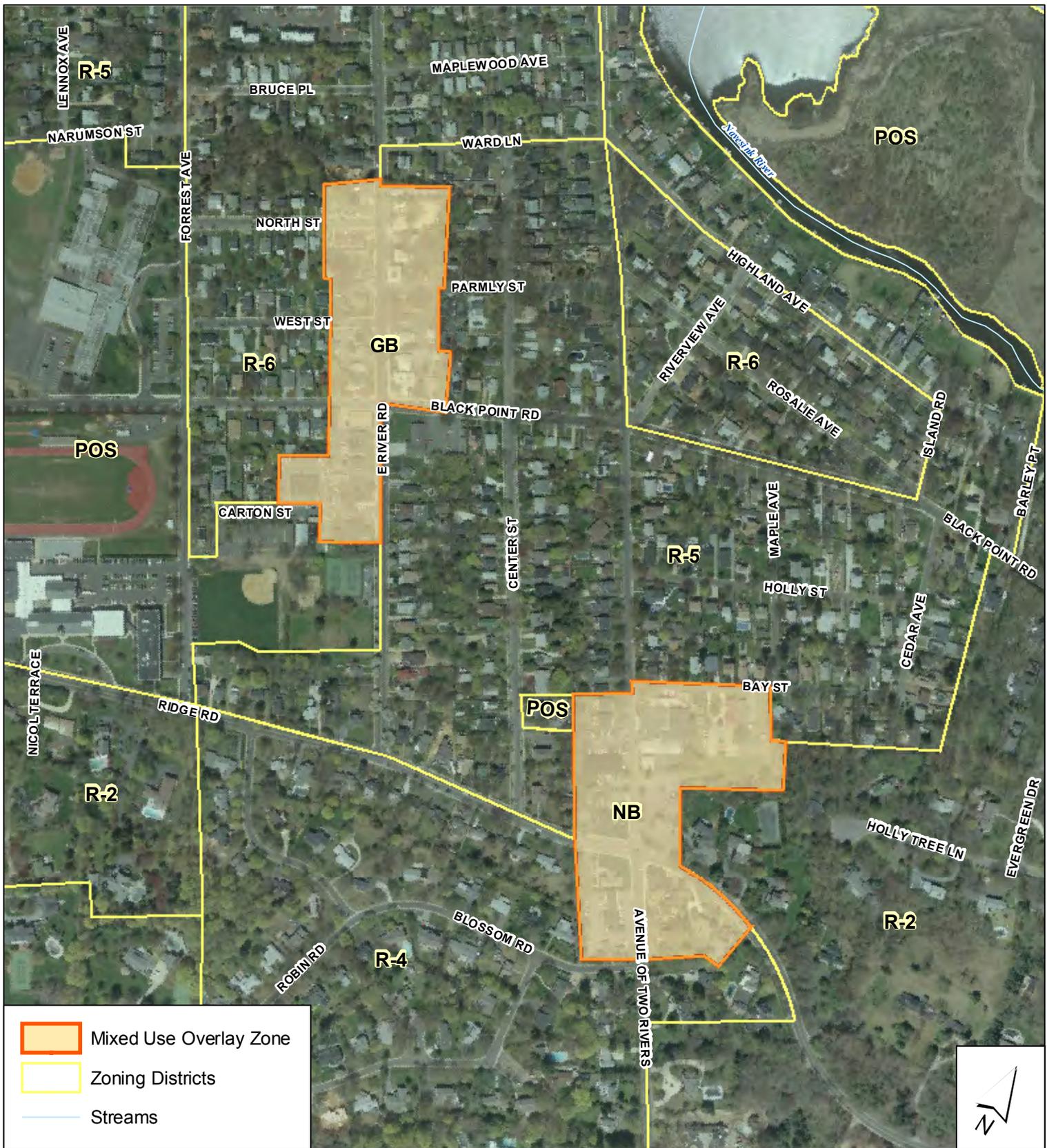
**T&M** 11 Tindall Road  
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0 125 250 500  
 Feet

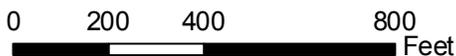
**Figure 2: Mixed Use Overlay  
 GB and POB Zones  
 Borough of Rumson  
 Monmouth County, New Jersey**

Prepared by: STK, December 2, 2008  
 Source: NJDEP - Streams; Monmouth County GIS - 2003 Aerials,  
 Roads; Rumson Borough - Zoning (1989)  
 File Path: H:\RMSN01570\GIS\Projects\RMSN1570\_Fig2GB\_POB Overlay.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**Figure 3: Mixed Use Overlay  
 GB and NB Zones  
 Borough of Rumson  
 Monmouth County, New Jersey**

Prepared by: STK, November 18, 2008  
 Source: NJDEP - Streams; Monmouth County GIS - 2003 Aerials,  
 Roads; Rumson Borough - Zoning (1989)  
 File Path: H:\RMSN\01570\GIS\Projects\RMSN1570\_Fig3GB\_NB Overlay.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



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**Figure 4: Environmental Constraints of River Road Holding Site (Block 45, Lot 4) Borough of Rumson Monmouth County, New Jersey**

0 50 100 Feet

Prepared by: T&M Associates, November 18, 2008  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\rmpb80\_B45L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**T&M** 11 Tindall Road  
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**Figure 5: Environmental Constraints of  
 Victory Homes Site (Block 8, Lot 4)  
 Borough of Rumson  
 Monmouth County, New Jersey**

0 75 150  
 Feet

Prepared by: T&M Associates, November 18, 2008  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\rmppb80\_B8L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**T&M** 11 Tindall Road  
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**Figure 6: Location of Block 8, Lot 4 and Block 45, Lot 4 Borough of Rumson Monmouth County, New Jersey**

0 500 1,000 Feet

Prepared by: T&M Associates, November 18, 2008  
 Sources: Borough of Rumson Tax Assessment Office; NJDEP; FEMA  
 File Path: H:\RMPB\00080\GIS\Projects\rmpb80\_B8L4\_AND\_B45\_L4.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix A:**  
**Vacant Land Inventory**  
**and Analysis Report**

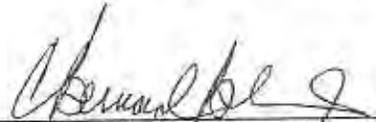
# Vacant Land Inventory and Analysis Report

Prepared for

Borough of Rumson  
Monmouth County, New Jersey

August 7, 2003

Prepared by:



C. Bernard Blum, Jr., P.E., P.P.  
Rumson Borough Engineer  
New Jersey Professional Engineer No. GE 14227  
New Jersey Professional Planner No. L.I. 887



Stanley C. Slachetka, P.P.  
New Jersey Professional Planner L.I. 3508

For the firm of:

**TM**

11 Tindall Road  
Mantoloking, NJ 07748

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*Vacant Land Inventory Map*

*Environmental Constraints: Wetlands*

*Environmental Constraints: Flood Prone Areas*

## INTRODUCTION

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. All privately-owned parcels identified as vacant in the Borough's tax assessment records are listed in the accompanying Vacant Land Inventory Table in Appendix A. Where two or more contiguous vacant lots are in common ownership, the parcels have been combined into a single tract on the inventory. Property owned by the Borough is listed in the Municipal Lands Table in Appendix B. Vacant and municipally owned sites have been mapped in the accompanying Vacant Land Inventory Map in Appendix C.

## PERMITTED EXCLUSIONS

COAH regulations also establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's RDP. Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing setaside as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory Table in Appendix A provides a parcel by parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized as follows:

1. **Small and Isolated Sites.** Several sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. In a number of cases, these lots are associated with an adjacent residential use and are in common ownership. They are used as yards for these dwellings.

COAH's minimum presumptive density in calculating the RDP is six units per acre with a twenty percent setback. At six units per acre, at least 0.8 acres must be present to yield one affordable unit at a 20 percent setback. Consequently, properties with less than 0.8 acres have been excluded. A field investigation was undertaken to confirm that the larger of these small isolated lots (0.5 to 0.8 acres) are not in areas where the application of a higher presumptive density would be appropriate. As a result of this investigation, these lots also were eliminated.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:

- a) **Wetlands.** A number of lots have been eliminated in part due to the presence of wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Environmental Constraints Map, which also includes floodplain data. In many cases these wetland areas are located within or are coterminous with the flood hazard areas on the site.

- b) **Flood Hazard Areas.** COAH regulations permit flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP to be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Rumson has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Environmental Constraints Map. Where more detailed data is available, this information is shown. Many sites within the southern portion of the Borough near the Shrewsbury River are impacted by flood hazard areas and have been eliminated in whole or in part due to this constraint. In addition, several "sedge" islands have been eliminated from the inventory.

- c) **Steep Slopes.** COAH regulations allow slopes of greater than 15 percent to be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance. The Borough has taken no exclusions for steep slopes but will consider steep slopes in analyzing particular sites.
3. **Access.** Sites with inadequate access have been eliminated. Typically, these are land-locked lots or lots where access is constrained due to limited lot frontage or other constraints, including environmental constraints.
  4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
  5. **Approved Site Plans.** Consistent with COAH practice, properties that have an approved subdivision or site plan have been eliminated.
  6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas with incompatible land uses have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and may be eliminated. No sites on the vacant land inventory were eliminated due to incompatible land uses.
  7. **Municipal Sites.** Municipally owned sites are listed in the Municipal Sites Table in Appendix B and shown in the Municipal Sites Map in Appendix C. No municipally owned sites are included in the calculation of the Borough's RDP. Existing municipally owned parcels include Borough offices, public safety facilities, as well as public parks, playgrounds recreation and conservation areas listed in the Borough's Green Acres Recreation and Open Space Inventory (ROSI). Lands on the ROSI account for approximately 90 acres of parks and open space areas. (Parcel information shown in the vacant land inventory tables was provided by the Borough Tax Assessor.)

- a) **Active Recreation Sites.** Municipalities may reserve up to three (3) percent of their total “developed and developable acreage” for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing and the calculation of the RDP. Developable acreage is the total vacant and undeveloped lands in the municipality minus historic and architecturally important sites, agricultural lands, and environmentally sensitive lands excluded from the vacant land inventory by COAH’s rules. Also excluded from the calculation of total vacant and undeveloped lands are those owned by nonprofit organizations, counties and the State or Federal government that are precluded from development. Existing active municipal recreation areas are then subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

Rumson has a total of 3,029.2 acres of developed and developable lands in the Borough. Based on the calculation of developed and developable acreage, the Borough may reserve up to 90.9 acres of active recreation lands. Currently, the Borough has approximately 44.2 acres of property used for active recreation. (See Municipal Lands Inventory Table in Appendix B.) The Borough may reserve up to 46.7 additional acres for active recreation.

- b) **Future Conservation/Passive Recreation/Open Space.** A municipality may reserve up to three (3) percent of its total land area for conservation, parklands, or open space. Based on a total land area of 3,252.2 acres, Rumson may reserve up to 97.6 acres for conservation, parklands or open space. Currently, the Borough has 45.79 acres of municipally owned land reserved for “conservation, parklands and open space.” (See Appendix B.) The Borough may reserve up to 51.8 additional acres for open space purposes.

## **RDP CALCULATION**

Based on analysis of the Borough's vacant land inventory, all of the sites listed in the inventory may be excluded from the calculation of the Borough's RDP. The reasons for the exclusions are listed in the table in Appendix A. Consequently, the Borough of Rumson's RDP is zero. In the event that it is determined that the Borough has an RDP, the Borough shall—consistent with N.J.A.C. 5:93-4.2(g)—select a method that it deems appropriate to address this RDP.

## **SUMMARY AND CONCLUSION**

The vacant land analysis reveals that the Borough of Rumson does not have sufficient acreage to accommodate its 268-unit new construction obligation. After following the procedures for undertaking a vacant land adjustment analysis described in COAH's regulations, it has been determined that, the Borough of Rumson has an RDP of zero units.

# APPENDIX A

## Vacant Land Inventory Table

**APPENDIX A: VACANT LAND INVENTORY 2003: PRIVATE LANDS**

**BOROUGH OF RUMSON, NEW JERSEY**

Site Identification												Area Exclusions as per N.J.A.C. 5:93-4.2(e)				Developable Acres
Site ID No.	Block	Lot	Location	Owner	Site Area (acres)	Environmentally Sensitive			Net Area Remaining	Exclusion Codes & Remarks						
						Wetlands	Floodplain	Steep Slopes								
1	93	16.06	1 Willowbrook Road	Crested Butte, LLC	2.39	0.22	0.00	0.00	2.17	Developed with single-family dwelling	0.00					
2	93	16.10	5 Willowbrook Road	Dimisa, Doris	3.46	0.46	0.00	0.00	3.00	Part of previously approved residential subdivision. Pond in rear of property. Undersized parcel.	0.00					
3	113	11	Conover Lane	Somerset Capital, LLC	4.66	1.86	2.80	0.00	0.00	In flood plain. Wetlands. Subdivision [?]	0.00					
4	121	2	End of Broadmoor	Broadmoor Properties, Inc.	7.59	0.00	7.59	0.00	0.00	In flood plain. Subdivision application under review by Planning Board.	0.00					
5	121	1	End of Broadmoor	Broadmoor Properties, Inc.	8.02	4.49	3.54	0.00	0.00	In flood plain. Wetlands. Subdivision application under review by Planning Board.	0.00					
6	123	2.02	105 Rumson Road	Duff, Thomas & Susan	1.58	0.41	0.21	0.00	0.95	Pond. Wetlands. Part of adjacent residential property.	0.00					
7	124	18	172 Bingham Avenue	Gehlhaus, Henry F. II & Allison	1.98	1.44	0.54	0.00	0.00	Flood plain & wetlands.	0.00					
8	126	14	87 Rumson Road	Greenleaf, Wayne & Jamie	3.02	1.96	0.58	0.00	0.48	Part of adjacent residential property. Wetlands in rear of site.	0.00					
9	128	10.1	Oyster Bay Drive	Bloom, Henry c/o GB Ltd.	0.45	0.00	0.45	0.00	0.00	In flood plain. Undersized parcel.	0.00					
10	135	7	S. Shrewsbury Drive	Sorensen, Arthur	0.53	0.35	0.18	0.00	0.00	In flood plain. Wetlands. Undersized parcel.	0.00					
11	138	3	Warren Street	Desmond, Francis J. & Joan H.	0.10	0.00	0.10	0.00	0.00	In flood plain. Part of adjacent residential property. Undersized parcel.	0.00					
12	142	4	15 Rumson Road/ CR WA	Borneman, Steven W. & Linda S.	0.17	0.00	0.12	0.00	0.05	Undersized parcel. Part of adjacent residential property.	0.00					
13	144	13	Waterman Avenue	Perkins, Audrey W.	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00					
14	144	27.01	River Place	Johnson, Edward & Leona	0.26	0.00	0.26	0.00	0.00	In flood plain. Undersized parcel. Part of adjacent residential property.	0.00					
15	150	1	Gunning Island	Bloom Island Inc. c/o GB Ltd. Oper. Co.	15.37	1.83	13.55	0.00	0.00	Sedge island	0.00					
16	163	1	Island W. of Barley Point	Dubouchet Holding Co. c/o D. Dorn	3.24	0.00	3.24	0.00	0.00	Sedge island	0.00					
17	164	1	Islands W. of Barley Point	Dubouchet Holding Co. c/o D. Dorn	11.32	0.00	11.32	0.00	0.00	Sedge island	0.00					
18	164	2	Island	Unknown Owner	5.32	0.00	5.32	0.00	0.00	Sedge island	0.00					
19	168	1	Island	Unknown Owner	1.01	0.00	1.01	0.00	0.00	Sedge island	0.00					
20	11	21	East River Road	Gallagher, Marie O.	0.79	0.13	0.65	0.00	0.02	Wetlands. Part of adjacent residential property. Narrow, irregularly shaped lot.	0.00					
21	33	35.01	31 Allen Street	Kondrup, Adolph	0.11	0.00	0.00	0.00	0.11	Undersized parcel. Part of adjacent residential property.	0.00					
22	38	10	16 Forrest Avenue	Caruso, Janet	0.20	0.00	0.00	0.00	0.20	Undersized parcel. Part of adjacent residential property.	0.00					
23	55	9	76 Blackpoint Road	Haywood, Robert & Lisa	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00					
24	61	25	166 E. River Road	Hurdtown Builders, Inc.	0.19	0.00	0.00	0.00	0.19	Developed with single-family dwelling	0.00					
25	69	6	28 Holly Street	Josselyn, Barbara R.	0.12	0.00	0.00	0.00	0.12	Undersized parcel. Part of adjacent residential property.	0.00					
26	70	5.01	Ridge Road	Parent, Arthur F. & Leslie H.	2.03	0.93	0.15	0.00	0.95	Part of adjacent residential property. Wetlands.	0.00					
27	76	6	6 North Ward Avenue	Moretti, Albert V. & Christina M.	1.93	0.00	1.93	0.00	0.00	Flood plain.	0.00					
28	85	13	162 Rumson Road	Moros, Zack J. & Roula	1.84	0.00	0.00	0.00	1.84	Single family dwelling under construction	0.00					
29	45	15.01	49 Forrest Avenue	Rumson Builders, LLC	0.11	0.00	0.00	0.00	0.11	Developed with single-family dwelling	0.00					
30	45	15.02	51 Forrest Avenue	Rumson Builders, LLC	0.16	0.00	0.00	0.00	0.16	Developed with single-family dwelling	0.00					
31	100	9.01	15 Ridge Road	Dougherty, Robert & Kathleen	2.53	0.00	0.14	0.00	2.40	Residential subdivision.	0.00					
32	100	9.03	129 Avenue of Two Rivers	Turso, Peter & Kathleen	1.22	0.00	0.00	0.00	1.22	Residential subdivision.	0.00					
33	100	9.02	127 Avenue of Two Rivers	McCarthy, Peter J. & Pia	1.50	0.00	0.00	0.00	1.50	Residential subdivision.	0.00					
34	88	7	Ridge Rd. & Bellevue Ave.	Fareholm c/o Chapman, Bird, & Grey	1.29	0.00	0.00	0.00	1.29	Part of adjacent residential property.	0.00					
<b>TOTAL ACREAGE</b>					<b>84.87</b>	<b>14.07</b>	<b>53.93</b>	<b>0.00</b>	<b>16.87</b>		<b>0.00</b>					

# APPENDIX B

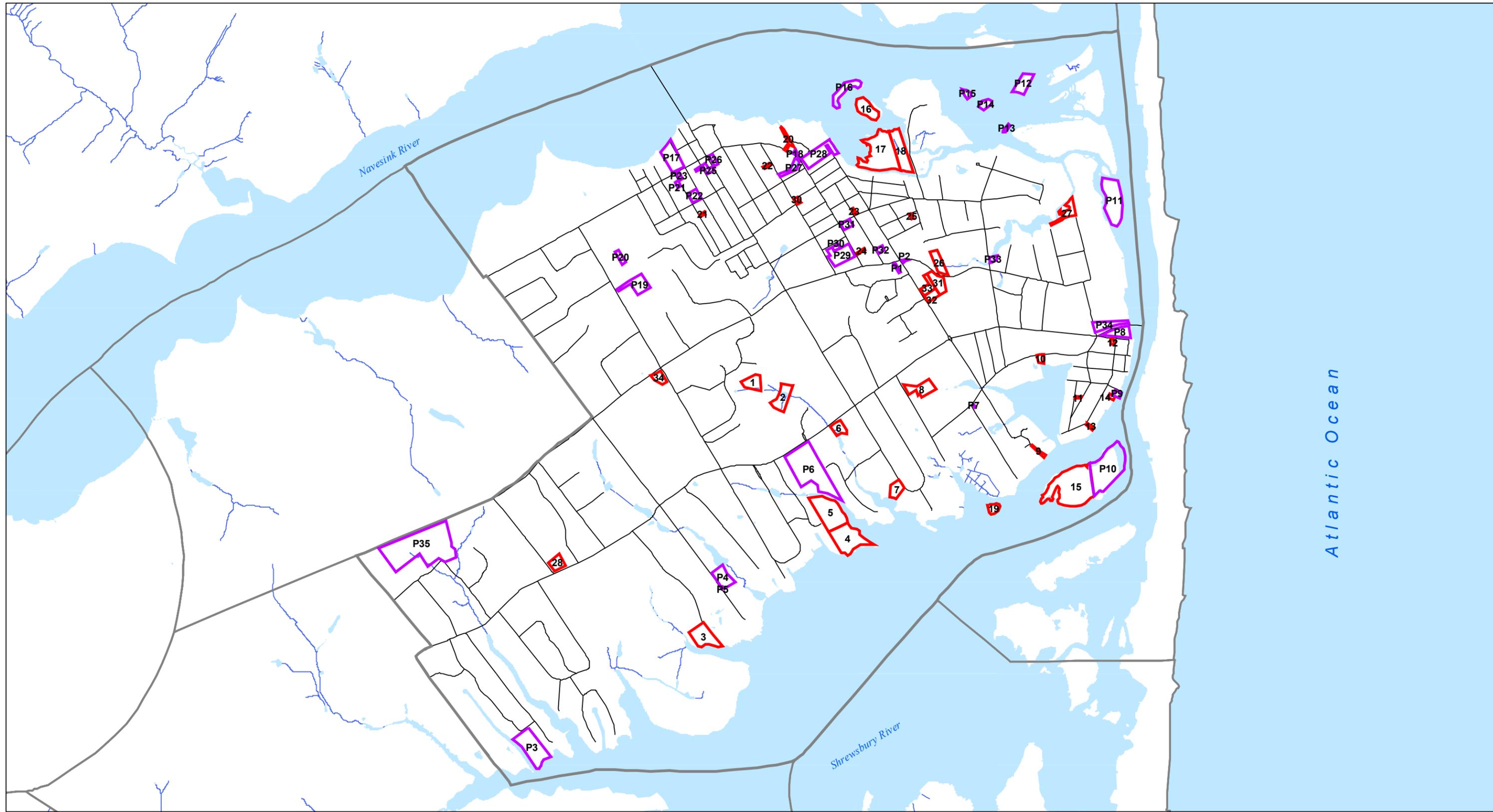
## Municipal Lands Table

**APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY**

Site Identification									
Site ID No.	Block	Lot	Location	Area Name (if known)	Site Area (acres)	Area Exclusions as per N.J.A.C. 5:93-4.2(e)			Comments
						Environmentally Sensitive		Net Area Remaining	
						Wetlands	Floodprone		
P-1	99	13	Ridge Road	Parking Lot	0.17	0.00	0.00	0.17	Other
P-2	100	13	Ave. of Two Rivers & Ridge	Oceanic Public Library Trust	0.13	0.00	0.00	0.13	Other
P-3	105	28	Riverside Drive	Riverside Park	7.09	0.00	7.09	0.00	Active
P-4	115	23.01	Buena Vista Avenue	Disposal Area	3.00	1.41	1.59	0.00	Other
P-5	115	23.02	Buena Vista Avenue	Pumping Station	0.05	0.00	0.05	0.00	Other
P-6	122	1	Rumson Road	Open Space	14.47	2.33	8.50	3.64	Passive
P-7	128	2	Shrewsbury Drive	Sewage Pumping Station	0.05	0.03	0.02	0.00	Other
P-8	143	1	Rumson Road & Ward Ave.	Pocket Park	2.26	0.00	0.84	1.42	Active
P-9	144	30	Grant Avenue	Main Pumping Station	0.48	0.00	0.48	0.00	Other
P-10	150	2	Gunning Island	Sedge Island	12.15	2.54	9.61	0.00	Passive
P-11	151	1	Island-Ward Avenue	Sedge Island	7.71	0.00	7.71	0.00	Passive
P-12	155	1	Island E of Barley Point	Sedge Island	2.54	0.00	2.54	0.00	Passive
P-13	156	1	Island E of Barley Point	Sedge Island	0.27	0.00	0.27	0.00	Passive
P-14	157	1	Island	Sedge Island	0.99	0.00	0.99	0.00	Passive
P-15	158	1	Islands E of Barley Point	Sedge Island	0.55	0.00	0.55	0.00	Passive
P-16	162	1	West of Barley Point	Sedge Island	2.73	0.00	2.73	0.00	Passive
P-17	5	4	West River Road	Victory Park	4.17	0.00	0.97	3.20	Active
P-18	11	25	East River Road	Pocket Park	0.18	0.09	0.08	0.01	Active
P-19	18	15	Bellevue Avenue	Bird Sanctuary	3.26	0.00	0.00	3.26	Passive
P-20	18	18	Bellevue Avenue	Pocket Park	0.68	0.00	0.00	0.68	Active
P-21	27	5	Allen Street	Borough of Rumson	0.23	0.00	0.00	0.23	Active
P-22	28	11	Church & Lafayette	Rogers Park	1.18	0.00	0.00	1.18	Active
P-23	28	1	25 W. River Road & Allen St.	Oceanic Hook & Ladder	0.26	0.00	0.00	0.26	Other
P-24	29	6	Washington Street	Parking Lot	0.16	0.00	0.00	0.16	Other
P-25	30	5	40 Bingham Avenue	Community Center & Parking Lot	0.62	0.00	0.00	0.62	Other
P-26	36	1	River Road	Parking Lot	0.56	0.00	0.00	0.56	Other
P-27	39	13	East River Road	Pond	1.12	0.40	0.00	0.72	Passive
P-28	49	9	East River Road	Borough Hall shed & First Aid	4.49	0.31	4.10	0.09	Other
P-29	60	5	East River Road	Piping Rock Park	3.84	0.00	0.00	3.84	Active
P-30	60	2	Carton Street	Garage	0.35	0.00	0.00	0.35	Other
P-31	61	1	East River Road	Rumson Fire Co.	0.89	0.00	0.00	0.89	Other
P-32	62	30	Center Street	Police Headquarters	0.37	0.00	0.00	0.37	Other
P-33	73	17	Navesink Avenue	Sewage Pumping Station	0.40	0.00	0.40	0.00	Other
P-34	80	1	Rumson Road	Pocket Park	2.26	0.00	0.22	2.04	Active
P-35	81	7.00	Ridge Road	Park	22.34	2.21	0.00	20.13	Active
<b>TOTAL ACREAGE</b>					<b>101.99</b>	<b>9.32</b>	<b>48.73</b>	<b>43.95</b>	

# APPENDIX C

## Vacant Land Inventory Maps



# Vacant Land Inventory Map

## Borough of Rumson

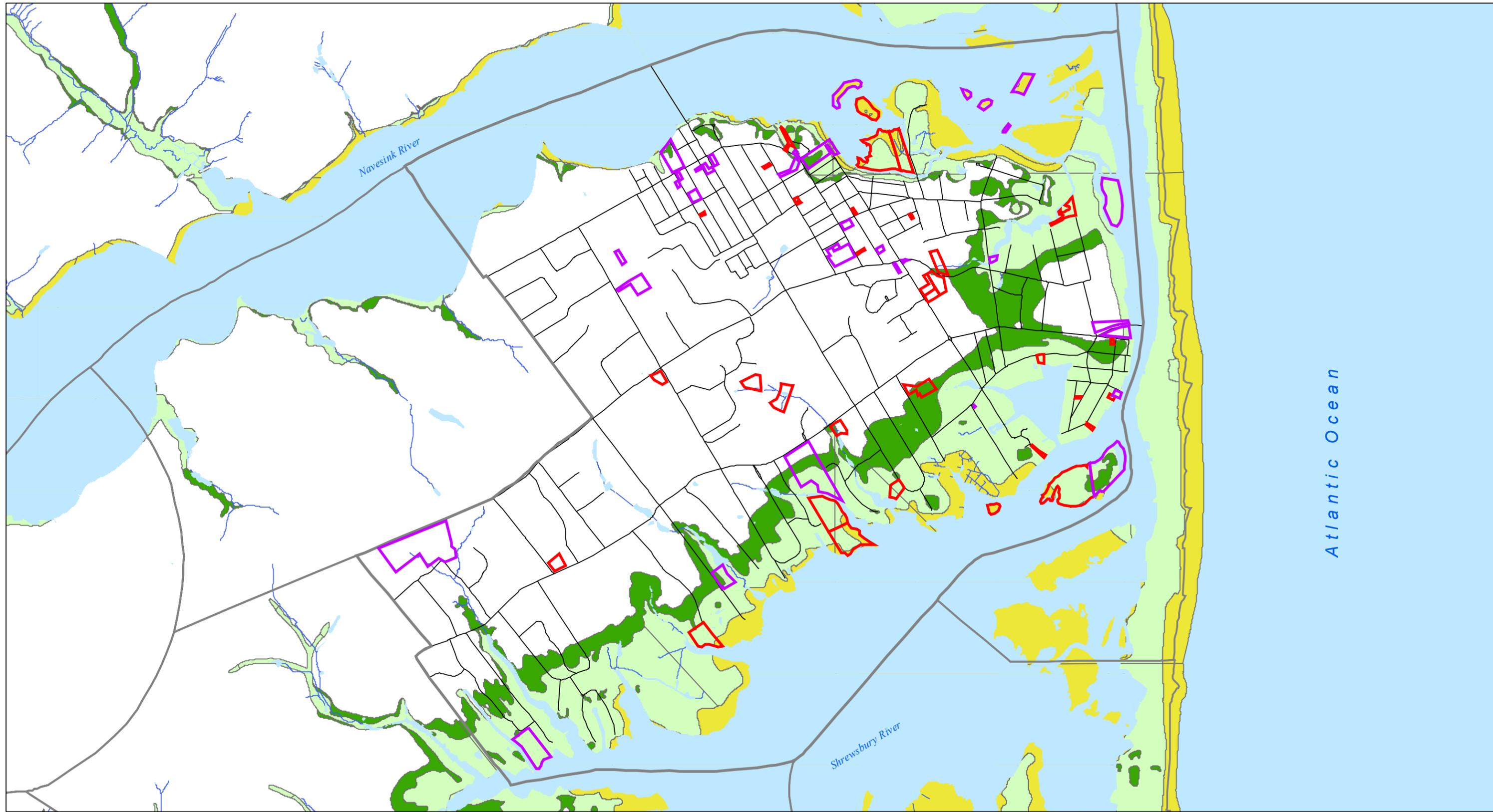
### Monmouth County, NJ

- Municipal Property
- Vacant, Private
- Municipal Boundaries
- Roadways
- Streams
- Water Bodies

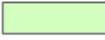
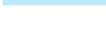





NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

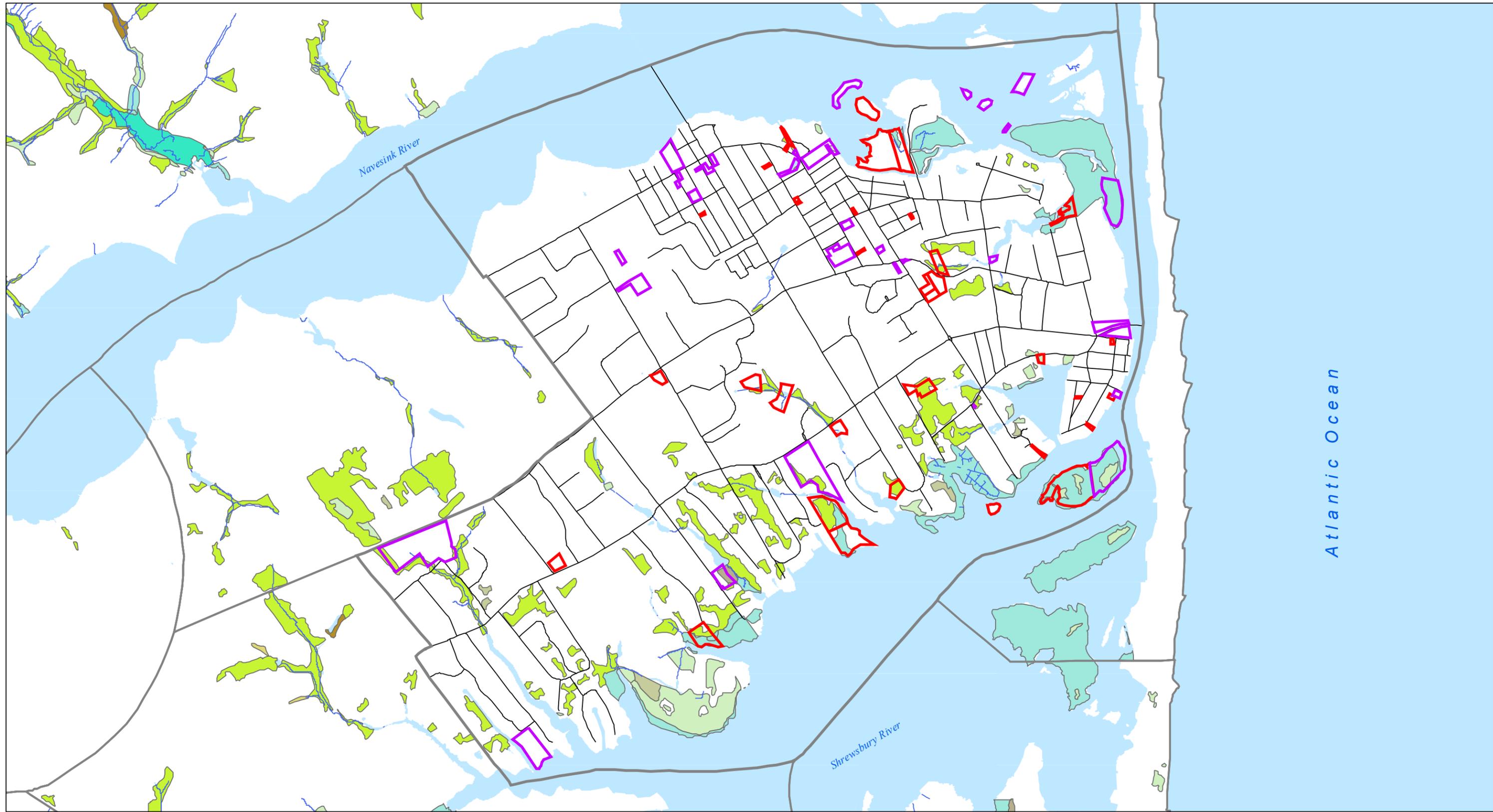


**Environmental Constraints:  
Flood Prone Areas  
Borough of Rumson  
Monmouth County, NJ**

- |  |                 |   |                      |
|--|-----------------|---|----------------------|
|  | 100-Year Flood  |  | Municipal Property   |
|  | 500-Year Flood  |  | Vacant, Private      |
|  | Velocity Hazard |  | Municipal Boundaries |
|  | Undetermined    |  | Roadways             |
|  |                 |  | Streams              |
|  |                 |  | Water Bodies         |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.



# Environmental Constraints: Wetlands Borough of Rumson Monmouth County, NJ

- |                                  |  |                      |
|----------------------------------|--|----------------------|
| AGRICULTURAL WETLANDS (MODIFIED) | MANAGED WETLANDS (MODIFIED)                  | Municipal Property   |
| ATLANTIC WHITE CEDAR WETLANDS    | MIXED FORESTED WETLANDS (CONIFEROUS DOM.)    | Vacant, Private      |
| CONIFEROUS SCRUB/SHRUB WETLANDS  | MIXED FORESTED WETLANDS (DECIDUOUS DOM.)     | Municipal Boundaries |
| CONIFEROUS WOODED WETLANDS       | MIXED SCRUB/SHRUB WETLANDS (DECIDUOUS DOM.)  | Roadways             |
| DECIDUOUS SCRUB/SHRUB WETLANDS   | MIXED SCRUB/SHRUB WETLANDS (CONIFEROUS DOM.) | Streams              |
| DECIDUOUS WOODED WETLANDS        | SALINE MARSHES                               | Water Bodies         |
| DISTURBED WETLANDS (MODIFIED)    | VEGETATED DUNE COMMUNITIES                   |                      |
| FRESHWATER TIDAL MARSHES         | WETLAND RIGHTS-OF-WAY (MODIFIED)             |                      |
| HERBACEOUS WETLANDS              |  |                      |



NOTE: This map was developed, in part, using Monmouth County Geographic Information System digital data, but this secondary product has not been verified by MCGIS and is not warranted by the County.

**Appendix B:**  
**Letter from Rumson Country Club**

163 RUMSON ROAD  
RUMSON, NJ 07760

TEL: (732) 842-8333  
FAX: (732) 530-0751



Mayor John E. Ekdahl  
80 East River Rd.  
Rumson, NJ 07760

Dear John,

Thank you for your letter of March 8, 2004. The Board of Directors has discussed your request. Rumson Country Club doesn't have plans to sell or develop our property or change its use.

We do have plans to rehabilitate the Clubhouse and Poolhouse. These plans are in the preliminary stages. If you have any questions, please do not hesitate to contact me at any time.

Sincerely,

A handwritten signature in cursive script that reads "Bob".

Robert Jones  
President  
Rumson Country Club

**Appendix C:**  
**Previously Adopted Overlay Zoning and**  
**Accessory Apartment Ordinance**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, ESTABLISHING  
THE REQUIREMENTS FOR ACCESSORY APARTMENT UNITS IN THE R-1 AND R-2  
ZONE DISTRICTS AND A MIXED-USE AFFORDABLE HOUSING OVERLAY OPTION  
IN THE GB, NB, AND POB ZONE DISTRICTS IN ACCORDANCE WITH THE ADOPTED  
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN OF  
THE BOROUGH OF RUMSON.**

**PURPOSE**

The purpose of this ordinance is to establish regulations and standards governing the development of low and moderate-income accessory units in the Borough's R-1 and R-2 Zones, and mixed-use affordable housing developments in the Borough's GB, NB, and POB Zones. The ordinance is designed to regulate low- and moderate-income accessory units and mixed-use affordable housing developments in a manner consistent with the regulations of the New Jersey Council on Affordable Housing (COAH) as described in N.J.A.C. 5:93-1 et seq.; the requirements of the Fair Housing Act of 1985; and the Borough's adopted Housing Plan Element and Fair Share Plan.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

**Section 1.** Section 22-2.4, Definitions, shall be amended to include the following new definitions:

*ACCESSORY UNIT* means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance. An accessory unit may be created within an existing or new single-family residential dwelling, may be created within an existing or new accessory building on a lot containing a single-family dwelling, or be an addition to an existing single-family dwelling or accessory building.

*LOW AND MODERATE INCOME ACCESSORY UNIT* means an accessory unit deed restricted for occupancy by a low and moderate income household as defined by current COAH regulations.

*MIXED-USE AFFORDABLE HOUSING DEVELOPMENT* means a development containing a combination of uses, with nonresidential uses permitted in the district on the first floor and residential units on the upper floors, including residential units deed restricted for occupancy by low and moderate-income households as defined by current COAH regulations.

**Section 2.** Chapter 22, Development Regulations, of the code of the Borough of Rumson is hereby amended to delete existing Section 22-6.9 in its entirety and replace it with the following new Section 22-6.9:

**22-6.9 Accessory Units**

- a. *General Requirements and Conditions.* Accessory units shall be permitted as a conditional use in the R-1 and R-2 Zone Districts, provided that the use and buildings shall adhere to the following minimum standards and conditions:
1. No more than one accessory unit shall be permitted;
  2. The accessory unit shall comply with all applicable statutes and regulations of the State of New Jersey in addition to all local building codes;
  3. An accessory unit shall, for a period of at least 10 years from the date of the issuance of a certificate of occupancy, be rented only to either a low- or moderate-income qualified household as defined by COAH regulations at the time of initial occupancy of the unit;
  4. Rents of accessory units shall be affordable to low or moderate income households as per COAH regulations and shall include a utility allowance;
  5. Rent increases shall be in accordance with COAH-approved percentages;
  6. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the accessory unit is located running with the land and limiting its subsequent rental or sale within the requirements of paragraphs (2), (3), and (4) above;

7. Each accessory unit shall have living/sleeping space, cooking facilities, a kitchen sink and complete sanitary facilities for the exclusive use of its occupants. It shall consist of no less than two rooms, one of which shall be a full bathroom;
  8. The accessory unit shall have a separate door with direct access to the outdoors;
  9. The potable water supply and sewage disposal system for the accessory unit shall be adequate to service the unit;
  10. During the period in which affordability controls are in place, the accessory unit shall be affirmatively marketed to the housing region in accordance with COAH regulations and Section 22-7.35, Affirmative Marketing of Affordable Housing Units;
  11. Accessory units may be located in an existing accessory building so long as the existing building footprint of the building is maintained. Any additions to a principal or accessory building to accommodate an accessory unit shall conform to the setback requirements for principal buildings in the district.
  12. New freestanding accessory buildings containing accessory units shall conform to the setback requirements for principal buildings in the district.
- b. *Other Requirements.* All standards and requirements of the zone district, except as modified by this section, shall apply. The lot must contain a conforming principal dwelling except as otherwise permitted pursuant to Section 22-7.3, Nonconforming Uses, Buildings and Structures.
- c. *Administrative Entity.* The Borough has designated the Township of Middletown as the administrative entity that will administer the Borough's accessory apartment program. The Township of Middletown shall administer the program in accordance with COAH's regulations and pursuant to the following procedures and requirements:
1. The administrative responsibilities of Middletown Township shall include advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program.
  2. Applicants for accessory apartments shall submit required application forms and documentation to the Borough's Administrative Officer, who shall transmit application materials to Middletown Township. Middletown Township shall only approve an application for an accessory unit if the project is in conformance with COAH's requirements, the Borough's Zoning Ordinance and Development Regulations, and this section. All approvals or denials shall be in writing with the reasons clearly stated.
  3. In accordance with COAH requirements, the Borough shall subsidize the physical creation of a low and moderate-income accessory units in accordance with current COAH minimum requirements or such additional amount as determined necessary by the Borough to create either a low or moderate-income unit meeting COAH's criteria. Prior to the grant of such subsidy, the property owner shall enter into a written agreement with the Borough insuring that: (1) the subsidy shall be used to create the accessory unit, and (2) the unit shall meet the requirements of this ordinance and COAH regulations.
- d. *Submission Requirements and Application Procedures.* Applicants for the creation of an accessory unit shall submit an application for a development permit and the required application information to the Borough Zoning Officer, who shall submit a copy of the application to Middletown Township, the administrative entity for the program.
1. Applicants shall submit the same information required for an application for a single-family dwelling, along with the following additional requirements:
    - a) For an accessory unit located within a principal building, a sketch of the floor plan(s) of the unit showing the location, size and relationship of both the accessory unit and the primary dwelling unit in the building;
    - b) For an accessory unit located in an accessory building, the floor plan of the accessory unit and all other rooms and building elements in the accessory building not used for residential purposes and their use (i.e. storage, garage, etc.);
    - c) Elevations showing any new construction and modifications of any exterior building façades to which changes are proposed; and
    - d) A site development sketch showing the location of the principal building and accessory buildings; all property lines; proposed additions if any, along with the minimum building setback lines; the required parking spaces for both dwelling units, and any site conditions which might affect development.

2. The Zoning Officer shall process the application in accordance with normal procedures. The issuance of a development permit or any affirmative action by a municipal agency shall be preceded by or conditioned upon approval by the Township of Middletown pursuant to this section.

c. *Conversion of Existing Accessory Units.* Accessory units created prior to the adoption of this subsection or without proper permits may be converted to a low- or moderate-income accessory unit under the provisions of this section consistent with N.J.A.C. 5:93-5.9 of COAH's rules. All the requirements of this section and applicable COAH regulations shall apply, except that the Borough shall not provide a subsidy for the unit.

**Section 3.** Sub-paragraph d, "Conditional Uses," in Section 22-5.4, Regulations Controlling the R-1 Residential Zone District, is hereby amended to add the following new conditional use:

5. Accessory Units.

**Section 4.** Sub-paragraph d, "Conditional Uses," in Section 22-5.5, Regulations Controlling the R-2 Residential Zone District, is hereby amended to add the following new conditional use:

5. Accessory Units.

**Section 5.** Chapter 22, Development Regulations, of the code of the Borough of Ramson is hereby amended to add the following new Section 22-5.14:

#### **22-5.14 Mixed-Use Affordable Housing Overlay Zone**

a. *Purpose.* The Mixed-Use Affordable Housing Overlay Zone is intended to provide a mixed-use overlay option in the Borough's GB General Business, NB Neighborhood Business, and POB, Professional Office Business Zones. The boundaries of the Mixed-Use Affordable Housing Overlay Zone shall be coterminous with the boundaries of each of the Borough's GB, NB, and POB Zones. Within the overlay zone district, the development of new mixed-use affordable housing developments or the conversion of existing non-residential uses to a mixed-use affordable housing development is permitted as an option to the uses otherwise permitted in GB, NB, and POB Zones.

b. *General Requirements and Conditions.* Mixed-use affordable housing developments shall be permitted in the Mixed-Use Affordable Housing Overlay Zone, provided that the use and buildings shall adhere to the following minimum standards and conditions:

1. A minimum of fifty (50) percent of the units must be affordable to low- and moderate-income households in accordance with COAH's criteria and regulations. If there is only one unit, it shall be an affordable unit.
2. At least fifty percent of the affordable units shall be low-income units as defined by COAH. If there is only one affordable unit, the unit shall be a low-income unit.
3. The unit(s) designated as low- or moderate-income units may only be occupied by a low- or moderate-income household at the time of the initial occupancy.
4. All standards and requirements in the underlying GB, NB, and POB Zones shall be met, except as otherwise modified by this section.
5. The ground floor of the building shall contain only nonresidential uses.
6. On-site parking must be provided for all uses on site in accordance with Borough standards or if applicable, in accordance with RSIS standards.
7. The units must be affirmatively marketed to the housing region in accordance with COAH's regulations and Section 22-7.35, Affirmative Marketing of Affordable Housing Units.
8. The provisions of Section 22-7.36, Affordable Housing Developments, shall apply to mixed-use affordable housing developments, except that low and moderate income units shall be exempt from COAH's bedroom mix requirements as specified in Section 22-7.36(e).

c. *Administrative Entity.*

1. The Borough has designated the Township of Middletown as the administrative entity that will administer the affordable units created in accordance with the Borough's Mixed-use

Affordable Housing Overlay Zone. The administrative responsibilities of Middletown Township include advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program. The Township of Middletown shall administer the program in accordance COAH's regulations and the Section 22-7.35, Affirmative Marketing of Affordable Housing Units, and Section 22-7.36, Affordable Housing Developments.

2. The Borough retains jurisdiction on all other approvals required by this Chapter, including, but not limited to, development permits and variances, subdivision or site plan approvals.
- d. *Change in Use.* Any change in use effecting an approved mixed-use affordable housing development shall be subject to site plan approval by the Borough, except as otherwise exempted from site plan approval by this Chapter. The conversion of a non-affordable residential unit to an affordable unit shall be permitted, subject only to administrative approval by Middletown Township.

**Section 6.** Sub-paragraph d, "Conditional Uses," in Section 22-5.10, Regulations Controlling the Professional Office Building (POB) Zone District, is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 7.** Sub-paragraph d, "Conditional Uses," in Section 22-5.11, Regulations Controlling the General Business Zone District (GB), is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 8.** Sub-paragraph d, "Conditional Uses," in Section 22-5.12, Regulations Controlling the Neighborhood Business Zone (NB) District, is hereby amended to delete item 3, "Low and moderate income companion units," as a permitted conditional use in the district.

**Section 9.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal or other appropriate order.

**Section 10.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 11.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: April 15, 2004.

Passed and Approved: May 6, 2004.

I hereby approve of the  
passing of this ordinance.

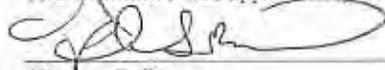
  
John E. Ekdahl  
Mayor

Attest:

  
Thomas S. Rogers  
Borough Clerk/Administrator

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Borough Council of the Borough of Rumson at a regular meeting held on May 6, 2004. This ordinance was approved by the Mayor.



---

Thomas S. Rogers  
Borough Clerk/Administrator

**Appendix D:**  
**List of Property Owners Interested in the**  
**Creation of Accessory Apartment Units**

2005

THOSE INTERESTED IN SUPPLYING AFFORDABLE HOUSING FOR  
RUMSON:

Ginny Linnell  
21 Ridge Road  
Rumson, New Jersey 07760  
732-530-0212

Linda Decelle  
Blackpoint Road  
Rumson, New Jersey 07760  
732-936-9594

Kevin Fry  
16 Washington Avenue  
Rumson, New Jersey 07760  
H - 732-842-7912  
W - 732-730-0054  
C - 732-768-6267

Justin King  
732-673-1626

Tom Thees  
2 Allencrest Road  
Rumson, New Jersey 07760  
732-530-5934

Joan Cambria  
88 Avenue of Two Rivers  
Rumson, New Jersey 07760  
732-747-4298

Pam Vallas  
64 Bingham Avenue  
Rumson, New Jersey 07760  
732-245-9555

Robert Gorski  
Architect  
119 E. River Road  
Rumson, New Jersey 07760  
732-842-8277

W. Paul Stout Realty, Inc.  
91 East River Road  
Rumson, New Jersey 07760  
732-842-8745

**Appendix E:**  
**Information on Accessory Apartment**  
**Program Administrator**

November 3, 2005

Councilwoman DeVoe offered the following resolution and moved its adoption:

Resolution

WHEREAS, the Borough of Rumson, as part of its Affordable Housing Plan, is in need of an entity to administer the Borough's Mount Laurel Accessory Apartment Units and Mixed-use Affordable Housing Plan; and

WHEREAS, Middletown Township has agreed to offer the Borough the use of their Mount Laurel Department to administer and monitor these programs; and

WHEREAS, the Borough of Rumson has the approval of the Borough Attorney, Borough Engineer and Borough Special Counsel;

NOW, THEREFORE, BE RESOLVED, by the Mayor and Council of the Borough of Rumson that the Borough enter into an agreement with the Township of Middletown after the final draft of the agreement is approved by the Borough Attorney and the Borough Engineer; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk/Administrator be authorized to sign this agreement after the Township of Middletown adopts said agreement.

Resolution seconded by Councilman Conaty and carried on the following roll call vote:

In the affirmative: Broderick, Conaty, Conklin, DeVoe, Kammerer and Rubin.

In the negative: None.

Absent: None.

CERTIFICATION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council of the Borough of Rumson at a regular meeting held on November 3, 2005.



Thomas S. Rogers  
Borough Clerk/Administrator

## INTERLOCAL SERVICE AGREEMENT

This Agreement, dated this            day of December, 2005, between the Township of Middletown, 1 Kings Highway, Middletown, New Jersey 07748 (hereafter Middletown) and the Borough of Rumson, 80 East River Road, Rumson, New Jersey 07760 (hereafter Rumson),

1. PURPOSE. In an effort to more economically and efficiently provide governmental services, Middletown and Rumson have agreed to have Middletown personnel provide certain services for the oversight and monitoring of the Affordable Housing Program instituted by Rumson as part of its COAH Compliance Program. The legal mechanism for such Interlocal services has been provided by N.J.S.A. 40:8A-1 et seq. and N.J.S.C. 5:23-4.6 ET SEQ. The Governing Bodies of Middletown and Rumson have determined that the mutual best interests of each municipality and its residents can be most efficiently and economically served by Middletown providing through its Community Development and Planning Offices certain services to Rumson in overseeing and monitoring Rumson's Affordable Housing program and receiving compensation through certain stipends and fees as set forth herein.
  
2. TERM. This Agreement shall commence on the effective date and terminate five (5) years thereafter, as per N.J.A.C. 5:23-4.6. However, either party has the right to terminate this Agreement for any reason on ninety (90) days written notice to the other party.
  
3. SERVICES. Middletown through its personnel will provide the following services to Rumson in overseeing and monitoring Rumson's Affordable Housing Program. Middletown will perform those services identified as its responsibility in the current adopted Housing Element and Fair Share Plan of Rumson including, but not limited to, those duties identified in Subsections 22-5.14, 22-6.9, 22-7.35 and 22-7.36 of the Code of Rumson. The

staff of each municipality will mutually cooperate so that the work is completed in a timely and proper manner.

- A) Middletown will use its own officials and employees for the services to be performed by Middletown and will not be hiring existing Rumson employees for said services. Rumson will maintain and staff and office in its Borough Hall and will provide at its expense necessary clerical staffing for that office, on a full or part time basis in Rumson's discretion. The Middletown Planning and Community Development Department Official will on occasion perform the services within its area of responsibility in or from the Rumson Office and may make recommendations as to clerical staffing for the Rumson office. However, any determination of clerical staffing level of the Rumson office shall be the determination of Rumson.
  
- B) The Middletown Community Development Official will assign appropriate Middletown personnel as necessary to perform its responsibilities as part of the review and monitoring of Rumson's affordable housing program in a reasonably timely manner. The Community Development Official will be available to both municipalities, and services will be performed in both municipalities on a first-come first-serve basis within the reasonable scheduling discretion of the Official.
  
- C) The Middletown Planning and Community Development Department Official and subordinates may remove and retain the particular files from the Rumson office in order to perform reviews, approval issuance, inspections and other required services in the field or at Middletown offices. After completion of necessary work or other final action in a matter, all records and files will be returned to the Rumson office and retained by Rumson.

D) All services provided by Middletown shall be done by appropriately qualified employees and shall be done in the manner prescribed by the COAH or other appropriate standards within the normal reasonable discretionary authority of said official.

4. PAYMENT. Middletown will be paid a stipend of \$4,000 within 30 days of the effective date of this Agreement as payment for costs incurred in setting up this interlocal service program and assigning and familiarizing the employees assigned to same. Middletown shall thereafter be paid an additional stipend of \$2,500 per year of the Contract, commencing with a payment of \$2,500, one year after the effective date, to cover annual overhead costs of maintaining its involvement in this interlocal program. In addition, Middletown shall be paid a flat fee of \$1,000 per application filed and reviewed; said fee to be paid by Rumson within 45 days after the filing of the Application.

5. LIABILITY. Middletown shall be responsible for workers compensation for all employees or officials performing work under this Agreement. Rumson shall be responsible for any general liability claims, claims under 42 U.S.C. Section 1983 liability, errors and omissions, and negligence against any employee or official arising out of their performance of services for Rumson or on Rumson matters arising out of this agreement. Rumson agrees to defend, indemnify and hold harmless Middletown and its agents and employees performing services from all claims, suits or judgements arising from the services performed for Rumson under this Agreement.

6. EFFECTIVE DATE. This Agreement will be effective upon approval by both Middletown and Rumson and receipt of appropriate authorization by COAH.

ATTEST

\_\_\_\_\_  
THOMAS S. RODGERS, CLERK

\_\_\_\_\_  
HEIDI ABS, CLERK

BOROUGH OF RUMSON

\_\_\_\_\_  
JOHN EKDAHL, MAYOR

TOWNSHIP OF MIDDLETOWN

\_\_\_\_\_  
THOMAS G. HALL, MAYOR

**Appendix F:**  
**Approving Resolution for Site Plan**  
**Approval for Block 45, Lot 4 and Site Plan**

RESOLUTION OF FINDINGS AND CONCLUSION  
BOARD OF ADJUSTMENT  
BOROUGH OF RUMSON  
BLOCK 45, LOT 4

WHEREAS, River Road Holdings LLC has applied to the Board of Adjustment of the Borough of Rumson for permission for Preliminary and Final Site Plan Approval and variances to raze the existing former gas station structure and construct a new two story 5500 s.f. mixed use (residential/retail) building and appurtenant parking lot at the existing premises located at 89 East River Road and known as Block 45 Lot 4 on the Tax Map of the Borough of Rumson, located in the General Business (GB) Zone; and

WHEREAS, on August 9 and September 20, 2005 at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant, including

- A1 - Original Site Plan
- A2- Preliminary and Final Site Plan, Sheets 1 through 5, dated 7/9/03  
revised through 12/2/04 by Kennedy Consulting Engineers LLC
- A3- Architectural Plans, Sheets A1 (6/11/04), A2 (6/17/04), and A3 (6/17/04) revised through 11/23/04 by CDZ Architects LLC
- A4- Revised Preliminary and Final Site Plan Sheets 1 through 6, dated 7/9/03 revised through 8/31/05, and then revised as a result of final comments at the September meeting through 10/ /05
- A5- Traffic Report dated 9/12/05 by Gary Dean Associates

along with several site photographs, Borough Engineer review letters, and a Stormwater Management Report by Kennedy Consulting Engineers dated 7/9/03 revised 7/1/04, and, based upon the evidence and testimony, the Board has made the following factual findings:

1. The property consists of a abandoned former gas station structure, located on a rectangular corner lot having 100 feet frontage on River Road and 150 feet frontage on North Street. The applicant requests Preliminary and Final Site Plan approval along with a number of variances to demolish the existing building and construct a new two story 5500 s.f. mixed use building, having three proposed retail stores on the first floor and three two-bedroom rental apartments on the second floor. Ordinance Section 22-5.11a.2 does not permit residential apartments in the GB zone; therefore the proposed mixed use requires a "d" variance. In addition, the applicant requests variances for on-site parking (21 spaces required, 17 spaces proposed), sight triangle, and location of trash enclosure. The portion of the initial application related to signage was withdrawn, and the signage will conform or be subject to further application.

2. The application proffers that the three (3) apartment units shall be restricted affordable housing "units as that is defined by the Council on Affordable Housing (COAH) and Borough regulations; two units shall be "moderate" income and one unit "low" income. That restriction as part of the Borough's effort to meet an affordable housing obligation as defined by COAH was proffered as the beneficial use providing the positive criteria, so as to support the granting of the variances --- particularly the "d" variance. The Borough Council has adopted a zoning ordinance amendment that permits mixed-use affordable housing units in the B zone, including a mixed use project consisting of retail on the first floor and "affordable housing" restricted units on the second floor. This zoning amendment has not yet been approved by COAH or the Court, and therefore is not yet in effect at this time.

3. At the initial hearing date in August 2005, the Board was somewhat concerned about the on-site parking being sufficient, the drainage from the site, and the adequacy and location of the trash enclosure/receptacles. Neighbors also expressed concern over the parking and the location of the building and parking lot as providing an insufficient buffer to an adjacent residence on Lot 3.02. There was discussion as to various limitations on allowable retail uses in the premises, so as to eliminate or decrease the number of vehicles on the site so the lot would provide adequate parking. Also given the proximity to residences the applicant voluntarily offered and agreed to a limitation on the hours that the stores on-site would be open to not later than 10:00 p.m. Also the applicant proffered that one parking space would be reserved for each apartment; the other spaces would not be reserved for any specific premises but would be shared parking. After extensive discussion, the matter was carried to allow the applicant to consider a use limitation on the types of retail stores, to eliminate high traffic retail uses, and to provide a traffic and parking report. The applicant was also going to review the placement of the trash enclosure and provide additional landscaping.

4. At the September meeting, the applicant submitted revised plans which provided a different location for the trash enclosure, near the property line with Lot 3.02. In addition, the plans showed 6 foot evergreens along the rear line, a 6 foot wide sidewalk at the rear of the premises, and 14.5 foot buffer to the rear lot. Also, the applicant proffered or agreed to a restriction or prohibition of a number of potential retail uses, including the following: radio/TV stores; medical/dental/chiropractic clinics or offices; convenience stores; paint stores; dry cleaners; dance or fitness studio (if utilizing entire retail space); and any retail store offering food service, either prepared or pre-packaged and either on or off premises. After extensive discussion, the Board concluded that these limitations or prohibitions would eliminate high traffic and parking needs that would overwhelm the site and adversely impact the adjoining residential areas. The Board did agree that the applicant could reapply to the Board at an appropriate future date for a reconsideration of some of these prohibited and eliminated uses, which could be reconsidered in the Board's discretion if the applicant could demonstrate to the satisfaction of the Board that the site is or can function adequately as presently approved and

that the permitting of such reconsidered use could be properly allowed without adversely affecting the site or the surrounding neighborhood and within the parking and traffic limitations existing.

5. There was further discussion about the trash enclosures and their proper sizing and location. After considerable discussion and input from the neighbors, it was concluded that the trash enclosures should be for trash cans and located along with rear buffer area. The applicant was to submit revised plans showing the relocated trash enclosure. With those restrictions and revisions, the Board concluded that the supplying of 3 affordable housing rental units, to assist the Borough in meeting its affordable housing obligation, was an appropriate positive reason in favor of the application. The applicant had revised plans so as to mitigate many of the impacts from the proposed retail/residential uses. The potential for a parking/traffic problem had been addressed as best as possible. The site has existed as an abandoned gas station for a number of years, and renovation into a productive use will enhance the site and the general area.

6. The applicant revised the plans as a result of the revisions and requested and agreed to at the September meeting. The Board reviewed those revisions at the October meeting prior to adoption of this Resolution and found the revisions conformed to the representations and requests.

WHEREAS, based upon the foregoing testimony and findings of fact, the Board finds that with respect to the specific premises the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance and the requirements and the benefits of this deviation would substantially outweigh any detriment; and that the relief requested by applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Rumson and to deny the application would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the applicants.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 17th day of October, 2005 that the application of River Road Holdings LLC for a variance for Preliminary and Final Site Plan Approval and variances to raze the existing former gas station structure and construct a new two story 5500 s.f. mixed use (residential/retail) building and appurtenant parking lot on the existing residence in accordance with the plans as agreed to and amended and the testimony and evidence presented at the hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.
3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any

responsibility or liability for the structural design of the project or for any damage which may be caused by the project.

4. The following must be accomplished prior to the issuance of a building permit:

a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a,4 of the Development Regulations have, where applicable, been obtained.

b. Taxes must be current.

c. Performance guarantees, if required, must be provided by the applicant and accepted by the Borough.

d. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.

e. Insurance certificates must be provided if construction of public improvement is involved.

f. Any outstanding review fees or escrow deficiency must be paid.

g. Notice must be published as required by subsection 22-3.3e,5 of the Development Regulations.

#### PERMANENT CONDITIONS

The following are Permanent Conditions and limitations on the use of the premises; the continued and intentional violation of which can be sufficient cause to revoke the Certificate of Occupancy for the premises and, after notice and a hearing, revoke or void this approval.

5. The three (3) residential units in the premises will be dedicated and deed restricted as affordable housing rental units (two moderate income units, and one low income unit) and will be included and subject to the Borough's affordable housing program. Prior to issuance of a Certificate of Occupancy, the owner will execute and record the appropriate deed restriction, in a form approved by the Borough or Board attorney, so as to deed restrict the premises and use of the residential units as affordable housing units. The owner will at all times cooperate with the Borough and the Council on Affordable Housing and comply with all applicable requirements and regulations for such units for the restricted period of 30 years as required under COAH regulations.

6. Each residential unit will have one (1), and only one (1) reserved parking space for that unit. The other parking spaces will be shared parking for all the uses in the premises.

7. The retail uses/stores on the premises will not be open or in operation past 10:00 p.m. The owner will provide notice to the tenants and include this limitation in any lease for the retail stores on the premises.

8. The retail units shall not be leased or operated for any of the following uses otherwise permitted in the GE zone.

a. radio/ty stores

b. medical/dental/chiropractic clinics or offices

c. paint store

d. convenience store

e. dry cleaners

- f. dance or fitness studios (if utilizing entire retail space)
- g. any retail store that prepares or sells food products, either prepared or pre-packaged, for consumption either on or off premises

The applicant may at an appropriate future time request a reconsideration as to any of the above prohibited uses. The Board may in its discretion reconsider this Condition and remove the restriction (with or without appropriate conditions) as to any of these agreed prohibited uses, if the applicant demonstrates and the Board in its sole discretion determines that the site can adequately handle the additional parking and traffic impacts from the proposed use without adversely impacting the surrounding properties and neighborhood. Such application for reconsideration should be on notice to the public and adjoining owners.

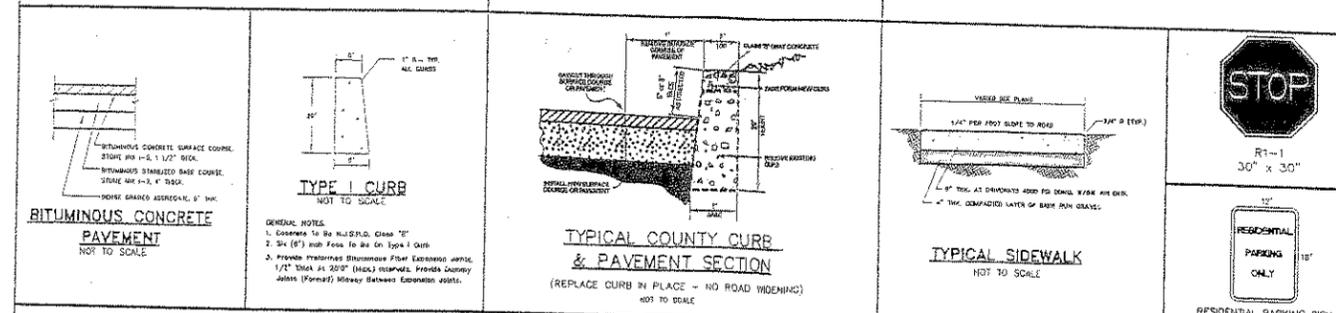
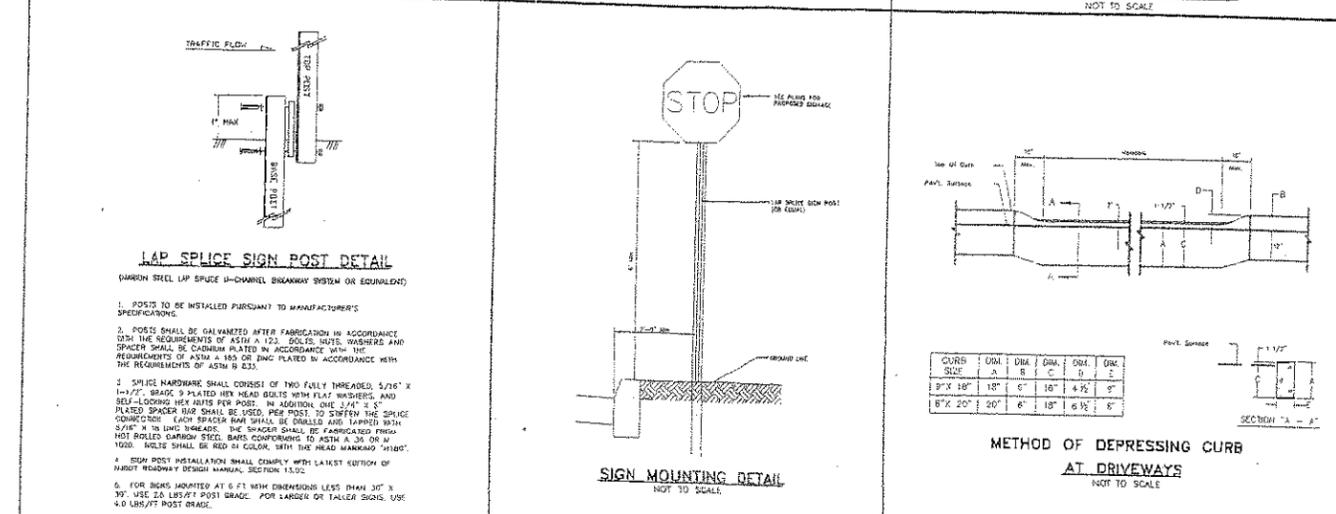
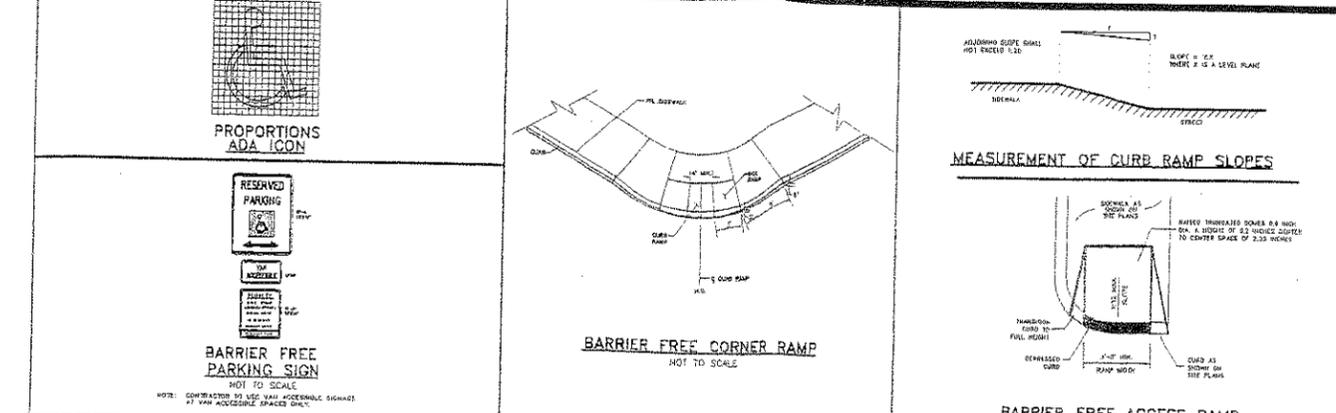
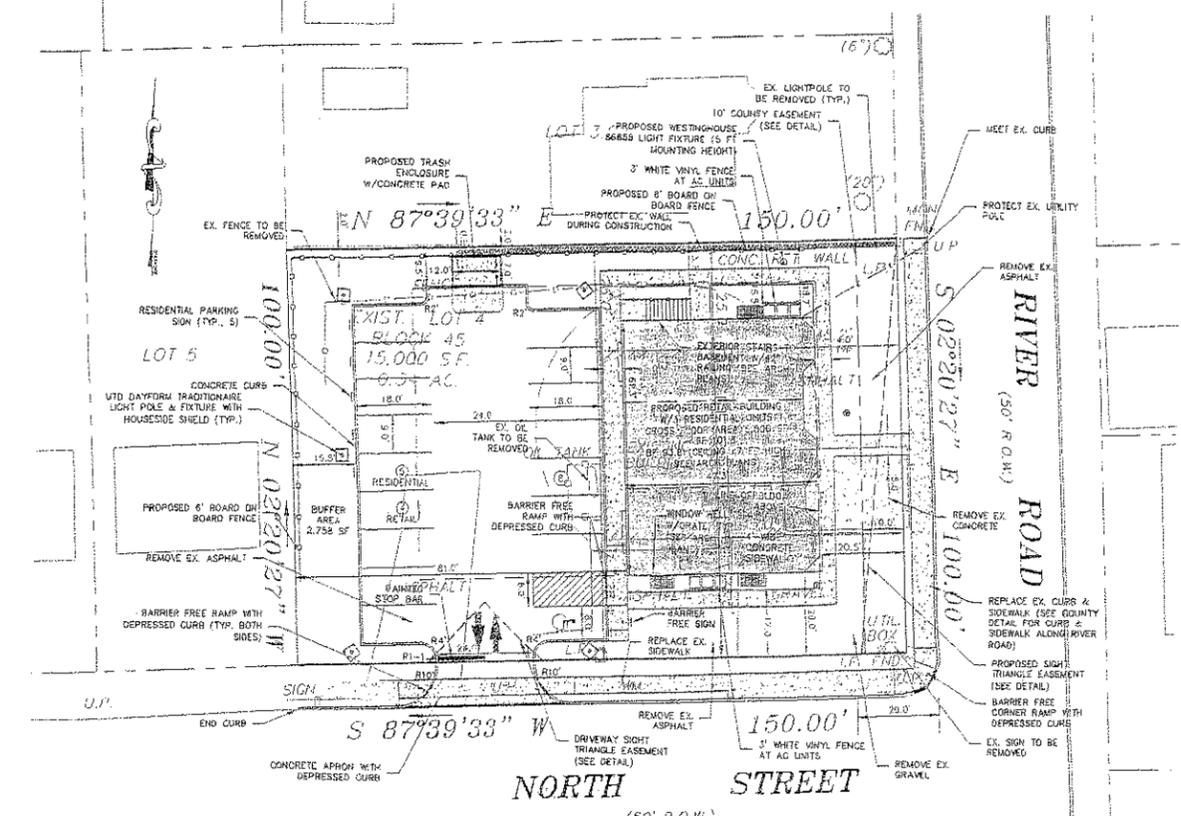
Above Resolution moved by *MR. PARTON*  
seconded by *MR. BROWN*, and on roll call the following vote was recorded:

In the Affirmative: *CONKLIN, MCGUIRE, BROWN, PARTON, WOOD,*  
*KNIGSLER, MCCARTHY, BRODSKY, MURPHY*  
In the Negative: *NONE*  
Abstain: *NONE*

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on October 18, 2005, as copied from the Minutes of the said meeting.

DATE: *October 18, 2005*

*Frederick J. Andre*  
Secretary  
Board of Adjustment



PRELIMINARY / FINAL MAJOR SITE PLAN

RIVER ROAD HOLDINGS, LLC

89 EAST RIVER ROAD

LOT 4 OF BLOCK 45, TAX MAP SHEET 11

BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

KCE Kennedy Consulting Engineers, LLC

211 Maple Avenue

Freeport, New Jersey 07701

732.212.9599 TEL • 732.212.9599 FAX

FILENAME: TS-1

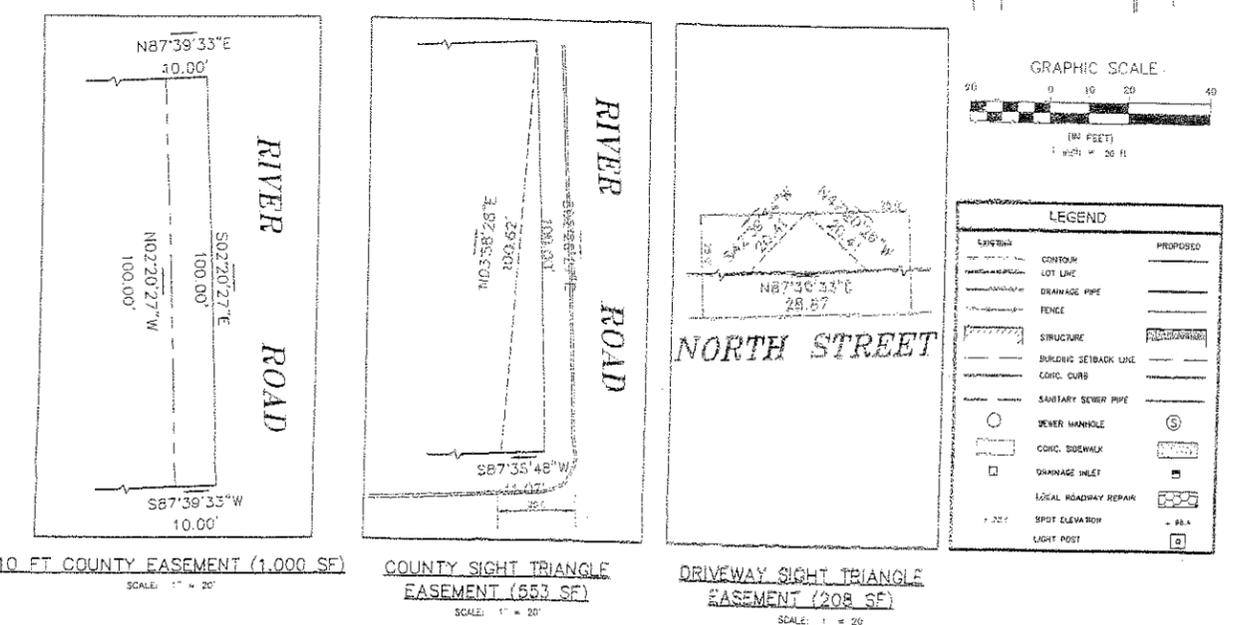
DRAWN BY: NC

DATE: 07/09/03

SITE PLAN

2 OF 6

JAMES A. KENNEDY, P.E.



- GENERAL NOTES
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
  - ALL ROOF DRAIN LEADERS TO BE DIRECTED TO A STABILIZED SURFACE.
  - THE NEW JERSEY ONE-CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000.
  - ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING: NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION BOROUGH OF RUMSON DESIGN STANDARDS
  - DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
  - ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AMERICANS WITH DISABILITY ACT.
  - CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
  - ALL CONCRETE AND MATERIALS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
  - CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
  - EXISTING BUILDING AND SITE APPURTENANCES TO BE DEMOLISHED AS NECESSARY TO ACCOMMODATE THE PROPOSED SITE IMPROVEMENTS.
  - ALL UTILITY CONNECTIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY TO VERIFY THE LOCATIONS OF UTILITY CONNECTIONS.
  - ALL EXISTING SITE FEATURES TAKEN FROM "SITE PLAN SURVEY FOR LOT 4, BLOCK 45, TOWNSHIP OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY THOMAS P. SANTRY, PA ON 12/26/02 AND LAST REVISED ON 02/09/04 FOR RIVER ROAD HOLDINGS, LLC.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PROPOSED CONCRETE RETAINING WALL EXTENSION PRIOR TO CONSTRUCTION.

KENNEDY CONSULTING ENGINEERS, LLC. ALL RIGHTS RESERVED. THE ORIGINAL PROJECT OR THE COPYING OR REUSE OF THIS DOCUMENTATION WITHOUT THE WRITTEN PERMISSION OF KENNEDY CONSULTING ENGINEERS, LLC IS PROHIBITED.

**Appendix G:**  
**Draft Ordinance Regulating**  
**Development Activity on Block 8, Lot 4**

**BOROUGH OF RUMSON  
MONMOUTH COUNTY**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF RUMSON BY  
AMENDING CHAPTER XXII, DEVELOPMENT REGULATIONS, ESTABLISHING  
THE REQUIREMENTS FOR AFFORDABLE MULTIPLE DWELLING  
DEVELOPMENT ON BLOCK 8, LOT 4 IN ACCORDANCE WITH THE ADOPTED  
HOUSING PLAN ELEMENT AND FAIR SHARE PLAN OF  
THE BOROUGH OF RUMSON.**

**PURPOSE**

The purpose of this ordinance is to establish regulations and standards governing the development of affordable multiple-dwelling housing on the property known as Block 8, Lot 4 in the Borough of Rumson in accordance with the Borough's Housing Plan Element and Fair Share Plan. The ordinance will permit the development of a maximum of seven (7) dwelling units on the site, so long two (2) of the units are rental units affordable to low-income households in accordance with the regulations of the New Jersey Council on Affordable Housing (COAH) as described in N.J.A.C. 5:94-1 et seq.; the requirements of the Fair Housing Act of 1985; and the Borough's adopted Housing Plan Element and Fair Share Plan.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Rumson, in the County of Monmouth, that it does hereby supplement and amend Chapter XXII of the Code of the Borough of Rumson as follows:

**Section 1.** Sub-paragraph a, "Permitted Uses," in Subsection 22-5.10, Regulations Controlling the POB Professional Office Business Zone District, is hereby amended to add the following new permitted use:

6. Affordable multiple-dwelling development shall be permitted on Block 8, Lot 4, in accordance with the standards and requirements of sub-paragraph f of this subsection.

**Section 2.** Subsection 22-5.10, Regulations Controlling the POB Professional Office Business Zone District, is hereby amended to add the following new sub-paragraph:

- f. Except as otherwise set forth this Ordinance, an affordable multiple-dwelling development shall be governed by the following standards:
  1. Maximum permitted density: 12 units per acre
  2. Maximum total number of units: seven (7) units
  3. Minimum required affordable units: two (2) units
  4. The affordable units shall be non-age restricted rental units affordable to low-income households as defined by the regulations of the New Jersey Council on Affordable Housing.
  5. All units within the development shall be separated by vertical walls (i.e., townhouse-style units), except that the affordable units may be of a stacked apartment flat design within an townhouse-style structure similar in design, quality, appearance and quality of finish to the balance of the structure.
  6. All standards and requirements in the POB Zone District for residential uses that are permitted according to the R-5 Zone District standards shall be met, except as modified or supplemented as follows:
    - a. Minimum primary front yard setback from Lafayette Street: 35 feet
    - b. Minimum secondary front yard setback from Hunt Street: 25 feet
    - c. Minimum side yard (south boundary) for principal structures: 15 feet
    - d. Minimum rear yard (east boundary) for principal structures: 40 feet
    - e. Minimum lot and building coverage and maximum floor area ratio shall not apply; however, the minimum landscaped area shall be 40 percent of total lot area.
    - f. Maximum height of a principal building shall be as shown in Schedule 5-2 for the R-1 and R-2 Zone Districts. Maximum height of an accessory building shall be as shown in Schedule 5-2 for the POB and R-5 Zone Districts.
    - g. Parking areas and driveways shall be fully screened and buffered from adjoining uses through plantings and fencing. Parking areas shall not be located

less than five (5) feet from the rear (east) property line, nor less than 10 feet from the side (south) property line.

- h. Accessory uses shall be provided in accordance with Subsection 22-5.10.b. as modified by the New Jersey Residential Site Improvement Standards (RSIS).
7. The affordable units must be affirmatively marketed to the housing region in accordance with Subsection 22-7.35, "Affirmative Marketing of Affordable Housing Units;" the Borough's Affirmative Marketing Plan; and the requirements for affirmative marketing as set forth in COAH regulations (N.J.A.C. 5:94-7 et seq.).
8. The provisions of Subsection 22-7.36, "Affordable Housing Developments and the requirements for affordable housing projects as set forth in COAH regulations (N.J.A.C. 5:94-1 et seq.)," shall apply to the affordable multiple-dwelling development.

**Section 3.** This ordinance shall take effect immediately upon:

1. Final passage and publication according to law and filing with the Monmouth County Planning Board; and
2. Approval by COAH and/or the Court through the issuance of a Judgment of Repeal, the grant of substantive certification, or other appropriate order.

**Section 4.** If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**Section 5.** All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Introduced: \_\_\_\_\_

Passed and Approved: \_\_\_\_\_

I hereby approve of the  
passing of this ordinance.

\_\_\_\_\_  
John E. Ekdahl  
Mayor

Attest:

\_\_\_\_\_  
Thomas Rogers  
Borough Clerk/Administrator

#### CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Borough Council of the Borough of Rumson at a regular meeting held on \_\_\_\_\_, This ordinance was approved by the Mayor.

\_\_\_\_\_  
Thomas Rogers  
Borough Clerk/Administrator

## 2012 Master Plan Reexamination Report

# MASTER PLAN REEXAMINATION REPORT

## BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY

Adopted November 12, 2012

### RUMSON BOROUGH PLANNING BOARD

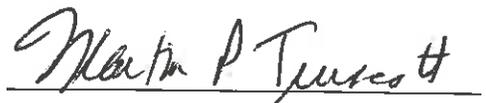
Prepared By:



Bonnie Heard, P.E., C.M.E.

New Jersey Professional Engineer

License # 24GE042475



Martin P. Truscott, P.P., A.I.C.P., LEED-GA

New Jersey Professional Planners

License # 2443



**T & M ASSOCIATES**

Eleven Tindall Road

Middletown, New Jersey 07748

*Original Signed and Sealed in Accordance with Law*

**RUMSON BOROUGH  
PLANNING BOARD MEMBERS**

**Board Chairman**

Dr. Michael F. Lospinuso

**Board Members**

Mayor John E. Ekdahl

Councilman Mark Rubin

Peter Koenig

Councilman Frank Shanley

(Mayor's Substitute)

Gary Casazza

Vice Chairman, Environmental

Liaison

Alex J. Shanley

Ann B. White

Rita Seaman

Frank G. Hewitt

Debra Williams, Alternate #1

Thomas Clark, Alternate #2

Michael B. Steib, Esq., Planning Board Attorney

Bonnie L. Heard, P.E., Planning Board Engineer

Frederick J. André, Planning Board Secretary

Prepared by:



Eleven Tindall Road

Middletown, New Jersey 07748

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**Figure One:** Areas Recommended for Rezoning, R-5 to GB Zones

**APPENDIX:** LAND USE PLAN ELEMENT AMENDMENT TO THE BOROUGH MASTER PLAN,  
Adopted November 18, 2002.

## **INTRODUCTION**

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local Master Plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions. In addition the preparation of a statutorily compliant Reexamination Report provides a presumption of validity of the Borough zoning ordinance under the law. This report constitutes the Master Plan Reexamination Report for the Borough of Rumson as required by the MLUL N.J.S.A. (40:55D-89).

The Borough of Rumson adopted its last comprehensive Master Plan in 1988. Housing Plan Elements were adopted in 2005 and 2008 to address COAH regulations. Master Plan Reexamination Reports were adopted in 1994, 1997, June 2002 and November 2002. A Land Use Plan amendment and an amendment to the Historic Preservation Plan Element were adopted in June 2002 addressing the Barley Point bungalow colony. In November 2002 the Planning Board adopted an amendment to the Land Use Plan Element of the Master Plan based on recommendations of the November 2002 Reexamination Report. The November 2002 recommendations focused on agricultural and horticultural uses in residential districts and minimum lot sizes in certain R-1 and R-2 zones. This 2012 Reexamination Report serves as a reexamination of the 1988 Master Plan, as amended, as supplemented by the (November) 2002 Reexamination Report.

### **1.0 REQUIREMENTS OF THE PERIODIC REEXAMINATION REPORT**

The MLUL requires that the Reexamination Report describe the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This report addresses each of these statutory requirements.

## **2.0 MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF ADOPTION OF THE LAST REEXAMINATION REPORT (2002)**

### **Master Plan Objectives**

The 1988 Master Plan included general objectives and specific land use recommendations:

1. *Maintain Rumson's character as a residential community and the quality of life that it offers.*
2. *Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.*
3. *Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well being.*
4. *Maintain a satisfactory level of public facilities and services.*
5. *Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.*
6. *Maintain fiscal stability.*
7. *Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.*
8. *Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.*
9. *Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.*
10. *Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.*
11. *Promote a desirable visual environment.*
12. *Conserve historic sites and districts.*
13. *Prevent urban sprawl and degradation of the environment through improper land use.*
14. *Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.*
15. *Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.*
16. *Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural and recreational values.*

The November 2002 reexamination indicated the June 2002 and 1997 Reexamination Reports supported the goals and objectives of the 1988 Master Plan. The November 2002 Reexamination Report did not modify the prior endorsements.

The June 2002 Reexamination Report resulted in amendments to the Land Use Plan Element and Historic Preservation Plan Element of the Master Plan. The recommendations and amendment addressed the building standards for Barley Point, the bungalow colony located in the northwest quadrant of the Borough along the Navesink River. The recommendations were implemented by ordinance amendment.

### **Issues in November 2002**

Section 3 of the November 2002 Master Plan Reexamination Report summarized the status of the primary planning concern at that time as follows:

*“With this reexamination, the Borough continues its focus on evaluating development regulations to ensure that new development will continue in a coordinated and consistent manner. Concern still exists about the adverse effect infill development and building expansions may have on the visual environment and character of the neighborhoods. Consistent with demographic evidence of an increase in younger, larger families, a number of older homes in the Borough have been demolished and replaced by larger contemporary ones and some of the larger properties that once contained a single housing unit are being subdivided to facilitate multiple houses. Over time, this type of small scale, low intensity development has a subtle way of changing the character of the landscape. The Borough makes a concerted effort to review development regulations and recommend changes that will minimize the adverse impact created by these types of development.” (Page 6)*

The Reexamination Report contained a number of recommended changes. The first set of changes addressed agricultural and horticultural uses in residential zones. The second set of changes was specific revisions in minimum lot area in certain areas of the R-1 and R-2 residential zones. The latter recommendations are the regulations the Planning Board will address in this reexamination.

The recommendations of the November 2002 Reexamination Report were addressed with an amendment to the Land Use Plan Element of the Master Plan (adopted November 18, 2002).

### **3.0 EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED**

Both the 2002 Reexamination Report and Land Use Plan Element amendment recommended a series of revisions in the development regulations to address the concerns about infill development and building expansions. The proposed modifications were not adopted by Borough Council.

The Planning Board continues to have a concern that changes in the R-1 and R-2 zone districts are required to address potential adverse impacts of infill development. In the Board’s opinion, recent new construction, during the economic downturn of the past several years, has not been as oversized as that in the past, however, modifications of the municipal regulation are necessary to address potential detrimental effects and are still appropriate. The Planning Board believes that the Borough officials should implement the Board’s recommendations prior to an increase in development activity.

While new housing construction has dropped substantially on a county-wide basis, the pace of new residential construction in Rumson Borough has only slowed moderately. The new housing units authorized by construction permits from the Borough are listed below for the past eight years.

**Table #1  
Housing Units Authorized by Building Permits  
For New Construction  
Rumson Borough  
2004-2011**

Year	1&2 Family	Mixed Use	Total
2004	38	2	40
2005	34	0	34
2006	41	0	41
2007	36	0	36
2008	27	0	27
2009	17	0	17
2010	23	0	23
2011	27	0	27
Total	243	2	245
Average	30.3	NA	30.6

Source: NJ Department of Community Affairs, *Construction Reporter*

### **Zoning of Adjacent Municipalities**

It is important that the Borough's zone plan does not conflict with the development of neighboring municipalities. The preparation of this Reexamination Report includes a review of the zoning maps of neighboring towns.

Fair Haven: The Borough of Fair Haven is located to the northeast of Rumson. The eastern area of Fair Haven is zoned for single family residences ranging in minimum lot area from 10,000 square feet to 40,000 square feet. These zones are consistent with the Rumson zones in terms of use but are denser than Rumson. The bordering areas are existing developed areas and therefore minimum changes are anticipated.

Little Silver: The Borough of Little Silver adjoins the western border of Rumson. The zoning of the area that adjoins Rumson is single family residential, minimum one acre for lands south of Route 520 and one and one-half acre lots near Red Bank Regional High School. The zoning is compatible with Rumson's R-1 zone district.

Sea Bright Borough: Sea Bright is linked to Rumson by the County Bridge over the Shrewsbury River. Sea Bright is fully developed with high density residential areas however the two boroughs are separated by the River.

Monmouth Beach Borough: Monmouth Beach is also separated from Rumson by the Shrewsbury River therefore zoning compatibility is not an issue.

Middletown Township: Middletown and Rumson share a boundary in the Navesink River and therefore have no land connection. The two towns are connected by the Oceanic Bridge.

#### **4.0 EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES**

The Planning Board continues to find that the overall assumptions, policies and objectives of the 1988 Master Plan are consistent with and reflect the current assumptions, policies and objectives of the Planning Board in terms of future development of the Borough

The following significant changes in the assumptions, policies and objectives relating to land development in Rumson are noted:

##### **Changes at the State Level**

###### Time of Decision

On May 5, 2010, Governor Christie signed PL 2010 c. 9 into law, effectively nullifying the “time of decision” rule which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. PL 2010 c. 9 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. PL 2010 c. 9 took effect on May 5, 2011.

###### Solar and Wind Facilities as Permitted Uses in Industrial Zones

The Municipal Land Use Law (MLUL) was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts. Also note that the definition of inherently beneficial use in the MLUL now includes a wind, solar or photovoltaic energy facility or structure.

###### Stormwater Management

In 2004, the New Jersey Department of Environmental Protection (NJDEP) adopted municipal stormwater regulations that required preparation and adoption of a stormwater management plan and ordinance by the Borough to address the need for promoting groundwater recharge and controlling the impacts of stormwater runoff from development. The Borough adopted a Stormwater Management Plan Master Plan Element in February 2005 and an amendment in August 2006. Stormwater management regulations were adopted as part of the zoning ordinance in 2005.

###### Green Building Element of the Master Plan

Many New Jersey municipalities have endorsed efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy and minimize the use of natural resources. Federal and state programs have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, in 2008 the New Jersey Legislature adopted an amendment to the Municipal Land Use Law (MLUL) to add the “Green Building and

Environmental Sustainability Plan Element” to the list of optional elements of municipal master plans. The scope of the new element is described as follows: “A green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.”

The preparation of a Green Building and Sustainability Element should be considered as an additional element of the Borough Master Plan.

### Complete Streets

In late 2009 the New Jersey Department of Transportation (NJDOT) adopted a Complete Streets Policy. A “complete street” is defined by the NJDOT as a “means to provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.” Two counties and 23 NJ municipalities (as of April 2012) have adopted complete streets policies. The intent of the policy is to provide streets to meet the needs of all type of users and all modes of circulation- walking, bikes, cars, trucks, and buses. Rumson is a participant in the complete streets policy

### 2004 Cross Acceptance, NJ State Development and Redevelopment Plan

Rumson participated in the State Plan cross acceptance process with the Monmouth County Planning Board in 2004. Cross acceptance is a process of comparing statewide planning policies among government levels to attain consistency among municipal, county, regional and state plans.

The Borough offered two amendments to the NJ State Plan map for inclusion in the 2004 Cross Acceptance report submitted by the County to the State Planning Commission. The amendments were an expansion of the Critical Environmental Areas (CES) along the banks of the Shrewsbury and Navesink Rivers and identification of the sedge islands as Planning Area (PA) 5 areas. The State Planning Commission has not adopted a new State Development and Redevelopment Plan and is now considering the adoption of a State Strategic Plan.

### NJ Strategic Plan

At the time that this Reexamination report was being prepared, the New Jersey Office of Planning Advocacy had completed a series of hearings concerning a *Draft Final State Strategic Plan (SSP)*. The SSP is intended to replace the 2001 NJ State Development and Redevelopment Plan. The Strategic Plan is based on a new approach by the state administration. The Plan proposes to achieve four primary goals through strategies consisting of administrative actions, legislative and regulatory reforms and prioritizing public investment. The four goals are: 1. Targeted Economic Growth; 2. Effective Planning for Vibrant Regions 3. Preservation and Enhancement of Critical State Resources; and, 4. Tactical Alignment of Government. The Office of Planning Advocacy also proposes to phase out the State Plan Policy Map and the plan endorsement process. Adoption of the SSP by the State Planning Commission has not occurred at this time. Borough officials should monitor the status of the new plan and its implications for future planning in the Borough.

### Monmouth County Wastewater Management Plan (WMP)

A final draft Wastewater Quality Management Plan for Monmouth County was submitted by the Monmouth County Planning Board in March 2012 to the NJDEP. It is under review by the DEP and formal adoption of the WMP will occur after the state releases a public notice and is published in the NJ Register.

Almost all of Rumson Borough is located in the proposed sewer service, therefore the adoption of the WMP will have no impact on the development of the Borough. Borough officials were consulted by the County Planning Board on the sewer service area proposed for Rumson and input provided by the Borough was accepted by the County.

### NJ Council on Affordable Housing (COAH)

Rumson Borough adopted a Housing Plan Element and Fair Share Plan as a component of the 1988 Master Plan. Subsequently the Borough adopted Housing Plan Elements and Fair Share Plans in 2005 and 2008 as required by COAH rules and regulations. The Borough has addressed all COAH or NJDCA requests related to the Rumson affordable housing plan.

During the last five years there have several NJ Supreme Court challenges and decisions focused on the Third Round rules. In addition the NJ Legislature was active in 2010 and 2011 in COAH reform legislation. The NJ Supreme Court may be issuing another decision which may require new regulations by COAH. More recently the Governor eliminated COAH and reorganized its functions into the NJ Department of Community Affairs (NJDCA). The reorganization order has been overturned by the courts, however, in the interim, the COAH responsibilities are being addressed by DCA staff.

Going forward the Borough should carefully monitor future legislative or regulatory actions by the State concerning affordable housing as well as decisions of the NJ Supreme Court.

### Permit Extension Act

On September 21<sup>st</sup> of this year the Governor signed legislation extending the Permit Extension Act. Under the prior version of the Permit Extension Act, qualifying approvals in effect as of January 2007 were set to lapse the end of this calendar year. The law now provides for the validity of qualifying approvals until at least December 31, 2014 and possibly until June 30, 2015 based upon the additional six month tolling provision. The law is designed to provide some relief in terms of a time extension to permits for development projects stalled by the economic downturn.

## **Changes at the County Level**

### Coastal Monmouth Plan (CMP)

The Monmouth County Planning Board adopted *The Coastal Monmouth Plan* (CMP) in 2010, a strategic plan for the future development and natural resource conservation of the County's Atlantic coast region. The County Planning Board staff held meetings with municipal officials, state and county agencies, various stakeholders in the region and the public. Volume I of *The Coastal Monmouth Plan* contains a detailed demographic, economic and environmental inventory of the coastal region. Volume II of the CMP provides the various strategies that are proposed to address the problems or needs identified by the Plan. A Planning Implementation Agenda is provided in the

plan which is a detailed summary of implementation strategies to address local and regional issues. The Planning Implementation Agenda is essentially a "tool kit" for municipalities and others to formulate local and inter-local solutions to issues related to transportation, housing, the economy and natural resource conservation. Volume III of the CMP provides detailed background and back-up information related to the Plan.

### Recycling

The 1988 Master Plan contained a Recycling Plan Element and addressed the requirements that were in place at that time. Also, the Borough Council has adopted the mandatory recycling ordinance and amended the ordinance, as necessary, to comply with State and County requirements.

Since the adoption of the 1988 Recycling Element, the NJ Recycling Enhancement Act was adopted and the Monmouth County Solid Waste Plan was amended in 2009. The Borough may wish to update the Recycling Element to discuss current requirements and current Borough efforts.

### **Changes at the Local Level**

The overall density and distribution of population and the land use pattern within Rumson Borough has not changed substantially since the last reexamination in 2002. A limited amount of demographic and housing data from the 2010 Census is available for review and analysis as to the possible changes in the Rumson and is presented in this section.

### Demographics

Year	Rumson		Monmouth Co.		New Jersey	
	Population	% Change	Population	% Change	Population	% Change
1960	6,405	---	334,401	---	6,066,782	---
1970	7,421	15.9	461,849	38.1	7,168,164	18.2
1980	7,623	2.7	503,173	8.9	7,364,158	2.7
1990	6,701	-12.1	553,124	9.9	7,730,118	5.0
2000	7,137	6.5	615,305	11.2	8,414,350	8.9
2010	7,122	-0.2	630,380	2.45	8,791,894	4.4
2011	7,130	0.1	631,020	0.1	8,821,155	0.3

Source: US Bureau of the Census.

Table 2 provides a comparison of the population trends of Rumson, Monmouth County and New Jersey since 1960. The data indicates that Rumson reached its peak (Census) population in 1980 and after a slight dip in the number of residents during the 80's recouped some population during the 90's. Monmouth County and New Jersey have increased in population during the same time period. The lack of undeveloped area in the Borough is the primary reason for the slow or negative growth relative to the County.

<b>Table 3</b>						
<b>Population by Age Category- 2010 Census</b>						
	<b>Rumson Borough</b>		<b>Monmouth County</b>		<b>New Jersey</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Population	7,122	100	630,380	100	8,791,894	100
Preschool Age( 0-4 Years)	434	6.1	34,755	5.5	541,020	6.2
School Age ( 5-19 Years)	2,060	28.9	130,723	20.7	1,750,184	19.9
Working Age (20-64 Years)	3,820	53.7	378,211	60.0	5,314,697	60.4
Seniors (65+)	808	11.3	86,691	13.8	1,185,193	13.5
Median Age	41.6	NA	41.3	NA	39.0	NA
Male	3,451	48.5	306,654	48.6	4,279,600	48.7
Female	3,671	51.5	323,726	51.4	4,512,294	51.3

NA= Not Applicable  
Source: US Census, 2010.

Table 3 provides an analysis of the age profile of the Borough in 2010 in comparison with Monmouth County and the State of New Jersey. This information indicates that Rumson, in 2010, contained a much larger proportion of school-age population than both the County and the State. The Borough also has a smaller proportion of working-age persons (20 to 64 years) than the County and the State. The median age in the Borough is similar to that of the County but slightly older than the state's median age.

#### Housing

The 2010 Census data contains information concerning the characteristics of the housing units in the Borough. A comparison of some of the occupancy and tenure characteristics of housing in Rumson Borough and Monmouth County and household size is provided in Table 4 below.

<b>Table 4</b>				
<b>Housing Units 2010</b>				
	<b>Rumson Borough</b>		<b>Monmouth County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Occupancy Status</b>				
Total Housing Units	2,585	100.0	258,410	100.0
Occupied Housing Units	2,344	90.7	233,983	90.5
Vacant Housing Units	241	9.3	24,427	9.5
<b>Tenure</b>				
Occupied Housing Units	2,344	100.0	233,983	100.0
Owner- Occupied	2,145	91.5	175,157	74.9
Renter-Occupied Units	199	8.5	58,826	25.1
Average Household Size	3.03	NA	2.66	NA
Average Family Size	3.38	NA	3.22	NA

Source: US Census, 2010.

In addition to comparing Rumson’s housing characteristics to the County, it is also important to analyze changes in the housing stock since 2000. Census data for occupancy and tenure for 2000 and 2010 in the Borough is shown in Table 5.

Table 5				
Rumson Borough				
	2000	2010	Number Change	Percent Change
<b>Occupancy Status</b>				
Total Housing Units	2,610	2,585	-25	-0.95
Occupied Housing Units	2,452	2,344	-108	-4.4
Vacant Housing Units	158	241	83	52.5
Seasonal, recreational or occasional use	99	124	25	25.3
<b>Tenure</b>				
Owner-Occupied Units	2,209	2,145	-64	-2.9
Renter-Occupied Units	243	199	-44	-18.1

Source: US Bureau of the Census, 2000 and 2010.

As noted, Table 5 contains information concerning the change in total housing units, occupancy and tenure in Rumson Borough from 2000 to 2010. In contrast to a slight increase in population in the same time period, total housing units and occupied housing units fell slightly, from 2000 to 2010. The number of vacant housing units increased by 83 units or 53% during this decade. A large component of the increase was a positive change in the number of seasonal, recreational and occasional units. Owner-occupied units comprised almost 92 % of the Borough housing stock and fell by 3% between 200 and 2010.

Future Population

Based on the Borough’s land use plan and development pattern, the Borough’s future population will not vary substantially from the current level. Population during the next decade will be mostly influenced by demographic trends such as household or family size rather than new residents.

The North Jersey Transportation Planning Agency, the public agency that oversees the allocation of transportation funding for the northern half of NJ, projects a population of 7,210 persons in Rumson in the year 2035.

**5.0 SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS**

As a result of the Board’s reexamination, the following specific changes are recommended to the Borough Master Plan and Land Development Regulations:

**Changes in the Minimum Lot Requirements in the R-1 and R-2 Zones**

As discussed in Sections 2 and 3, the Planning Board endorses the recommendations of the November 2002 Master Plan Reexamination Report and the 2002 Land Use Plan Element amendment to upgrade the lot sizes for portions of the R-1 and R-2 zones

Appendix A contains a complete copy of the 2002 Land Use Plan Element amendment. This document details the proposed zoning changes and the basis for the recommendations. The Planning Board continues to recommend the proposed zoning revisions continued in the 2002 Land Use Plan Element.

**Properties Recommended to be Rezoned from R-5 to General Business**

There are four (4) lots within the existing R-5 (Residential) Zone District that contain commercial uses that were approved by use variance, as follows:

Existing Commercial Use	Street Address	Block	Lot	Approximate Lot Size	Use Variance Granted
Barnacle Bill's	1 First Street	5	2	1.45 Acres	11/18/03
Bank of America	49 West River Road	25	4	0.76 Acres	1959
JNM Office Building (f.k.a. Holy Rosary Site)	47 West River Road	26	1	0.81 Acres	8/19/2003
JNM Office Building adjacent to Bingham Hall	38 Bingham Avenue	30	3.01	0.30 Acres	11/20/2007

In that the General Business Zone (GB) district is located immediately adjacent to the four (4) subject properties, the Planning Board recommends that the boundary GB Zone be expanded to incorporate these four (4) additional properties.

**Building Height**

New residential construction must comply with municipal flood hazard rules that require the lowest habitable floor to be above the base flood elevation. The required elevation of the first floor in combination with the maximum building height requirement of 30-35 feet in residential zones can at times unreasonably constrain the height of a new dwelling and inappropriately limit roof pitch. Therefore the Borough development regulations should be revised to allow an adjustment, credit or exception for building height for those specific circumstances.

**Circulation Plan/Bicycle Circulation**

The Borough should revise the Master Plan to update the circulation element to include a sub-plan element for bicycle circulation to specify locations for bicycle lanes on roadways within the Borough. The appropriate identification of biking lanes on municipal roadways requires some proper planning and analysis. Safety for both the bicyclists and vehicular traffic is increased with proper pavement markings and signage. The Borough can commence the process with the preparation of a sub-plan element for bicycle circulation to decide where bike lanes are appropriate. The preparation of such a Plan should include the input of the Police Department, the Public Works Department and members of the general public. The recommendations can be prioritized for inclusion in the Borough capital improvement program.

An updated circulation plan element should also address pedestrian improvements such as needed sidewalks.

The revised circulation element would be the basis of potential Borough grant funding requests of County and State agencies for bicycle and pedestrian improvements.

## **Solar and Small Wind Energy Facilities in Residential Zones**

Solar facilities installed on single family residential parcels offer property owners an opportunity to reduce electric and heating expenses. Such facilities have become much more common in residential districts and are not just limited to major solar “farms”.

Solar facilities for residences include roof and/or ground mounted structures. The installation of ground-mounted solar panels, a relatively new type of accessory structure for single family residential zones, require the appropriate setback requirements and screening to protect adjoining properties from glare and possible adverse aesthetic impacts.

Small wind energy facilities serving single family homes are also on the rise and many New Jersey municipalities have adopted ordinances to address the zoning requirements such as lot size and setbacks for such renewable energy structures.

The Planning Board recommends the Borough Council consider zoning requirements for solar and wind energy facilities in future amendments to the Zoning Ordinance to promote a desirable visual environment.

## **Regulation of House Size**

The Planning Board continues to be concerned that the current zoning regulations allow residences that are exceeding reasonable building mass and adversely impact the character of the neighborhood. The larger homes can be the result of tear-downs or expansion of existing homes.

The Planning Board recommends that the Borough monitor the building sizes of new or expanded homes and develop a database of pertinent information to better evaluate this issue. Annual reports to the Planning Board may be one mechanism to monitor this issue.

## **Economic Development**

Technology and communications has improved significantly over the past decade such that satellite offices in proximity to the homes of CEOs can address many business functions and reduce the required commuting time of busy executives. The Borough has a small downtown business district comprised of retail shops and services, restaurants, personal service establishments and office buildings. The business area could serve as the location for such satellite offices for executives residing in the Borough. The increased demand for office use would be beneficial to the Borough from an economic development standpoint. Municipal officials should monitor the demand for such use and determine, at a future date, if the General Business zone should be expanded or modified for additional office use.

## **Master Plan Documents**

The Borough Master Plan consists of numerous documents and elements adopted by the Planning Board over the past four decades. The documents should be available in one user-friendly format for use, reference and public viewing.

The Planning Board recommends that, upon completion and adoption of this reexamination, the Borough compile the 1988 Master Plan and all subsequent master plan element amendments and

reexaminations into one reference document easily made available by Borough staff to the general public.

## **6.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS**

The Planning Board finds that there are no areas within Rumson Borough that require investigation as possible “areas in need of redevelopment” in accordance with N.J.S.A. 40A:12A et seq., the Local Redevelopment and Housing Law. Therefore, changes in the local development regulations are not necessary at this time.

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# MASTER PLAN AMENDMENT

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Land Use Element

BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY

PREPARED FOR  
RUMSON BOROUGH PLANNING BOARD

Adopted November 18, 2002

PREPARED BY  
C. BERNARD BLUM, JR., P.E., P.P.  
RUMSON BOROUGH ENGINEER

OF THE FIRM OF



11 TINDALL ROAD  
MIDDLETOWN, NJ 07748

A handwritten signature in black ink, appearing to read 'C. Bernard Blum, Jr.', written over a horizontal line.

C. BERNARD BLUM, JR. P.E., P.P.  
LICENSED PROFESSIONAL ENGINEER – NO. GE14227  
LICENSED PROFESSIONAL PLANNER – NO. LI00887

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*The original of this document has been signed and sealed in accordance with New Jersey Law*

Resolution No. 2002-

RESOLUTION OF THE PLANNING BOARD  
OF THE BOROUGH OF RUMSON  
COUNTY OF MONMOUTH, STATE OF NEW JERSEY

Adopting An Amendment To The Land Use Element  
Of The Rumson Master Plan

WHEREAS, the Planning Board of the Borough of Rumson has undertaken a general re-examination of the Master Plan and Development Regulations of the Borough of Rumson pursuant to its obligations under N.J.S.A. 40:55D-89; and

WHEREAS, a report entitled "Master Plan Re-examination Report" dated November 11, 2002 was prepared by the Borough Engineer; and

WHEREAS, the Planning Board of the Borough of Rumson did, at a duly noticed public meeting on November 18, 2002 review and adopt said report; and

WHEREAS, the Planning Board desires to amend the Land Use Element of the Borough's Master Plan in accordance with the said Re-examination Report; and

WHEREAS, at a duly noticed public meeting was held on November 18, 2002, at which time public comment was heard concerning said amendment to the Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Rumson in accordance with the Master Plan Re-examination Report as amended, dated November 11, 2002, that the Planning Board does hereby adopt an amendment to the Land Use Element as prepared by the Borough Engineer under date of November 18, 2002.

The foregoing was Moved by Mrs. Armitage, Seconded by Mr. B. Ekdahl, and on Roll Call, the following vote was recorded:

Affirmative: Doremus, B. Ekdahl, Emery, Hintelmann, Sorrentino, Armitage and Slingluff.

Negative: None.

Absent: Mayor Callman, Councilman J. Ekdahl and Mrs. Parton.

I, J. Gary Sammon, Secretary to the Planning Board of the Borough of Rumson, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Rumson at a public meeting held on November 18, 2002.

  
J. Gary Sammon, Secretary  
Planning Board

Dated: November 18, 2002.

## **Introduction**

This is an amendment to the Rumson Borough land use plan element of the Master Plan originally adopted on July 5, 1988. This amendment is based on the Planning Board reexamination of the Master Plan undertaken in 2002. In the spring of 2002, the Borough initiated the general reexamination process. The reexamination considers the need for changes in order to maintain a current Master Plan.

On June 3, 2002, the Borough Planning Board adopted a reexamination of the Master Plan which noted the demographic profile of the community based on information received from the U.S. Census (2000) as well as other development issues and trends affecting the Borough. The reexamination specifically recommended that the Borough Master Plan be amended to recognize Barley Point as seasonal bungalow colony as well as a local historic landmark. In response to this recommendation, on June 3, 2002 the Planning Board also adopted changes to the land use element and historic preservation element of the Master Plan that were consistent with the reexamination report.

The June 3, 2002 reexamination report further requested that the Planning Board continue to study other land use and development issues facing the Borough and to formulate appropriate recommendations to address these issues. Recommendations regarding land development regulations, minimum lot size requirements, agricultural and horticultural uses, and other types of development standards are presented in the November 11, 2002 Master Plan reexamination report.

## **Land Use Element**

The Borough land use element is based on the principles, objectives, assumptions, and policies set forth by the 1988 Master Plan and reasserted in both the June 2, 2002 and November 11, 2002 reexamination reports. Master Plan principles and objectives include maintaining Rumson's character as a

residential community, encouraging the most appropriate use of land consistent with neighborhood character, and establishing appropriate population densities and limiting the intensity of development to both preserve the natural environment and to ensure neighborhood, community and regional well being. The land use element supports these principles and objectives by placing a major emphasis on maintaining harmonious land use patterns at their current levels of intensity. The land use element establishes land use types including residential, business/commercial, and public and quasi-public uses, landmarks and critical areas.

#### *Agricultural and Horticultural Uses*

The number of agricultural and horticultural uses for profit, accessory to residential uses in the Borough, has increased in recent years. Significant agricultural and horticultural uses can conflict with the quality and character of nearby residential neighborhoods by creating disruptive physical nuisances such as excessive or objectionable amounts of dust, fumes, smoke, odor, noise, glare or waste products. Residents may have to contend with early morning operations, the movement of product and heavy equipment, traffic generated by a commercial business, and potential exposure to chemical fertilizers and pesticides.

The Borough should enact regulations to protect the public health and safety of residents from the harmful impacts posed by agricultural and horticultural uses for profit on adjacent residential properties. Any regulations considered by Rumson must take New Jersey's Right to Farm Act into consideration. The Right to Farm Act does not preclude municipalities from enacting zoning regulations that are intended to protect the health and safety of residents. It does, however, protect farms from unduly restrictive municipal regulations and public and private nuisance law suits. In order for a commercial farm to qualify for protection under the Right to Farm Act, it must; (1) not be a direct threat to public health and safety; (2) be located in an area where agriculture was a permitted use under

municipal zoning ordinance or; (3) must have been operating as of December 31, 1997.

*Minimum Lot Area Requirements*

In order to preserve the community's existing character, to prevent an increase in densities in established neighborhoods, and to preserve environmentally sensitive lands the Borough should increase the required minimum lot size in certain areas of the R-1 and R-2 zone districts. The New Jersey State Development and Redevelopment Plan (SDRD), see Exhibit 1, identifies areas along the Navesink River, north of River Road, Black Point Road and Black Point Horseshoe as Planning Area 5 (PA-5). The State has designated PA-5 areas as being environmentally sensitive. This designation describes large contiguous land areas with valuable eco-systems, geological features and wildlife habitats. The PA-5 designated area in Rumson consists of coastal wetlands and sedge islands that are part of a larger environmentally sensitive area which includes the Navesink Highlands on the north shore of the river and the McClees Creek Basin. PA-5 emphasizes maintaining large contiguous areas of undisturbed habitat to protect sensitive natural resources and wildlife. The PA-5 also includes the islands in the Navesink and Shrewsbury Rivers.

In addition to the PA-5 designation, the State Plan identifies several critical environmental/historic sites (CEHS) within Rumson. This designation applies the conservation objectives of Planning Area 5 to smaller locations that are less than one square mile in area. In Rumson, the historic Oceanic Village, the southern shoreline of Rumson along the Shrewsbury River (inclusive of the Rumson Country Club holdings) and the sedge islands in the Shrewsbury River are recognized as critical environmental/historic sites. The plan also recognizes Monmouth County's scenic corridor along Rumson Road as a CEHS.

Stable areas that have a predominate number of lots in excess of the minimum lot size should be considered for rezoning to increase the minimum required lot area. This recommendation applies to the following areas:

- Properties north of River Road and west of Third Street along the Navesink River; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- Properties along the Shrewsbury River, east of the Rumson Country Club and west of Bellevue Avenue excluding any property which fronts Bellevue Avenue; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- (General area) Properties along the Shrewsbury River and Navesink River, east of Ward Avenue and north of Black Point Horseshoe; the minimum lot area should be increased from 1.0 acres to 2.0 acres.
- In general, properties north of Shrewsbury Drive, west of Oyster Bay Drive, east of Osprey Lane and south of Rumson Road including several properties west of Osprey Lane and east of Tuxedo Road and properties south of Shrewsbury Drive between Osprey Lane and Avenue of Two Rivers; the minimum lot area should be increased from 1.5 acres to 2.5 acres.
- Properties along the Shrewsbury River south of Shrewsbury Drive and west of Oyster Bay Drive, lots immediately adjacent to the east of Avenue of Two Rivers and to the west of Osprey Lane that front the river; the minimum lot area should be increased from 1.5 acres to 4.0 acres.
- Rumson Country Club; the southern portion of the property along the river should have a minimum lot size of 4.0 acres. The remainder of the parcel is should have a minimum lot size of 3.0 acres.
- (General area) Properties along the western portion of Bingham Avenue between Ridge Road and Rumson Road; minimum lot size should be increased from 1.5 acres to 4.0 acres.
- Lots 27, 28, 29, and 30 in Block 18 located in the R-3 zone district have, on average, lot sizes more consistent with the adjacent R-1 zone district. These lots should be rezoned from the current R-3 to R-1 which increases the minimum lot size from 0.75 acres to 1.75 acres.

For properties within a proposed rezoning area, all provisions under the existing zone plan, except for the requirement for minimum lot size, should remain in effect. Lots with less than the new minimum lot size but conforming to prior zoning should not be treated as non-conforming with regard to lot area.

*Setbacks and the Permitted Size of Houses in Residential Zone Districts*

Rumson already uses land use techniques to limit the size of residential dwellings including limits on maximum building coverage and maximum floor area ratios. These regulations are effective and do not require modification. However, clarification should be provided for certain definitions and for lots with multiple frontages and frontages on rivers or navigable waterways. Existing setbacks for principal and accessory structures in the larger zone districts appear to be satisfactory due to larger lot sizes and the increased distance between neighboring houses. In smaller zones, encroachments into setback areas for appurtenances such as chimneys, eaves, steps, decks and windows should be established. The size of these types of structures has been steadily increasing over the years.

**Amended Land Use Plan Element**

Exhibit 2 shows the proposed land use changes to the Master Plan. Current and proposed zone district regulations are consistent with the recommendations of the land use element of the 1988 Master Plan and subsequent Master Plan reexaminations and amendments.

# EXHIBIT 1

## New Jersey State Plan Policy Map

### Planning Areas

Borough of Rumson  
Monmouth County, New Jersey



#### State Plan Areas by Type

-  METROPOLITAN (PA-1)
-  ENVIRONMENTALLY SENSITIVE (PA-5)
-  ENV. SENSITIVE BARRIER ISLAND
-  STATE PARK
-  COUNTY PARK
-  CEHS (Critical Environmental Historic Site)
-  Roads
-  Municipal Boundaries
-  Water Features



Prepared by:

**TM**  
ASSOCIATES

November 2002

1000 0 1000 2000 Feet  


Sources: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized; U.S. Census Bureau TIGER files(2000).

# ZONING MAP

Adopted by Mayor and Council

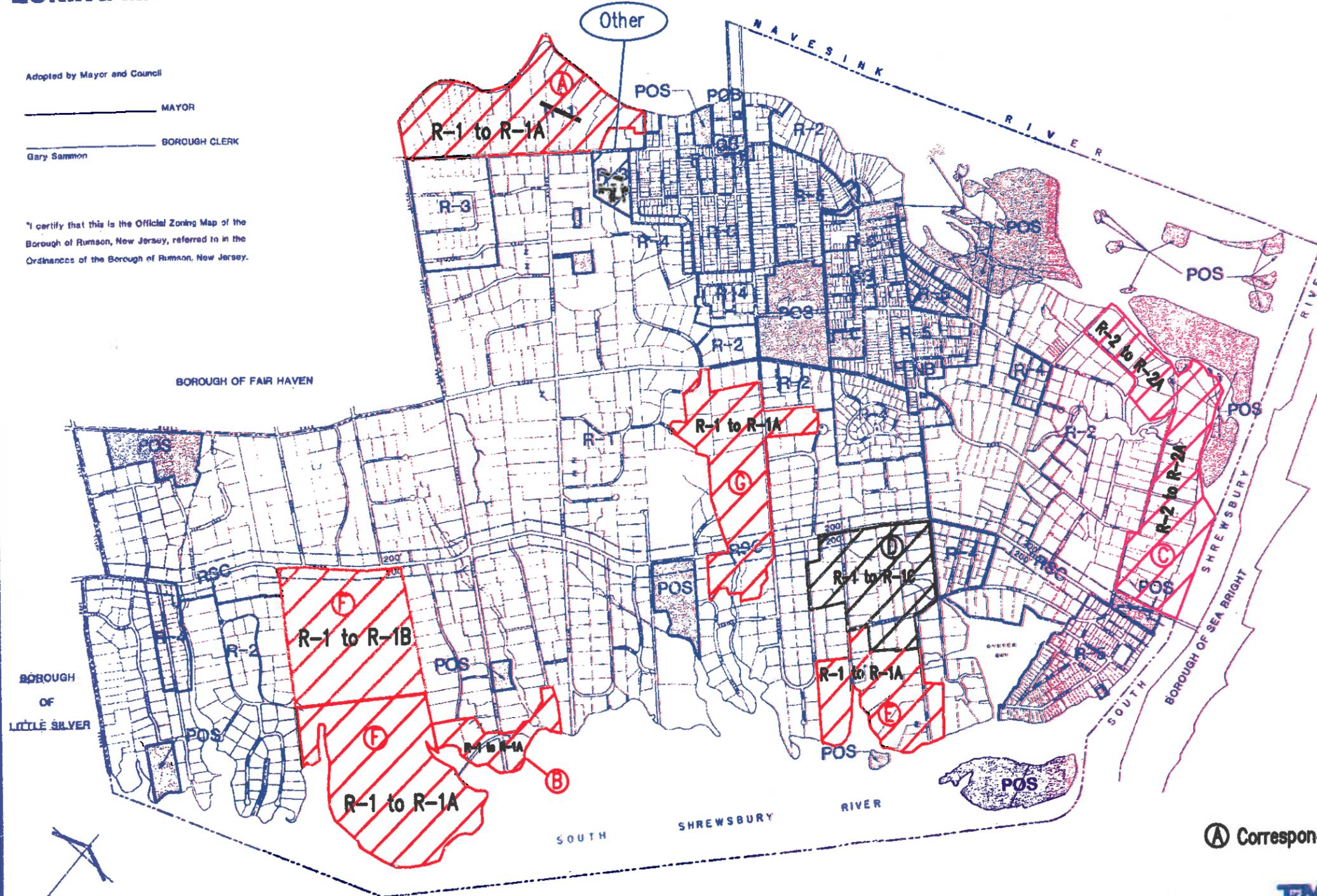
\_\_\_\_ MAYOR

\_\_\_\_ BOROUGH CLERK  
Gary Sammon

"I certify that this is the Official Zoning Map of the Borough of Rumson, New Jersey, referred to in the Ordinances of the Borough of Rumson, New Jersey."

## BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY

### EXHIBIT 2 Proposed Rezone Area Map



#### ZONE DISTRICTS

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-4 Single Family Residential
- R-5 Single Family Residential
- R-6 Single Family Residential
- POB Professional Office Building
- GB General Business
- NB Neighborhood Business
- POS Public Facilities and Open Space
- RSC Rumson Road Scenic Corridor Overlay District

The Schedules of District Regulations are contained in Article Five of the Borough of Rumson Development Regulations.

Prepared December 8, 1988

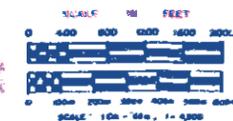
#### Proposed Zone Districts

- R-1A (4.0 Acres)
- R-1B (3.0 Acres)
- R-1C (2.5 Acres)
- R-2A (2.0 Acres)
- R-1 (1.5 Acres)

Ⓐ Corresponds to Master Plan Area to be Rezoned

NOTE: BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
REVISED BY T&M ASSOCIATES-APRIL 1988

T&M ASSOCIATES CONSULTING ENGINEERS  
P.O. BOX 828 RED BANK



**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY, NEW JERSEY**

AREAS RECOMMENDED  
 TO BE REZONED FROM  
 R-5 TO GB



**ZONE DISTRICTS**

- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- R-4 Single Family Residential
- R-5 Single Family Residential
- R-6 Single Family Residential
- POB Professional Office Building
- GB General Business
- NB Neighborhood Business
- H-BP Historic - Barley Point
- POS Public Facilities and Open Space

District Regulations are contained  
 in Article Five of the Borough of  
 Rumson Development Regulations

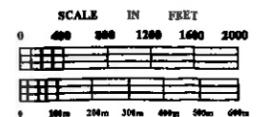
Original Map Prepared December 6, 1989  
 Last Revised December 19, 2002.

**Figure 1**  
 October 2012

**NOTE:** BASE MAP SUPPLIED BY MONMOUTH COUNTY PLANNING BOARD  
 REVISED BY T&M ASSOCIATES - APRIL 1988

**RSC:** RUMSON ROAD SCENIC ROADWAY, MONMOUTH COUNTY SCENIC ROADWAY PLAN (2001)

**T&M ASSOCIATES** CONSULTING ENGINEERS  
 11 TINDALL ROAD MIDDLETOWN



## 2015 Floodplain Management Plan



# 2015 Floodplain Management Plan

Borough of Rumson  
Monmouth County, New Jersey

# 2015 Floodplain Management Plan

March 2015

**Prepared for:**  
Borough of Rumson  
Monmouth County, New Jersey

**Prepared by:**



11 Tindall Road  
Middletown, NJ 07748

A handwritten signature in black ink, appearing to read 'Stanley C. Slachetka'.

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Stanley C. Slachetka, PP, AICP  
NJ Professional Planner No.: 03508

A handwritten signature in black ink, appearing to read 'David M. Marks'.

---

David M. Marks, P.E., C.M.E.  
NJ Professional Engineer No.: GE04612600

*The original of this document was signed  
and sealed in accordance with New Jersey Law*

## **Acknowledgements**

### **Mayor and Council**

John E. Ekdahl, Mayor  
Joseph K. Hemphill, Council President  
Shaun Broderick  
Benjamin W. Day, Jr.  
Mark E. Rubin  
Laura Atwell  
John Conklin, III

### **Planning Board**

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Mayor John E. Ekdahl, Class I  
Councilman Mark Rubin, Class III  
Kevin Gaynor, Class II  
Councilwoman Laura Atwell, Class I  
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### **T&M Project Team**

Stanly Slachetka, PP, AICP  
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Thomas Neff, PE, PP, CME  
Christine Bell, AICP, CFM

## Executive Summary

This plan is intended to identify and assess flood hazards within the Borough of Rumson, establish goals and objectives for floodplain management and resiliency, and to present a series of actions designed to minimize flooding and mitigate the impacts from flooding in the future. This Floodplain Management Plan was funded using Phase II- Post Sandy Planning Assistance Grant Funding from the New Jersey Department of Community Affairs and will be incorporated as an element of the Borough's Master Plan.

This plan has been organized according to the guidelines of the 2013 National Flood Insurance Program Community Rating System Coordinator's Manual to maximize the amount of points available for credit in the Community Rating System Program and follows the 10-step planning process outlined in the manual. The planning process was conducted through a committee consisting of public members as well as Borough employees and officials. The committee met frequently throughout the planning process to discuss each step of the plan and provide input on suggested activities and actions.

To assess the problems and flood hazards impacting the Borough of Rumson, a review was done of all relevant planning studies, documents, and relevant zoning ordinances. Outside stakeholder agencies were contacted for input on the planning process. Historical flooding events, repetitive loss properties and known flood hazards were reviewed to determine problem areas within the Borough. Much of this work was completed utilizing the Borough's newly created Geographic Information Systems (GIS) program.

Possible activities to mitigate the impacts of flooding in the community were discussed. The committee determined a list of goals for the Rumson Floodplain Management Plan and determined a prioritized list of action items from the list of possible activities, using the goals as guidance. The Borough's recently updated Hazard Mitigation Plan was also used as a reference when determining proposed activities.

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## **I. INTRODUCTION**

### **PURPOSE AND SCOPE**

This plan has been prepared as the Borough of Rumson's Floodplain Management Plan (FMP) and will be incorporated as an element of the Borough's Master Plan. The FMP identifies and assesses flood hazards within the Borough, establishes the goals and objectives for floodplain management in Rumson, and presents a series of actions designed to minimize flooding and mitigate the impacts from flooding in the future. The Plan evaluates the need and potential options for wetland restoration and maintenance and/or other engineering control measures to mitigate potential storm surge in those areas of the Borough that may be vulnerable. The FMP also includes recommendations for the Borough's current Floodplain Development Protection Ordinance.

The Floodplain Management Plan is designed to maximize points available under the Community Rating System Program.

### **FLOODPLAIN MANAGEMENT PLANNING**

Floodplain management is defined by FEMA as the operation of a community program of preventive and corrective measures to reduce the risk of current and future flooding, resulting in a more resilient community. While FEMA has minimum floodplain management standards for communities participating in the National Flood Insurance Program (NFIP), adopting higher standards will lead to safer, stronger, more resilient communities.

### **COMMUNITY RATING SYSTEM**

The Community Rating System (CRS) is a voluntary incentive program of the National Flood Insurance Program (NFIP) that provides participating communities with discounted flood insurance premium rates for undertaking community floodplain management activities that exceed the minimum NFIP requirements. Flood insurance premium rates are discounted in increments of 5%, reflecting the reduced flood risk resulting from community actions in four categories: public information, mapping and regulations, flood damage reduction, and flood preparedness. The three goals of the Community Rating System Program are:

1. Reduce flood damage to insurable property;
2. Strengthen and support the insurance aspects of the NFIP; and
3. Encourage a comprehensive approach to floodplain management.

## ORGANIZATION OF THE PLAN

This plan has been organized according to the guidelines of the 2013 National Flood Insurance Program Community Rating System Coordinator's Manual to maximize the amount of points available for credit in the Community Rating System Program. This Floodplain Management Plan follows the 10- step planning process outlined in the manual:

- Step 1: Organize
- Step 2: Involve the public
- Step 3: Coordinate
- Step 4: Assess the hazard
- Step 5: Assess the problem
- Step 6: Set goals
- Step 7: Review possible activities
- Step 8: Draft an action plan
- Step 9: Adopt the plan
- Step 10: Implement, evaluate, revise



## II. BOROUGH OF RUMSON PROFILE

The Borough of Rumson is a compact residential community settled in 1665 that is located in the coastal area of northeastern Monmouth County, New Jersey, and is bounded by the Navesink River to the north and the Shrewsbury River to the east and south. The Boroughs of Fair Haven and Little Silver border Rumson to the west. Both the Shrewsbury and Navesink Rivers are listed by NJDEP as Category-1 streams. Additionally, there are a number of unnamed tributaries and ponds throughout the Borough.

Rumson is a mature community of about 5.2 square miles. The Borough has an established development pattern consisting of compact, pedestrian-scale business

areas surrounded by residential streets. According to the 2013 U.S. Census Borough estimate, the Borough has a population of approximately 7,006, and the median age was 41.6 in the 2010 U.S. Census. Rumson has been significantly influenced by its proximity to the New York Metropolitan Region. New York City is located approximately 40 miles north of Rumson and is easily accessible by ferry from Highlands, Atlantic Highlands or Belford and the New Jersey Transit North Jersey Coast Line, which has stops locally in Red Bank and Little Silver. Additionally, the Garden State Parkway is located approximately 4 miles west of Rumson and is accessible by exit 109. County

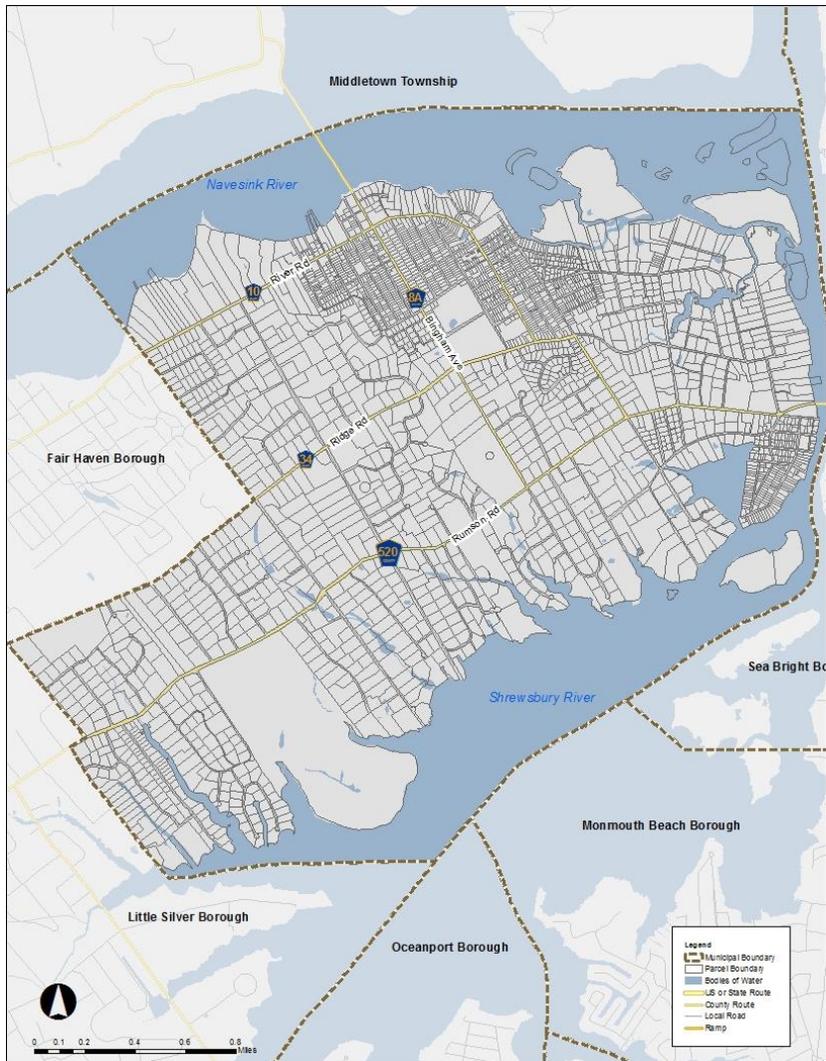


Figure 1. Borough Map

Route 520 provides access from the Borough to the Parkway. Other major roads in close proximity to Rumson include State Highway Routes 35 and 36. The Oceanic Bridge crosses the Navesink River and provides connections from Rumson to Middletown and the greater Bayshore region via Navesink River Road. The Shrewsbury River Bridge provides access from Rumson Road (County Route 520) to State Highway 36 in Sea Bright over the Shrewsbury River.

The Borough of Rumson has a moderate climate with hot, humid summers and cold winters. The Borough is located in the Coastal Climate zone, one of New Jersey's five zones (Office of the New Jersey State Climatologist, Rutgers University). In the coastal zone, seasonal temperature fluctuations are less prone to extremes due to the high heat capacity of the Atlantic Ocean. During the fall months, temperatures in Rumson will remain slightly warmer than inland due to the warm ocean water nearby. Similarly, during the spring and early summer months, temperatures will often be cooler than further inland. In the Borough of Rumson, the largest amount of precipitation generally falls in the month of July, averaging close to 5 inches, with average yearly precipitation amounts totaling almost 47 inches. On average, the warmest month in Rumson is July and the coldest is February (The Weather Channel, LLC).

## **POPULATION TRENDS**

The 2015 Master Plan Reexamination Report states that the overall density and population distribution have not changed significantly from the 2012 Master Plan Reexamination Report. The total population of the Borough as of the US Census in 2010 was 7,122 and decreased to 7,006 in 2013 (according to the 2013 American Community Survey estimates). The Borough's future population is not expected to change significantly from its current level due to the fact that the Borough is mostly built out. The predominate form of housing within the Borough of Rumson are single family homes.

### III. PROJECT ORGANIZATION & PUBLIC MEETINGS

As the Borough's designated Planner and Office Responsible for Community Planning, T & M Associates assisted the Borough of Rumson in preparing this Floodplain Management Plan. The planning process was conducted under the supervision of a New Jersey licensed professional planner.

The planning process was conducted through a Floodplain Management Plan Steering Committee consisting of both Borough staff and representatives of the public. The Committee met on a monthly basis from November 2014 to February 2015 to discuss the existing hazards and problems related to flooding in the Borough, review potential goals and hazard mitigation activities, prepare an action plan, and make recommendations to revise existing Borough Ordinances. The meeting outlines can be found in Appendix A. The following are the members of the Committee:

- Borough Staff:
  - Thomas Neff, PE, PP, CME – T&M Associates
  - Martin Truscott, AICP, PP – T&M Associates
  - Thomas Rogers – Administrator & Clerk
  - Fred Andre – Zoning Officer
  - Dennis Peras – Construction Official & Floodplain Manager
  - Sabine O'Connor – Construction Office Technical Assistant
- Public Representatives:
  - Mark Rubin – Councilman and Planning Board Member
  - John Conklin – Zoning Board Chairman
  - Alex Shanley – Planning Board Member
  - Gary Casazza – Planning Board Member and Local Home Builder
  - James Anderson, AIA – Local Architect
  - Matt Cronin, AIA – Local Architect
  - James Kennedy, PE, PP – Local Engineer

In addition to the Steering Committee meetings, a separate public information meeting was held during the initial stages of planning on November 3, 2014. This meeting was publicly advertised on the Borough website and open to all members of the public. The public was informed of the proposed Floodplain Management Plan and was given the opportunity to provide input and recommendations.

A second open public meeting was held on April 13, 2015 during the Planning Board Meeting. The proposed Floodplain Management Plan was presented to the Board and the public was encouraged to provide input on the recommended plan.

Additional information on these meetings can be found in Appendix B.

## IV. FLOOD HAZARD ASSESSMENT

### EXISTING DOCUMENTS

It is important to coordinate floodplain management goals with other planning and community development goals in the Borough of Rumson. As part of the planning process, the following documents were reviewed:

- 1988 Master Plan
- 2006 Stormwater Management Plan
- 2008 Housing Element Plan
- 2012 Master Plan Reexamination Report
- 1982 Monmouth County Growth Management Plan
- 2013 Monmouth County Master Plan
- 2014 Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Draft Plan
- Borough of Rumson Emergency Management Guide
- 2014 Borough of Rumson Strategic Recovery Planning Report
- Borough Zoning Ordinances

Information from the following documents was identified as important to the floodplain management planning process:

#### 1988 Master Plan

The following objectives of the 1988 Master Plan, as endorsed by the 2012, November 2002, June 2002, and 1997 Reexamination Reports, support floodplain management planning within the Borough of Rumson:

- Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development
- Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well-being.
- Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
- Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole.
- Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.

- Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural, and recreational values.

### **Stormwater Management Plan 2006**

The following objectives of the Stormwater Management Plan are relevant to this floodplain management plan:

- Reduce flood damage, including damage to life, property and the environment;
- Minimize, to the extent practical, any increase in stormwater runoff from any new development;
- Reduce soil erosion from development, redevelopment, and construction projects;
- Assure the adequacy of existing and proposed culverts and bridges, as well as for drainage;
- Maintain groundwater recharge;
- Maintain the integrity of stream channels for their biological function, as well as for drainage;
- Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the State, to protect the public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, commercial, and other uses of water;
- Protect public safety through the proper design and operation of stormwater basins;
- Properly manage and maintain existing natural ponds and waterways on private property; and
- Encourage the use of indigenous vegetation in landscape design

### **2010 Emergency Operations Procedures Manual**

This manual, approved in 2010, sets forth the general policies and procedures to be carried out by municipal and volunteer entities (such as the Fire Department and EMS) in order to provide the citizens of the Borough with an effective integrated emergency response plan designed to minimize the loss of life and property during an emergency. The manual is comprised of the Basic Plan and the following accompanying annexes: Alerting, Warning, and Communications; Damage Assessment; Emergency Medical; Emergency Operations Center; Emergency Public Information; Evacuation; Fire and Rescue; Hazardous Materials; Law Enforcement; Public Health; Public Works;

Radiological Protection; Resource Management; Shelter, Reception, and Care; Social Services; Weapons of Mass Destruction; and Public Demonstrations and Civil Disorders.

The purpose of the Emergency Operations Procedures Manual is to protect life and property in emergencies by coordinating response activities of municipal and volunteer entities to ensure their optimum use. It provides for actions to be taken to mitigate, prepare for, respond to, and recover from the effects of an emergency. The plan is an “all-hazards” approach to emergency management and covers natural disasters, technological disasters, and national security crises.

### **2014 Strategic Recovery Planning Report**

The Strategic Recovery Planning Report was adopted in 2014 to serve as a blueprint to guide the recovery of the Borough of Rumson from the effects of Superstorm Sandy and to reduce vulnerabilities to future storms. It highlighted community vulnerabilities exacerbated by the storm, including:

- The vulnerability of homeowners located in low-lying areas to the flooded waterways that surround Rumson Borough and their homes;
- The loss of power exposed residents to the dangers of cold fall nights; and
- The eight sewage pump stations that went offline threatened the health of residents by failing to prevent the backflow of raw sewage into flooded Borough streets.

The impacts of Superstorm Sandy on the Borough of Rumson also shed light on areas in which the Borough can improve its resiliency. They are as follows:

- Improving community outreach during emergency situations through emergency siren system, social media outlets, and other communication methods;
- Promoting public awareness of hazard mitigation and resiliency issues;
- Focusing public agencies on community vulnerabilities to hazards such as flooding;
- Encouraging regional solutions.

### **2014 Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Plan**

The Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Plan was adopted in 2009 to meet the requirements of the Disaster Mitigation Act (DMA) of 2000. Its development was led by the County under a FEMA planning grant that covered the costs of its preparation. Monmouth County adopted a multi-jurisdictional approach,

and every municipality in the County was invited to participate as an equal partner with the County.

The successful implementation of the Plan will result in an increasingly resilient Monmouth County. In addition, the Plan ensures that Monmouth County and its jurisdictions are compliant with the Disaster Mitigation Act of 2000, which makes the County and its jurisdictions eligible to apply for Federal aid for technical assistance and post-disaster hazard mitigation project funding.

Rumson's participation in the 2014 Plan Update has identified numerous hazard mitigation actions that are included in the proposed floodplain management activities and action plan of this FMP.

### **Borough Zoning Ordinances**

The Borough of Rumson adopted zoning amendments 13-002G and 13-003D in January 2013 to reflect FEMA's Advisory Base Flood Elevations and map dated December 12, 2012. This required new residential construction and substantially damaged homes to comply with municipal flood hazard rules in which the lowest habitable floor must be above the advisory base flood elevation.

### **COORDINATION WITH OUTSIDE AGENCIES**

Notices were sent to the following groups, commissions, municipalities, and agencies to solicit data and information related to flooding, as well as any specific actions the agency or organization has undertaken that may affect flooding. Agencies and organizations who were contacted are as follows:

- The Borough of Little Silver
- The Borough of Fair Haven
- The Borough of Sea Bright
- The Borough of Monmouth Beach
- The Township of Middletown
- Monmouth County Planning Department, CRS User Group
- Monmouth County Office of Emergency Management
- Borough of Rumson Police Department
- Rumson Fire Company
- Oceanic Hook and Ladder
- Rumson First Aid Squad
- Rumson Historic Preservation Commission
- Rumson Environmental Commission

- Rumson Recreation Commission
- Freehold Soil Conservation District
- North Jersey Transportation Planning Authority
- Natural Resources Conservation Service
- NJ Coastal Management Program
- FEMA Region II
- US Army Corp of Engineers
- American Red Cross
- Clean Ocean Action
- American Littoral Society
- Jacques Cousteau National Estuarine Research Reserve
- Shore Builders Association of Central Jersey
- Comcast Cable
- New Jersey American Water
- JCP&L
- New Jersey Department of Environmental Protection, State Floodplain Manager

A sample letter that was sent out to each agency can be found in Appendix C. A summary of the contacted agencies can also be found in the appendix. Many agencies responded and discussed information that could be beneficial to the Borough's Plan. An example of this work is the various mapping provided by the Jacques Cousteau Reserve and the Rutgers University Center for Remote Sensing and Spatial Analysis.

## **FLOODING HISTORY**

### **Description of Known Flood Hazards**

The Flood Insurance Rate Map (FIRM) for the Borough of Rumson is currently in the process of being updated. The Effective FIRM maps dated September 25, 2009 can be found in Appendix D. The Advisory Base Flood Maps, which were adopted shortly after Superstorm Sandy, can be found in Appendix E. The new Preliminary FIRM maps issued on January 31, 2014 indicate that the portions of the Borough located along the Shrewsbury and Navesink Rivers are located within the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA), with the floodplain extending further inland along the northern banks of the Shrewsbury River. All of the Borough's boundaries with water bodies are located within the floodplain. Rumson's Borough Hall and Police Department are located within the 500 year floodplain on the Preliminary FIRM. Additionally, a number of pump stations are located within the SFHA, many of which were damaged during Superstorm Sandy. The Preliminary FIRM map for the Borough is identified in Figure 2 below and in Appendix F.

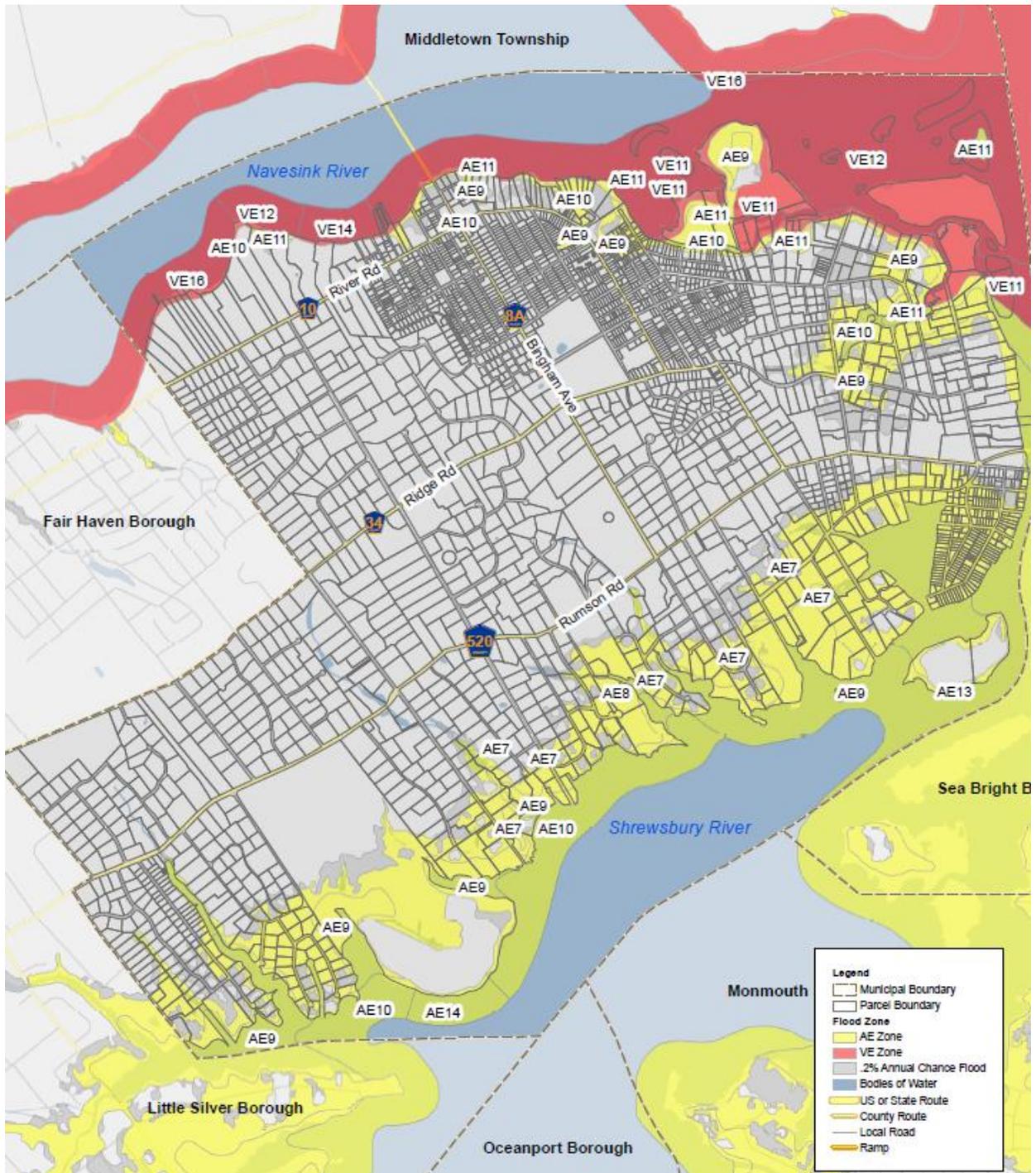


Figure 2. Preliminary FIRM

In addition to the flood hazard areas identified on the Preliminary FIRM, there is a portion of the south end of Wardell Avenue that is known to flood, but is not located within a flood hazard zone. Additionally, some lots in this area are located only partially within the SFHA, whereas the entire lot is known to flood. It is recommended that these areas be treated as though they are located within the adjacent flood zone.

Flooding generally occurs in low-lying areas of the Borough along the banks of the Navesink and Shrewsbury Rivers. In particular, the northeastern portion of the Borough near Barley Point Island, the southwestern portion of the Borough along the Shrewsbury River, and southeast corner of the Borough, just south of the Sea Bright Bridge in the West Park neighborhood are highly susceptible to flood events during large storms. Portions of the Borough are also susceptible to flooding on a regular basis from higher than normal high tides. These areas include Shrewsbury Drive near Avenue of the Two Rivers, the intersection of Holly Tree Lane and Navesink Avenue, the southern end of Club Way, and the entire West Park neighborhood, including South Ward Avenue, Waterman Avenue, Warren Street, Washington Avenue, Grant Avenue, and River Place. Flooding also occurs from a small stream to the west of Brookside Drive. This stream backs up during heavy rainfalls, causing flooding to the neighboring residential properties and occasionally Rumson Road. Residents typically have a 24 hour warning of severe coastal flooding events. There are no levees or dams located in the Borough that would result in a flood if they failed or were damaged.

Superstorm Sandy made landfall along the coast of New Jersey on October 29, 2012, causing major flooding and destruction. This event has become the storm of record (the highest flood recorded) for much of New Jersey and New York. Sandy surge elevations were recorded by FEMA and also the Borough of Rumson DPW. Where available, Superstorm Sandy Surge Elevations were mapped throughout the Borough of Rumson and surrounding communities. These maps can be found in Appendix G. In many parts of the Borough, Sandy surge elevations are higher than the Preliminary FIRM flood elevation. Residents should therefore be required to build to above this elevation and provide additional protection from flooding.

### **Historical Flooding Events**

Rumson is susceptible to flooding from both the Navesink and Shrewsbury Rivers and has flooded repeatedly throughout time. Some of the major storm events that have affected the Borough and the greater Monmouth County area with flooding and damage are as follows:

- September 14 – 15, 1944: A Category 2 hurricane passed within 47 miles of the coast of New Jersey in September 1944, producing wind velocities over 100 mph and a maximum tidal elevation of 7.4 feet at the gage in Sandy Hook.
- Hurricane Donna: On September 12, 1960 Hurricane Donna was classified as a Category 2 hurricane when it reached Monmouth County. Wind speeds of up to 110 mph were recorded, as was a maximum tidal elevation of 8.6 feet at Sandy Hook.
- The Ash Wednesday Storm: A nor'easter struck the coast of New Jersey lasting 3 days and 5 tidal cycles from March 6- 8, 1962, causing massive amounts of destruction and 10 deaths in the state of New Jersey.
- Hurricane Belle: On August 9, 1976, Hurricane Belle impacted New Jersey as a Category 1 hurricane with wind speeds of up to 90 mph. In Asbury Park, 2.56 inches of rain was recorded as having fallen in a 24-hour period.
- March 1984: This nor'easter coincided with astronomically high tides and caused flooding, erosion, and damage to roads and boardwalks.
- Hurricane Gloria: On September 27, 1985, Hurricane Gloria came onshore in Long Island, NY as a Category 2 hurricane. The storm caused extensive power outages through New Jersey and forced people to be evacuated from their homes. However, coastal flooding was minimized as the peak storm surge arrived during low tide.
- The Perfect Storm: The Perfect Storm, also known as the Halloween Storm, was a nor'easter that caused coastal flooding on October 31, 1991.
- The Storm that Stole Christmas: A nor'easter struck the coast of New Jersey on December 11, 1992 and continued to impact the area through eleven (11) tidal cycles, causing extensive beach erosion and a 3 to 5 foot storm surge.
- Tropical Storm Floyd: Tropical Storm Floyd impacted New Jersey on July 16, 1999. Heavy rains coincided with high tide to exacerbate flooding. However, the greatest impacts were felt away from coastal areas in Bergen and Somerset Counties.
- Tropical Storm Irene: Tropical Storm Irene produced heavy rains from August 27-28, 2011, causing tidal flooding and beach erosion, making it the costliest storm in New Jersey after Hurricane Floyd prior to Superstorm Sandy.



**Figure 3. Displaced Ships from Superstorm Sandy**  
**Source: Rumson-Fair Haven Patch**

- Superstorm Sandy: Superstorm Sandy made landfall in Brigantine on October 29, 2012, becoming the costliest natural disaster in the State of New Jersey and second only to Hurricane Katrina nationwide. The coastal areas of Monmouth and Ocean Counties were among the hardest hit with record breaking high tides and wave action. Many homes throughout the coastal communities were destroyed or impacted by severe flooding. All communities within Monmouth County faced power outages, some lasting up to two (2) weeks.

### **Storms with Repetitive Loss**

Using repetitive loss data provided by FEMA, six areas in the Borough of Rumson were identified as being particularly prone to flood events. A repetitive loss property is classified as one which has experienced two or more claims of more than \$1,000 that have been paid by the National Flood Insurance Program (NFIP) within any 10 year period since 1978. To protect the privacy of homeowners, individual repetitive loss properties were not mapped, but rather a 500 foot buffer was created around each repetitive loss property and any parcel falling in that buffer was categorized as in an area generally affected by flooding. The Repetitive Loss Areas map can be found in Appendix H. The general areas are as follows:

- 1) From the Shrewsbury River northwest approximately halfway to Rumson Road, from the Borough boundary in the southwest to Widgeon Road in the northeast;
- 2) From the Shrewsbury River north toward Rumson Road, from Osprey Lane to the west to the Navesink River to the east;
- 3) From Ridge Road and Hartshorne Lane, north and east to the Navesink River
- 4) From Forest Ave to the west to Ave of Two Rivers to the East, from Blackpoint Road to the south to the Navesink River to the north
- 5) Third St to Lafayette Street on either side of West River Road
- 6) Bellevue to Sheraton Lane north of River Road

The highest concentration of repetitive loss properties are located in the West Park neighborhood of the Borough, which is surrounded by the waters of Oyster Bay and the Shrewsbury River on three sides. Numerous homes in this area were substantially damaged during Superstorm Sandy.

The average number of losses per repetitive loss property in the Borough of Rumson is three (3). The average pay-out per loss for a repetitive loss property in the Borough is \$60,719, with an average total pay-out per property of \$183,672 for all losses. Storm events that have resulted in repetitive losses since 1978 include:

- January 25, 1978: One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event.
- Blizzard of '78: The Blizzard of 1978 was a nor'easter that impacted the northeastern portion of the United States from February 5- 7, 1978. Heavy snow and winds contributed to the flooding in Rumson. Two (2) repetitive loss properties in Rumson filed claims for this event on February 6, 1978.
- August 18, 1983 : One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event.
- Nor'easter: A nor'easter on March 29, 1984 caused over \$3 million in damage throughout the state. In the Borough of Rumson, thirty-four (34) repetitive loss properties filed claims for this event.
- Hurricane Gloria: Hurricane Gloria was a Category 2 storm when it made landfall in Long Island, NY. Hurricane Gloria caused extensive power outages throughout New Jersey due to a large amount of downed trees. Although the storm surge averaged about 6.5 feet above predicted tide levels, the peak surge arrived during low tide, minimizing coastal flooding. In the Borough of Rumson, three (3) flood insurance claims on repetitive loss properties were made on September 27, 1985 for this event.

- The Perfect Storm (The Halloween Storm): The Perfect Storm, also known as the Halloween Nor'easter, was a nor'easter that caused extensive damage along the east coast from North Carolina to Maine. It began on October 28<sup>th</sup> and lasted until November 1, 1991. On October 30, 1991, seven (7) flood claims for repetitive loss properties were made in Rumson and eight (8) were made on October 31, 1991; totaling fifteen (15) claims for this event.
- "The Storm that Stole Christmas": The nor'easter of December 1992 caused massive coastal flooding and erosion. Hurricane force winds, a lunar eclipse, a full moon, and four inches of rain in 24 hours all contributed to the flooding. The strongest portion of the storm remained over New Jersey for several days, resulting in elevated surge levels through a number of tidal cycles. In Rumson, 57 flood insurance claims were made on repetitive loss properties, second only in number to Superstorm Sandy in 2012. One (1) claim was made on December 10, 1992 and the remaining fifty-six (56) were made on December 11, 1992.
- Severe Storm/ Flooding: One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event on November 15, 1995.
- Severe Storm/ Flooding: Three (3) repetitive loss properties in the Borough of Rumson filed claims for this flood event on October 19, 1996.
- February 3, 1997: One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event.
- February 2, 1998: One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event.
- December 15, 2003: One (1) repetitive loss property in the Borough of Rumson filed a claim for this flood event.
- October 12- 15, 2005: A total of four (4) flood insurance claims from repetitive loss properties were made over the course of these three (3) days in the Borough of Rumson. One (1) claim was filed on October 12<sup>th</sup>, one (1) claim on October 13<sup>th</sup>, and two (2) claims on October 14, 2005.
- Nor'easter: A nor'easter in mid- March caused severe storms and flooding in New Jersey. On March 12, 2010, one (1) flood insurance claim for a repetitive loss property was filed in the Borough of Rumson, followed by eight (8) on March 13<sup>th</sup> and two (2) on March 14, 2010; for a total of eleven (11) claims over three days in the Borough.
- Tropical Storm Irene: Tropical Storm Irene caused flooding throughout the state of New Jersey. In the Borough of Rumson, a total of forty-four (44) flood insurance claims were submitted for repetitive loss properties; six (6) of these on

August 27, 2011, thirty-six (36) on August 28<sup>th</sup>, one (1) on August 29<sup>th</sup>, and one (1) on August 31, 2011.

- Tropical Storm Lee: Tropical Storm Lee caused heavy rain throughout the state of New Jersey and led to one (1) flood insurance claim from a repetitive loss property in Rumson on September 6, 2011.
- Superstorm Sandy: Superstorm Sandy is the costliest storm to hit the state of New Jersey. It caused extensive damage and severe flooding throughout the state. Coastal Monmouth County was one of the areas hardest hit by the storm with power outages in some areas lasting up to two weeks. A total of seventy-four (74) flood insurance claims were filed on repetitive loss properties during Superstorm Sandy. On October 28, 2012 one (1) claim was filed, followed by sixty-five (65) on October 29<sup>th</sup>, six (6) on October 30<sup>th</sup>, one (1) on October 31<sup>st</sup>, and one (1) on November 1, 2012.
- Nor'easter: One week after Superstorm Sandy a nor'easter hit the area, bringing significant amounts of snow and causing additional power outages. The Weather Channel named the storm Winter Storm Athena, although the National Weather Service does not recognize the naming of winter storms. One (1) repetitive loss property in Rumson filed a claim for this flood event on November 6, 2012.
- December 26, 2012: Two (2) repetitive loss properties in the Borough of Rumson filed a claim for this flood event.

## DESCRIPTION OF FUTURE EVENTS FOR OTHER HAZARDS

In addition to flooding, Rumson is susceptible to a number of other hazards. While the intent of this plan is to focus on flood hazards, it is important to identify and recognize other hazards that impact the Borough. Information on other hazards was incorporated from the 2014 Draft Monmouth County Multi-Jurisdictional All-Hazards Mitigation Plan.

### Coastal Erosion

Coastal erosion occurs when more sediment is lost than is gained at a particular location. Coastal erosion can result from natural or man-made causes, including sea level rise, flooding, strong wave action or large storms, certain types of shore protection structures, particular land uses, and other alterations to the natural environment. Coastal erosion can occur gradually as shorelines recede over a period of time, or can be caused by a rapid recession of shoreline due to a hazard event. Erosion increases the vulnerability of near-shore structures to damage from storms and flooding events.

Rumson is susceptible to erosion along the banks of the Navesink and Shrewsbury Rivers. The impacts of coastal erosion can be lessened by implementing living shoreline techniques and undertaking a variety of shoreline protection measures. Measures to prevent coastal erosion may also reduce flooding impacts.

### **Climate Change**

The Borough of Rumson will be affected by increasing sea levels along the banks of the Navesink and Shrewsbury River. The New Jersey Geological Survey indicates a sea level rise of 3.8mm/year in New Jersey. The effects of sea level rise will be more pronounced in low-lying areas of the Borough, such as the West Park neighborhood, and will exacerbate problems with flooding. Additionally, severe storm events are predicted to become more frequent as the climate warms. The impacts of climate change in the future will depend on the rate at which sea level rises and human actions and response to the threats caused by climate change. Impacts from climate change will lead to an increase in flooding events.

### **Drought**

A drought is a period of low or no precipitation in a given area. The severity of the drought depends on the length of time, geographic reach, regional water supply demands, and the impact of other hazards, such as extreme heat. There is a low probability of severe drought conditions occurring in Rumson, due to Borough's relatively low elevation and abundant groundwater supply; although short term, less severe droughts may be more likely. If extended drought conditions do occur in Rumson, the Borough may be subject to restricted water usage and other regulations. Recent periods of drought in New Jersey include:

- October 1997
- 1998- 1999
- October 2001- 2002
- August- September 2008
- August- October 2010

### **Earthquake**

The probability of a significant, damaging earthquake in Rumson is low. While low magnitude earthquakes do occur throughout New Jersey on a fairly regular basis, most earthquakes impacting Rumson will have only minor effects. The greatest probability of an earthquake occurrence in New Jersey exists in the northern portion of the State near the Ramapo Fault.

### **Extreme Temperature**

Rumson is highly susceptible to both extreme heat and extreme cold events. Long periods of extreme temperatures can overstress power supply systems, resulting in brownouts or blackouts and leaving residents without heat or air conditioning. Generally, the impact on humans of extreme temperature events is minimal, with the exception of the very young and elderly populations, who are more susceptible to the health impacts of extreme temperatures. If the population of Rumson ages over time, the vulnerability to extreme temperature events will increase. Improved weather forecasting, community warnings, and community preparedness can help to reduce the risks of extreme temperature events, as well as other hazard events such as flooding, to vulnerable populations.

### **Extreme Cold**

Extreme cold events often accompany a winter storm or occur soon after. Prolonged exposure to the cold can cause frostbite or hypothermia. Recent periods of extreme cold in Rumson include:

- Jan 14- 29, 2003
- Jan 9- 11, 2004
- Jan 16- 18, 2009
- Jan 23, 2014
- Jan 4, 7, & 22, 2014

### **Extreme Heat**

Rumson is more likely to experience extreme heat than extreme cold events. Extreme heat events occur during the summertime when the weather in Rumson is substantially hotter and/or more humid than the Borough average for that time of year. Recent periods of extreme heat include:

- July 4- 11, 1999
- August 1- 3, 2006
- June 7- 10, 2008
- July 5- 7, 2010
- July 21- 24, 2011
- July 17- 18, 2012
- July 18- 19, 2013

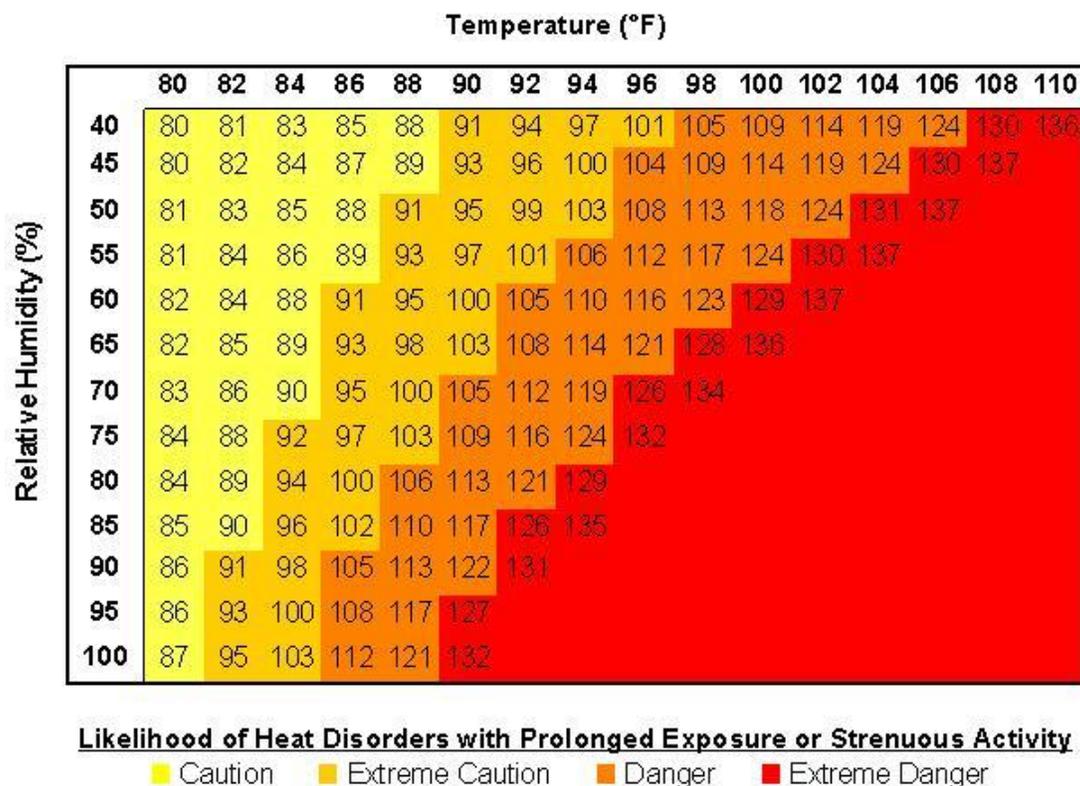


Figure 4. NOAA National Weather Service Heat Index

### Extreme Wind

Extreme wind can occur alone or with other natural hazards, often occurring during thunderstorms. The impacts of extreme winds can be critical and can include flying debris and downed trees and power lines. The probability of future extreme wind events is high, with an average of 5 to 10 extreme wind events occurring each year in the Central New Jersey region. Extreme wind events can accompany hurricanes, winter storms, and other events which generally produce flooding. Extreme wind can also exacerbate flooding by causing an increase in storm surge. The Borough of Rumson has seen damage in recent years due to wind, mainly on trees, telephone poles and power lines. Recent extreme wind events in Monmouth County, New Jersey include:

- Thunderstorm on September 9, 1998
- Thunderstorm on August 7, 2000
- Thunderstorm on August 2, 2002
- Thunderstorm on July 22, 2003
- January 18, 2006
- Thunderstorm on August 17, 2007
- February 13, 2008

- March 5, 2008
- March 13, 2010
- Hurricane Irene, August 27- 28, 2011
- Superstorm Sandy, October 29, 2012

### Hurricanes, Tropical Storms, & Nor'easters

Hurricanes, tropical storms, and nor'easters are storm events which consist of a number of damaging hazards including heavy precipitation, high winds, wave action, storm surge, coastal flooding, and coastal erosion. All of New Jersey, including the Borough of Rumson, falls within the Hurricane Susceptible Region, and there is an 18% to 24% chance of experiencing a tropical storm or hurricane event between June and November of any given year in Monmouth County. Since 1850, thirty-six (36) Hurricane or Tropical Storm tracks have passed within 75 miles of Monmouth County. Nor'easters generally occur during the winter months and are named after the wind direction of the storm. They tend to last for more than one tidal cycle, often generating flooding events. Severe storms that have impacted the Borough of Rumson with flood damages were discussed in the Historical Flooding Events section of this document.



Figure 5. Wind Damage from Superstorm Sandy  
Source: Rumson-Fair Haven Patch

### Landslide

There is a high probability of landslide events in Northeastern Monmouth County, including the Borough of Rumson. Landslides are most likely to occur in the northern portion of the Borough along the southern banks of the Navesink River.

### Lightning

Rumson is susceptible to lightning events, but not as much as other areas of the United States, particularly the Southeast. The probability of future lightning events in Rumson is certain; however, lightning often occurs with other natural hazards such as thunderstorms.

### **Storm Surge**

All coastal areas are at high risk for storm surge. The severity of storm surge is generally related to the severity of the storm making landfall, as well as the tidal and lunar cycles. The highest storm surge to date in Rumson was recorded during Superstorm Sandy on October 29, 2012. The highest recorded storm surge elevation during Superstorm Sandy was 12.06 feet on Bellevue Avenue.

### **Tornado**

The probability of a tornado in Rumson is low. If a tornado is to occur, it is mostly likely to do so between March and August, forming in the late afternoon or early evening at the trailing edge of a thunderstorm.

### **Wave Action**

All immediate coastal and shoreline areas along the Atlantic Ocean and inland bays are at risk from wave action. Waves are generally caused by wind and storm events, even those which remain offshore, and generally the more severe the storm, the more destructive waves become. Rumson may be impacted by small, wind generated waves in the Shrewsbury and Navesink Rivers, but the probability of severe impacts due to wave action in the Borough of Rumson is relatively low since the Borough is not directly adjacent to the Atlantic Ocean; and the Navesink and Shrewsbury Rivers are not wide enough to generate large waves.

### **Wildfire**

Wildfires typically occur in unoccupied, rural, or forested areas and happen during the fall and spring when it is hot and dry. In New Jersey, 99% of wildfires are caused by human activity. Due to the developed nature of the Borough of Rumson, the probability of wildfires occurring is low.

### **Winter Storms**

Although the Borough of Rumson is located south of the typical boundary between freezing and non-freezing precipitation during the wintertime, there is still a high probability of the occurrence of winter storms in the Borough, with Monmouth County averaging approximately 25 to 26 inches of snowfall annually. Winter storms generally occur from November through mid-April, with the peak season being December through March. Winter storms can consist of blizzards, heavy snow, sleet, and/or ice storms.

Winter storms can result in downed trees, damaged vegetation, transportation accidents, road closings, stranded travelers, power outages, and a depletion of heating supplies. They can cause major disruptions to transportation, commerce, and electrical power. Recent winter storm events that have impacted the Borough of Rumson include:

- January 6- 8, 1996
- February 16- 17, 2003
- January 22, 2005
- February 17, 2007
- December 26, 2010
- November 7-8, 2012

### **Ice Jams**

Ice jams, also known as ice dams, typically occur in late winter or early spring when a frozen river begins to thaw. Blocks of ice break free and can accumulate at bends in the river, mouths of tributaries, or near structures such as bridge piers. The ice can restrict the flow of a river and cause flooding upstream. A flash flood type event can also occur downstream if the ice jam suddenly breaks free. Although the Navesink and Shrewsbury Rivers have been known to freeze in winter months, the threat of flooding from ice jams in the Borough of Rumson is low due to the width, depth and tidal nature of the rivers. However, there is a high likelihood of damage to structures such as bulkheads, docks and piles from floating ice.

### **Land Subsidence**

Along the East Coast, land is sinking towards sea-level in a process known as subsidence. This will accelerate the impacts of sea level rise, causing actual water levels to be much higher than some predicted estimates.

## V. PROBLEM ASSESSMENT

FEMA is currently in the process of updating the Flood Insurance Rate Map (FIRM) for the Borough of Rumson. The updated Preliminary FIRM indicates that the perimeter of the Borough located along the Shrewsbury and Navesink Rivers is located within the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA), with the floodplain extending further inland along the northern banks of the Shrewsbury River. A total of 503 residential homes and 14 commercial buildings are located within the SFHA. Table 1 below indicates the total structures, properties and land area located within both the 100-year and 500-year floodplains. The table also shows the percentage of each category that is located within the 100-year floodplain to get a better understanding of how much of the Borough is vulnerable to flooding.

**Table 1. Floodplain Property Data**

Item	Borough Total	100-Year Floodplain	500-Year Floodplain <sup>1</sup>	100-Year + 500-Year Floodplain	Percent Located within the 100-Year Floodplain
Structures	3,196	595	191	786	18.6%
Properties	2,677	756	115	871	28.2%
Land Area (acres) <sup>2</sup>	2,975	731	166	897	24.6%

1. This does not include the area within the 100-year floodplain.

2. Land area only includes land parcel areas. Waterways and roads are not included in this area.

Numerous critical facilities are also located within either the 100-year or 500-year floodplain. The Department of Public Works buildings are located within 550 feet of the Navesink River, and a significant portion of the facilities are within the 100-year floodplain. It is critical that these facilities be protected from flooding so valuable equipment is not destroyed and emergency services can be provided during and after storm events. A number of sanitary sewer pump stations are also located within the SFHA, many of which were damaged during Superstorm Sandy. The pump stations located at Club Way, Thornton Way, Navesink Avenue, Grant Avenue, Avenue of Two Rivers South, Buena Vista Avenue and Avenue of Two Rivers are all located within the 100-year floodplain. It should also be noted that the pump station on Riverside Drive is located within the 0.2% Annual Flood Hazard Area. In addition, Rumson's Borough Hall and Police Department are located within the 500-year floodplain. FEMA recommends that any critical facility be properly floodproofed or elevated to withstand the 500-year storm event. A map showing the Borough's critical facilities and the Special Flood Hazard Areas can be found in Appendix I. The map also indicates which roads have the potential for flooding during the 100-year flood.

At the time of this Plan, the Borough was in the process of obtaining flood insurance for the Department of Public Works building that contains the employees' offices. Although the sanitary sewer pump stations are not covered under a specific flood insurance policy, they are insured for flood damage through an addendum to the Borough's standard property insurance. The Borough may also wish to consider obtaining flood insurance for Borough Hall and the Police Station as they are located within the 500-year floodplain.

## **HAZARD IMPACT**

Borough residents and first responders are particularly vulnerable to the impacts of flooding in Rumson. Residents who live within the SFHA should be encouraged to take all necessary precautions to ensure their homes are safe from flood hazards. Additionally, those residents who do not live within the SFHA, but live in areas which are known to flood should take similar precautions as their neighbors living within the SFHA. In addition to the possible damage to buildings and other infrastructure, there is the possibility of injury or even death to residents or responders who could get trapped in a flooded building or swept away in fast moving floodwaters. The Borough and its residents must also be aware of the potential impacts to public health from flooding. Mold will quickly develop in many structures and cause respiratory issues for those attempting to rebuild. Debris from damaged and demolished structures could also contain hazardous materials such as mold, lead or asbestos. Early warning and evacuation, as well as making the necessary preparations to protect facilities from flooding, can protect the health and safety of residents and emergency workers and facilitate a rapid response and recovery from future flood events. The Borough is in the process of preparing Emergency Operation and Debris Management Plans that should address these issues and minimize their impacts to the maximum extent practical.

Many of the hazards to which Rumson is vulnerable generally occur concurrently with flooding. Areas that are susceptible to flooding will only increase in their vulnerability as impacts due to sea level rise become greater in the future. Homes which are not raised above the base flood elevation are particularly vulnerable to flood related hazards, as are areas prone to flooding but not located within the SFHA. The Borough of Rumson should work with FEMA to ensure that all flood maps illustrate an accurate portrayal of flood risk within the community.

Repetitive Loss Areas were mapped throughout Rumson, as illustrated in Appendix H, with repetitive loss properties averaging three (3) losses per property. The highest concentration of repetitive loss properties are located in the West Park neighborhood of the Borough, which is surrounded by Oyster Bay and the Shrewsbury River on three

sides. A number of homes in this area were substantially damaged during Superstorm Sandy.

Category 1, 2, & 3 SLOSH models for the Borough of Rumson were run by the Jacques Cousteau National Estuarine Research Reserve (JCNERR) to estimate storm surge heights and wind resulting from historical, hypothetical, or predicted hurricanes. SLOSH is a computer model developed by the National Weather Service (NWS) and stands for Sea, Lake, and Overland Surge from Hurricanes. It is important to note that the SLOSH model does not include rainfall amounts, river flow, or wind-driven waves and accuracy is generally within 20% (NOAA).

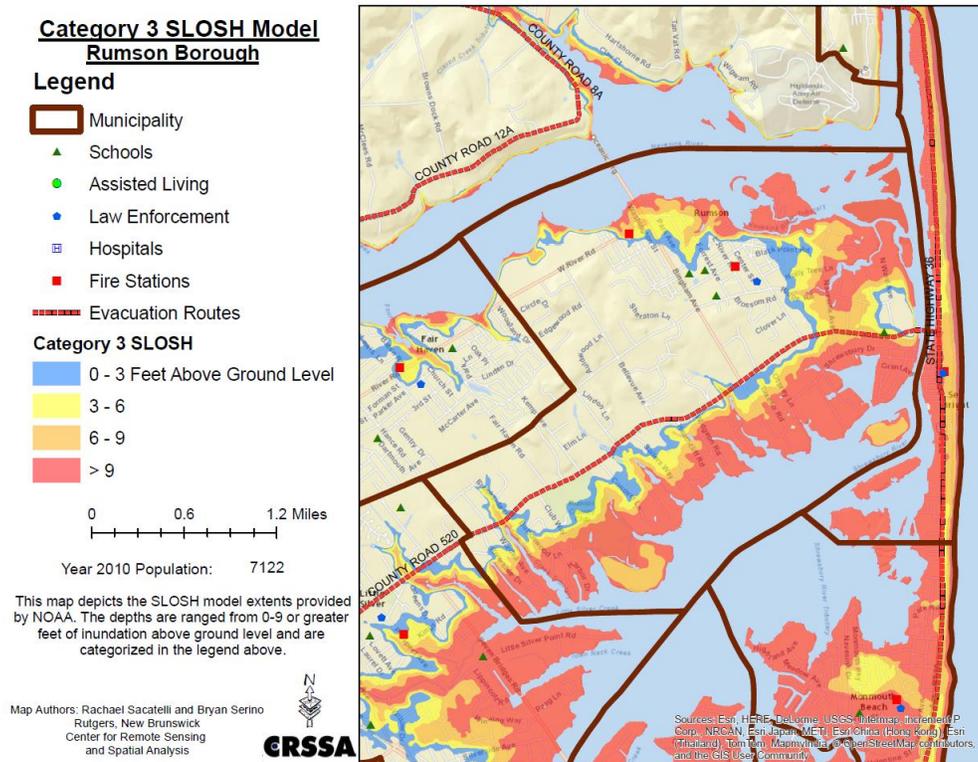


Figure 6. Category 3 SLOSH Model Map

As depicted in the maps found in Appendix J, during a Category 1 storm event storm surge would be above ground level along the banks of the Shrewsbury and on all of the islands in the in Navesink River. During a Category 2 storm event, storm surge would further inundate the Borough along the banks of the Shrewsbury River. Storm surge would also inundate the northeastern portion of the Borough along the Navesink River. The entire width of the Borough along Navesink Avenue would become flooded. As shown above in Figure 6, a Category 3 storm event would produce storm surge along

all of the Borough's shoreline, within inundation reaching further inland along the Shrewsbury River. Additionally, the eastern portion of the Borough would be inundated with storm surge, except for a small portion of land just north of the Sea Bright Bridge.

The impacts of Sea Level Rise on the Borough of Rumson were also analyzed by JCNERR. With a one foot increase in sea level rise, some of the small islands in the eastern portion of the Navesink River and low-lying regions of the Borough along the Shrewsbury River would be underwater. Much of the tidal marsh will remain, however in these areas there would be slight uninhibited marsh retreat, as well as the loss of some land area from the island portions of the Borough. With two feet of sea level rise, water will encroach on the land area of Rumson along all of the water boundaries. A portion of the Rumson Country Club property and portions of the West Park neighborhood will be underwater. Many islands within the boundaries of Rumson will be completely underwater. Much of the tidal marsh will remain; however, there will be some areas of uninhibited marsh retreat in the more upland areas of the Shrewsbury River. Additionally, in small areas along the Navesink River and the offshore islands, marsh will convert to open water. Three feet of sea level rise will encroach on all shorelines within the Borough. Many of the properties along the Shrewsbury River will be underwater, as will most of the offshore islands. Much of the tidal marsh will continue to remain; however areas of uninhibited marsh retreat in the more upland areas of the Shrewsbury River and along the present day land boundaries will convert to unconsolidated shoreline. Additionally, in small areas along the Navesink River and the offshore islands, marsh will convert to open water. Sea level rise maps and marsh retreat maps can be found in Appendices K and L, respectively.

Rumson is a predominately residential community, and as such, much of the areas that will be affected by storm surge and/or sea level rise are residential areas. The West Park neighborhood in the southeast corner of the Borough contains some of the highest densities of single family homes throughout the community. This is also the area that is and will continue to be most impacted by storm and flooding events.

Due to the high build-out of the Borough, there are not many viable options for major changes to zoning and development regulations. However, the Borough should consider adopting stricter regulations to limit the impacts of flooding and protect those residents building in flood zones.

## **HISTORICAL DAMAGE**

All NFIP claims from 1978 to the present in the Borough of Rumson were mapped with a 200 foot buffer to protect the privacy of the property owners. Almost all properties along the Shrewsbury River fall within this claim area, as well as about three-quarters of the properties along the Navesink River, as illustrated in Appendix M. A total of 533 flood insurance claims have been filed in the Borough since 1978.

Superstorm Sandy caused the most damage of any storm in recent history. During Superstorm Sandy, Rumson experienced major impacts from wind, storm surge, and flooding. Significant portions of the town were cut off from emergency services and residents were stranded in their homes due to flooding. Debris from the neighboring Boroughs of Sea Bright and Monmouth Beach washed onto the eastern shoreline of Rumson, causing physical damage to waterfront structures and costing the Borough approximately \$4 million in debris collection and removal. Heavy winds caused many trees and power lines to fall throughout the Borough.

Two census tracts in Rumson contained homes which sustained severe or major damage as a result of Superstorm Sandy. A total of 284 properties within the Borough sustained substantial damage during the storm. A structure is considered substantially damaged when the total costs of restoring the structure to its before damaged condition would equal or exceed 50% of the structure market value. Most of these properties were located in one of two clusters, close to Barley Point Island or near the Shrewsbury River Bridge.

Superstorm Sandy also affected the Borough's sewage pump stations, causing eight (8) of Rumson's eleven (11) to go offline due to power failure as a result of tidal flooding. The Rumson Borough Department of Public Works also sustained damage during Superstorm Sandy to the office, locker room, mechanic's shop, and garage bays; as did equipment and materials stored inside the building.

As part of Rumson's Hazard Mitigation Plan, flood-prone structures throughout the Borough were mapped along with their damage percentage from Sandy and mitigation status, if available. The majority of the flood-prone structures within the Borough are located within the 100 year floodplain. These maps can be found in Appendix N.

## **ECONOMIC IMPACTS**

Due to the residential character of the Borough, the majority of flood damage within Rumson has been, and will continue to be, to single family homes. The cost of flood damage to residential property is generally covered by insurance pay-outs and owner

out of pocket expenses. The average flood insurance pay-out for a repetitive loss property within the Borough of Rumson is \$60,719. If property owners can no longer pay their taxes or decide to abandon their property prior to making necessary repairs, there could be a potential impact on the tax base of the Borough due to flooding events.

Impacts of flooding on businesses within the Borough of Rumson would be realized mostly in the form of lost profits for times when they are not able to operate. Most of the businesses within the Borough are not located within a flood zone, however some restaurants like the Salt Creek Grill or Barnacle Bills may experience flood damage in addition to lost revenue.

The largest economic impact of flooding to the Borough is the cost of debris removal, municipal facility repair, and personnel costs during the event. The impact of costs to the community would depend on the severity and longevity of the event as well as reductions in the tax base due to property loss or migration.

## **NATURAL FEATURES**

Rumson is a predominately built-out community. However, there are a number of parks scattered throughout the Borough that provide recreational opportunities and aid in the natural recharge of stormwater. Victory Park is 3.55 acres located along the Navesink River and contains a small beach, playgrounds and grassed open space. Additionally, there is a 0.52 acre crew facility adjacent to Victory Park along the waterfront. West Park consists of 2.87 acres, located on either side of the Sea Bright Bridge along the Shrewsbury River and contains a playground, as well as grassed open space. The Borough also has 9 acres of multi-use fields at Riverside Park, located at the end of Riverside Drive, along the Little Silver Creek tributary of the Shrewsbury River. The Meadow Ridge Park, located on Ridge Road near the border with Fair Haven, consists of 23.4 acres of multi-use fields, playgrounds, and natural open space. Rodgers Park and Piping Rock Park in the Borough also contain playgrounds and fields.

The Borough of Rumson has a total of 71.55 acres of open space, including a number of small islands in the Navesink and Shrewsbury River, as well as small areas on East River Road, Ward Ave, and Allen Street. Mercer Field on Rumson Road is the largest parcel of open space, consisting of over 15 acres. There is also a 4.5 acre disposal area on Buena Vista Avenue. Additionally, the Borough owns two bird sanctuaries along the banks of the Shrewsbury River, one on Rumson Road near Widgeon Road, and the other off of Buena Vista Avenue. Both of these areas contain wetlands. The parks and bird sanctuaries along the riverfronts can act as natural buffers and absorb storm surge without any harm to buildings. The small islands in the Navesink and Shrewsbury

Rivers, along with the Boroughs of Sea Bright and Monmouth Beach across the rivers, create a natural buffer around Rumson. It is important that the Borough maintain such areas as open space.

The private Rumson County Club, along the Shrewsbury River, is not considered open space; however, it consists of a golf course along Rumson Road and lands in a natural state closer to the river. This also acts as a natural buffer and sponge, protecting the more developed properties around it. However, since the Country Club is privately owned and is not deed restricted, there is no guarantee this property will remain in its natural state in perpetuity.

There are many areas of wetlands throughout Rumson, most located on the southern side of the Borough and including the islands in the Navesink and Shrewsbury Rivers. Additionally, there are some areas of wetlands in the northeastern portion of the Borough, particularly near Barley Point Island. There is a small area of steep slopes in the northwestern portion of the Borough. This area has the potential for



Figure 7. Coastal Area of Rumson

increased rates of erosion, especially during storm events. However, steep slopes also provide a layer of flood protection for anything located on top of the slope.

There are two designated Coastal Barrier Resources System areas within the boundaries of Rumson; one in the Navesink River to the northeast of the Borough and the other in the Shrewsbury River to the southeast of the Borough. Both are secondary barriers, maintained primarily by internally generated wind waves and formed on unconsolidated sediments. A Coastal Barrier Resources System (CBRS) is a unique

landform that provides protection for aquatic habitats and serves as the mainland's first line of defense against erosion and severe coastal storms. Development is restricted on CBRS's by the Coastal Barrier Resources Act (CBRA) of 1982 to protect the barrier system and prevent future flood damage. A map of these areas and other natural features can be found in Appendix O.

### **FUTURE FLOODING IMPACTS**

As previously indicated, the Borough of Rumson is predominantly built-out. Due to existing development and current regulations, there is little vacant land available for new development. The Borough should continue to enforce the existing development standards and maintain its open spaces and natural features. This is critical to maintaining permeable surfaces and limiting stormwater runoff.

However, as sea levels rise and marshes retreat, Rumson could become more vulnerable to impacts from flooding. The overall impacts of flooding on the community will be contingent on how effectively the Borough mitigates current vulnerabilities and plans for future conditions. It is imperative that the Borough utilize this Floodplain Management Plan as a valuable tool to plan for the future.

## VI. GOALS

Over the course of the various Floodplain Management Plan Steering Committee meetings, the Committee discussed the goals that the Borough would like to achieve with the Floodplain Management Plan to increase resiliency and mitigate future storm events. The following is a list of the goals agreed upon by the Committee:

1. Secure the public's safety from floods and other natural hazards. Adapt efforts accordingly to reflect updated flood levels and data from FEMA and NOAA.
2. Utilize various planning tools and programs to better prepare for and respond to floods and other natural disasters.
3. Reduce flood damage, including damage to life, property and the environment.
4. Protect the natural resources and qualities of the Borough, including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural, and recreational values.
5. Ensure that Borough infrastructure and critical facilities are able to withstand future flood events and remain operational during and after such events.
6. Provide adequate resources to Borough residents and business owners so they are properly informed of the natural hazards they face and the precautions they can take to protect their properties.

## **VII. POSSIBLE FLOODPLAIN MANAGEMENT ACTIVITIES**

As part of the planning process, all existing and potential floodplain management activities and measures to mitigate property damage and impacts to community infrastructure were reviewed. The benefits, costs and general feasibility of each action were considered prior to making a recommendation to proceed with the action. Many of the proposed activities coincide with actions recommended in the 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation Plan and 2015 Master Plan Reexamination Report. All activities and measures have been grouped into the following six mitigation strategies: Preventative Measures, Property Protection, Natural Resource Protection, Emergency Services, Structural Projects and Public Information. The findings are as follows.

### **PREVENTATIVE MEASURES**

#### **Capital Improvement Plan**

The Borough should prepare a 5-year Capital Improvement Plan. An existing inventory of Borough property, equipment and infrastructure should be prepared. The recommended improvements and capital investments should focus on community recovery, resiliency and hazard mitigation. This project is currently underway and is being funded by Phase 2 of a Post-Sandy Planning Assistance Grant.

#### **Hazard Mitigation Plan**

The Borough should prepare an update to the Hazard Mitigation Plan and coordinate with the County on updates to the Monmouth County Multi-Jurisdictional All Hazards Mitigation Plan. The plan should identify and assess the various flooding hazards within the Borough, as well as the associated vulnerabilities to those hazards. Alternative mitigation actions that can be implemented to reduce the Borough's risk from flooding and other hazards shall be identified. This project is currently underway and is being funded by Phase 2 of a Post-Sandy Planning Assistance Grant.

#### **Zoning and Construction Permit Process Automation and Updates**

The Borough should create an automated and expedited system for zoning and construction permit administration. There was a significant lag time after Superstorm Sandy for issuing zoning and construction permits in the Borough due to the high volume of permit applications. The addition of this system would reduce this lag time and allow residents and business owners to start repair efforts as soon as possible. Residents will be able to move back into their houses sooner and avoid costly

temporary relocation expenses. The new system will also track substantially damaged buildings and mitigated properties, increasing the Borough's ability to enforce compliance with its mitigation standards. This project is currently underway and is being funded by Phase 2 of a Post-Sandy Planning Assistance Grant.

### **Floodplain Mapping and Geographic Information System (GIS)**

The Borough of Rumson is in the process of developing a Geographic Information System (GIS) program and mapping to increase the community's resiliency and enable them to better prepare for, respond to and recover from disasters. The components of the GIS will support critical facilities and public works infrastructure, land information, and floodplain management-related data layers and applications. By preparing a GIS database the Borough can effectively plan for future infrastructure improvements and repairs by having an intelligent basemap which includes data from various existing infrastructure and utilities. The ability to plan improvement programs around the data which is obtained and mapped on GIS can prevent hundreds of thousands to millions of dollars in potential future damages from weather events. This project is currently being undertaken as part of the Phase 2 Post Sandy Planning Assistance Grants. The Borough should continue to maintain and update the GIS maps in the future as additional data becomes available.

### **Zoning Ordinance Updates**

In the aftermath of Superstorm Sandy, the Borough of Rumson adopted the Advisory Base Flood Elevations established by FEMA. The Borough also made zoning adjustments to building height requirements within the floodplain, as indicated in the existing documents section of the plan. As part of this Floodplain Management Plan the Borough will be updating various ordinances related to construction in flood zones, grading and stormwater management. The Borough should continue to monitor and update their ordinances as necessary. The Flood Damage Prevention Ordinance should be updated again once the Preliminary FIRM maps become effective.

### **CRS Program**

The Borough should utilize planning services to enter the Borough of Rumson into the FEMA Community Rating System for reduced flood insurance rates. Besides the benefit of reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, avoid economic disruption and losses, reduce human suffering, and protect the environment. This floodplain management plan is being written with the intention of gaining points for that program.

### **Stormwater Management**

The Borough Stormwater Management Plan and Stormwater Management Ordinance were amended in 2006 to be consistent with the New Jersey Stormwater Best Management Practices Manual prepared by the New Jersey Department of Environmental Protection. The ordinance sets specific standards for flood control, groundwater recharge and pollutant reduction. The Borough should continue to enforce these requirements for all applicable development to reduce the impacts of stormwater runoff to neighboring properties and Borough infrastructure. The Borough should also consider amending the Stormwater Management Plan to address green infrastructure techniques to promote resiliency in the Borough, while keeping in mind hazard mitigation, community resiliency, and sea level rise.

### **Open Space Preservation**

The opportunity for additional open space preservation in Rumson is small, due to the fact that it is largely built-out and the high value of land within the community. However, there are numerous existing parks and areas of preserved open space scattered throughout the community. Many of the islands located in the Shrewsbury and Navesink Rivers are also owned by the State or Borough for conservation. While the opportunity for future open space preservation within the Borough is low, if the opportunity arises it should be further explored to aid in storm resiliency.

### **Erosion Setbacks**

The Borough of Rumson should consider adopting an erosion setback ordinance based on erosion rates along the Navesink and Shrewsbury Rivers. An erosion setback ordinance would reduce the need for erosion control structures along the shoreline, minimize property damage due to erosion, and maintain the natural shoreline dynamics. In order to maintain effective setback requirements, reliable scientific data must be used. Additionally, erosion rates change over time and would require a periodic reevaluation of the setback lines along the riverfronts.

### **Drainage System Maintenance**

The Borough Department of Public Works checks for blocked storm drains routinely. They also regularly inspect and report debris in streams and ditches. The 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation plan recommends the removal of flow impeding debris and sediment accumulation in receiving waterways and creeks. The maintenance of these waterways is important to ensure proper

drainage and protect the health and safety of the Borough residents. The Borough should continue to support this maintenance program.

### **Building Codes**

Building codes are a vital tool used to ensure that new construction is built to withstand various hazards. The Borough of Rumson has adopted and enforces the 2009 International Residential and Building Codes, New Jersey Editions, as well as the Uniform Construction Code. It is imperative that the Borough continue to enforce these standards. The Borough should also consider participating in the Building Code Effectiveness Grading Schedule (BCEGS). The BCEGS is a national program, similar to the CRS program, that assesses a community's building codes and how well they are enforced, with a particular emphasis on mitigation of losses from natural hazards. The lower the BCEGS grade, the greater the insurance savings are for residents. CRS points are also available for certain grades.

### **Tree Trimming**

The 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation plan recommends that the Borough of Rumson conduct periodic tree trimming and pruning to prevent downed power lines. Downed power lines can contribute to power outages during severe storms. The loss of power can be devastating to the community, as was observed during Superstorm Sandy. The Borough should continue to support this maintenance program with the Department of Public Works.

## **PROPERTY PROTECTION**

### **Acquisition & Relocation**

The wholesale acquisition of properties located within flood prone areas is not practical in the Borough of Rumson. Due to the high value of real estate within the Borough, the relocation of existing buildings or the acquisition of individual properties at market value may not be feasible either.

### **Building Elevation**

The Borough's Flood Damage Prevention Ordinance currently requires that new, substantially damaged or substantially improved buildings located in a special flood hazard area be elevated to or above the Advisory Base Flood Elevation (ABFE). The Ordinance should be revised to indicate that buildings shall be elevated to or above the Effective FIRM, ABFE or Preliminary FIRM elevation, whichever is greater. The Borough should also require and maintain elevation certificates for all elevated

buildings in a special flood hazard area. Additional information on these recommended ordinance revisions can be found in Appendix N.



**Figure 8. Rumson Home Elevation on Warren Street**  
Source: RedBankGreen.com

### **Retrofitting**

The Borough should encourage the floodproofing of non-residential buildings within the flood zone that do not meet the base flood elevation requirements. Information regarding the different floodproofing techniques should be made available to the public.

### **Barriers**

As part of the Shrewsbury Drive road improvements in 2010, the road was elevated and a series of low flood walls were constructed adjacent to low-lying properties to prevent flood waters from entering the properties. This practice has proven successful and should be further evaluated for future road improvements.

## **Insurance**

The Borough of Rumson currently participates in the National Flood Insurance Program. Homeowners are encouraged to maintain flood insurance to protect against loss of structure and contents in case of flooding. The Borough of Rumson can reduce the flood insurance rates for property owners by participating in the Community Rating System program. This plan is intended to gain points towards that program. The Borough should continue to pursue the CRS program.

## **NATURAL RESOURCE PROTECTION**

### **Wetlands Protection**

There are many areas throughout the Borough that contain wetlands. The wetlands are classified as deciduous wetlands, disturbed wetlands, herbaceous wetlands, managed wetlands, phragmites dominant wetlands and salt marshes. These wetlands, especially those adjacent to the Navesink and Shrewsbury Rivers, provide the Borough a vital asset during storms and floods. Not only do wetlands provide a natural buffer between buildings and the rivers, but they also slow the speed of surging floodwaters and provide an area for retention and recharge. State regulations through the NJDEP freshwater and coastal wetland permit programs are currently in place to limit development in these areas. The Borough should continue to support and enforce these programs. The Borough should also consider further investigation of living shorelines to augment these areas and provide additional shoreline stabilization.

### **Erosion and Sediment Control**

The Standards for Soil Erosion and Sediment Control in New Jersey are regulated by the New Jersey Department of Agriculture and locally enforced through the Freehold Soil Conservation District. The Borough should continue to support and enforce these standards for all applicable development.

### **Water Quality Improvement**

The Borough of Rumson currently enforces the NJDEP Best Management Practices for stormwater runoff quality and reduction of total suspended solids. Green infrastructure techniques should also be used to promote resiliency in the Borough and improve the water quality entering the Navesink and Shrewsbury Rivers. Green infrastructure uses permeable surfaces, landscape formations, and plant material to intercept stormwater runoff before it enters storm drains by promoting infiltration and filtration. Their use can promote resiliency by mitigating flooding and helping the

Borough to quickly recover from storms. Additionally, green infrastructure captures runoff pollution and prevents it from entering waterways.

### **Coastal Barrier Protection**

Rumson is protected from the Atlantic Ocean by the Borough of Sea Bright. Additionally, there are a number of uninhabited islands located throughout the rivers that act as natural buffers. A number of these islands are identified on the Preliminary FIRM map as Coastal Barrier Resource System Areas. The Borough should continue to maintain these islands as undeveloped open space.

### **Stream Dumping**

The Borough Ordinance currently prohibits the disposal of waste and refuse upon any parking place, street, road, avenue, park or other public place or upon any lot or other premises, except in receptacles or containers provided for such purposes. The ordinance should be revised to clearly prohibit the dumping of any waste or refuse in any stream or waterway.

## **EMERGENCY SERVICES**

### **Emergency Operations Plan**

The Borough should prepare an update to the Emergency Operations Plan (EOP). The updates and revisions should identify flood hazard specific risk areas and evacuation routes, specify provisions and protocols for warning the public and disseminating emergency public information, and specify the necessary types of protective equipment and detection devices for responders. This project is currently underway and is being funded by Phase 2 of a Post-Sandy Planning Assistance Grant.

### **Debris Management Plan**

The Borough should create a Debris Management Plan that would identify an emergency staging facility and designated Temporary Debris Storage and Reduction (TDSR) sites to handle storm related debris. Components of the Debris Management Plan shall include identifying and prioritizing TDSR sites, establishing collection strategies, and developing debris reduction methods. This project is currently underway and is being funded by Phase 2 of a Post-Sandy Planning Assistance Grant.

### **Hazard Threat Recognition**

The Borough Department of Public Works checks for fallen trees and blocked storm drains as part of routine daily work. The Borough should continue these practices in an effort to decrease blockages and backups during storms.

### **Hazards Warning**

The Borough of Rumson alerts its residents to floods, storms, and other hazards through a Reverse 911 calling system, the Borough website, AM radio, and an emergency siren alerting system. The 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation plan recommends that the Borough of Rumson continue to maintain these current warning systems. Early warnings give residents time to prepare for the hazard and evacuate if necessary, resulting in reductions to the loss of life and property from an event. It is recommended that the Borough provide additional information to the public, perhaps through the Borough website, on the emergency sirens to ensure that all members of the public are aware of the various sirens and their meanings. For a relatively low cost, maintaining current warning systems will help protect the health and safety of the Borough residents and ensure they are properly notified of incoming threats.

It is recommended that the Borough also consider implementing early flood warning systems for the Shrewsbury and Navesink Rivers. To lower the initial cost of this project, the Borough should reach out to neighboring communities to complete the project as a shared service with other towns along the rivers.

### **Critical Facilities Protection**

Rumson's Borough Hall and the Police Station are located along the edge of the 500 year floodplain. Additionally, a fuel storage station is located within the 500 year floodplain. Efforts should be taken to ensure these critical facilities are floodproofed in case of an extreme flooding event. Additionally, many of the Borough's sanitary sewer pump stations are located within the 100 year floodplain and are prone to flooding. The following actions are recommended to protect critical facilities in the Borough:

- Install reinforced steel, rubber gasket-lined storm doors at the DPW building's service bays to provide greater protection from wave action and flooding to the building's structure and contents. This will reduce the vulnerability of the Department of Public Works garage to flood damage and will protect the equipment within the building from being damaged or destroyed. The storm door installation could result in significant cost savings to the Borough and will

protect crucial equipment and vehicles needed for emergency repairs, assisting Borough emergency personnel and clearing debris. The Borough is already in the process of receiving FEMA funds to complete this work.

- Install a quick connection system for a portable generator with a manual switch at Borough Hall. This will ensure backup power in the event of primary and secondary power loss. This action is necessary in order to protect the health and safety of employees of the Borough of Rumson and to continue coordinating relief efforts and maintaining critical system functionality.



Figure 9. Emergency Generator at the DPW Yard

- Upgrade the Borough-wide Supervisory Control and Data Acquisition (SCADA) system to more efficiently and effectively control and monitor critical facilities such as pump stations, buildings, and other critical facilities. The upgrades would aid in the proper functionality of the equipment and quickly identify potential risks or problems. SCADA monitoring systems are extremely effective in remotely monitoring and collecting data from critical infrastructure and facilities. The upgrades to this system will allow for reduced response times for repair efforts, increased efficiency, and data gathering for future planning efforts. Losses avoided could be in the hundreds of thousands of dollars per year in damages from storm events.
- Install an emergency generator at the Oceanic Hook and Ladder Fire House. The proposed improvements will ensure backup power in the event of primary power loss. This action is necessary to ensure that the Oceanic Hook & Ladder Fire House stays operational in the event of a major disaster like Superstorm

Sandy. Loss of power can delay first responders and in term lead to loss of life or additional damages.

- Upgrade the Borough shelter facility located at Rumson Fair Haven Regional High School, including an emergency power facility to ensure backup power in the event of primary power loss. This action is necessary to protect health and safety of individuals in RFH Regional High School and those seeking shelter during natural disasters.
- Remove and replace two existing underground fuel storage tanks with a new aboveground fuel storage tank at the Borough's Department of Public Works Yard. Flood events cause the existing underground storage tanks to be rendered inaccessible and have contaminated the fuel stored in these tanks with flood waters, rendering the fuel unusable. After past storm events, the Borough has had to find alternative sources of fuel, which is very costly. This project will prevent the unnecessary costs for finding alternative fuel sources and will prevent possible environmental contamination.
- The 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation plan recommends improvements to eight sanitary sewer pump stations within the Borough. These improvements consist of installing emergency backup generators; raising access lids, covers, and vault chambers above the 500-year flood elevation; and installing reinforced steel and rubber gasket lined storm doors. These improvements will protect against pump station failure in the event of power loss and/or flooding and will ensure continued operation of the Borough's sanitary sewer system. The proposed pump station improvements and backup generator installations will protect public health and safety and result in a significant cost savings to the Borough and homeowners. A \$220,000 HMGP Grant was awarded to the Borough in December 2014 for the installation of four emergency backup generators at the Riverside Drive, Club Way, Thornton Way, and Navesink Avenue pump stations. FEMA Hazard Mitigation funds were also obtained in 2014 to complete the raising of the access lids, covers and vault chambers and the installation of the storm doors.

### **Bingham Hall Comfort Station**

The Borough would like to develop Bingham Hall as a comfort station for emergencies. Any efforts to develop Bingham Hall as a comfort station should include the installation of an emergency standby generator, installation of a high-speed wireless network, acquisition of comfort supplies (emergency cots, food and water supplies, etc.),

installation of electronic device charging stations, preparation of computer terminals, and installation of a television with a cable feed for news updates.

### **Health and Safety Maintenance**

After flooding and other severe storms, the Police Department is responsible for patrolling evacuated areas to prevent break-ins and looting. Clearing streets and removing debris is performed through the Borough Department of Public Works and outside contractors when necessary. The Borough should continue to make the health and safety of its residents and business owners a priority after storms.

### **Building Inspections**

Many buildings were severely damaged during Superstorm Sandy. The process of inspecting each house for structural damage and possible condemnation can be lengthy and result in homeowners being kept out of their houses for extended periods of time. As part of the Emergency Operations Plan, the Borough should prepare a written procedure for inspecting damaged properties before they can be reoccupied. The Borough should consider hiring outside consultants to aid in the process if necessary.

### **Mitigation Funding**

After severe storm events, Borough officials are in regular contact with County and State OEM offices, as well as FEMA representatives, to identify various mitigation opportunities and funding sources. The Borough should continue this process to ensure both the Borough and its residents have access to all appropriate grants and that proper procedures are followed prior to repairs.

### **Bridge Improvements**

The Borough should continue coordination with Monmouth County to expedite the maintenance and/or replacement of the two drawbridges between the Borough and Middletown and Sea Bright in order to allow for more successful improvements and evacuation during emergencies.

## **STRUCTURAL PROJECTS**

### **Shrewsbury Drive & Avenue of Two Rivers Intersection**

This area experiences regular nuisance flooding due to high tides and full moon tides. During these periods the intersection becomes impassable, requiring detours to access areas east and west of the intersection. It is recommended that the Borough install

approximately 150 linear feet of new elevated bulkhead, rehabilitate and replace existing drainage pipes, and install a new tide valve on the stormwater outfall.

### **Rumson Boat Launch Bulkhead**

There is currently no bulkhead along the Borough's property to the northwest of the municipal boat ramp. It is recommended that the Borough install approximately 225 linear feet of new bulkhead in this area. The existing timber bulkhead on the northwest side of the ramp should also be replaced due to severe rot and inadequate length. The installation of these bulkheads will reduce flooding in the area, prevent further erosion of the shoreline soils and prevent future roadway deterioration. Due to the close proximity of critical facilities such as the DPW yard, Borough Hall and Police Station, it is imperative that these facilities are protected and stay operational during a storm event.

### **West Park Tide Valves**

There are numerous stormwater outfall pipes located throughout the West Park neighborhood. If these outfalls do not have functioning tide valves, the river water can enter the outfalls and surcharge through the catch basins into the streets. This is a regular occurrence during full moon high tide events and results in flooded, impassable roads. A recommendation of the 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation Plan was to install tide valves on all outfalls in this area where none exist. The Borough has since funded this project through Borough funds, and the project is underway to install seven new tide valves.



**Figure 10. Waterman Avenue Stormwater Outfall**

### **West Park Bulkheads**

In addition to the surcharging mentioned above, the West Park neighborhood also floods when the surrounding waters overtop the bulkheads. The existing bulkhead at the western terminus of Washington Avenue is in very poor condition. It is therefore recommended that a new elevated bulkhead be installed. Although it is desirable to install new elevated bulkheads at all other locations in this area, the cost is not feasible at this time since the bulkheads are not in poor condition. As a cost saving measure, it is recommended to install earthen berms at these locations to provide temporary protection. The locations are the western and eastern terminus of Grant Avenue and the southwestern terminus of Waterman Avenue.

### **Storm Drain & Channel Maintenance**

The Borough of Rumson Department of Public Works checks for blocked storm drains routinely. They also inspect and report debris in streams and ditches. The 2014 Draft Monmouth County Multi-Jurisdictional All Hazards Mitigation plan recommends the removal of debris and sediment accumulation in waterways and creeks which impede flood flows because the maintenance of these waterways is crucial to ensure proper drainage and protect the health and safety of the Borough residents. Of particular concern is a stream parallel to the west side of Brookside Drive. During heavy rains the stream backs up onto residential properties and occasionally floods Rumson Road. The stream should be cleared and the downstream drainage system should be further investigated for potential rehabilitation.

### **Drainage and Road Improvements**

The intersection of Holly Tree Lane and Navesink Avenue and the south end of Club Way experience regular nuisance flooding due to heavy rainfall and high tides. This often causes the areas to become impassable and can delay emergency response times. It is recommended that the Borough rehabilitate and upgrade the existing drainage systems to increase capacity and decrease flooding. The roads shall also be reconstructed, possibly to a higher elevation, to provide proper slope and drainage.

## **PUBLIC INFORMATION**

### **Map Information**

The Borough is in the process of developing a GIS program that will contain flood zones, flood elevations, evacuation routes, building footprints, critical facilities, shelters, etc. These portions of the GIS program should be made available to the public through

the Borough website or by visiting Borough Hall where staff members can help explain the various maps and hazards.

### **Outreach Projects**

The Floodplain Management Plan Committee can set up a booth at local events. Additionally, information on flood hazards and mitigation activities can be mailed out annually as newsletters or with tax bills. The Borough website could contain a section devoted to floodplain management and hazard mitigation.

### **Library**

The Monmouth County Library System contains current FEMA publications on flooding. The Borough should encourage the Oceanic Library to do the same so Borough residents have a readily available source of information.

### **Technical Assistance**

The Borough building and construction department can make available pamphlets and booklets concerning flood preparation, NFIP, elevation requirements, flood venting, etc.

### **Environmental Education**

To increase environmental awareness and knowledge of flood risks, the Borough should coordinate with the Rumson Fair Haven Environmental Awareness Club and other local organizations to raise awareness within the community.

### **Senior Citizen Database**

The Borough has many senior citizens who may need additional assistance during natural disasters. The Borough should maintain a database of all senior citizens so that those in need of assistance can be contacted prior to or during a storm. The Borough should reach out to the Senior Citizen Club and also create a registration portal on the Borough website.

## VIII. ACTION PLAN

The previous chapter presented a wide range of possible floodplain management activities to address the goals established by the Floodplain Management Plan Steering Committee. This chapter presents an Action Plan that describes which activities should be implemented, who is responsible for implementing the activity, the deadline for completing the activity, the proposed budget and the funding source. The Committee realizes that there are many proposed activities, and that not all activities can be completed immediately based on available funds. The Borough should initially focus on those projects that are economically feasible and will aid in the recovery and resiliency of the Borough. The following priority levels were therefore established:

- High Priority – Activities in this category are critical to protecting the Borough’s critical facilities and creating a more resilient community. The benefits of these activities far outweigh the costs. Funding for these projects is currently in place or there is the high likelihood for grant funds to be secured in the near future. It is recommended that the majority of these projects be completed prior to the next hurricane season.
- Medium Priority – Activities in this category are necessary to increase the Borough’s resiliency and provide flood protection. Benefits outweigh the costs; however, funding has not yet been secured for those activities with physical improvements. The Borough should continue to seek grants and other funding sources for these activities. It is recommended that these projects be completed in the next three years as funding becomes available.
- Low Priority – Activities in this category will mitigate hazard risks for the Borough and are cost-effective. However, it is understood that these projects are not as critical as those identified as high or medium priority and that funding may be difficult to obtain for some of the larger construction projects.
- Ongoing – Activities in this category are required on a continuous or regular basis to be effective. These activities do not require special funds outside of the Borough’s standard budget.

The following is the recommended Action Plan for the Borough of Rumson:

**PREVENTATIVE MEASURES**

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Prepare a 5-year Capital Improvement Plan	High	Borough Staff and T&M Associates	July 2015	\$30,000	NJDCA Grant (secured)
Prepare a Hazard Mitigation Plan	High	Borough Staff and T&M Associates	July 2015	\$24,000	NJDCA Grant (secured)
Create an automated and expedited system for zoning and construction permit administration	High	Borough Staff and T&M Associates	July 2015	\$25,000	NJDCA Grant (secured)
Develop a Geographic Information System (GIS) Program	High	Borough Staff and T&M Associates	July 2015	\$50,000	NJDCA Grant (secured)
Update Zoning Ordinances related to flooding, grading and stormwater management	High	Borough Staff and T&M Associates	August 2015	Borough Staff Time	Borough General Funds
Join the Community Rating System (CRS) Program	Medium	Borough Staff	October 2015	Borough Staff Time	Borough General Funds
Join the Building Code Effectiveness Grading Schedule (BCEGS) Program	Low	Borough Staff	October 2016	Borough Staff Time	Borough General Funds
Enforce the Borough Stormwater Management Plan & Ordinance	Ongoing	Planning, Zoning, Code Enforcement & Construction Departments	Ongoing	Borough Staff Time	Borough General Funds
Maintain and clean the Borough drainage system, streams and ditches	Ongoing	Department of Public Works	Ongoing	Borough Staff Time	Borough General Funds
Tree Trimming Program	Ongoing	Department of Public Works	Ongoing	Borough Staff Time	Borough General Funds

## PROPERTY PROTECTION

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Update the Borough's Flood Damage Prevention Ordinance	High	Borough Staff	August 2015	Borough Staff Time	Borough General Funds

## NATURAL RESOURCE PROTECTION

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Update the Borough Ordinance to prohibit the dumping of waste in streams and waterways	Low	Zoning Department	December 2015	Borough Staff Time	Borough General Funds
Continue to enforce NJDEP and soil erosion and sediment control standards for all development	Ongoing	Planning, Zoning, Code Enforcement & Construction Departments	Ongoing	Borough Staff Time	Borough General Funds

## EMERGENCY SERVICES

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Prepare an updated Emergency Operations Plan	High	Borough Staff and T&M Associates	July 2015	\$26,000	NJDCA Grant (secured)
Prepare a Debris Management Plan	High	Borough Staff and T&M Associates	July 2015	\$20,000	NJDCA Grant (secured)
Install reinforced steel, rubber gasket-lined storm doors at the DPW garage and the Main and Grant Avenue sanitary sewer pump stations	High	Department of Public Works/Contractor	August 2015	\$300,000	FEMA 406 Funds (secured)
Install emergency backup generators at the Riverside Drive, Club Way, Thornton Way and Navesink Avenue sanitary sewer pump stations	High	Borough Staff/Contractor	August 2015	\$220,000	HMGP Grant (secured)
Install a SCADA system	High	Borough Staff/Contractor	August 2015	\$130,000	Possible HMGP Grant

Install an emergency generator at the Oceanic Hook and Ladder Fire House	High	Borough Staff/Contractor	August 2016	\$55,000	Possible HMGP Grant, Fire Department Funds, Borough Funds
Install a quick connection system for a portable generator with a manual switch gear at Borough Hall	Medium	Borough Staff/Contractor	August 2016	\$10,000	Possible HMGP Grant, Borough Funds
Remove and replace two underground fuel storage tanks with a new aboveground fuel storage tank at the DPW Yard	Medium	Borough Staff/Contractor	August 2017	\$220,000	Possible HMGP Grant, Borough Funds
Develop Bingham Hall Comfort Station	Medium	Borough Staff/Contractor	August 2017	\$95,000	Possible HMGP Grant, Borough Funds
Install an emergency generator at Rumson Fair Haven Regional High School	Low	Borough Staff/Contractor	August 2017	\$55,000	Possible HMGP Grant
Check for fallen trees and blocked storm drains	Ongoing	Department of Public Works	Ongoing	Borough Staff Time	Borough General Funds
Maintain the Borough's various hazard warning systems and educate the public on these systems	Ongoing	Borough Staff	Ongoing	Borough Staff Time	Borough General Funds

**STRUCTURAL PROJECTS**

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Install a new elevated bulkhead at the western terminus of Washington Avenue	Medium	Borough Staff/Contractor	August 2016	\$75,000	Possible HMGP Grant, Borough Funds
Shrewsbury Drive & Avenue of Two Rivers intersection roadway, drainage and bulkhead improvements	Medium	Borough Staff/Contractor	August 2017	\$462,000	Possible HMGP & NJDOT Grants, Borough Funds

Install 225 feet of new bulkhead adjacent to the municipal boat ramp and replace the existing bulkhead on the northwest side of the ramp	Low	Borough Staff/Contractor	August 2018	\$734,000	Possible HMGP Grant, Borough Funds
Roadway and drainage improvements at the intersection of Holly Tree Lane and Navesink Avenue	Low	Borough Staff/Contractor	August 2020	\$100,000	Possible HMGP Grant, Borough Funds
Roadway and drainage improvements at the southern end of Club Way	Low	Borough Staff/Contractor	August 2020	\$100,000	Possible HMGP Grant, Borough Funds
Storm drain and channel maintenance	Ongoing	Borough Staff	Ongoing	Borough Staff Time	Borough General Funds

**PUBLIC INFORMATION**

Action Item	Priority	Responsible Party	Deadline	Budget	Funding Source
Implement the GIS program and make available to the public	High	Borough Staff and T&M Associates	July 2015	Borough Staff Time	Borough General Funds
Conduct outreach projects such as mailing newsletters and creating a section on the Borough website devoted to floodplain management and hazard mitigation	Low	Borough Staff	December 2015 & Ongoing	Borough Staff Time	Borough General Funds
Gather and maintain documents at Borough Hall for public distribution regarding flood preparation, NFIP, elevation requirements, etc.	Low	Borough Staff and T&M Associates	December 2015 & Ongoing	Borough Staff Time	Borough General Funds
Create a Senior Citizen Database for use prior to and during storms	Low	Borough Staff	August 2016	Borough Staff Time	Borough General Funds

## ORDINANCE RECOMMENDATIONS

As indicated in the Action Plan, revising the Borough's current ordinances is critical to ensuring recovery and resiliency and mitigating the effects and impacts of future hazards.

Chapter XVII of the Borough Ordinance contains the Flood Damage Prevention Ordinance. The purpose of this ordinance is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. It is recommended that this ordinance be revised to incorporate the newly created Preliminary FIRM flood maps, which are considered to be the best available data at this time. The Borough is taking a conservative approach to building elevation requirements by requiring that the lowest finished floor be at least one foot above the Preliminary FIRM flood elevation. Instead of adopting solely the new Preliminary FIRM flood elevations, the base flood elevation shall be the greater of the 2009 Effective FIRM, the 2012 ABFE or the 2014 Preliminary FIRM. This will require many areas to rebuild to higher elevations that are closer to the flood levels experienced during Superstorm Sandy. Although this is a more restrictive method, many local residents, builders, architects and engineers support building homes to these higher elevations. Other minor recommendations, such as requiring elevation certificates, are also proposed.

In an effort to encourage residents to rebuild to higher elevations and avoid costly and time consuming variance applications, it is recommended that the Schedule of Zoning District Regulations be revised to allow unroofed porches, landings, stoops and stairs to extend up to five feet beyond the side and rear setback lines in a residential zone.

A major concern of the Steering Committee members was the grading and stormwater runoff associated with new development, especially for those properties being raised above the base flood elevation. Various changes are therefore proposed to Section 22-7.27, Soil Removal and Fill, of the Development Regulations. Additional oversight and approvals will be required to ensure that there will be no negative impacts to neighboring properties as a result of new construction. Additional regulations are also proposed for Section 22-7.25, Fences and Walls, to limit the impacts of large retaining walls that are sometimes constructed when a house is elevated.

Recommended ordinance revisions can be found in Appendix P.

## IX. PLAN IMPLEMENTATION & MAINTENANCE

This Plan was introduced to the Borough Planning Board on April 13, 2015 and then adopted on May 5, 2015. The Plan will also be adopted by the Borough Council by a formal Resolution on May 12, 2015.

This floodplain management plan is intended to be a dynamic document, adapting to changes in flood hazards and the needs of the Borough of Rumson. The recommendations and actions identified in this plan should be implemented by the designated lead for each action item as funding and resources become available. Changes in future conditions and funding availability may determine the timeline for when some actions get implemented. As the plan is evaluated each year and updated every five years, the goals and objectives of this plan should also be evaluated and revised as necessary.

The Borough's CRS Coordinator will be responsible for monitoring the plan and ensuring that the Floodplain Management Plan Steering Committee will meet at least once per year to aid with the yearly plan evaluation. The original members of the committee will remain, unless they wish to be replaced. Then a like representative will replace them. The committee will review the plan on an annual basis to evaluate changes to hazard conditions, goals and objectives, and progress made towards objectives. The committee will identify any necessary changes or revision to the plan. The annual review will include:

- A review of the original plan;
- Identification of any flood, hurricane, or other disaster that has impacted Rumson since the last review;
- Review of action items from the original plan, including what has been accomplished;
- Discussion on why actions have not been completed;
- Where vulnerabilities have increased, identify why and what additional measures can be taken to decrease the vulnerability of that area to flood hazards;
- Recommendations for new projects or revised action items; and
- Survey of available resources to address action items.

This Floodplain Management Plan will be updated every five years and reviewed for CRS credit according to the CRS Coordinator's Manual in effect at the time. The 5-year update must include the following steps to retain CRS credit:

- The update must be conducted by a committee;

- A public meeting must be conducted to review and receive comments on the draft update;
- Review of new studies, reports, and technical information of the community's needs, goals, and plans for the area;
- New floodplain or hazard mapping;
- Identification of additional repetitive loss properties or completed mitigation projects;
- Discussion of any major flood or other disasters that have occurred since the plan was adopted;
- Review of any other changes in flooding conditions or development exposed to flooding or other hazards;
- Goals must be evaluated to determine if they are still appropriate;
- The action plan will be revised to account for projects that have been completed, dropped, or changed, and for changes in the hazard and problem assessments; and
- The update shall be adopted by the community's governing body.

## **Appendix A: Steering Committee Meeting Outlines**



**Floodplain Management Plan  
Steering Committee Meeting Outline & Notes  
November 13, 2014**

1. Overview of the Post Sandy Planning Assistance Grant and the proposed Floodplain Management Plan
2. T&M Associates and the Borough recently prepared Action Worksheets for the Borough as part of the Monmouth County Hazard Mitigation Plan. The actions include various activities to increase the Borough's storm resiliency. They include preventative and protective measures, as well as planning activities. All 21 worksheets were reviewed as possible activities for the Floodplain Management Plan, and the Committee was asked for input on additional activities. It was recommended to maintain a database of all senior citizens within the Borough so Police could be notified of their locations during emergencies. A portal could be created on the Borough website for seniors to register. The Senior Citizen Club could also be utilized.
3. There was a discussion on the Borough potentially raising bulkheads to the 100-year storm. It was asked what the bulkhead elevation requirements are for private development. This issue must be further researched.
4. The Borough's existing Flood Damage Prevention Ordinance was reviewed.
  - a) The Ordinance currently references the Advisory Base Flood Elevation (ABFE) maps dated December 12, 2012. The lowest floor of any new or substantially improved construction must be at or above the ABFE elevation. Mr. Neff recommended that the ordinance be updated to reflect the current Preliminary FIRM maps and the Effective FIRM maps in the future. The Borough is opposed to this and wants to keep the more conservative ABFE maps. T&M will prepare a map showing the difference between the two maps (elevations and zone boundaries) for the next meeting.
  - b) The timeframe for Substantial Damage and Substantial Improvement must be further researched and clarified. Is the 50% damage/improvement all at once or over a certain time period?
  - c) The Ordinance shall specify in Section 17-4.3.c that Elevation Certificates are required for all new construction or substantial improvement.
  - d) Section 17-6.1.d.4 shall be revised to require flood elevation data for all subdivisions and proposed development, not only those over 50 lots or 5 acres.



**Floodplain Management Plan  
Steering Committee Meeting Outline & Notes  
December 18, 2014**

1. Discussion on building to ABFE Maps or Preliminary FIRM Maps
  - a) NJ FHA Control Act requires lowest floor to be one foot above design flood elevation
  - b) Recommend 2 foot freeboard requirement
  - c) Borough would like to use most conservative data
  
2. Flood Damage Prevention Ordinance revisions
  - a) Possibly update map reference and add freeboard requirement
  - b) Minor revisions discussed at last meeting
  - c) Impacts to grading and drainage from lifting a house.
  - d) Need to make revisions to Grading Plan, retaining wall and porch/stair requirements.
  
3. Discussion of Known Flood Hazards
  - a) Source of water
  - b) Depth of flooding
  - c) Velocities
  - d) Warning time
  
4. Areas of Localized Minor Flooding
  - a) Ditches, depressions, drainage system backups, etc.
  
5. Areas Outside of Mapped Flood Zones with Historical Flooding
  - a) Southern portion of Wardell Avenue
  
6. Impact of Flooding on the Community's Economy
  - a) Commercial, Residential & Borough
  
7. Impact to Public Health Following Floods
  - a) Mold, demolition debris, asbestos removal, etc.



**Floodplain Management Plan  
Steering Committee Meeting Outline & Notes  
January 22, 2015**

1. Flood Zones and Elevations
  - a) The ABFE maps locate 344 properties in a V Zone, compared to 106 properties in the current Preliminary FIRM maps. Construction in a V Zone requires a pile or column foundation with breakaway walls and that the bottom of the lowest horizontal structural member be at least one foot above the base flood elevation (specifics depend on building category as defined in ASCE 24 – Flood Resistant Design and Construction). The Borough would like to establish their Base Flood Elevation as the higher, more conservative elevation of the ABFE elevation or the Preliminary FIRM elevation. One foot of freeboard shall be required where the two elevations are equal. The flood zones will be based on the Preliminary FIRM maps, not the ABFE maps.
  - b) Garages may be constructed below the flood elevation in accordance with the requirements contained in NJAC 7:13-11.5(n) (see attached). There is no difference between the requirements for attached and detached garages.
  
2. Grading Plan Requirements & Retaining Walls
  - a) The Committee discussed more restrictive requirements for Grading Plans in an effort to limit drainage issues.
  - b) The Committee discussed the many retaining walls being constructed as a result of elevating homes. They would like to establish a height limit of 4 feet along property lines.
  
3. Front Porch Requirements
  - a) It was discussed that many residents are required to get variance approval for porches when lifting a house and this is the only reason they need to come before the Zoning Board. The Borough would like to encourage front porches and landings instead of just a straight set of stairs up to the first floor of a house that has been lifted. The ordinance should be revised accordingly.
  
4. Set Goals
  - a) The Committee discussed the goals they would like to achieve with the new Plan.
  
5. Possible Activities
  - a) Further discussion of the proposed activities and any new activities.



**Floodplain Management Plan  
Steering Committee Meeting Outline & Notes  
February 19, 2015**

1. Review the drafted Flood Hazard Assessment and Problem Assessment sections of the Plan for accuracy.
2. Review of the Goals and all projects listed as Possible Floodplain Management Activities. Committee was asked for any additional projects they would like included.
3. Establish High, Medium and Low priority levels for the proposed activities.
4. Develop a proposed Action Plan. Determine which activities to include, priority, responsible party, proposed deadlines and budgets, and possible funding sources.

**Appendix B: Public Meetings Information**



- ▶ [HOME](#)
- ▶ [PUBLIC NOTICES](#)
- ▶ [MAYOR & COUNCIL](#)
- ▶ [BOARDS & COMMISSIONS](#)
- ▶ [AGENDAS & MINUTES](#)
- ▶ [ORDINANCES](#)
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- ▶ [RUMSON HISTORY](#)
- ▶ [RUMSON PARKS](#)
- ▶ [BULLETINS](#)
- ▶ [RUMSON ENDOWMENT](#)
- ▶ [RUMSON REC](#)
- ▶ [USEFUL LINKS](#)

## Floodplain Management Plan and Ordinance Public Outreach

As part of the Borough's Post Sandy Planning Assistance Grant awarded by NJDCA, the Borough is in the process of preparing a new Floodplain Management Plan and Ordinance.

The Borough will also be discussing the Monmouth County Hazardous Mitigation Plan for the County.

Monday, November 3, 2014 at 4:00pm in the Charles S. Callman Courtroom.

[Go Back](#)

Borough Hall Office Hours:  
Monday - Friday, 8:30 AM - 4:30 PM  
Phone: (732) 842-3300

80 East River Road  
Rumson, New Jersey 07760

AGENDA  
REGULAR MEETING  
BOROUGH COUNCIL  
BOROUGH OF RUMSON  
November 3, 2014  
4:00 p.m.

Pledge of Allegiance.

Roll call.

Statement of Mayor regarding compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes of the Previous Meeting.

COMMUNICATIONS:  
None.

COMMITTEE REPORTS:

UNFINISHED BUSINESS:  
None.

NEW BUSINESS:

1. Resolution 2014-1103-145 Authorizing the Insertion of a Special Item of Revenue in the 2014 Borough Budget for the Post Sandy Planning Assistant Phase II Grant.

2. Resolution 2014-1103-146 Authorizing the Appointment of Grace P. Maggiulli, Jr. as a Full-time Dispatcher/Class II Special Officer Effective January 1, 2015.

CONSENT AGENDA:

1. Resolution 2014-1103-147 Authorizing the Refund of Unused Fees for Police Traffic Control Services to Visiting Nurse Association of Central Jersey.

2. Resolution 2014-1103-148 Authorizing the Refund of Unused Fees for Police Security Services to Campership of Monmouth County.

3. Resolution 2014-1103-149 Authorizing the Refund of Unused Fees for Police Traffic Control Services to Delaware Valley Utility Contractors, Inc.

4. Resolution 2014-1103-150 Authorizing the Refund of Unused Fees for Police Traffic Control Services to Monmouth County Historical Association.

5. Resolution 2014-1103-151 Authorizing the Refund of Unused Fees for Police Security Services to David Long and Krista Valentino.

6. Resolution 2014-1103-152 Authorizing the Refund of Unused Fees for Police Security Services to Kristine Sheftel.

ANNOUNCEMENTS BY THE MAYOR.

CONSIDERATION OF BILLS & CLAIMS (RESOLUTION).

COMMENTS FROM THE COUNCIL.

COMMENTS FROM THE PUBLIC.

The Mayor and Council are soliciting comments on the following:

1. Monmouth County Hazard Mitigation Plan
2. NJ DCA Post Sandy Planning Assistance Grant Phase 2 and specifically the Flood Plain Management Plan and Borough Flood Plain Ordinance

ADJOURNMENT.

REGULAR MEETING  
BOROUGH COUNCIL  
BOROUGH OF RUMSON  
November 3, 2014

A regular meeting of the Borough Council of the Borough of Rumson was held in the Charles S. Callman Courtroom of Borough Hall on November 3, 2014 and was called to order by Mayor John E. Ekdahl at 4:00 p.m.

Pledge of Allegiance.

Present: Mayor Ekdahl, Councilwoman Atwell, Councilmen Broderick, Day, Hemphill, Rubin and Shanley.

Absent: None.

Thomas S. Rogers, Municipal Clerk/Administrator, was present.

Martin M. Barger, Borough Attorney, was present.

Thomas Neff of T & M Associates was present.

The Mayor declared a quorum present and announced that the notice requirements of the Open Public Meetings Act had been met by the posting and mailing of a schedule of all regular and work meetings of the Borough Council for the year 2014 to the *Asbury Park Press* and the *Two River Times*.

On motion by Councilman Rubin, seconded by Councilman Day, the minutes of the previous meeting were approved as written, copies having been forwarded to all Council members. All in favor.

**COMMUNICATIONS:**

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None.

**COMMITTEE REPORTS:**

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None.

**UNFINISHED BUSINESS:**

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None.

**NEW BUSINESS:**

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**RESOLUTION 2014-1103-145 AUTHORIZING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2014 BOROUGH BUDGET FOR THE POST SANDY PLANNING ASSISTANT PHASE II GRANT:**

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**2014-1103-145**

Councilman Hemphill offered the following resolution and moved its adoption:

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL  
ITEM OF REVENUE IN THE BUDGET OF THE BOROUGH OF  
RUMSON PURSUANT TO N.J.S.A. 40A:4-87  
(CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Borough of Rumson hereby requests the Director of the Division of Local Finance approve the insertion of an item of revenue in the budget of the year 2014 in the sum of \$255,000.00, which item is now available as a revenue from the State of New Jersey, Department of Community Affairs, Local Planning Services, Post Sandy Planning Assistance Grant Phase II pursuant to the provisions of statute; and

BE IT FURTHER RESOLVED that a like sum of \$255,000.00 be and same is hereby appropriated under the caption of Post Sandy Planning Assistance Grant Phase II.

Resolution seconded by Councilman Broderick and carried on the following roll call vote:

In the affirmative: Atwell, Broderick, Day, Hemphill, Rubin and Shanley.

In the negative: None.

Absent: None.

**RESOLUTION 2014-1103-146 AUTHORIZING THE APPOINTMENT OF GRACE P. MAGGIULLI AS A FULL-TIME DISPATCHER/CLASS II SPECIAL OFFICER EFFECTIVE JANUARY 1, 2015:**

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**2014-1103-146**

Councilman Rubin offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the Borough of Rumson through its Police Department has the need for a full-time Police Dispatcher/Class II Special Police Officer; and

WHEREAS, Grace P. Maggiulli has experience as a part-time Dispatcher with the Boroughs of Rumson and Little Silver; and

WHEREAS, Police Chief Scott Paterson and the Police Committee have recommended that Ms. Maggiulli be appointed as a full-time Police Dispatcher/Class II Special Police Officer; and

WHEREAS, the Police Chief and Police Committee have recommended that Ms. Maggiulli attend the Special Law Enforcement Officer Class II Course in January;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Grace P. Maggiulli be appointed as a full-time Police Dispatcher/Class II Special Police Officer at an annual salary of \$26,000.00 effective January 1, 2015; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer and the Payroll Clerk.

Resolution seconded by Councilwoman Atwell and carried on the following roll call vote:

In the affirmative: Atwell, Broderick, Day, Hemphill, Rubin and Shanley.

In the negative: None.

Absent: None.

**CONSENT AGENDA:**

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**RESOLUTION 2014-1103-147 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE TRAFFIC CONTROL SERVICES TO VISITING NURSE ASSOCIATION OF CENTRAL JERSEY:**

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**2014-1103-147**

RESOLUTION TO AUTHORIZE REFUND TO  
VISITING NURSE ASSOCIATION OF CENTRAL JERSEY

WHEREAS, Visiting Nurse Association of Central Jersey, 176 Riverside Avenue, Red Bank, NJ 07701, posted \$1,044.00 for eighteen (18) hours of Police Traffic Control Services on October 12 and 18, 2014; and

WHEREAS, Rumson Police Officers provided only five (5) of the requested eighteen (18) hours; and

WHEREAS, Police Chief Scott Paterson has confirmed that only five (5) hours were provided by Rumson Officers; and

WHEREAS, Karen M. Rafiqi, of the Visiting Nurse Association, has requested a refund of \$754.00; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$1,044.00 from Visiting Nurse Association of Central Jersey and recommends a refund be made to Visiting Nurse Association of Central Jersey in the amount of \$754.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Visiting Nurse Association of Central Jersey be refunded \$754.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

**RESOLUTION 2014-1103-148 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE SECURITY SERVICES TO CAMPERSHIP OF MONMOUTH COUNTY:**

**2014-1103-148**

RESOLUTION TO AUTHORIZE REFUND TO  
CAMPERSHIP OF MONMOUTH COUNTY

WHEREAS, Campership of Monmouth County, PO Box 341, Rumson, NJ 07760, posted \$200.00 for Police Security Services; and

WHEREAS, Police Sergeant Robert Boyer has confirmed that no Rumson Officers provided the requested services; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$200.00 from Campership of Monmouth County and recommends a refund be made to Campership of Monmouth County in the amount of \$200.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Campership of Monmouth County, PO Box 341, Rumson, NJ 07760 be refunded \$200.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

**RESOLUTION 2014-1103-149 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE TRAFFIC CONTROL SERVICES TO DELAWARE VALLEY UTILITY CONTRACTORS, INC.:**

**2014-1103-149**

RESOLUTION TO AUTHORIZE REFUND TO  
DELAWARE VALLEY UTILITY CONTRACTORS, INC.

WHEREAS, Delaware Valley Utility Contractors, Inc., 225 Warren Street, Reading, PA 19601 posted \$1,044.00 for 18 hours Police Traffic Control Services; and

WHEREAS, only 13 hours were provided by Rumson Police Officers; and

WHEREAS, Police Sergeant Robert Boyer has confirmed that only 13 hours were provided by Rumson Officers; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$1,044.00 from Delaware Valley Utility Contractors, Inc., and recommends a refund be made to Delaware Valley Utility Contractors, Inc. in the amount of \$290.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Delaware Valley Utility Contractors, Inc., 225 Warren Street, Reading, PA 19601 be refunded \$290.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

**RESOLUTION 2014-1103-150 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE TRAFFIC CONTROL SERVICES TO MONMOUTH COUNTY HISTORICAL ASSOCIATION:**

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**2014-1103-150**

RESOLUTION TO AUTHORIZE REFUND TO  
MONMOUTH COUNTY HISTORICAL ASSOCIATION

WHEREAS, Monmouth County Historical Association, 70 Court Street, Freehold, NJ 07728, posted \$464.00 for eight (8) hours of Police Traffic Control Services; and

WHEREAS, Rumson Police Officers only provided four (4) of the requested eight (8) hours; and

WHEREAS, Police Sergeant Robert Boyer has confirmed that only four (4) hours were provided by Rumson Officers; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$464.00 from Monmouth County Historical Association and recommends a refund be made to Monmouth County Historical Association in the amount of \$232.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Monmouth County Historical Association, 70 Court Street, Freehold, NJ 07728 be refunded \$232.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

**RESOLUTION 2014-1103-151 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE SECURITY SERVICES TO DAVID LONG AND KRISTA VALENTINO:**

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**2014-1103-151**

RESOLUTION TO AUTHORIZE REFUND TO  
DAVID LONG AND KRISTA VALENTINO

WHEREAS, David Long and Krista Valentino, 49 Buena Vista Ave, Rumson, NJ 07760, posted \$250.00 for Police Security Services; and

WHEREAS, Police Sergeant Robert Boyer has confirmed that no Rumson Officers provided the requested services; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$250.00 from David Long and Krista Valentino and recommends a refund be made to David Long and Krista Valentino in the amount of \$250.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that David Long and Krista Valentino, 49 Buena Vista Ave, Rumson, NJ 07760 be refunded \$250.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

**RESOLUTION 2014-1103-152 AUTHORIZING THE REFUND OF UNUSED FEES FOR POLICE SECURITY SERVICES TO KRISTINE SHEFTEL:**

**2014-1103-152**

RESOLUTION TO AUTHORIZE REFUND TO  
KRISTINE SHEFTEL

WHEREAS, Kristine Sheftel, 34 Navesink Ave, Rumson, NJ 07760, posted \$250.00 for Police Security Services; and

WHEREAS, Police Sergeant Robert Boyer has confirmed that no Rumson Officers provided the requested services; and

WHEREAS, Helen L. Graves, Chief Financial Officer, has confirmed receipt of \$250.00 from Kristine Sheftel and recommends a refund be made to Kristine Sheftel in the amount of \$250.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Rumson that Kristine Sheftel, 34 Navesink Ave, Rumson, NJ 07760 be refunded \$250.00; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Chief Financial Officer.

The above six (6) Resolutions on the Consent Agenda were moved for adoption by Councilman Rubin. Motion seconded by Councilman Hemphill and carried on the following roll call vote:

In the affirmative: Atwell, Broderick, Day, Hemphill, Rubin and Shanley.

In the negative: None.

Absent: None.

**ANNOUNCEMENTS BY THE MAYOR:**

Mayor Ekdahl made the following Announcements:

1. There will be a Veterans' Day Ceremony held in Victory Park on Tuesday, November 11<sup>th</sup> at 11:00 a.m. At that time, the names of the Veterans that have been added to the Veterans Monument will be announced. We hope that you will join us.
2. Borough Hall will be open on Veterans' Day, Tuesday, November 11<sup>th</sup> this year. There will be garbage pickup and the Recycling Center will be open on November 11<sup>th</sup>.

Thank you for your cooperation.

**CONSIDERATION OF BILLS AND CLAIMS (RESOLUTION):**

Councilman Hemphill offered the following resolution and moved its adoption:

\$	10.80	NJ Dept Health/Sr Services
\$	89.00	Red Bank Veterinary Hospital
<hr/>		
\$	99.80	Animal Control Account
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\$	21,000.00	Fiore Paving Company
<hr/>		

\$	21,000.00	Capital Account
\$	110.25	Jeffrey R Surenian & Assoc LLC
\$	110.25	COAH Trust Fund
\$	330.70	Stephen Barrett
\$	200.00	Campership of Monmouth Cty Inc
\$	139.00	Career Development Institute
\$	15,597.00	Conner Strong & Buckelew
\$	2,382,793.34	Monmouth County Treasurer
\$	150,878.71	Monmouth County Treasurer (LIB)
\$	127,694.76	Monmouth County Treasurer (OS)
\$	290.00	Delaware Valley Utility
\$	68.50	Direct Energy Business
\$	1,525.20	Edwards Tire Co Inc
\$	9,458.50	First Priority Emergency
\$	53.64	Robert E Halligan
\$	236.11	Industrial Chem Lab & Services
\$	250.00	Jean's Canvas Products
\$	775.00	Kerrigan Electric Inc
\$	250.00	David Long & Krista Valentino
\$	20.00	Mazza & Sons Inc
\$	767.43	Mid-Atlantic Truck Centre Inc
\$	829.44	Monmouth County Tax Admin
\$	30.00	Monmouth County Police Academy
\$	550.00	Monmouth Fabricating LLC
\$	232.00	Monmouth County
\$	105.05	Naylor's Auto Parts
\$	9,068.80	New Jersey American Water
\$	377.97	NJ Natural Gas Co
\$	220.00	NJ State League of Municipalities
\$	83,131.15	State of NJ Pensions/Active
\$	40,930.37	State of NJ Pensions/Retiree
\$	10,836.00	Realty Data Systems LLC
\$	1,145.56	Republic Services of NJ LLC
\$	1,845.41	Reussille Law Firm LLC
\$	108.05	Thomas S Rogers
\$	2,814,327.83	Rumson Elementary School Dist
\$	2,276,174.41	RFH Regional High School
\$	2,102.26	Seaboard Welding Supply Inc
\$	250.00	Kristine Sheftel
\$	250.00	State Shorthand Reporting Serv
\$	811.57	Staples Advantage
\$	2,002.22	Trico Equipment Services LLC
\$	372.17	Trius Inc
\$	31.50	Up-Tite Fasteners Inc
\$	754.00	VNA of Central Jersey
\$	198.90	George Wall Lincoln
\$	7,938,012.55	Current Fund
\$	494.90	John Deere Landscaping
\$	200.00	Garrett Littman
\$	160.00	William O'Brien
\$	88.82	Sarah Orsay
\$	30.00	Edward Osmulski
\$	220.00	Bennett Todd Pelino
\$	120.00	Ethan Peters
\$	375.00	Courtney Setteducate
\$	290.00	Sickles Market
\$	1,978.72	Recreation Account
\$	1,000.00	Vision Landscape & Design

\$	1,000.00	Trust Account
\$	7,938,012.55	Current Fund Appropriations
\$	99.80	Animal Control Fund Expenses
\$	21,000.00	Capital Fund Disbursements
\$	1,978.72	Recreation Disbursements
\$	1,110.25	Trust Fund – Other Expenses
<hr/>		
\$	7,962,201.32	Total Of All Funds

Resolution seconded by Councilman Broderick I and carried on the following roll call vote:

In the affirmative: Atwell, Broderick, Day, Hemphill, Rubin and Shanley.

In the negative: None.

Absent: None.

**COMMENTS FROM THE COUNCIL:**

The Mayor afforded the members of the Council an opportunity to be heard at this time and no one responded.

**COMMENTS FROM THE PUBLIC:**

The Mayor afforded the members of the public an opportunity to be heard at this time on any matters regarding the meeting or general Borough matters and no one responded.

**Monmouth County Hazard Mitigation Plan:**

The Municipal Clerk/Administrator explained that as part of the Monmouth County Hazard Mitigation Plan the Borough was required to make a meeting available to the public to comment on the Monmouth County countywide Plan that was developed over the past two years. He reported that the prior plan had expired and, as part of FEMA’s program, the County municipalities were required to hold public hearings at which time residents of Monmouth County and, more specifically the residents of the Borough of Rumson for this meeting, could attend to comment on the County’s Draft Plan.

**NJ DCA Post Sandy Planning Assistance Grant Phase 2 and specifically the Flood Plain Management Plan and Borough Flood Plain Ordinance:**

The Municipal Clerk/Administrator explained that the New Jersey Department of Community Affairs (NJ DCA) had awarded the Borough of Rumson a very large grant to review different planning segments within the Borough. He reported that part of that Plan was to analyze the Borough’s Flood Plain Ordinances and Flood Plain Management Plan as part of the grant process. The Municipal Clerk/Administrator advised that the committee that was formed from members of the Planning and Zoning Boards and Borough Council would meet to review those items, but prior to meeting the Borough was required to solicit information and concerns regarding our current plans—specifically how the Borough allows the residents to build, required home elevations and heights, different areas in which we allow residents to build homes—so that when the committee does meet they will have the necessary feedback to discuss the ideas that have come out of the public comments.

The public was afforded an opportunity to be heard at this time on the two above matters and the following resident responded:

Richard Jones of 37 Navesink Avenue asked if this meeting would be the only chance that the public would have to comment.

Thomas Neff of T & M Associates stated that there would be another public hearing prior to the Plan being adopted and that it would take the Borough a few months to complete the whole process. He added that the County has given the Borough a thirty-day window for the Hazard Mitigation Plan that ends on November 17, 2014.

Mr. Jones asked how the Borough was going to spend the NJ DCA grant money on a longer term project.

The Municipal Clerk/Administrator reported that the grant was specifically for planning and was very descriptive on how the money was to be spent; it did not include any road improvements, bulkheads, berms, concrete, soil or the like, but its purpose was specifically for the planning process. He added that the total grant amount for this segment was \$50,000 and was to analyze what the Borough currently had and if our Borough Ordinances were up-to-date and met the latest FEMA and DEP requirements.

Mr. Jones stated that he thanked the Municipal Clerk/Administrator for his diligence in securing the grant money. He stated that he hadn't had much time to review the Hazard Mitigation Plan, but after reading Section 126 regarding the Natural Hazards Survey he wanted to ask if any of the grant money would be dedicated for mapping areas in the Borough that have had chronic problems with flooding, especially areas that have been beyond the stormwater capacity or no longer have an outlet because of grade changes and whatnot.

The Municipal Clerk/Administrator stated for those who were not familiar, that part of the plan was for the County to interview Monmouth County residents, and 14% of the surveyed residents in the completed survey highlighted stormwater as being a concern. He asked Mr. Jones if his point was that this should be part of the Borough's process as we move forward.

Mr. Jones stated that he wanted to know if some of the money could be directed at identifying and possibly correcting drainage problems in other areas of the Borough.

The Municipal Clerk/Administrator reported that the total of the overall grant was about \$275,000 divided up for a wide variety of different areas including: Emergency Planning, Master Planning, GIS Mapping, CRS Program (Community Rating System) for a Resilience Program for flood insurance, as well as other areas. He added that every category had to do with flooding in some respect—it may not always be stormwater, it may be storm related events rather than just a drainage issue. The Municipal Clerk/Administrator stated that with part of the grant money that was awarded as part of the GIS Program we would begin mapping all of the Borough's storm drains, keeping track of where they were located and where the outfall pipes were to enable us to develop a better maintenance plan to be able to address some of those issues. He added that every category had something to do with stormwater and we would be looking at those different areas to try to figure out a way to better address stormwater in the Borough on a whole.

Mr. Jones stated that the main change that he would recommend was to somehow get wider mapping area information to the engineers so that they could make better decisions about site planning for new construction—how the lot gets developed in areas with poor drainage or no outlet for drainage and how the lot development would impact the neighboring properties and drainage in the area. He added that presently engineers were required to do mapping only 50 feet beyond the property boundary.

Mr. Neff asked Mr. Jones if he was referring to actually surveying the stormwater system borough-wide so we could analyze the Borough system as a whole anytime there was development done.

Mr. Jones stated that the money wouldn't go far enough to do the whole Borough, but perhaps the areas that have a chronic problem could be identified as needing more care and control.

Mr. Neff stated that it was not something we would be able to do with this grant now, but it was something that could be put in the County's plan as one of our ideas for the future.

The Municipal Clerk/Administrator stated that it was a good idea and that we would make note and pass it on to the County; that was the purpose of this hearing to get just such input.

Mr. Jones thanked the Mayor and Council and Municipal Clerk/Administrator.

Mayor Ekdahl thanked Mr. Jones for his comments.

**ADJOURNMENT:**

---

On motion by Councilman Broderick, seconded by Councilman Rubin, the meeting adjourned at 4:14 p.m. All in favor.

Respectfully submitted,

---

Thomas S. Rogers, R.M.C.  
Municipal Clerk/Administrator

**PUBLIC NOTICE**  
**PUBLIC HEARING TO BE HELD ON THE ADOPTION OF THE 2015**  
**REEXAMINATION REPORT OF THE MASTER PLAN AND FLOODPLAIN**  
**MANAGEMENT PLAN**

**BOROUGH OF RUMSON PLANNING BOARD**

TAKE NOTICE that on April 13, 2015 at 7:30 p.m., the Planning Board of the Borough of Rumson will conduct a public hearing in the Borough of Rumson Borough Hall building located at 80 East River Road in Rumson Borough on the adoption of the 2015 Reexamination Report of the Master Plan with adoption of Amendments to the Master Plan, and adoption of a Floodplain Management Plan as an element of the Borough of Rumson's Master Plan. The 2015 Reexamination Report of the Master Plan includes amendments to the goals and objectives of the Master Plan that are designed to mitigate, reduce or prevent impacts to the community from natural disasters. The Floodplain Management Plan identifies and assesses flood hazards within the Borough and provides a set of actions designed to minimize flooding and mitigate the impacts of future flooding. The Floodplain Management Plan also evaluates options for wetland restoration and maintenance to mitigate potential storm surge. The recommendations from the Floodplain Management Plan include proposed amendments to the Borough's current Floodplain Development Protection Ordinance.

The documents amending the Master Plan that are the subject of the public hearing will be on file and available for public review and inspection in the Planning Board office during regular business hours, Monday through Friday, except holidays, 8:00 am to 4:00 pm, beginning on April 1, 2015.

The Planning Board may take official action at this meeting. Any interested party may appear at the public hearing to participate and offer comments on the proposed amendments.

Fred Andre  
Planning Board Secretary  
Borough of Rumson

**AGENDA  
PLANNING BOARD  
BOROUGH OF RUMSON  
April 13, 2015  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the January 5, 2015 and March 2, 2015 meetings.

**1. Introduction**

**Community Resiliency Plan/Master Plan Amendments  
Floodplain Management Plan**

**2. Executive Session** (if necessary).

**3. Adjournment.**

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service

**AGENDA  
PLANNING BOARD  
BOROUGH OF RUMSON  
May 4, 2015  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the April 13, 2015 meeting.

**1. Resolution**

Adoption of the 2015 Master Plan Reexamination Report and Master Plan Amendments and 2015 Flood Plain Management Plan Element.

**2. Executive Session** (if necessary).

**3. Adjournment.**

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service

## **Appendix C: Sample Letter to Outside Agencies**



YOUR GOALS. OUR MISSION.

November 26, 2014

US Army Corps of Engineers  
New York District  
26 Federal Plaza  
Room 2113  
New York, NY 10278

To Whom it May Concern;

The Borough of Rumson is currently in the process of preparing a Floodplain Management Plan to be incorporated as an element of the Borough Master Plan. The Floodplain Management Plan will identify and assess flood hazards within the Borough, establish the goals and objectives for floodplain management in Rumson, and present a series of actions designed to minimize flooding and mitigate the impacts from flooding in the future. The Plan is being funded through a Post- Sandy Planning Assistance Grant issued by the New Jersey Department of Community Affairs (DCA). As we continue to recover from the effects of Superstorm Sandy, the Borough has prioritized flood prevention and mitigation as key elements of its post-Sandy planning strategy. The project implements recommendations of the Strategic Recovery Planning Report (SRPR) adopted by the Borough Council in January of 2014.

As part of the Floodplain Management planning process, we are seeking the input of valued stakeholders to develop a foundation for assessing known hazards and flood impacts in Rumson. We would appreciate any information from your organization regarding flood hazards in the Borough of Rumson and/ or anything your agency or organization is doing that may affect flooding or properties in flood-prone areas. Additionally, we would like to invite you, or another representative of your agency or organization to become more actively involved in our floodplain management planning process. Your input and involvement in this planning process is important to help identify key floodplain management issues affecting the Borough of Rumson and to establish goals and objectives to make Rumson more resilient to flooding events in the future.

Please contact Christine Bell, Staff Planner, T&M Associates at 732-671-6400 or [cbell@tandmassociates.com](mailto:cbell@tandmassociates.com) on or before December 15, 2014 if you have any comments, suggestions, input, or would like to set up a meeting to discuss the floodplain management plan in greater detail.

Sincerely,

T & M Associates

Christine Bell, AICP, CFM

## Coordination with Outside Agencies

<b>Agency/Organization</b>	<b>Contact</b>	<b>Letter Sent On</b>	<b>Agency/Organization Response &amp; Notes</b>
Borough of Little Silver	Robert C. Neff, Jr.	11/26/2014	
Borough of Fair Haven	Benjamin Lucarelli	11/26/2014	Responded by email on 11/26/14 - will forward to Administrator for follow-up
Borough of Sea Bright	Dina Long	11/26/2014	
Monmouth County Planning Department - CRS User Group	Joe Barris	11/26/2014	Responded by email on 11/26/14 - sent us County draft HMP
Monmouth County Office of Emergency Management	Margaret Murnane Brooks	11/26/2014	Responded by email on 12/3 - will assist in any way possible
Borough of Rumson Police Department	Scott A. Paterson	11/26/2014	
Rumson Fire Company	Kevin McCarthy	11/26/2014	Responded by email 2/1/14 - will be chief in 2016
Oceanic Hook and Ladder Fire Company		11/26/2014	
Rumson First Aid Squad	Mary Nichols	11/26/2014	
Historic Preservation Commission	Charles Shay	11/26/2014	
Environmental Commission	Stephen Barrett	11/26/2014	
Recreation Commission	Sarah Orsay	11/26/2014	
Freehold Soil Conservation District	Ines Zimmerman	11/26/2014	
North Jersey Transportation Planning Authority	Zenobia Fields	11/26/2014	
Natural Resources Conservation Service	David Lamm	11/26/2014	Responded by email on 12/1/14 - may be able to provide review and comment on the study as it progresses
NJ Coastal Management Program		11/26/2014	
FEMA Region II	Howard Wolf	11/26/2014	Responded with a phone call on 12/4/14 - needed to further explain purpose of proposed Plan
US Army Corps of Engineers - New York District		11/26/2014	
American Red Cross - Jersey Coast Chapter		11/26/2014	
Clean Ocean Action	Cindy Zipf	11/26/2014	
American Littoral Society	Helen Henderson	11/26/2014	Responded with a phone call on 2/12/15 - 30 min phone conversation, followed with email information on stormwater regulations
Jacques Cousteau Reserve	Christopher Huch	11/26/2014	Responded by email on 12/1/15 - provided GIS maps and information. Met in person on 1/22/15 at CRS user group to discuss plan.
Shore Builders Association of Central Jersey	Gina Woolley	11/26/2014	
Comcast Cable	Lawrence Fary	11/26/2014	
New Jersey American Water	Paul Richards	11/26/2014	
JCP&L	William Uellner	11/26/2014	
New Jersey Department of Environmental Protection	John H. Moyle	11/26/2014	
New Jersey Department of Environmental Protection	Joseph Ruggeri	11/26/2014	
Middletown Township	Stephanie Murray	1/28/2015	
Borough of Monmouth Beach	Susan Howard	1/28/2015	

**Appendix D: Effective FIRM Maps**

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 17 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New Jersey State Plane FIPSZONE 2900. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
 NOAA, NWS512  
 National Geodetic Survey  
 SSMC-3, #9202  
 1115 East-West Highway  
 Silver Spring, Maryland 20910-3282  
 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the State of New Jersey Office of Information Technology. This information was derived from digital orthophotos produced at a scale of 1:2400 with a 1-foot pixel resolution from photography dated April 2002.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the relationship to floodplains for unregulated streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://masc.fema.gov>.

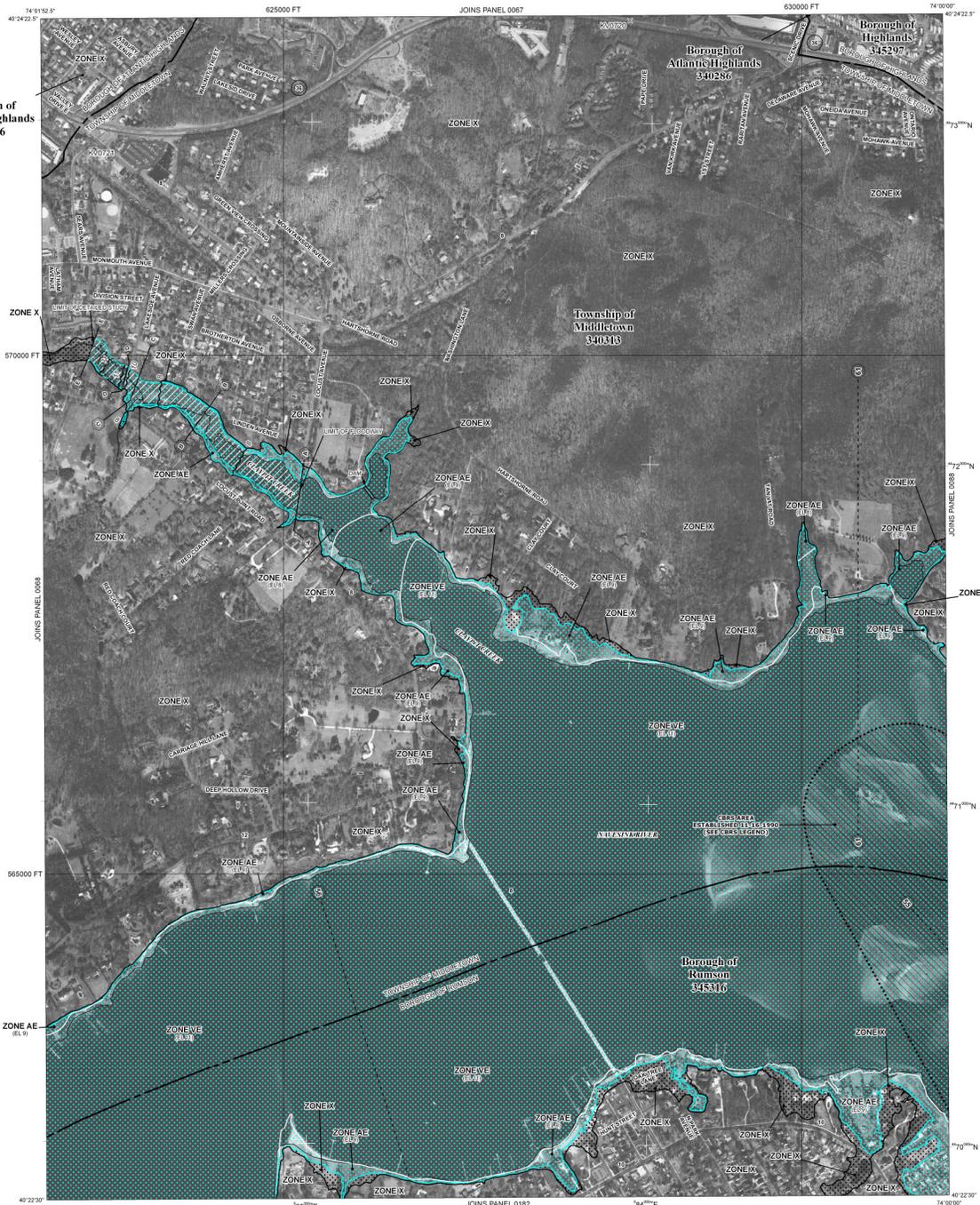
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND**

**11-16-1990 CBRS Area**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEVLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990. IN DESIGNATED CBRS AREAS.

**11-16-1991 Otherwise Protected Area (OPA)**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEVLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991. IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source maps for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (609) 446-9310.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AR9, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow or sloping terrain); average depth determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.

**ZONE AR9** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or shallower depths where less than 1 square mile, and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value, elevation in feet
- Base Flood Elevation value where uniform within zone elevation in feet

(EL 987)

1' referenced to the North American Vertical Datum of 1988

- Transect line
- Cross section line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid ticks: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

**MAP REPOSITORY**  
 Refer to listing of Map Repositories on Map Index.

**EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP**  
 September 25, 2009

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in a community, contact your insurance agent or call the National Flood Insurance Program at 1-800-338-6623.

**MAP SCALE 1" = 500'**

250 0 500 1000 FEET  
 0 150 300 METERS

**NFIP** PANEL 0696F

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 MONMOUTH COUNTY,  
 NEW JERSEY  
 (ALL JURISDICTIONS)

PANEL 69 OF 457  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COUNTIES	COMMUNITIES	NUMBER	PANEL	SUFFIX
MONMOUTH COUNTY	ATLANTIC HIGHLANDS	34025C	0696F	#
	MONMOUTH BOROUGH OF	34025C	0696F	#
	MIDDLETOWN BOROUGH OF	34025C	0696F	#
	RAMPTON BOROUGH OF	34025C	0696F	#

**NOTE**  
 THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT, AS AMENDED, AND MAINTAINED BY THE U.S. FISH AND WILDLIFE SERVICE.

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
 34025C0696F

**EFFECTIVE DATE**  
 SEPTEMBER 25, 2009

Federal Emergency Management Agency

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 10' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New Jersey State Plane FIPS/SCRS 2900. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
 NOAA, NWS/312  
 National Geodetic Survey  
 SSMC-3, #9202  
 1315 East-West Highway  
 Silver Spring, Maryland 20910-3282  
 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the State of New Jersey Office of Information Technology. This information was derived from digital orthophotos produced at a scale of 1:2400 with a 1-foot pixel resolution from photography dated April 2002.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the need to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program rates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://mmsc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-Map (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND**

**11-16-1990 CBRS Area**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

**11-16-1991 Otherwise Protected Area (OPA)**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source maps for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (609) 646-9310.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AR1, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.
- ZONE AR1** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
**ZONE D** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.  
**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**  
**OTHERWISE PROTECTED AREAS (OPAs)**  
 CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance flood boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value, elevation in feet<sup>1</sup>
- Base Flood Elevation value where uniform within zone, elevation in feet<sup>1</sup>

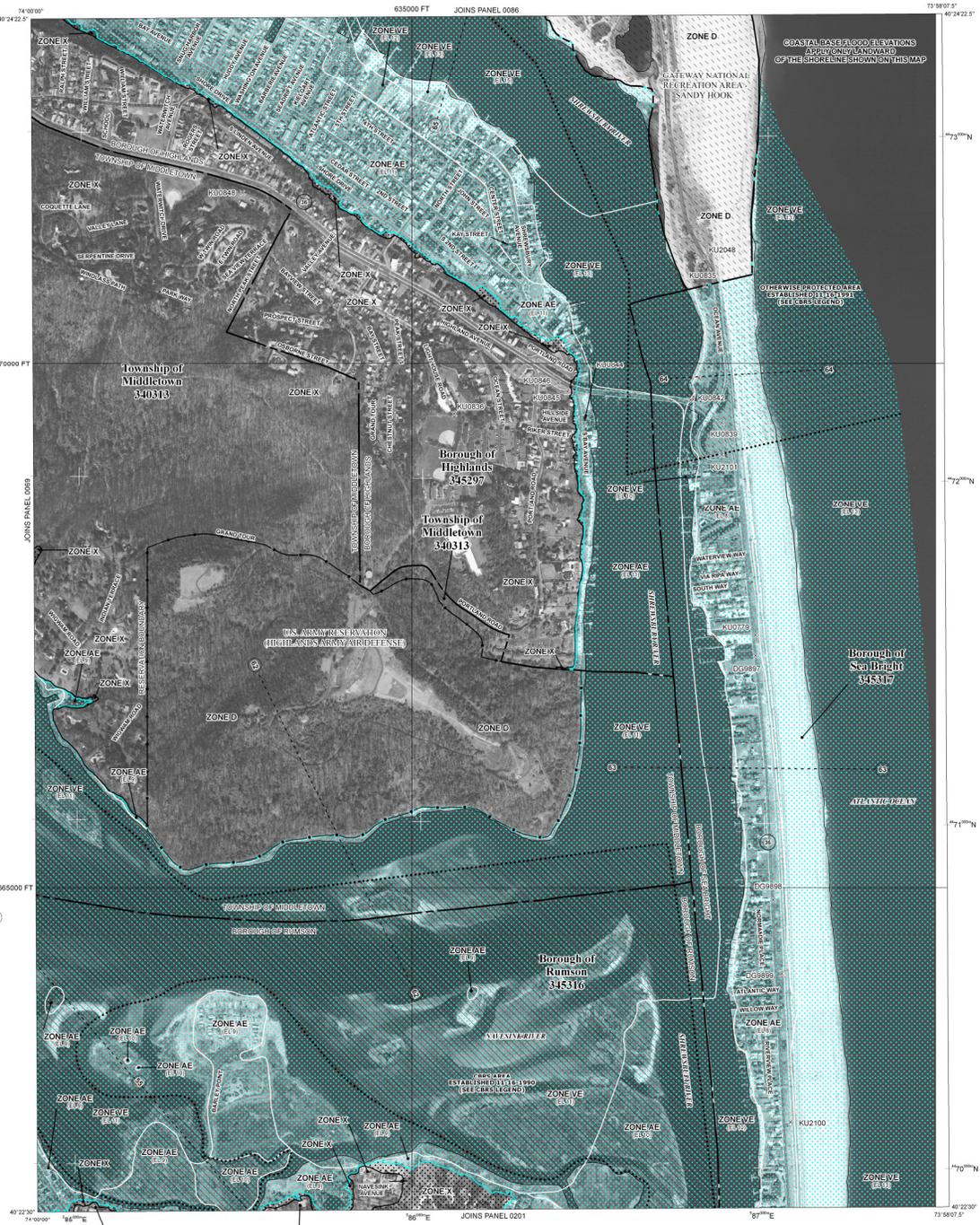
<sup>1</sup> Referenced to the North American Vertical Datum of 1988  
 Transsect line  
 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere  
 1000-meter Universal Transverse Mercator grid values, zone 18N  
 5000-foot grid ticks: New Jersey State Plane coordinate system (FIPS/SCRS 2900), Transverse Mercator projection

**MAP REPOSITORY**  
 Refer to listing of Map Repositories on Map Index.  
**EFFECTIVE DATE OF COUNTY/WIDE FLOOD INSURANCE RATE MAP**  
 September 25, 2009  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.  
 To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-358-9620.

**MAP SCALE 1" = 500'**

250 0 500 1000 FEET  
 150 0 150 300 METERS



**NFIP NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0088F

**FIRM FLOOD INSURANCE RATE MAP**

MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL 86 OF 457 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS			
COMMUNITY	NUMBER	PANEL	SUFFIX
HIGHLANDS, BOROUGH OF	345207	0088	F
MIDDLETOWN, TOWNSHIP OF	340313	0088	F
RUMSON, BOROUGH OF	345316	0088	F
SEA BRANT, BOROUGH OF	345317	0088	F

NOTE: THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM AS ESTABLISHED BY THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT REVISIONS. LEGISLATION.

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER 34025C0088F**

**EFFECTIVE DATE SEPTEMBER 25, 2009**

Federal Emergency Management Agency

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 17 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was New Jersey State Plane FIPSZONE 2900. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
 NOAA, NWS512  
 National Geodetic Survey  
 SSMC-3, #9202  
 1315 East-West Highway  
 Silver Spring, Maryland 20910-3282  
 (301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the State of New Jersey Office of Information Technology. This information was derived from digital orthophotos produced at a scale of 1:2400 with a 1-foot pixel resolution from photography dated April 2002.

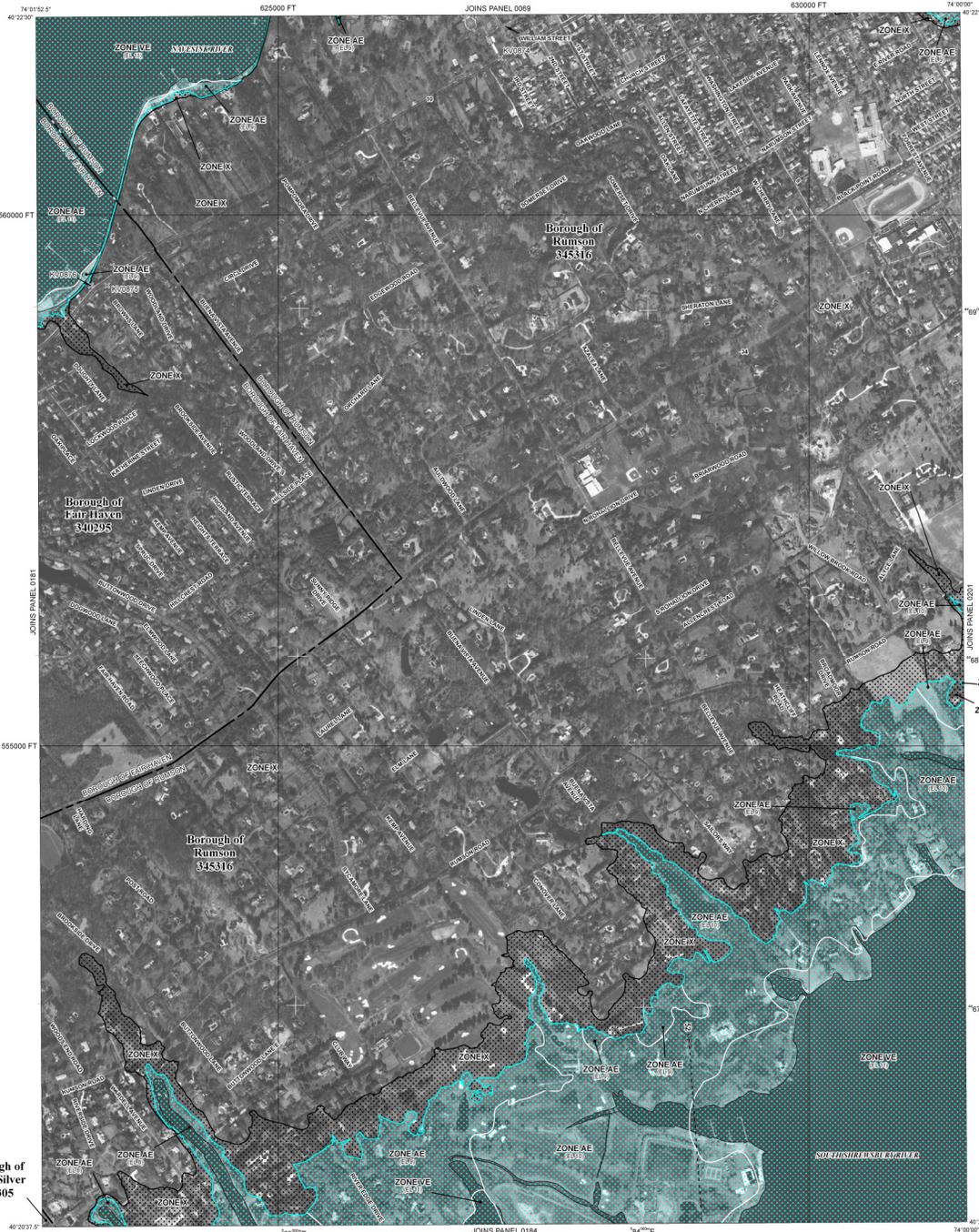
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the need to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

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Contact the **FEMA Map Service Center** at 1-800-358-6616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-6620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-6271) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AR1, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.

**ZONE AR1** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot to drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE D** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE O** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone O boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value, elevation in feet
- Base Flood Elevation value uniform within zone, elevation in feet

1<sup>a</sup> Referenced to the North American Vertical Datum of 1988

- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid ticks: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

**MAP REPOSITORY**

Refer to listing of Map Repositories on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**

September 25, 2009

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-338-6363.

**MAP SCALE 1" = 500'**

250 0 500 1000 FEET  
 75 0 150 300 METERS

**Borough of Little Silver 340305**

**NFIP**

**PANEL 0182F**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)**

**PANEL 182 OF 457**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
FARM HAVEN, BOROUGH OF	340201	0182	F
LITTLE SILVER, BOROUGH OF	340305	0182	F
RUMSON, BOROUGH OF	340516	0182	F

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER 34025C0182F**

**EFFECTIVE DATE SEPTEMBER 25, 2009**

**Federal Emergency Management Agency**

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

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Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

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To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the State of New Jersey Office of Information Technology. This information was derived from digital orthophotos produced at a scale of 1:2400 with a 1-foot pixel resolution from photography dated April 2002.

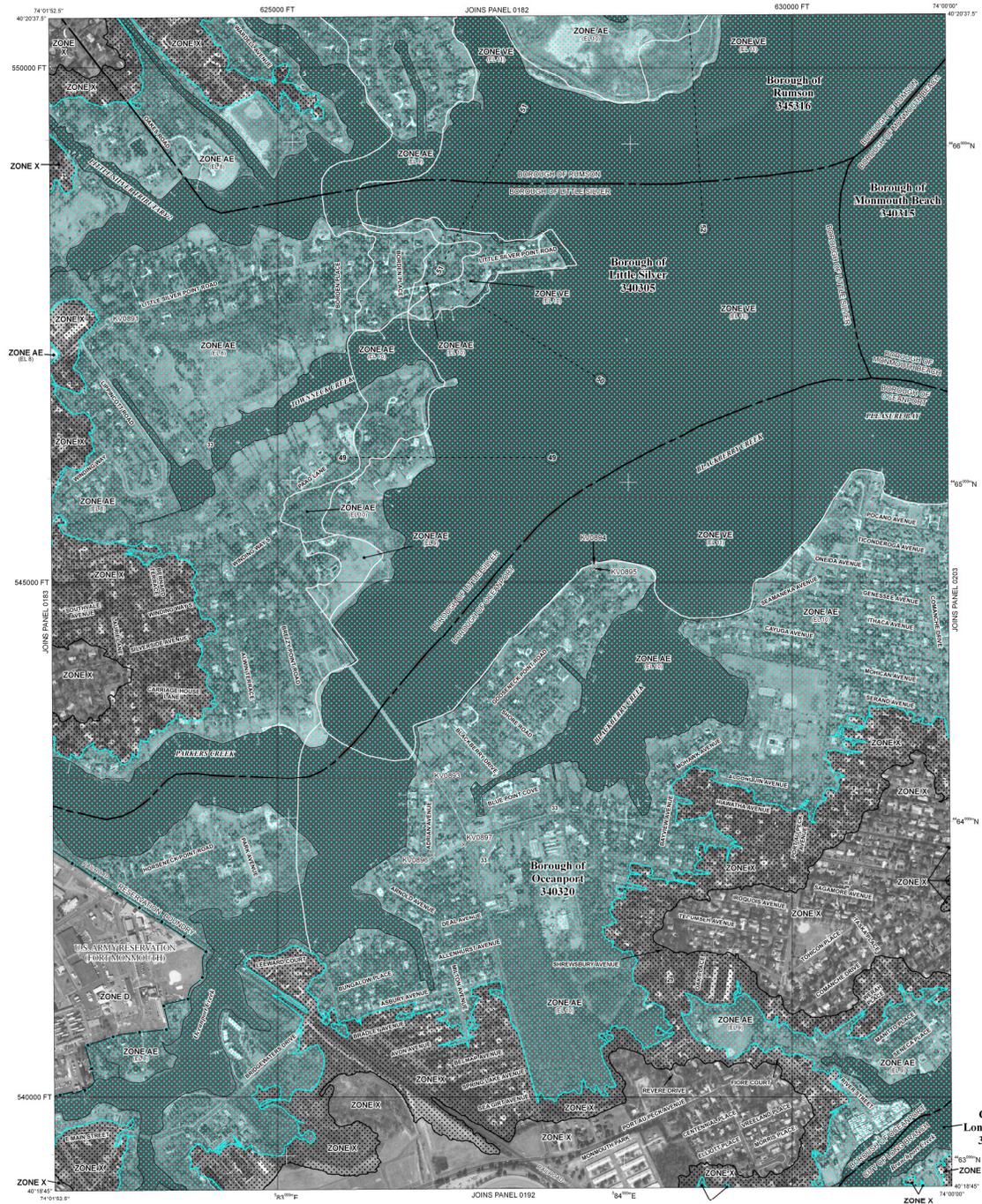
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**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AR1, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depth determined. (Areas of shallow fan flooding, velocities also determined.)

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.

**ZONE AR1** Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE D** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value, elevation in feet\*
- Base Flood Elevation value where uniform within zone, elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988

- Transect line
- Cross section line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid ticks: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

**MAP REPOSITORY**  
 Refer to listing of Map Repositories on Map Index.

**EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP**  
 September 25, 2009

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

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**MAP SCALE 1" = 500'**

250 0 500 1000 FEET  
 150 0 150 300 METERS

**NFIP NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0184F

**FIRM FLOOD INSURANCE RATE MAP**

**MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)**

PANEL 184 OF 457  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	DATE
LITTLE SILVER BOROUGH OF	340031	0184	09/25/09
CITY OF OCEANPORT	340032	0184	09/25/09
CITY OF LONG BRANCH	340033	0184	09/25/09
CITY OF OCEANPORT	340034	0184	09/25/09
CITY OF OCEANPORT	340035	0184	09/25/09
CITY OF OCEANPORT	340036	0184	09/25/09
CITY OF OCEANPORT	340037	0184	09/25/09
CITY OF OCEANPORT	340038	0184	09/25/09
CITY OF OCEANPORT	340039	0184	09/25/09
CITY OF OCEANPORT	340040	0184	09/25/09
CITY OF OCEANPORT	340041	0184	09/25/09
CITY OF OCEANPORT	340042	0184	09/25/09
CITY OF OCEANPORT	340043	0184	09/25/09
CITY OF OCEANPORT	340044	0184	09/25/09
CITY OF OCEANPORT	340045	0184	09/25/09
CITY OF OCEANPORT	340046	0184	09/25/09
CITY OF OCEANPORT	340047	0184	09/25/09
CITY OF OCEANPORT	340048	0184	09/25/09
CITY OF OCEANPORT	340049	0184	09/25/09
CITY OF OCEANPORT	340050	0184	09/25/09
CITY OF OCEANPORT	340051	0184	09/25/09
CITY OF OCEANPORT	340052	0184	09/25/09
CITY OF OCEANPORT	340053	0184	09/25/09
CITY OF OCEANPORT	340054	0184	09/25/09
CITY OF OCEANPORT	340055	0184	09/25/09
CITY OF OCEANPORT	340056	0184	09/25/09
CITY OF OCEANPORT	340057	0184	09/25/09
CITY OF OCEANPORT	340058	0184	09/25/09
CITY OF OCEANPORT	340059	0184	09/25/09
CITY OF OCEANPORT	340060	0184	09/25/09
CITY OF OCEANPORT	340061	0184	09/25/09
CITY OF OCEANPORT	340062	0184	09/25/09
CITY OF OCEANPORT	340063	0184	09/25/09
CITY OF OCEANPORT	340064	0184	09/25/09
CITY OF OCEANPORT	340065	0184	09/25/09
CITY OF OCEANPORT	340066	0184	09/25/09
CITY OF OCEANPORT	340067	0184	09/25/09
CITY OF OCEANPORT	340068	0184	09/25/09
CITY OF OCEANPORT	340069	0184	09/25/09
CITY OF OCEANPORT	340070	0184	09/25/09
CITY OF OCEANPORT	340071	0184	09/25/09
CITY OF OCEANPORT	340072	0184	09/25/09
CITY OF OCEANPORT	340073	0184	09/25/09
CITY OF OCEANPORT	340074	0184	09/25/09
CITY OF OCEANPORT	340075	0184	09/25/09
CITY OF OCEANPORT	340076	0184	09/25/09
CITY OF OCEANPORT	340077	0184	09/25/09
CITY OF OCEANPORT	340078	0184	09/25/09
CITY OF OCEANPORT	340079	0184	09/25/09
CITY OF OCEANPORT	340080	0184	09/25/09
CITY OF OCEANPORT	340081	0184	09/25/09
CITY OF OCEANPORT	340082	0184	09/25/09
CITY OF OCEANPORT	340083	0184	09/25/09
CITY OF OCEANPORT	340084	0184	09/25/09
CITY OF OCEANPORT	340085	0184	09/25/09
CITY OF OCEANPORT	340086	0184	09/25/09
CITY OF OCEANPORT	340087	0184	09/25/09
CITY OF OCEANPORT	340088	0184	09/25/09
CITY OF OCEANPORT	340089	0184	09/25/09
CITY OF OCEANPORT	340090	0184	09/25/09
CITY OF OCEANPORT	340091	0184	09/25/09
CITY OF OCEANPORT	340092	0184	09/25/09
CITY OF OCEANPORT	340093	0184	09/25/09
CITY OF OCEANPORT	340094	0184	09/25/09
CITY OF OCEANPORT	340095	0184	09/25/09
CITY OF OCEANPORT	340096	0184	09/25/09
CITY OF OCEANPORT	340097	0184	09/25/09
CITY OF OCEANPORT	340098	0184	09/25/09
CITY OF OCEANPORT	340099	0184	09/25/09
CITY OF OCEANPORT	340100	0184	09/25/09

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**MAP NUMBER 34025C0184F**

**EFFECTIVE DATE SEPTEMBER 25, 2009**

Federal Emergency Management Agency

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**COASTAL BARRIER RESOURCES SYSTEM (CBRS) LEGEND**

**11-16-1990 CBRS Area**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1990, IN DESIGNATED CBRS AREAS.

**11-16-1991 Otherwise Protected Area (OPA)**  
 FLOOD INSURANCE NOT AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER NOVEMBER 16, 1991, IN DESIGNATED OPAs WITHIN THE CBRS.

Boundaries of the John H. Clarke Coastal Barrier Resources System (CBRS) shown on this FIRM were transferred from the official CBRS source maps for this area and are depicted on this FIRM for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and maintained by the U.S. Fish and Wildlife Service (FWS). The official CBRS maps used to determine whether or not an area is located within the CBRS are available for download at <http://www.fws.gov>. For an official determination of whether or not an area is located within the CBRS, or for any questions regarding the CBRS, please contact the FWS field office for this area at (609) 646-9310.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AR1, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance flood.

**ZONE AR1** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment to not the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot in which flood depths are less than 1.5 feet; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS** Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value, elevation in feet

Base Flood Elevation value where uniform within zone, elevation in feet

Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

87°07'45", 32°22'30"

76°10" W

1000-meter Universal Transverse Mercator grid values, zone 18N

5000-foot grid ticks: New Jersey State Plane coordinate system (FIPSZONE 2900), Transverse Mercator projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

• M1.5 River Mile

**MAP REPOSITORY**

Refer to listing of Map Repositories on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**

September 25, 2009

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-338-6262.

**MAP SCALE 1" = 500'**

250 0 500 1000 FEET

150 0 150 300 METERS

**NFIP NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0201F**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)**

**PANEL 201 OF 457**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COUNTY	PANEL NUMBER	SHEET #
MONMOUTH COUNTY	0201F	0001 #
MONMOUTH COUNTY	0201F	0002 #
MONMOUTH COUNTY	0201F	0003 #
MONMOUTH COUNTY	0201F	0004 #

**NOTE**

THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM (CBRS) AND OTHER AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE COASTAL BARRIER RESOURCES SYSTEM IS A FEDERAL PROGRAM ESTABLISHED BY THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENACTED LEGISLATION.

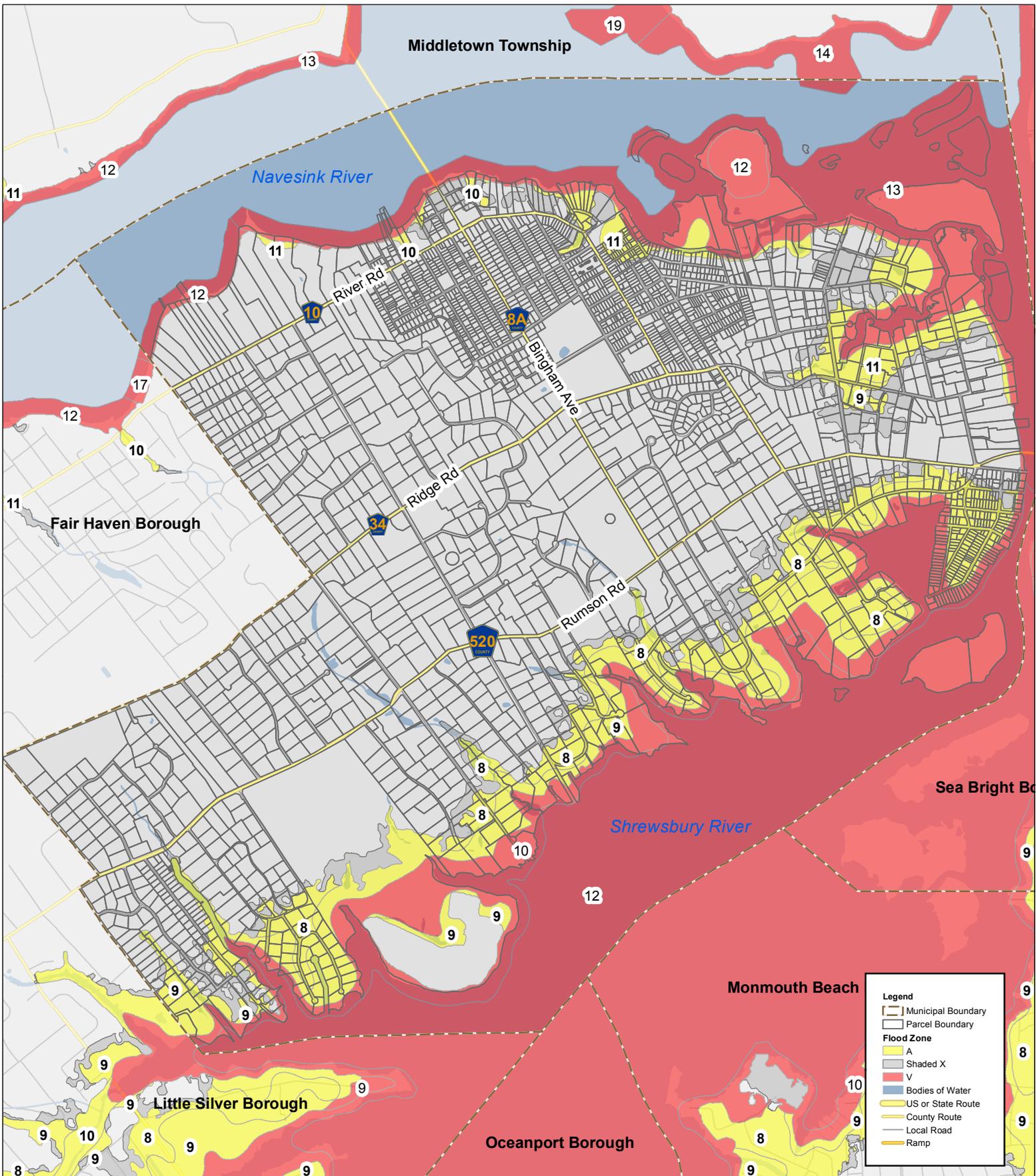
**Notice to User:** The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
 34025C0201F

**EFFECTIVE DATE**  
 SEPTEMBER 25, 2009

**Federal Emergency Management Agency**

**Appendix E: Advisory Base Flood Map**



**Legend**

- Municipal Boundary
- Parcel Boundary
- Flood Zone**
- A
- Shaded X
- V
- Bodies of Water
- US or State Route
- County Route
- Local Road
- Ramp



T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

0 0.1 0.2 0.4 0.6 0.8 Miles

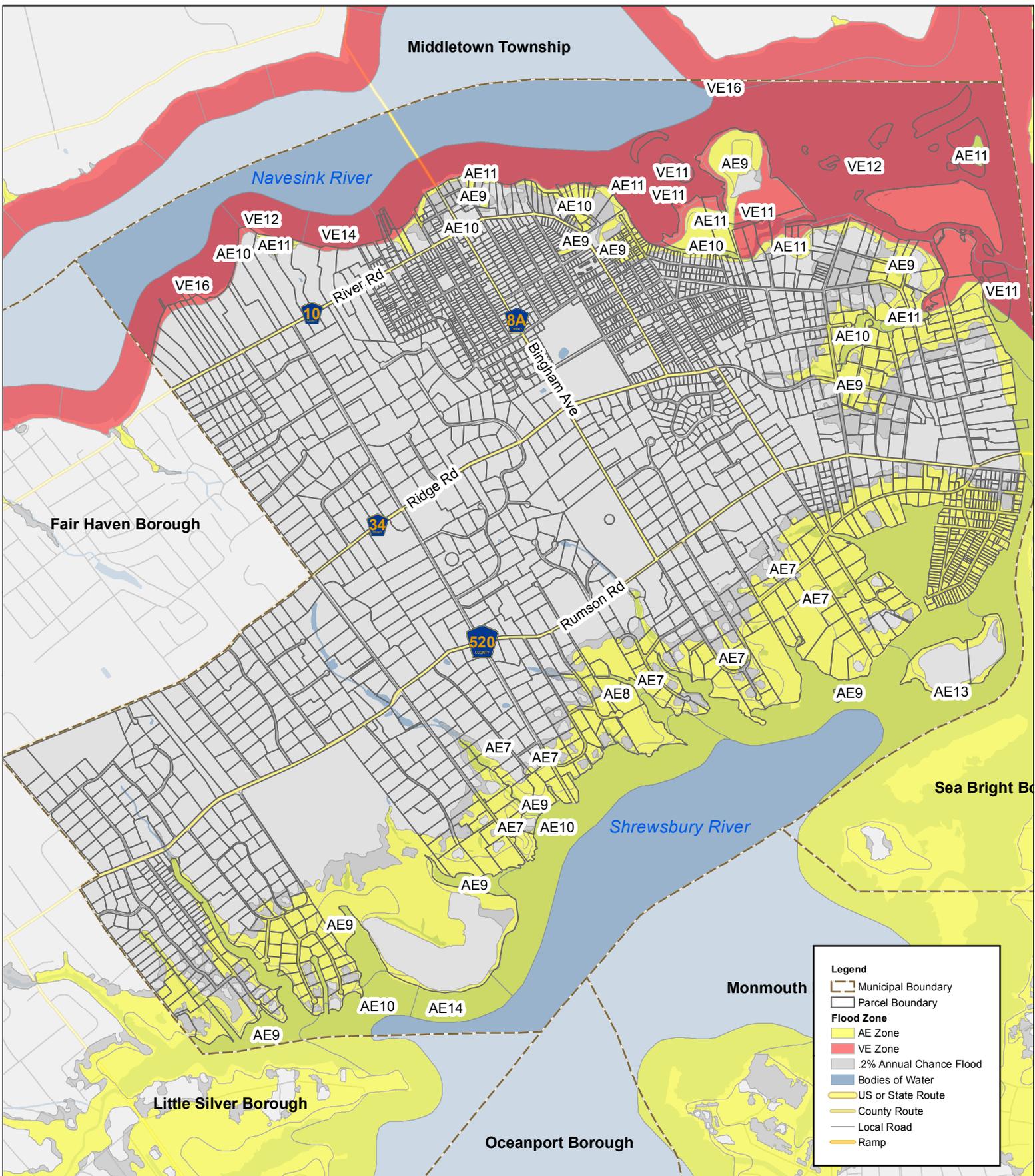
Prepared by: CLB, 2/19/2015  
 Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
 H:\RMSN\01697\GIS\Projects\Advisory Flood Maps.mxd

**Advisory Base Flood Map  
 Borough of Rumson  
 Monmouth County, New Jersey  
 Issued: Dec. 12, 2012**



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

## **Appendix F: Preliminary FIRM Map**



**Legend**

- Municipal Boundary
- Parcel Boundary
- Flood Zone**
- AE Zone
- VE Zone
- .2% Annual Chance Flood
- Bodies of Water
- US or State Route
- County Route
- Local Road
- Ramp



T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

0 0.1 0.2 0.4 0.6 0.8 Miles

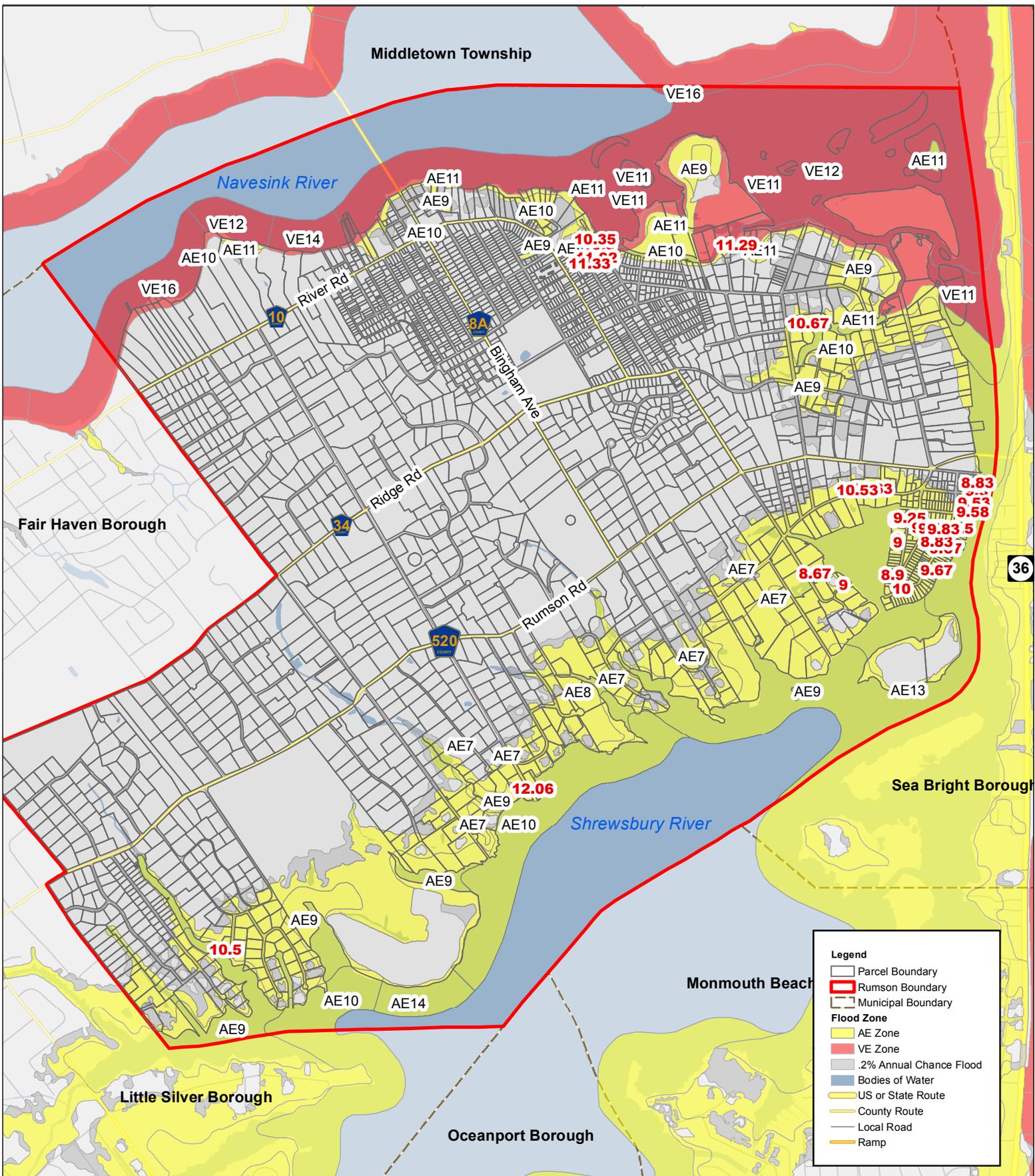
Prepared by: CLB, 2/19/2015  
 Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
 H:\RMSN\01697\GIS\Projects\PFIRMS.mxd

**Preliminary FIRM**  
**Borough of Rumson**  
**Monmouth County, New Jersey**  
**Issued: Jan. 31, 2014**



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State authorized.

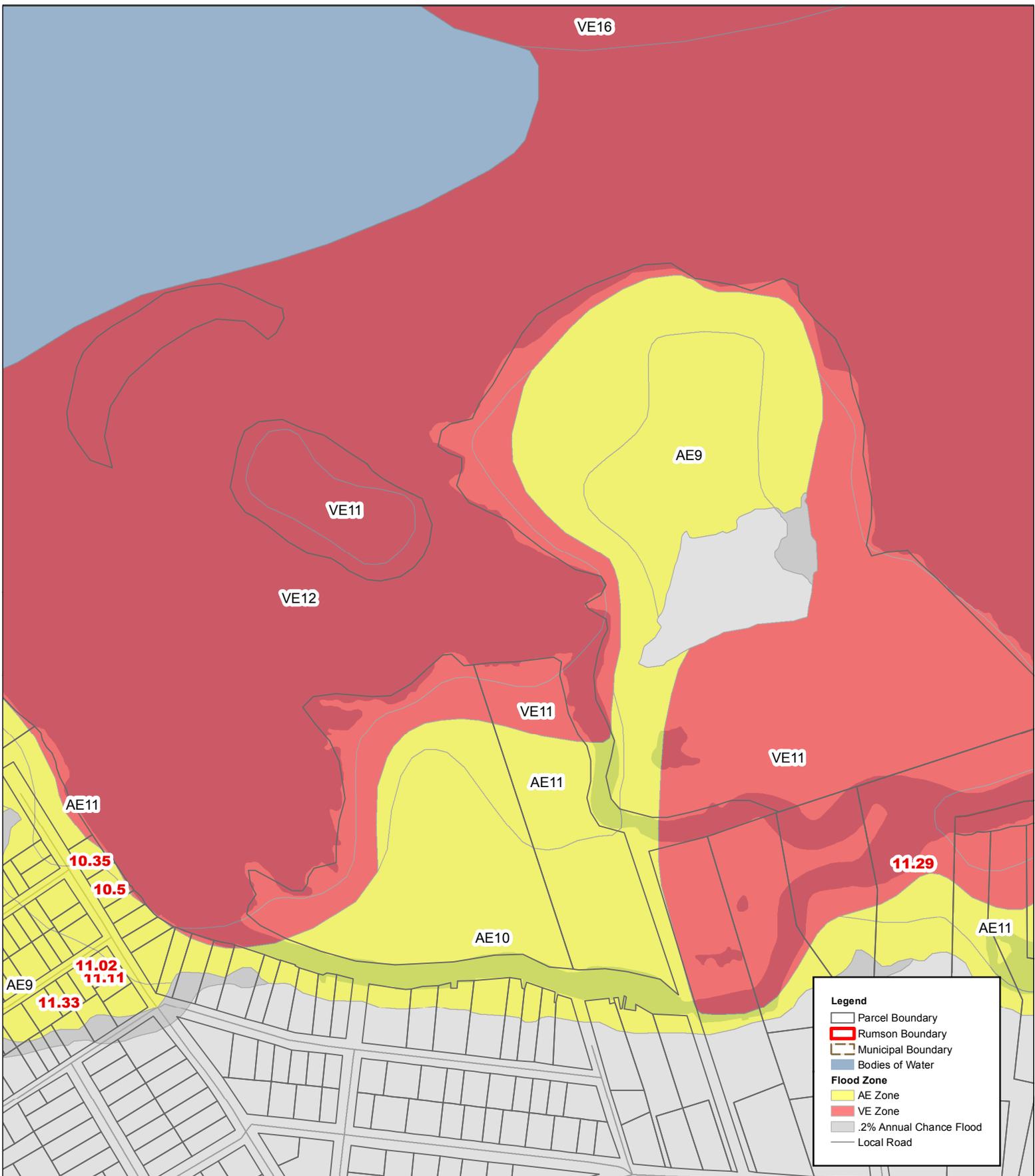
## **Appendix G: Superstorm Sandy Surge Elevation Maps**



## Sandy Flood Water Elevations Borough of Rumson Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



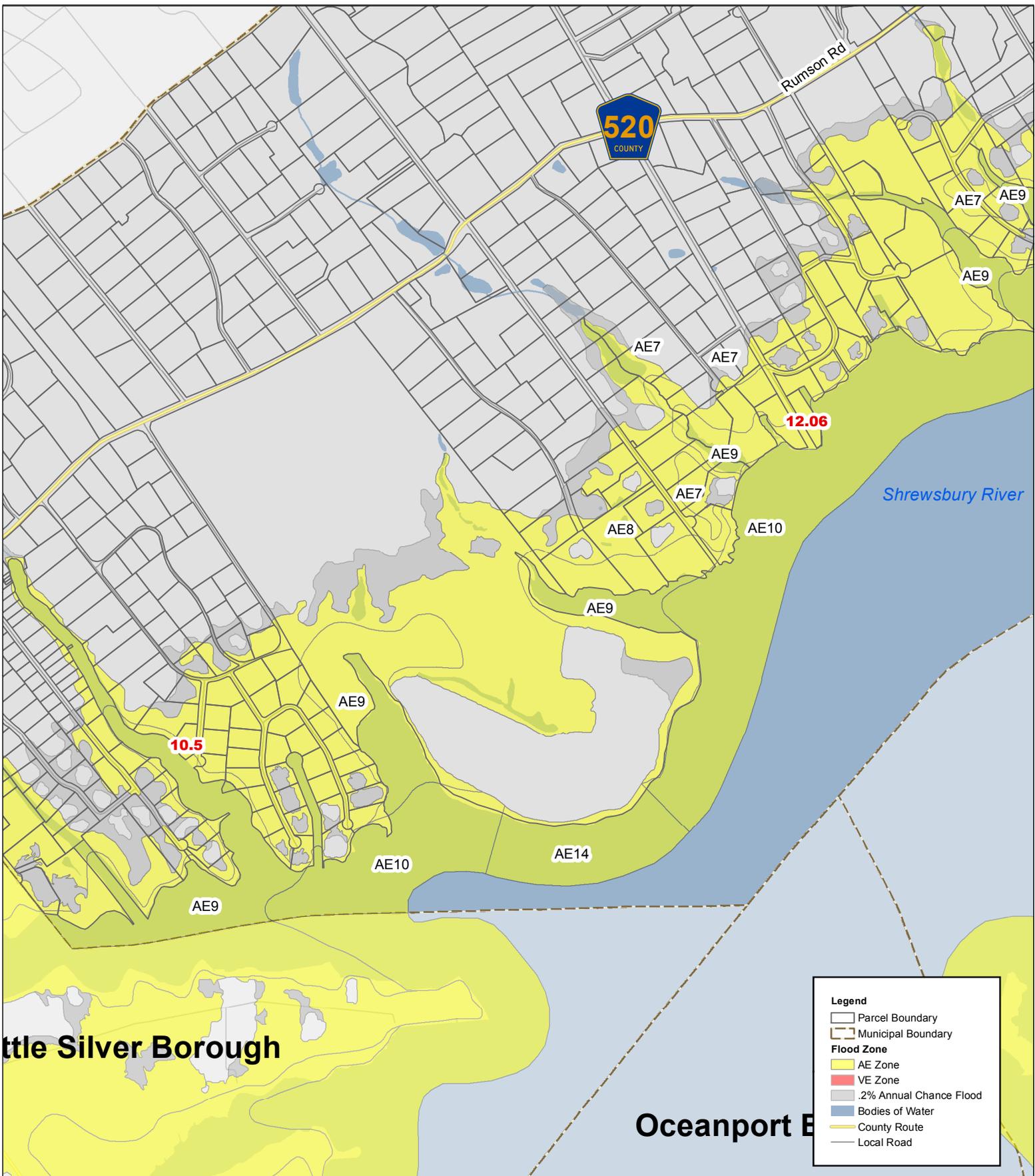
T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

Prepared by: CLB, 2/11/2015  
 Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
 H:\RMSN\01697\GIS\Projects\Sandy Elevations\_north.mxd

## Sandy Flood Water Elevations - North Borough of Rumson Monmouth County, New Jersey



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

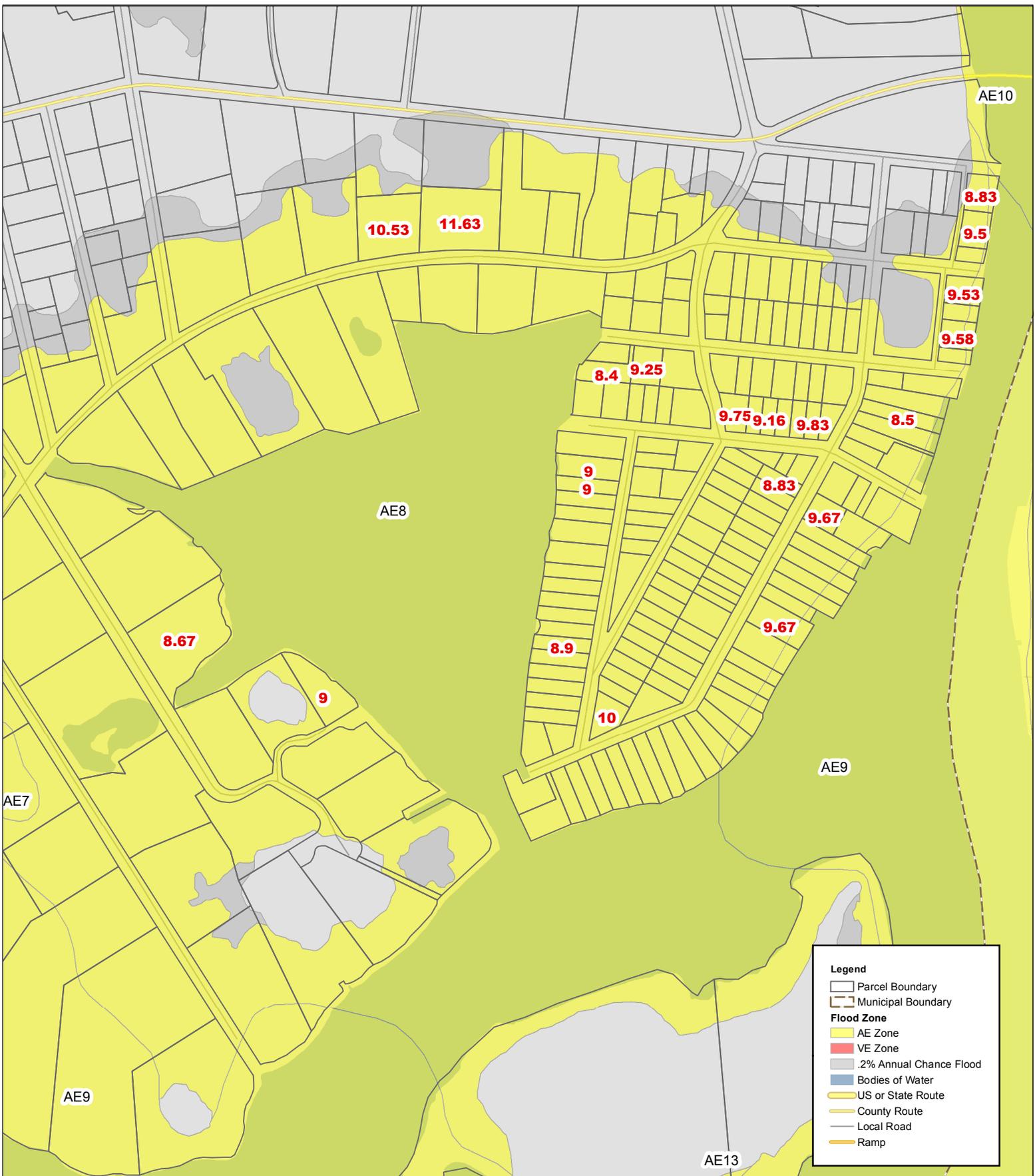
0 0.05 0.1 0.2 0.3 0.4 Miles

Prepared by: CLB, 2/11/2015  
 Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
 H:\RMSN\01697\GIS\Projects\Sandy Elevations\_SW.mxd

**Sandy Flood Water Elevations - Southwest  
 Borough of Rumson  
 Monmouth County, New Jersey**



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



**Legend**

- Parcel Boundary
- Municipal Boundary
- Flood Zone**
- AE Zone
- VE Zone
- .2% Annual Chance Flood
- Bodies of Water
- US or State Route
- County Route
- Local Road
- Ramp



T&M Associates  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365

## Sandy Flood Water Elevations - West Park Neighborhood Borough of Rumson Monmouth County, New Jersey

0 0.0225 0.045 0.09 0.135 0.18 Miles

Prepared by: CLB, 2/24/2015  
 Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
 H:\RMSN\01697\GIS\Projects\Sandy Elevations\_west park.mxd



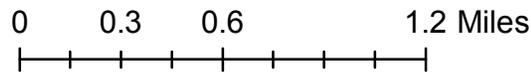
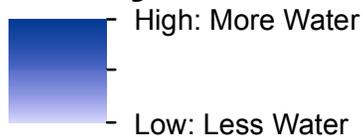
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

# Sandy Storm Surge Rumson Borough

## Legend

-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes

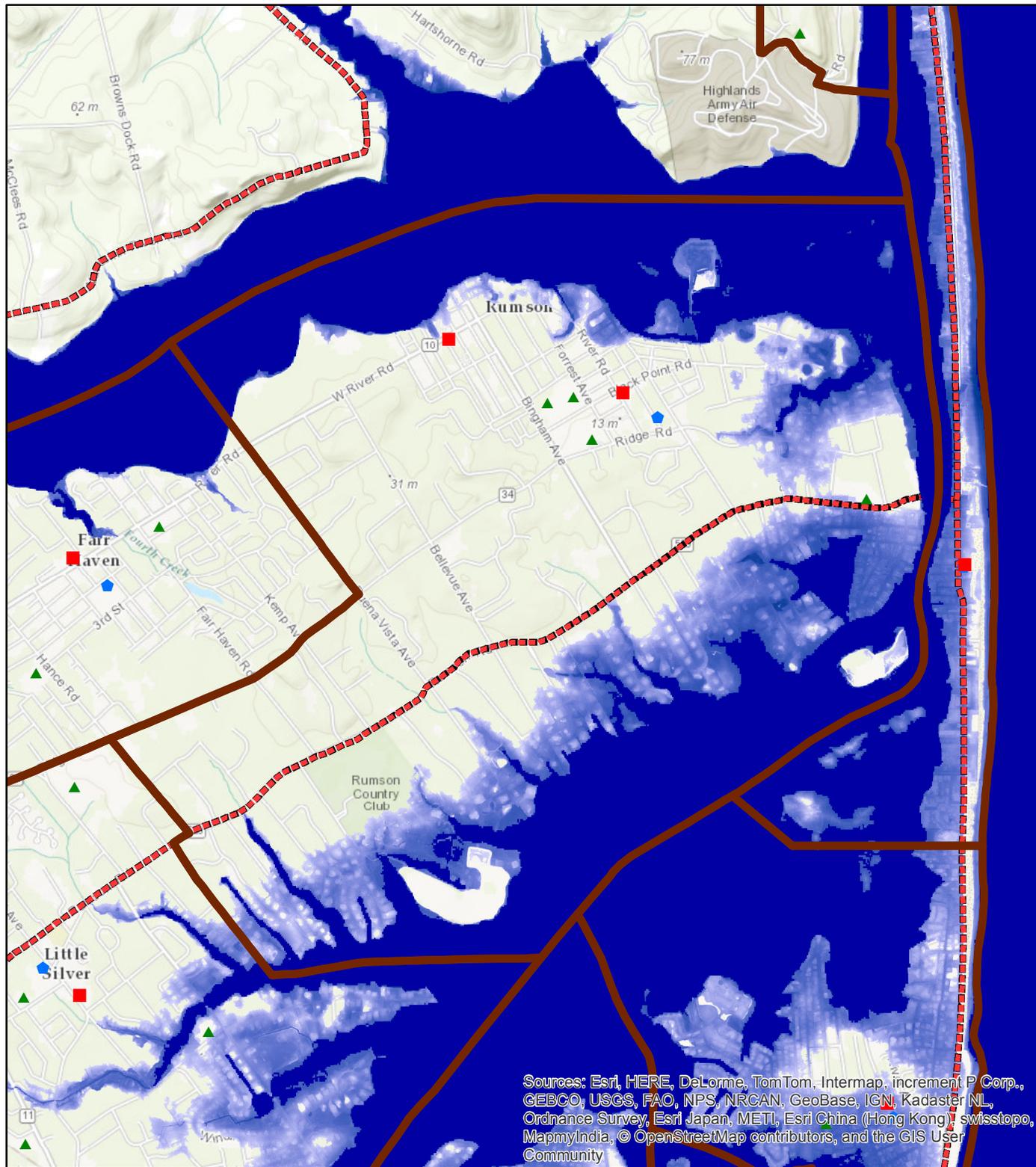
## Sandy Storm Surge



Year 2010 Population: 7122

This map depicts the Sandy Storm Surge extents provided by FEMA. The depths are ranged in meters of inundation above ground level and are categorized in the legend above.

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

## **Appendix H: Repetitive Loss Areas Map**

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Map is not public information.

**Appendix I: Critical Facilities Map**

# Critical Facilities

## Borough of Rumson

### Critical Facilities

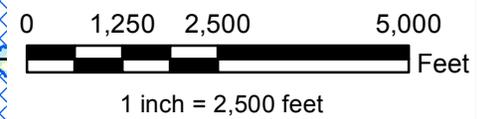
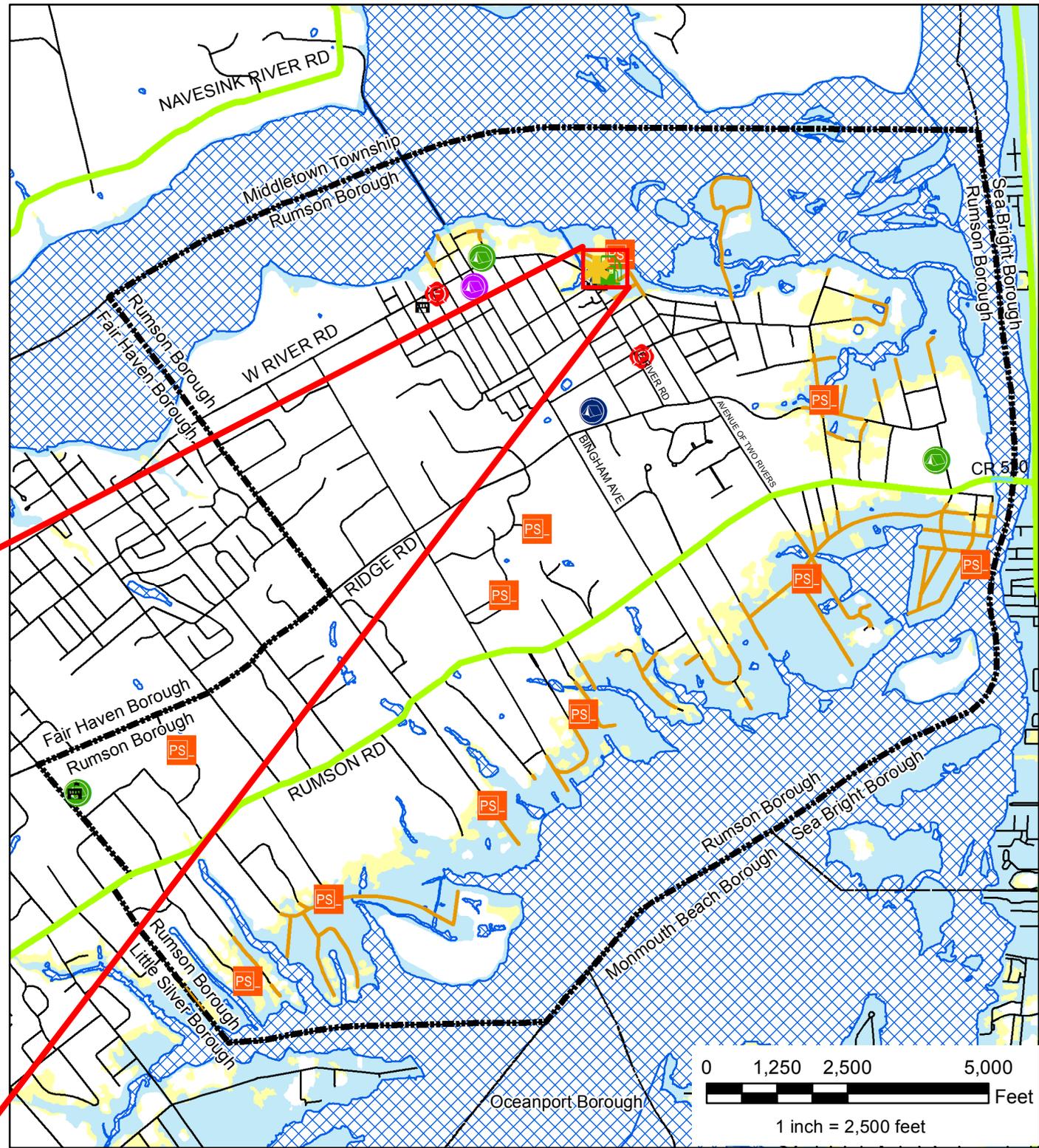
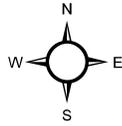
-  Emergency Medical Center
-  Firehouse
-  Shelter
-  Comfort Station
-  Alternate Shelter/Transfer Center
-  City Facilities
-  Daycare
-  Fuel Storage Station
-  Police Station
-  Pump Station

### Flooded Roads

-  Local Road
-  County Road
-  Evacuation Routes
-  Open Water

### 2014 Preliminary Floodplain

-  100-yr
-  500-yr



**Appendix J: SLOSH Maps**

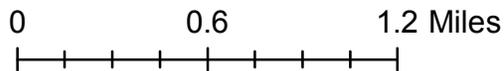
# Category 1 SLOSH Model Rumson Borough

## Legend

-  Municipality
-  Schools
-  Assisted Living
-  Law Enforcement
-  Hospitals
-  Fire Stations
-  Evacuation Routes

## Category 1 SLOSH

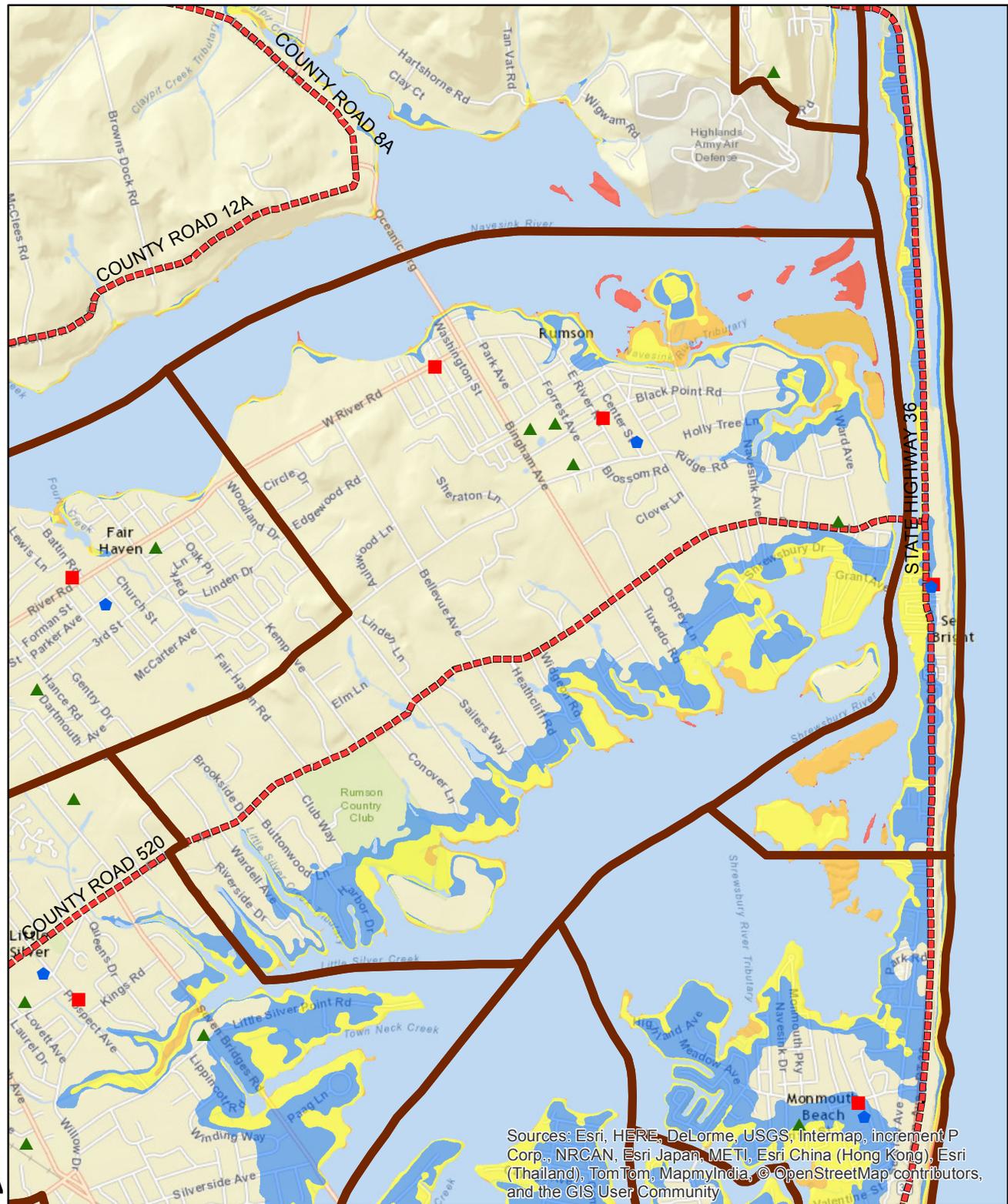
-  0 - 3 Feet Above Ground Level
-  3 - 6
-  6 - 9
-  > 9



Year 2010 Population: 7122

This map depicts the SLOSH model extents provided by NOAA. The depths are ranged from 0-9 or greater feet of inundation above ground level and are categorized in the legend above.

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

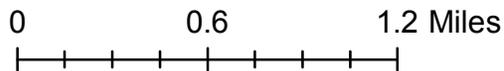
# Category 2 SLOSH Model Rumson Borough

## Legend

-  Municipality
-  Schools
-  Assisted Living
-  Law Enforcement
-  Hospitals
-  Fire Stations
-  Evacuation Routes

## Category 2 SLOSH

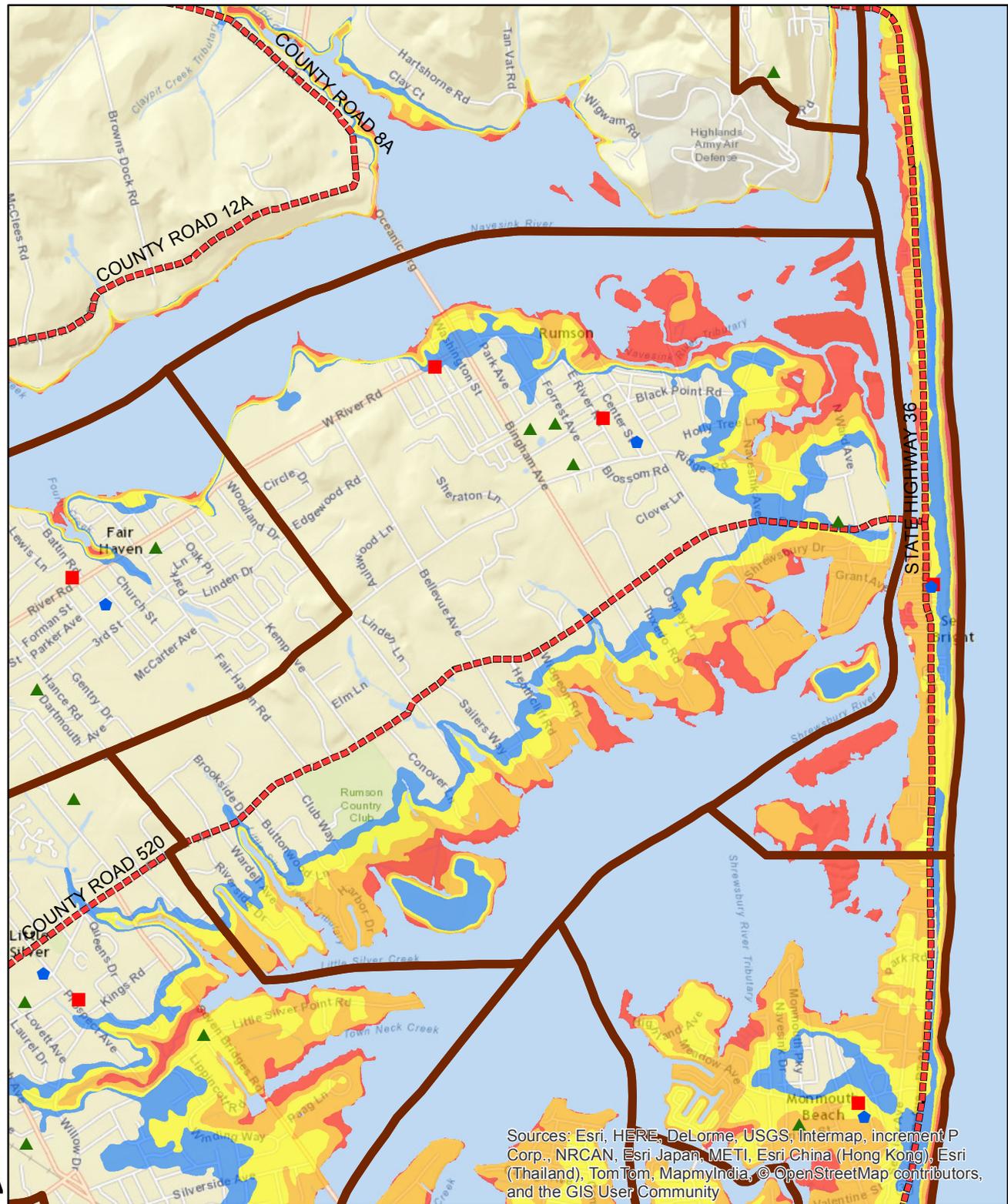
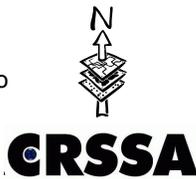
-  0 - 3 Feet Above Ground Level
-  3 - 6
-  6 - 9
-  > 9



Year 2010 Population: 7122

This map depicts the SLOSH model extents provided by NOAA. The depths are ranged from 0-9 or greater feet of inundation above ground level and are categorized in the legend above.

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

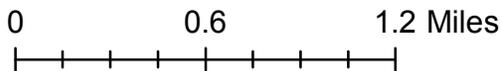
# Category 3 SLOSH Model Rumson Borough

## Legend

-  Municipality
-  Schools
-  Assisted Living
-  Law Enforcement
-  Hospitals
-  Fire Stations
-  Evacuation Routes

## Category 3 SLOSH

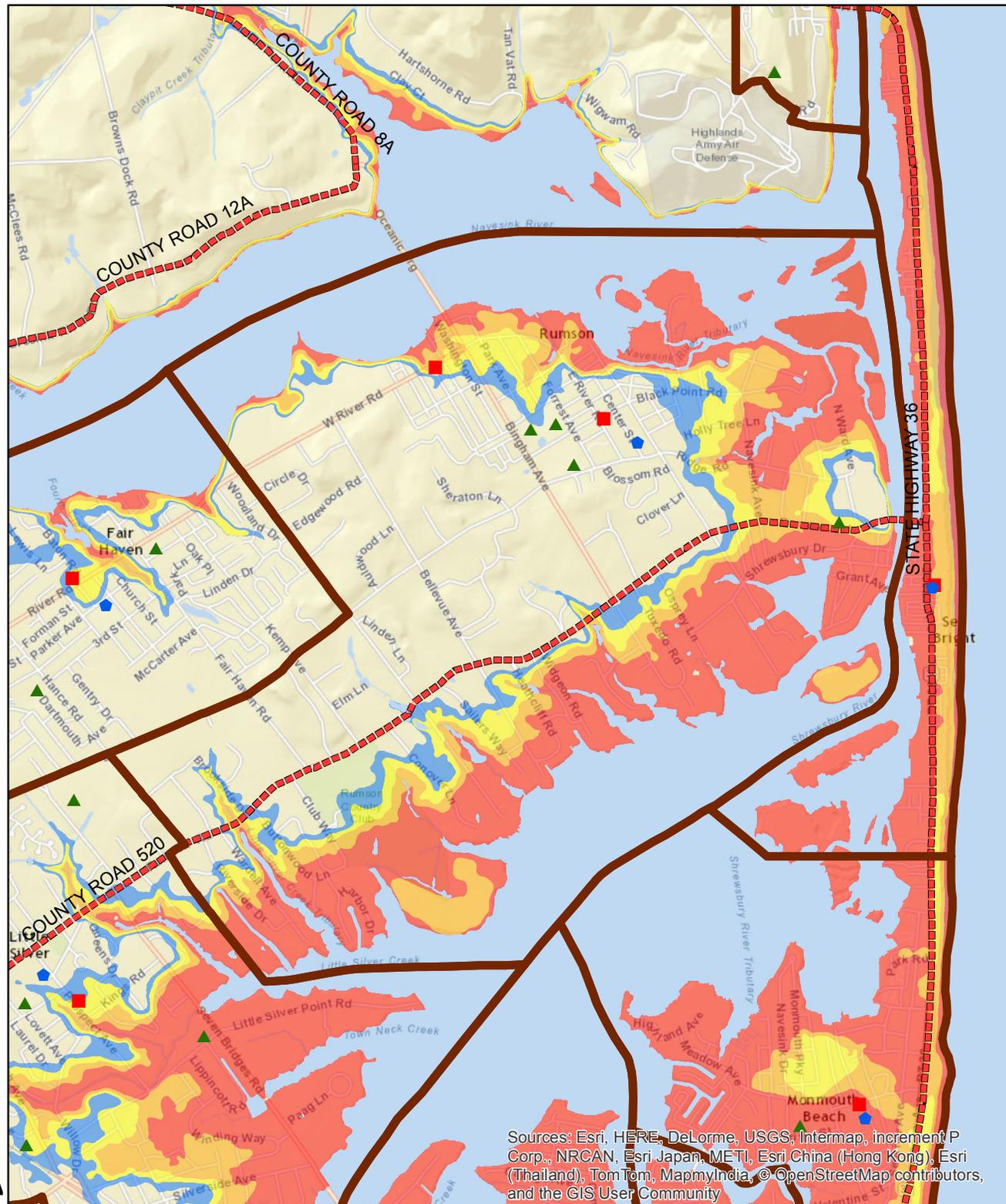
-  0 - 3 Feet Above Ground Level
-  3 - 6
-  6 - 9
-  > 9



Year 2010 Population: 7122

This map depicts the SLOSH model extents provided by NOAA. The depths are ranged from 0-9 or greater feet of inundation above ground level and are categorized in the legend above.

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



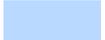
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

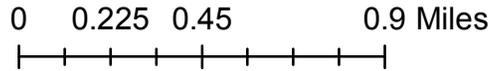
**Appendix K: Sea Level Rise Maps**

# 1 foot of Sea Level Rise

## Rumson Borough

### Legend

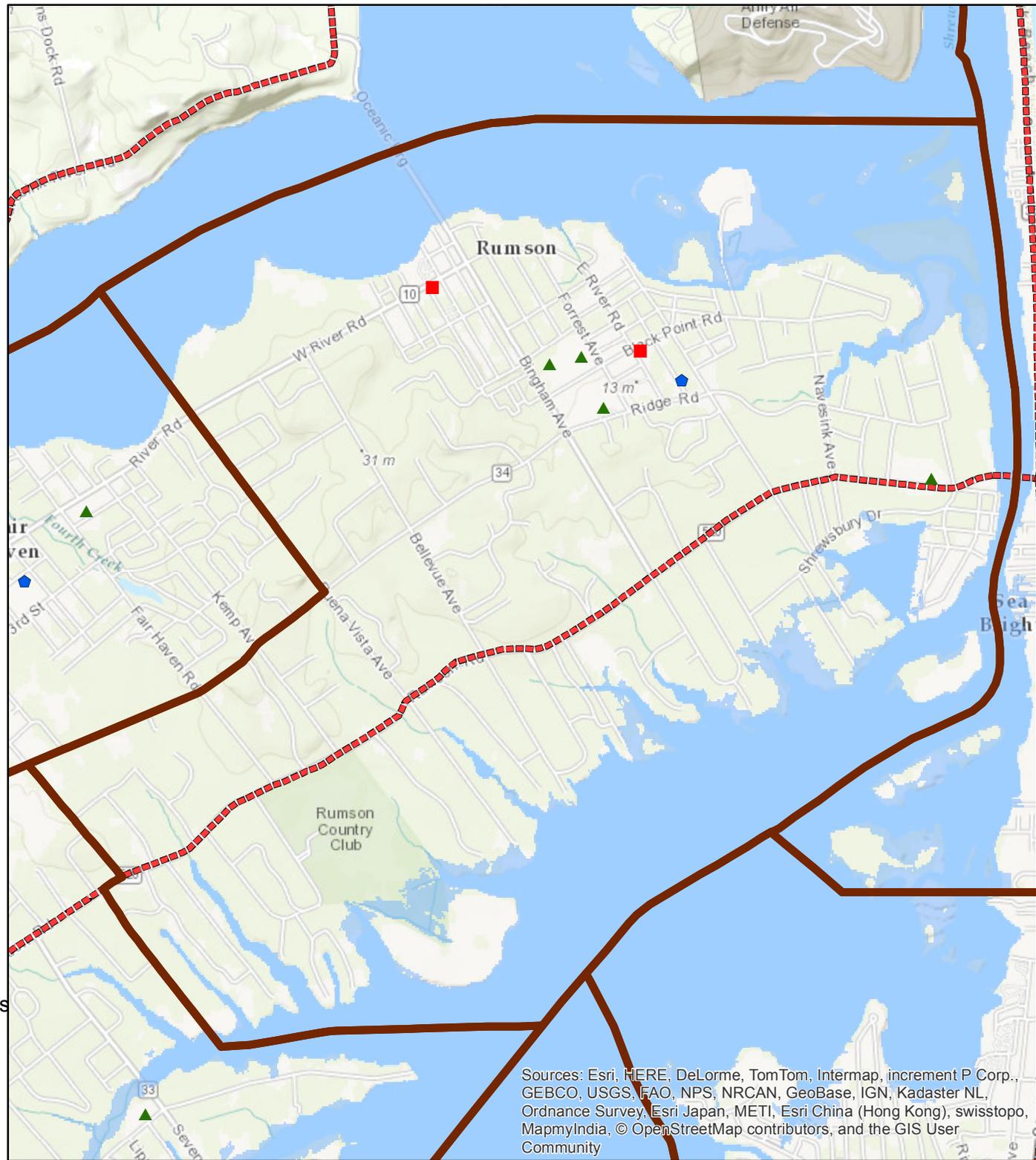
-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes
-  1ft SLR



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts that sea level rise as well as the proceeding projections thereafter and is centered on target municipalities

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis

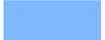


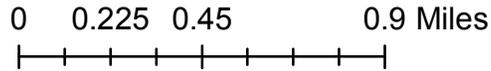
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# 2 feet of Sea Level Rise

## Rumson Borough

### Legend

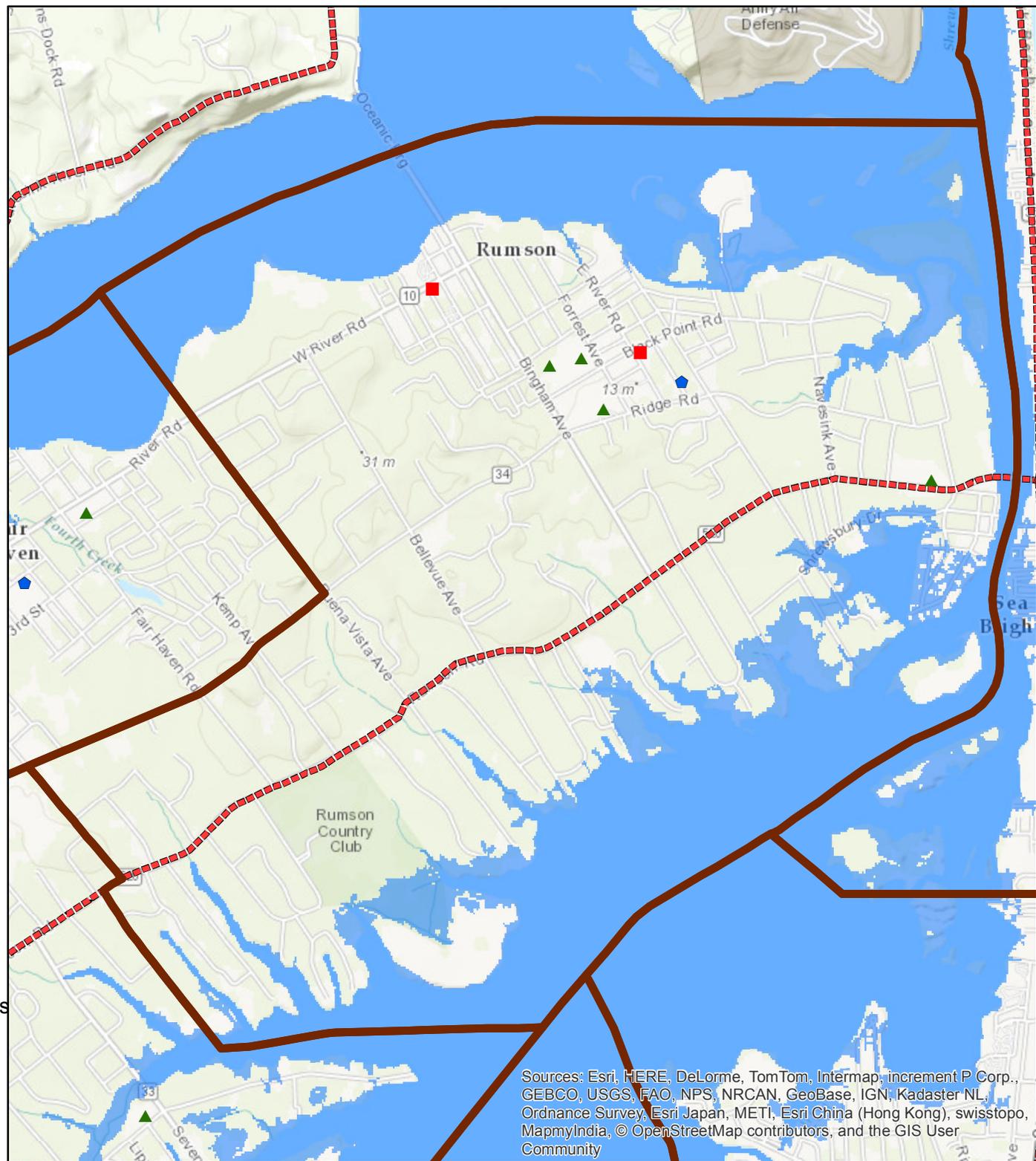
-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes
-  2ft SLR



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts that sea level rise as well as the proceeding projections thereafter and is centered on target municipalities

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



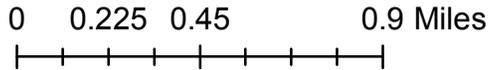
Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# 3 feet of Sea Level Rise

## Rumson Borough

### Legend

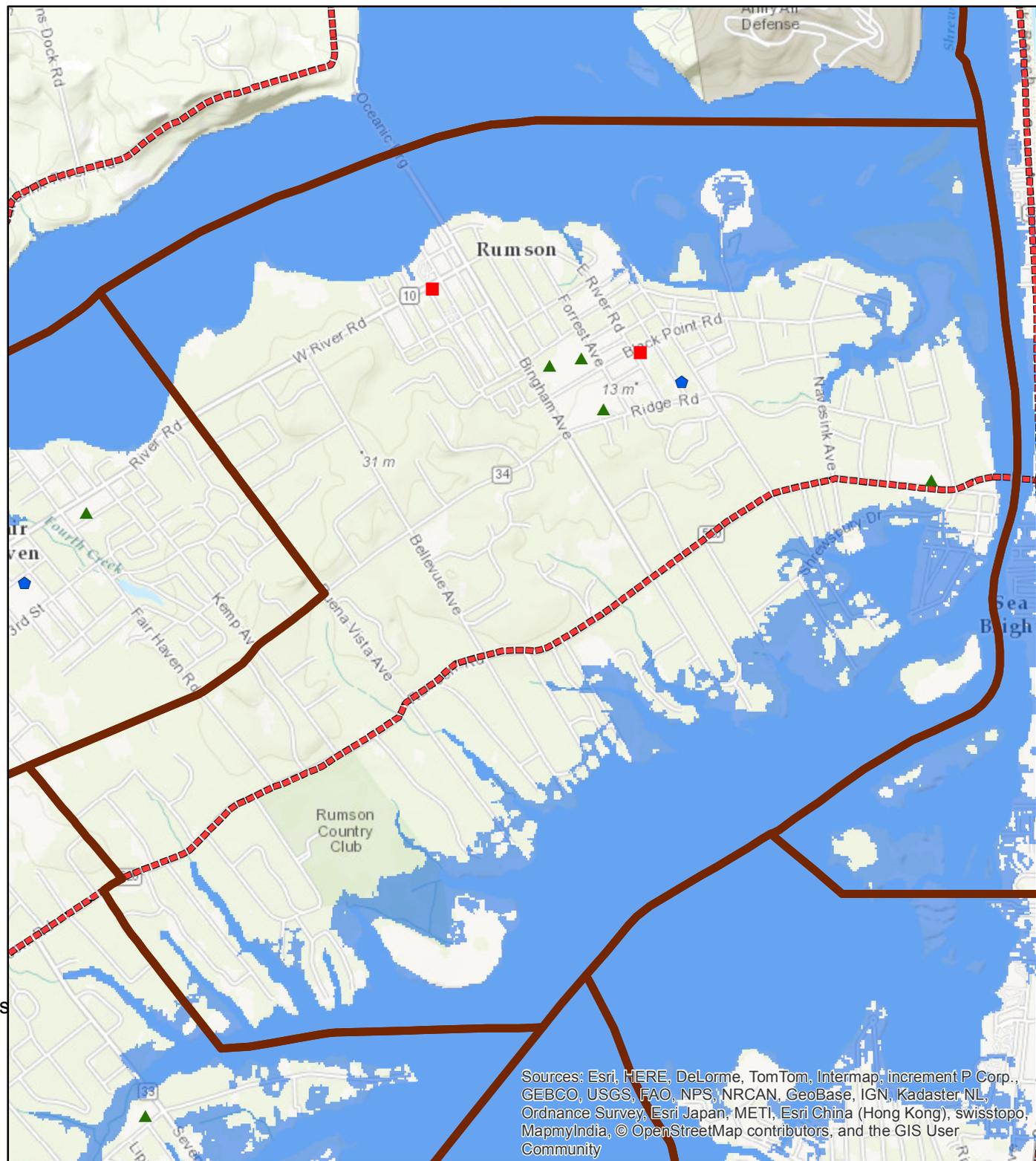
-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes
-  3ft SLR



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts that sea level rise as well as the proceeding projections thereafter and is centered on target municipalities

Map Authors: Rachael Sacatelli and Bryan Serino  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Appendix L: Marsh Retreat Maps**

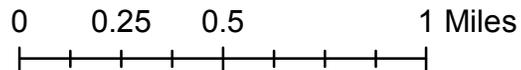
# Marsh Retreat at 1 foot of Sea Level Rise Rumson Borough

## Legend

-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes

## Marsh Retreat at 1ft SLR

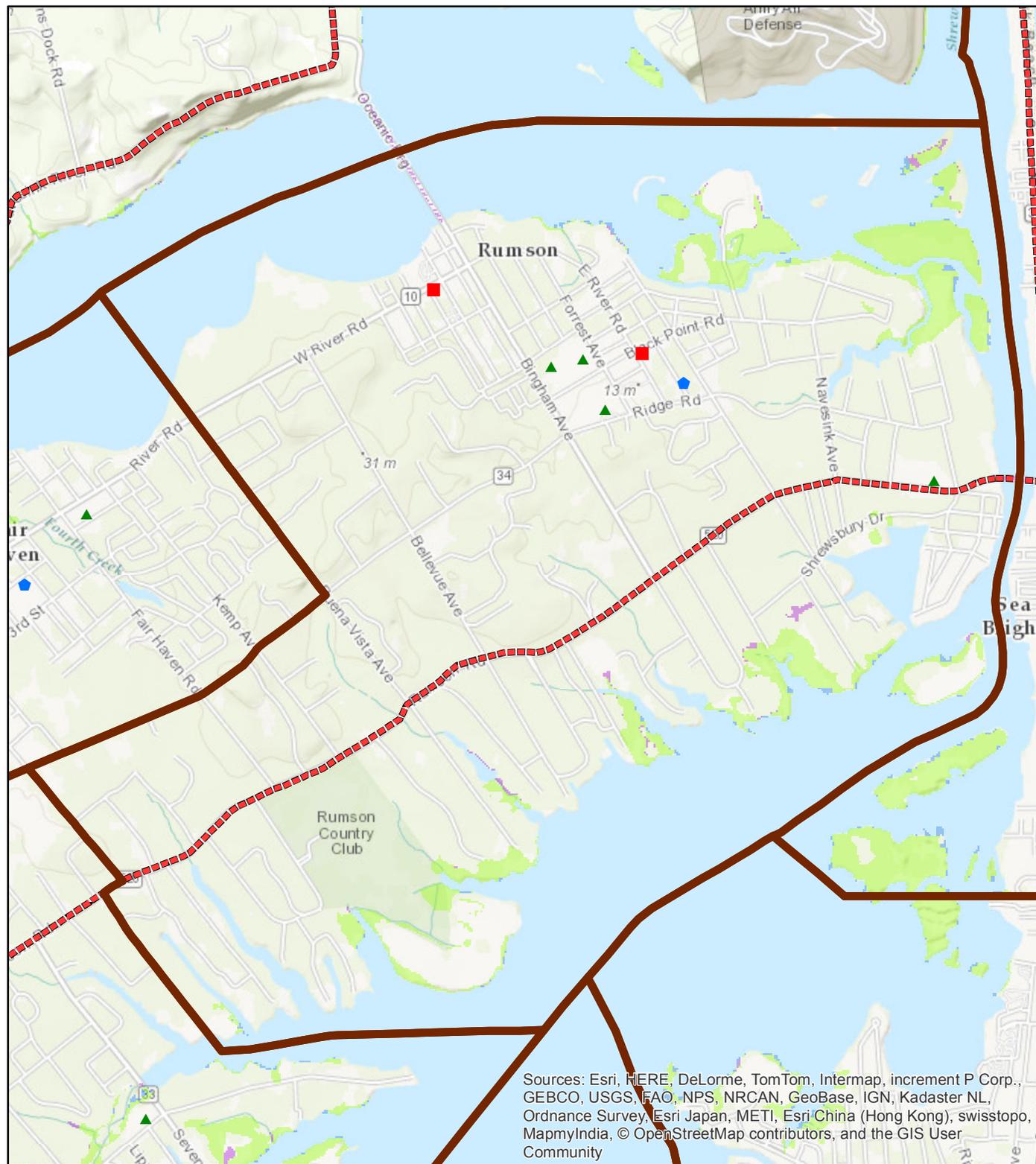
-  Unimpeded Marsh Retreat Zone
-  Impeded Marsh Retreat Zone
-  Marsh Conversion: Unconsolidated Shore
-  Marsh Conversion: Open Water
-  Unchanged Tidal Marsh



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts the marsh retreat caused by sea level rise centered on target municipalities.

Map Author: Rachael Sacatelli  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

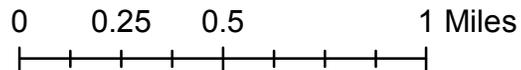
# Marsh Retreat at 2 feet of Sea Level Rise Rumson Borough

## Legend

-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes

## Marsh Retreat at 2ft SLR

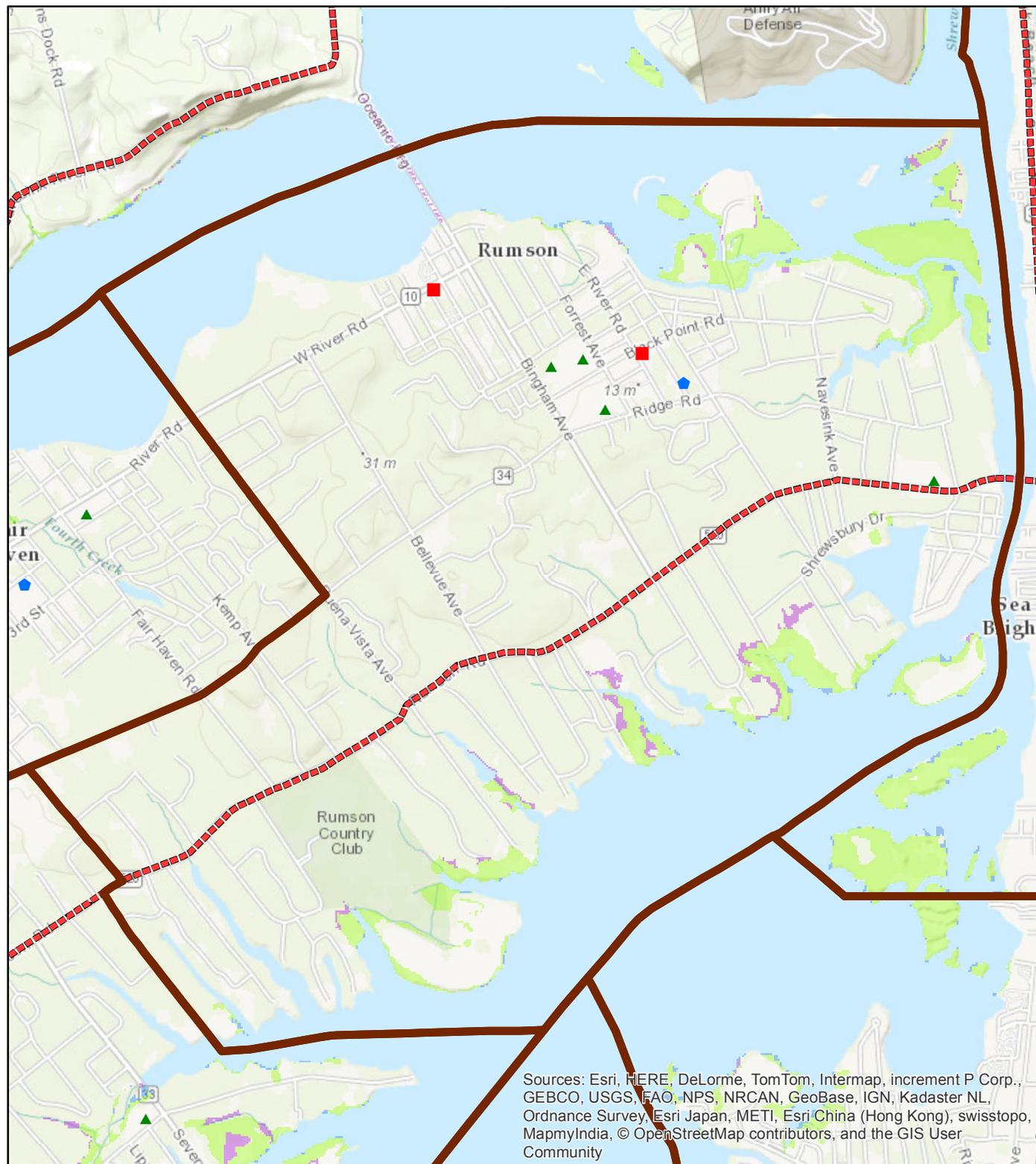
-  Unimpeded Marsh Retreat Zone
-  Impeded Marsh Retreat Zone
-  Marsh Conversion: Unconsolidated Shore
-  Marsh Conversion: Open Water
-  Unchanged Tidal Marsh



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts the marsh retreat caused by sea level rise centered on target municipalities.

Map Author: Rachael Sacatelli  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

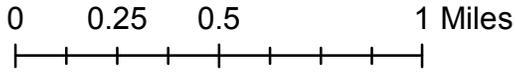
# Marsh Retreat at 3 feet of Sea Level Rise Rumson Borough

## Legend

-  Municipality
-  Schools
-  Fire Stations
-  Law Enforcement
-  Assisted Living
-  Hospitals
-  Evacuation Routes

## Marsh Retreat at 3ft SLR

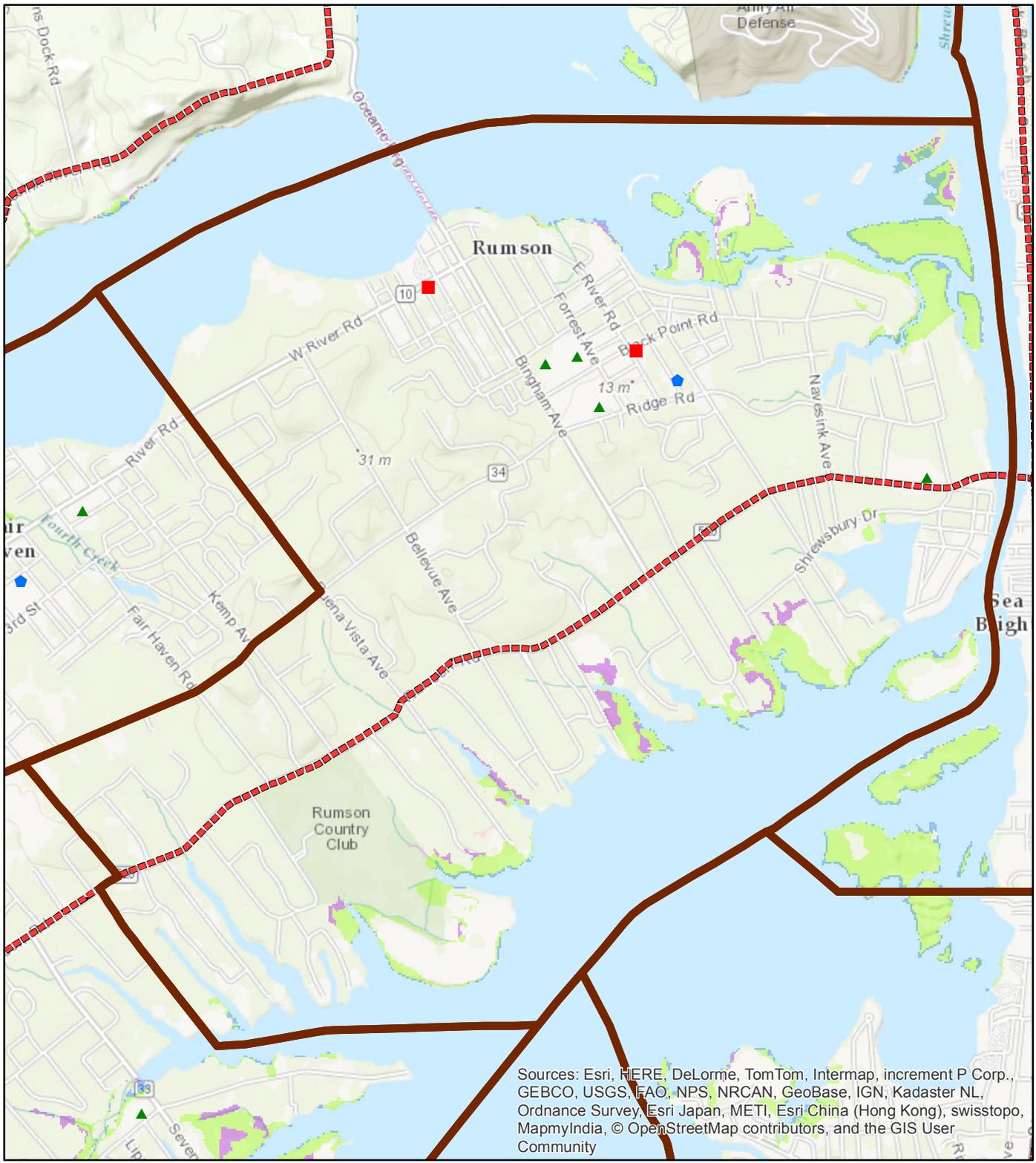
-  Unimpeded Marsh Retreat Zone
-  Impeded Marsh Retreat Zone
-  Marsh Conversion: Unconsolidated Shore
-  Marsh Conversion: Open Water
-  Unchanged Tidal Marsh



Year 2010 Population: 7122

According to Kenneth G. Miller et al. in the 2013 study "A Geological Perspective on Sea-Level Rise and its Impacts Along the U.S. Mid-Atlantic Coast" a probable threat is the 1ft sea level rise condition that could be expected by 2050. This map depicts the marsh retreat caused by sea level rise centered on target municipalities.

Map Author: Rachael Sacatelli  
Rutgers, New Brunswick  
Center for Remote Sensing  
and Spatial Analysis



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Appendix M: NFIP Claim Areas Map**

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Map is not public information.

**Appendix N: Flood Prone Structures and  
Areas of Mitigation Interest Maps**

# Rumson Flood Prone Structures and Areas of Mitigation Interest

**Repetitive Loss**

- Repetitive Loss
- Severe Repetitive Loss

**Areas of Mitigation Interest**

w/ Community Action Number

- At Risk Essential Facilities
- ◆ Coastal Structures
- Other Flood Risk Areas

**Critical Facilities**

- ★ Emergency Medical Center
- 🚒 Firehouse
- 🏠 Shelter
- 🚉 Comfort Station
- 🏠 Alternate Shelter/Transfer Center
- 🏢 City Facilities
- 🏠 Daycare
- 🛢️ Fuel Storage Station
- 🚓 Police Station
- 🏢 Pump Station
- 🔧 Flood Valve

**Evacuation Routes**

**Roads**

**Floodprone Structures**

- Located within 100-yr Flood Zone
- Potentially Impacted by Nearby Flooding

**Buildings**

**Contours - 2 ft**

- Contour
- Index Contour

**Parcels**

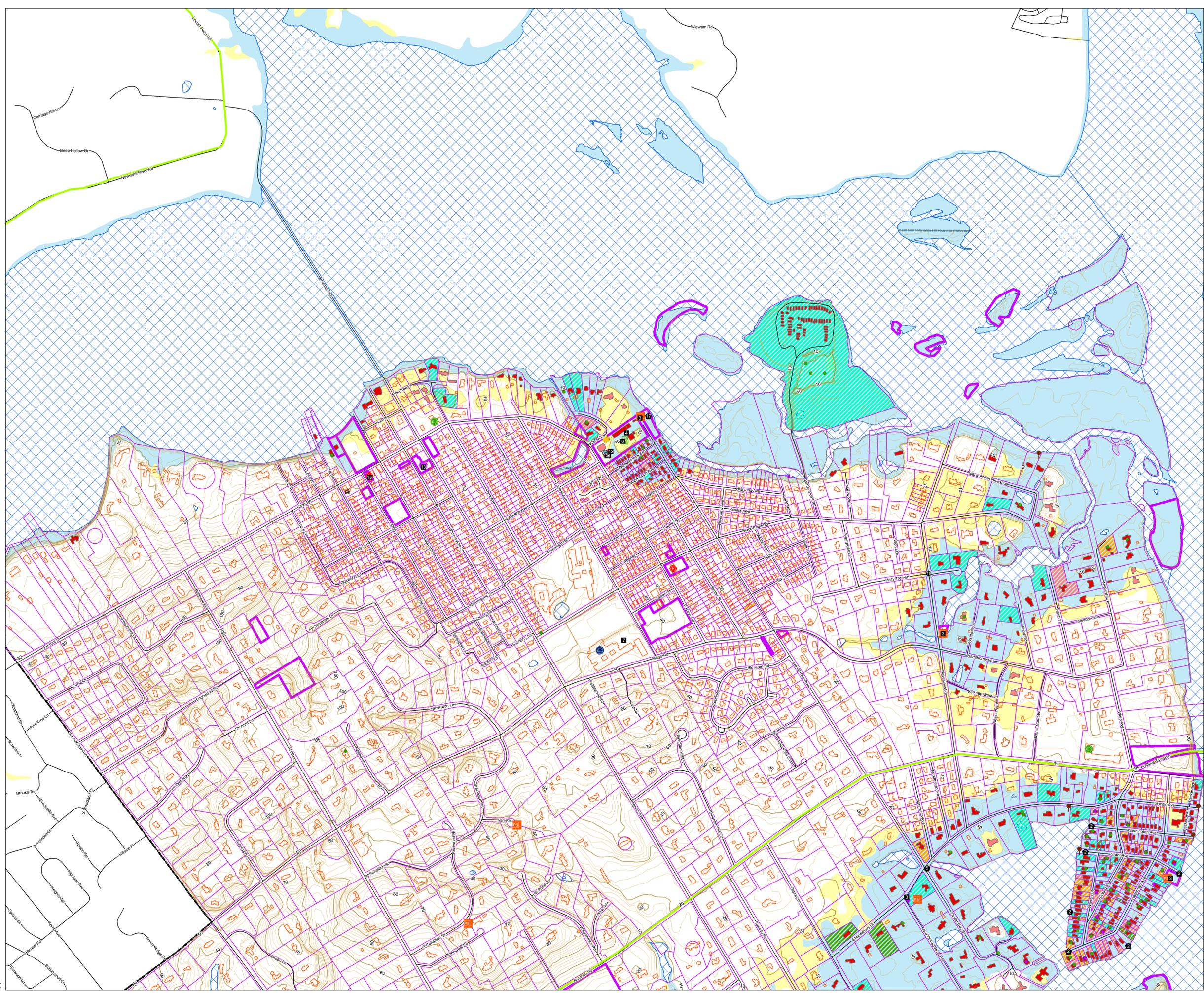
- ▭ Parcel Outline
- ▭ Borough Owned
- ▨ Other Mitigated Parcels
- ▨ Demolished
- ▨ Elevated
- ▨ Elevated as Part of Grant

**Open Water**

- ▨ 100-yr
- ▨ 500-yr

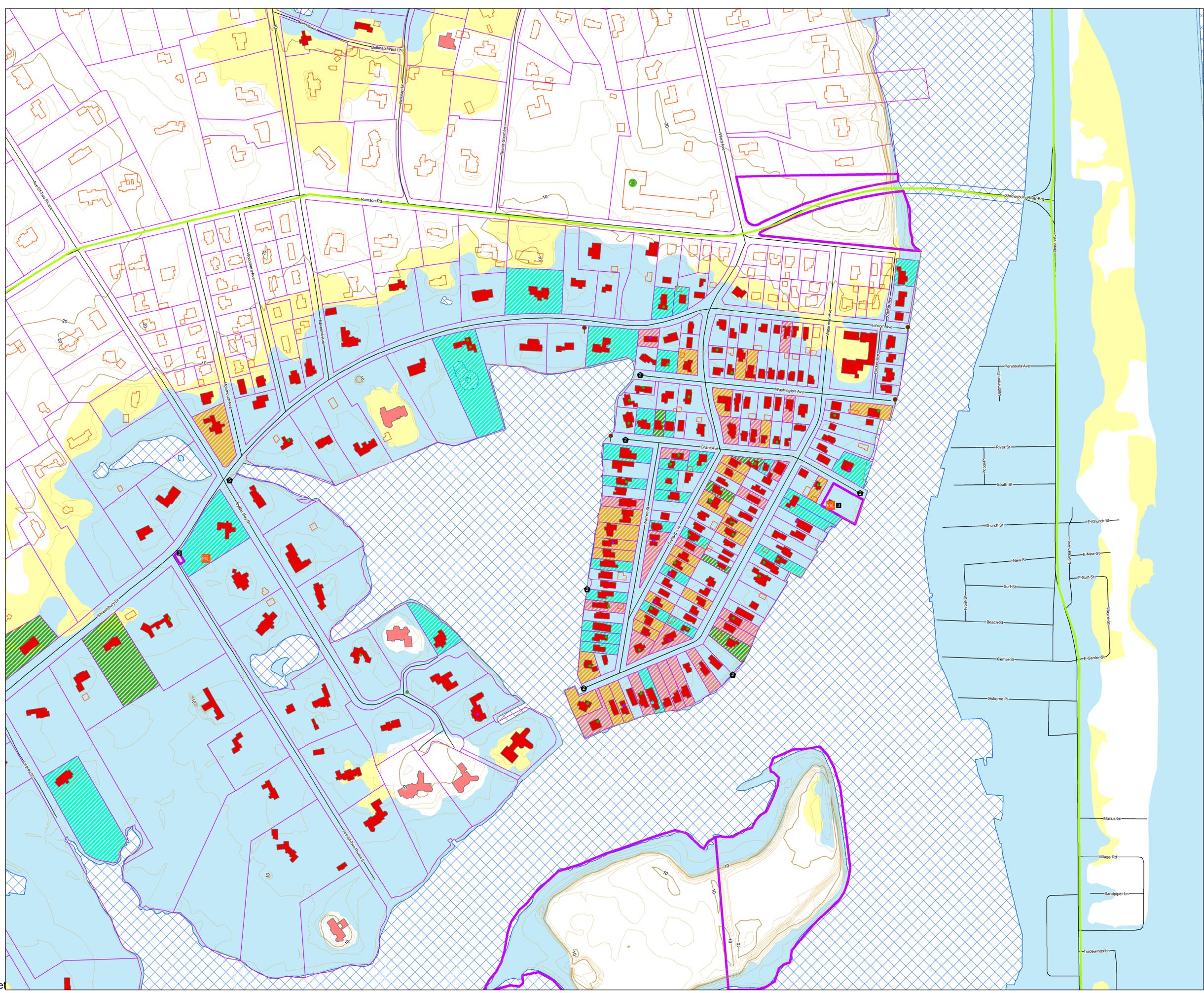
**2014 Preliminary Floodplain**

0 500 1,000 Feet  
1 inch = 500 feet



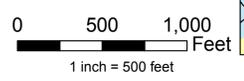
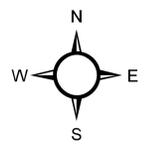
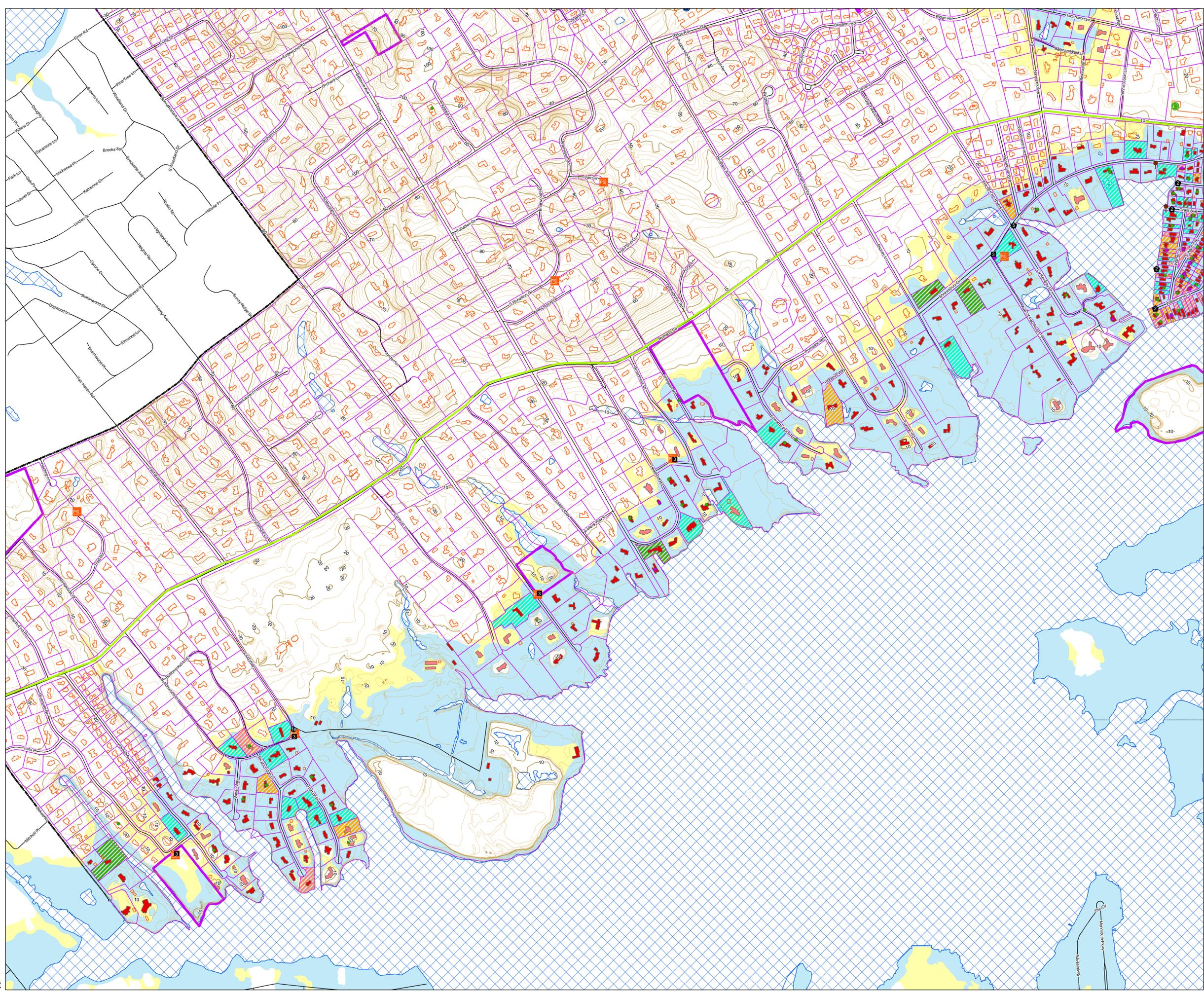
# Rumson Flood Prone Structures and Areas of Mitigation Interest

- Repetitive Loss**
- Repetitive Loss
  - Severe Repetitive Loss
- Areas of Mitigation Interest w/ Community Action Number**
- At Risk Essential Facilities
  - Coastal Structures
  - Other Flood Risk Areas
- Critical Facilities**
- ✳ Emergency Medical Center
  - 🚒 Firehouse
  - 🏠 Shelter
  - 🚪 Comfort Station
  - 📍 Alternate Shelter/Transfer Center
  - 🏢 City Facilities
  - 🏫 Daycare
  - 🛢 Fuel Storage Station
  - 🚓 Police Station
  - 🏭 Pump Station
  - 🔧 Flood Valve
- Evacuation Routes**
- Roads**
- Floodprone Structures**
- Located within 100-yr Flood Zone
  - Potentially Impacted by Nearby Flooding
- Buildings**
- ▭
- Contours - 2 ft**
- Contour
  - Index Contour
- Parcels**
- ▭ Parcel Outline
  - ▭ Borough Owned
  - ▨ Other Mitigated Parcels
  - ▨ Demolished
  - ▨ Elevated
  - ▨ Elevated as Part of Grant
- Open Water**
- ▨
- 2014 Preliminary Floodplain**
- 100-yr
  - 500-yr

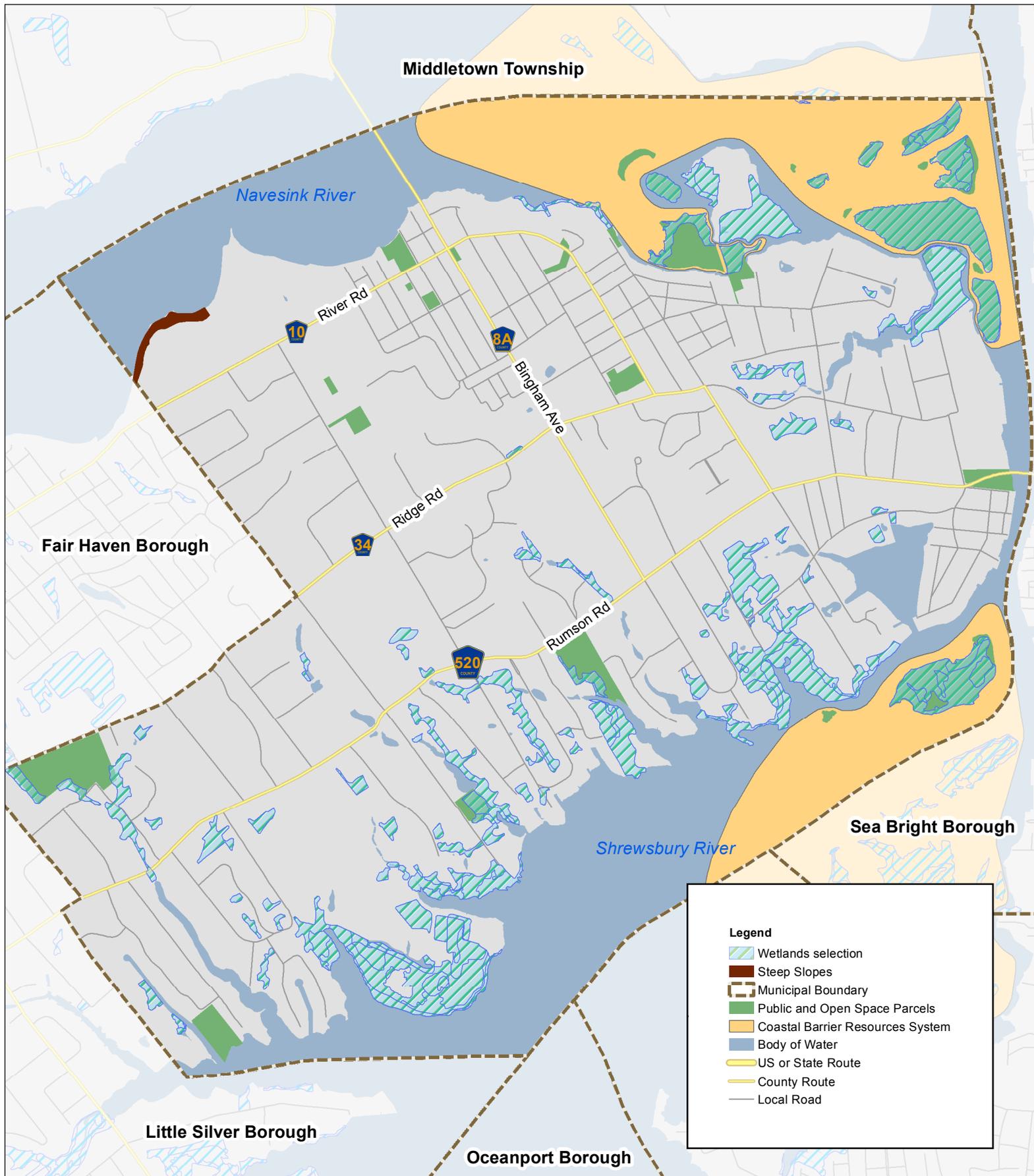


# Rumson Flood Prone Structures and Areas of Mitigation Interest

- Repetitive Loss**
  - Repetitive Loss
  - Severe Repetitive Loss
- Areas of Mitigation Interest w/ Community Action Number**
  - At Risk Essential Facilities
  - Coastal Structures
  - Other Flood Risk Areas
- Critical Facilities**
  - Emergency Medical Center
  - Firehouse
  - Shelter
  - Comfort Station
  - Alternate Shelter/Transfer Center
  - City Facilities
  - Daycare
  - Fuel Storage Station
  - Police Station
  - Pump Station
  - Flood Valve
- Evacuation Routes**
- Roads**
- Floodprone Structures**
  - Located within 100-yr Flood Zone
  - Potentially Impacted by Nearby Flooding
- Buildings**
- Contours - 2 ft**
  - Contour
  - Index Contour
- Parcels**
  - Parcel Outline
  - Borough Owned
  - Other Mitigated Parcels
  - Demolished
  - Elevated
  - Elevated as Part of Grant
- Open Water**
- 2014 Preliminary Floodplain**
  - 100-yr
  - 500-yr



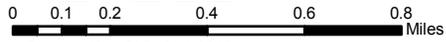
**Appendix O: Natural Features Map**



**Natural Features  
Borough of Rumson  
Monmouth County, New Jersey**



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-6400  
Fax: 732-671-7365



Prepared by: CLB, 2/11/2015  
Source: FEMA; NJDEP; NJDOT; NJGIN; Monmouth County  
H:\RMSN\01697\GIS\Projects\Natural Functions.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

**Appendix P: Draft Ordinance Revisions**

## **CHAPTER XVII FLOOD DAMAGE PREVENTION ORDINANCE**

### **17-1 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES.**

#### **17-1.1 Statutory Authorization.**

The Legislature of the State of New Jersey has in N.J.S.A. 40:48-1et seq., delegated the responsibility to local governmental units to adopt regulations designed to promote public health, safety, and general welfare of its citizenry. Therefore, the Borough Council of the Borough of Rumson, in the County of Monmouth, State of New Jersey does ordain as follows. (Ord. No. 09-012G, §1)

#### **17-1.2 Findings of Fact.**

a. The flood hazard areas of the Borough of Rumson are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

b. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss.  
(Ord. No. 09-012G, §1)

#### **17-1.3 Statement of Purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- a. To protect human life and health;
- b. To minimize expenditure of public money for costly flood control projects;
- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- f. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- g. To ensure that potential buyers are notified that property is in an area of special flood hazard; and

h. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.  
(Ord. No. 09-012G, §1)

#### **17-1.4 Methods of Reducing Flood Losses.**

In order to accomplish its purposes, this chapter includes methods and provisions for:

- a. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
  - b. Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
  - c. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
  - d. Controlling filling, grading, dredging, and other development which may increase flood damage; and,
  - e. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.
- (Ord. No. 09-012G, §1)

#### **17-2 DEFINITIONS.**

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

*Advisory base flood elevation (ABFE)* shall mean those elevations promulgated by the Federal Office of Emergency Management on December 12, 2012 ~~which more accurately reflect the true one (1%) percent annual change of flood hazard elevations as a result of a large storm event.~~

*Appeal* shall mean a request for a review of the Borough Construction Official's interpretation of any provision of this chapter or a request for a variance.

*Area of shallow flooding* shall mean a designated AO, AH, or VO zone on a community's Digital Flood Insurance Rate Map (DFIRM) with a one (1%) percent annual or greater chance of flooding to an average depth of from one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

*Area of special flood hazard* shall mean the land in the flood plain within a community subject to a one (1%) percent or greater chance of flooding in any given year.

*Areas of special flood related erosion hazard* shall mean the land within a community which is most likely to be subject to severe flood related erosion losses. After a detailed evaluation of the

special flood related erosion hazard area will be designated a Zone E on the Digital Flood Insurance Rate Map.

*Base flood* shall mean the flood having a one (1%) percent chance of being equaled or exceeded in any given year as identified within the documents referenced in subsection 17-3.2. The Base Flood Elevation ~~used to determine lowest floor elevations~~ shall be the greater of the base flood elevation indicated in the Flood Insurance Study prepared by FEMA; DFIRM prepared by FEMA; ~~or~~ the Advisory Base Flood Elevation Map prepared by FEMA, dated December 12, 2012; or the Preliminary DFIRM prepared by FEMA, dated January 31, 2014.

*Basement* shall mean any area of the building having its floor subgrade (below ground level) on all sides.

*Breakaway wall* shall mean a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

*Coastal high hazard area* shall mean an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources including V, VE and Coastal A Zones.

*Development* shall mean any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.

*Digital Flood Insurance Rate Map (DFIRM)* shall mean the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

*Elevated building* shall mean a nonbasement building (i) Built in the case of a building in a coastal high hazard area to have the bottom of the lowest horizontal structural member of the elevated floor, elevated above the ground level by means of piling, columns (posts and piers), or shear walls parallel to the flow of the water, and (ii) Adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In an area of special flood hazard “elevated building” shall also include a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In areas of coastal high hazard “elevated building” shall also include a building otherwise meeting the definition of “elevated building” even though the lower area is enclosed by means of breakaway walls.

*Erosion* shall mean the process of the gradual wearing away of landmasses.

*Flood or flooding* shall mean a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters and/or
- b. The unusual and rapid accumulation or runoff of surface waters from any source.

*Flood Insurance Study (FIS)* shall mean the official report in which the Federal Insurance Administration has provided flood profiles, as well as the Digital Flood Insurance Rate Map(s) and the water surface elevation of the base flood.

*Flood plain management regulations* shall mean zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a flood plain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

*Highest adjacent grade* shall mean the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

*Historic Structure* shall mean any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- c. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  1. By an approved State program as determined by the Secretary of the Interior; or
  2. Directly by the Secretary of the Interior in states without approved programs.

*Lowest floor* shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so to render the structure in violation of other applicable non-elevation design requirements.

*Manufactured home* shall mean a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" shall not include a "recreational vehicle."

*Manufactured home park* or *manufactured home subdivision* shall mean a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

*New construction* shall mean structures for which the "start of construction" commenced on or after the effective date of a floodplain regulation adopted by a community and includes any subsequent improvements to such structures.

*New manufactured home park or subdivision* shall mean a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the flood plain management regulations adopted by the municipality.

*Primary frontal dune* shall mean a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves from coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from the relatively steep slope to a relatively mild slope.

*Recreational vehicle* shall mean a vehicle which is (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the longest horizontal projections; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

*Sand dunes* shall mean naturally occurring accumulations of sand in ridges or mounds landward of the beach.

*Start of construction* shall mean for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. No. 97-348) includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start shall mean either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a substantial improvement, the actual start of construction shall mean the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

*Structure* shall mean a walled and roofed building, a manufactured home, or a gas or liquid storage tank that is principally above ground.

*Substantial damage* shall mean damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50%) percent of the market value of the structure before the damage occurred.

*Substantial improvement* shall mean any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure before the “start of construction” of the improvement. This term

includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

a. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or

b. Any alteration of “an historic structure,” provided that the alteration will not preclude the structure's continued designation as “an historic structure.”

*Variance* shall mean a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

(Ord. No. 09-012G, §1; Ord. No. 12-015G; Ord. No. 13-002G)

### **17-3 GENERAL PROVISIONS.**

#### **17-3.1 Lands to Which This Chapter Applies.**

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the Borough of Rumson, Monmouth County, New Jersey. (Ord. No. 09-012G, §1)

#### **17-3.2 Basis for Establishing the Areas of Special Flood Hazard.**

The areas of special flood hazard for the Borough of Rumson, Community No. 345316, are identified and defined on the following documents prepared by the Federal Emergency Management Agency:

a. A scientific and engineering report “Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions)” dated September 25, 2009.

~~1. A scientific and engineering report “Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions)” dated September 25, 2009.~~

~~b.~~ 2. Digital Flood Insurance Rate Map for Monmouth County, New Jersey (All Jurisdictions) as shown on Index and panel numbers 34025C0068F, 34025C0069F, 34025C0088F, 34025C0181F, 34025C0182F, 34025C0184F, 34025C0201F, 34025C0203F; whose effective date is September 25, 2009.

~~c.~~ b. Advisory Base Flood Elevation Map, prepared by FEMA, dated December 12, 2012.

~~d.~~ A scientific and engineering report Preliminary “Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions)” dated January 14, 2014.

~~e.~~ Preliminary Digital Flood Insurance Rate Map for Monmouth County, New Jersey (All Jurisdictions) as shown on Index and panel numbers 34025C0068G, 34025C0069G, 34025C0088G, 34025C0181G, 34025C0182G, 34025C0184G, 34025C0201G, 34025C0203G; whose date is January 31, 2014.

For purposes of this Chapter, flood hazard boundaries, including coastal high hazard areas, shall be as identified and defined on the Preliminary Digital Flood Insurance Rate Maps dated January 31, 2014.

The above documents and designations are hereby adopted and declared to be a part of this chapter. The Flood Insurance ~~Study~~ Studies and maps are on file at Borough Hall, 80 East River Road, Rumson, New Jersey, 07760-1526.

(Ord. No. 09-012G, §1; Ord. No. 12-015G; Ord. No. 13-002G)

### **17-3.3 Penalties for Noncompliance.**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person(s), firm(s) or corporation(s) who violates or neglects to comply with any provisions of this section or any rule or regulation promulgated pursuant thereto, shall be subject to the penalty as stated in Chapter III, Section 3-1. Nothing herein contained shall prevent the Borough of Rumson from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. No. 09-012G, §1)

### **17-3.4 Abrogation and Greater Restrictions.**

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and other ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. No. 09-012G, §1)

### **17-3.5 Interpretation.**

In the interpretation and application of this chapter, all provisions shall be:

- a. Considered as minimum requirements;
- b. Liberally construed in favor of the Governing Body; and,
- c. Deemed neither to limit nor repeal any other powers granted under State statutes.

(Ord. No. 09-012G, §1)

### **17-3.6 Warning and Disclaimer of Liability.**

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the Borough of Rumson, any officer or employee thereof or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder. (Ord. No. 09-012G, §1)

## **17-4 ADMINISTRATION.**

### **17-4.1 Establishment of Development Permit.**

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in subsection 17-3.2. Application for a development permit shall be made on forms furnished by the Construction Official and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing.

Specifically, the following information is required:

- a. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
  - b. The ~~advisory~~ base flood elevation made applicable to the subject property by this chapter, with homeowners affidavit.
  - c. Elevation in relation to mean sea level to which any structure has been floodproofed.
  - d. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in subsection 17-6.2.b; and,
  - e. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- (Ord. No. 09-012G § 1; Ord. No. 13-002G)

### **17-4.2 Designation of the Local Administrator.**

The Construction Official is hereby appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. (Ord. No. 09-012G, §1)

### **17-4.3 Duties and Responsibilities of the Local Administrator.**

Duties of the Construction Official shall include, but not be limited to:

- a. *Permit Review.*
  1. Review all development permits to determine that the permit requirements of this chapter have been satisfied.
  2. Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.

3. Review all development permits to determine if the proposed development is located in the floodway.

4. Review all development permits in the coastal high hazard area of the area of special flood hazard to determine if the proposed development alters sand dunes so as to increase potential flood damage.

5. Review plans for walls to be used to enclose space below the ~~greater of the advisory base flood elevation or the base flood level~~ in accordance with subsection 17-6.3b.4.

b. *Use of Other Base Flood and Floodway Data.* When base flood elevation, ~~advisory base flood elevation and/or~~ and floodway data has not been provided in accordance with subsection 17-3.2, Basis for Establishing the Areas of Special Flood Hazard, the Construction Official shall obtain, review, and reasonably utilize any ~~advisory base flood elevation~~, base flood elevation and floodway data available from a Federal, State or other source, in order to administer subsection 17-6.2. Specific Standards, paragraph a., Residential Construction, and paragraph b., Nonresidential Construction.

c. *Information to Be Obtained and Maintained.*

1. Obtain and record an Elevation Certificate indicating the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

2. For all new or substantially improved floodproofed structures:

(a) Verify and record an Elevation Certificate indicating the actual elevation (in relation to mean sea level); and

(b) Maintain the floodproofing certifications required in subsection 17-4.1d.

3. In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the provisions of subsection 17-6.3 paragraph b.1. and b.2. are met.

4. Maintain for public inspection all records pertaining to the provisions of this chapter.

d. *Alteration of Watercourses.*

1. Notify adjacent communities and the New Jersey Department of Environmental Protection, Flood Control Section and the Land Use Regulation Program prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

2. Require that maintenance is provided within the altered or relocated portion of said watercourse so the flood carrying capacity is not diminished.

e. *Interpretation of FIRM Boundaries.* Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 17-5.

(Ord. No. 09-012G § 1; Ord. No. 13-002G)

## **17-5 VARIANCE PROCEDURE.**

### **17-5.1 Appeal Board.**

a. The ~~Construction Board of Appeals~~ Zoning Board of Adjustments as established by the Borough of Rumson shall hear and decide appeals and requests for variances from the requirements of this chapter.

b. The ~~Construction Board of Appeals~~ Zoning Board of Adjustments shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Construction Official in the enforcement or administration of this chapter.

c. Those aggrieved by the decision of the ~~Construction Board of Appeals~~ Zoning Board of Adjustments, or any taxpayer, may appeal such decision to the Superior Court of New Jersey, as provided in N.J. Court Rules, 1982, R4:69.

d. In passing upon such applications, the ~~Construction Board of Appeals~~ Zoning Board of Adjustments, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and flood plain management program of that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

e. Upon consideration of the factors of subsection 17-5.1d. and the purposes of this chapter, the ~~Construction Board of Appeals~~ Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

f. The Construction Official shall maintain the records of all appeal actions, including technical information, and report any variances to the Federal Insurance Administration upon request.

(Ord. No. 09-012G, §1)

### **17-5.2 Conditions for Variances.**

a. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation level, ~~or advisory base flood level~~, providing items (1.-11.) in subsection 17-5.1d. have been fully considered. As the lot size increases beyond the one-half (1/2) acre, the technical justification required for issuing the variance increases.

b. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

c. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

d. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

e. Variances shall only be issued upon:

1. A showing of good and sufficient cause;

2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,

3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in subsection 17-5.1d., or conflict with existing local laws or ordinances.

f. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation ~~or advisory base flood elevation~~ and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(Ord. No. 09-012G § 1; Ord. No. 13-002G)

## **17-6 PROVISIONS FOR FLOOD HAZARD REDUCTION.**

### 17-6.1 General Standards.

In all areas of special flood hazards the following standards are required:

a. *Anchoring.*

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

2. All manufactured homes shall be anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

b. *Construction Material and Methods.*

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

c. *Utilities.*

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;

3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and

4. Electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

d. *Subdivision Proposals.*

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,

4. ~~Advisory base flood elevation and base~~ Base flood elevation data shall be provided for all subdivision proposals and other proposed development located in a special flood hazard area, which contain at least fifty (50) lots or five (5) acres (whichever is less).

e. *Enclosure Openings.* For all new construction and substantial improvements, having fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access

or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. (Ord. No. 09-012G, §1; Ord. No. 13-002G)

### **17-6.2 Specific Standards.**

In all areas of special flood hazards where base flood elevation data ~~or advisory base flood elevation data~~ has been provided as set forth in subsection 17-3.2, Basis for Establishing the Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood and Floodway Data, the following standards are required:

a. The Base Flood Elevation used to determine the lowest floor elevation of a structure shall be the greater of the base flood elevation indicated in:

1. A scientific and engineering report "Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions)" dated September 25, 2009.

2. Digital Flood Insurance Rate Map for Monmouth County, New Jersey (All Jurisdictions) as shown on Index and panel numbers 34025C0068F, 340250069F, 34025C0088F, 34025C0181F, 34025C0182F, 34025C0184F, 34025C0201F, 34025C0203F; whose effective date is September 25, 2009.

3. Advisory Base Flood Elevation Map, prepared by FEMA, dated December 12, 2012.

4. A scientific and engineering report Preliminary "Flood Insurance Study, Monmouth County, New Jersey (All Jurisdictions)" dated January 14, 2014.

5. Preliminary Digital Flood Insurance Rate Map for Monmouth County, New Jersey (All Jurisdictions) as shown on Index and panel numbers 34025C0068G, 34025C0069G, 34025C0088G, 34025C0181G, 34025C0182G, 34025C0184G, 34025C0201G, 34025C0203G; whose date is January 31, 2014.

b. *Residential Construction.* New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities elevated to or above the ~~greater of the base flood elevation or the advisory base flood elevation;~~ In those areas where the base flood elevation of the Advisory Base Flood Elevation Map dated December 12, 2012 is equal to the Preliminary DFIRM Map dated January 31, 2014, the lowest floor, including basement together with the attendant utilities and sanitary facilities, shall be elevated at least one foot above the base flood elevation; and

Within any AO zone on the Borough of Rumson's FIRM or Preliminary DFIRM ~~the Advisory Base Flood Elevation~~ Map that all new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two (2) feet if no depth number is

specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

c. *Nonresidential Construction.* In an area of special flood hazard, all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall:

1. ~~Either~~ Have the lowest floor, including basement, together with the attendant utilities and sanitary facilities, elevated to or above the level of the ~~greater of the~~ base flood elevation ~~or the advisory base flood elevation; and.~~ In those areas where the base flood elevation of the Advisory Base Flood Elevation Map dated December 12, 2012 is equal to the Preliminary DFIRM Map dated January 31, 2014, the lowest floor, including basement together with the attendant utilities and sanitary facilities, shall be elevated at least one foot above the base flood elevation; and

2. Within any AO zone on the municipality's FIRM or Preliminary DFIRM Map ~~the Advisory Base Flood Elevation Data~~ that all new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall ~~either~~ have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet (at least two (2) feet if no depth number is specified). And, require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures;

or

1. Be floodproofed so that below ~~the greater of the base flood elevation level or the ABFE level~~, the structure is watertight with walls substantially impermeable to the passage of water;

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,

3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the official as set forth in subsection 17-4.3c.2.

d. *Manufactured Homes.*

1. Manufactured homes shall be anchored in accordance with subsection 17-4.3.a.2.

2. All manufactured homes to be placed or substantially improved within an area of special flood hazard shall be elevated on a permanent foundation such that the top of the lowest floor is at or above ~~the greater of the base flood elevation or the advisory base flood elevation.~~  
(Ord. No. 09-012G § 1; Ord. No. 12-015G; Ord. No. 13-002G)

### **17-6.3 Coastal High Hazard Area.**

Coastal high hazard areas (V or VE and Coastal A Zones) are located within the areas of special flood hazard established in subsection 17-3.2. These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, the following provisions shall apply:

a. *Location of Structures.*

1. All buildings or structures shall be located landward of the reach of the mean high tide.

2. The placement of manufactured homes shall be prohibited, except in an existing manufactured home park or manufactured home subdivision.

b. *Construction Methods.*

1. Elevation. All new construction and substantial improvements shall be elevated on piling or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the piling or columns) is elevated to or above ~~the greater of~~ the base flood elevation ~~or the ABFE base flood level~~, with all space below the lowest floor's supporting member open so as not to impede the flow of water, except for breakaway walls as provided for in paragraph b.4 of this subsection. In those areas where the base flood elevation of the Advisory Base Flood Elevation Map dated December 12, 2012 is equal to the Preliminary DFIRM Map dated January 31, 2014, the bottom of the lowest horizontal structural member of the lowest floor shall be elevated at least one foot above the base flood elevation.

2. Structural Support.

(a) All new construction and substantial improvements shall be securely anchored on piling or columns.

(b) The pile or column foundation and structure attached thereto shall be anchored to resist flotation, collapse or lateral movement due to the effects of wind and water loading values each of which shall have a one (1%) percent chance of being equaled or exceeded in any given year (one hundred- (100) year mean recurrence interval).

(c) There shall be no fill used for structural support.

3. Certification. A registered professional engineer or architect shall develop or review the structural design specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for compliance with the provisions of paragraphs b.1 and b.2 (a) and (b) of this subsection.

4. Space Below the Lowest Floor.

(a) Any alteration, repair, reconstruction or improvement to a structure started after the enactment of this chapter shall not enclose the space below the lowest floor unless breakaway walls, open wood lattice-work or insect screening are used as provided for in this section.

(b) Breakaway walls, open wood lattice-work or insect screening shall be allowed below the base flood elevation provided that they are intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Breakaway walls shall be designed for a safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Use of breakaway walls which exceed a design safe loading of twenty (20) pounds per square foot (either by design or when so required by local or

State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(1) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood: and

(2) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water load acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards.

(c) If breakaway walls are utilized, such enclosed space shall be used solely for parking of vehicles, building access, or storage and not for human habitation.

(d) Prior to construction, plans for any breakaway wall must be submitted to the construction official for approval.

c. *Sand Dunes.* There shall be no alteration of sand dunes which would increase potential flood damage.

(Ord. No. 09-012G § 1; Ord. No. 13-002G)

#### **17-7 PENALTY CLAUSE.**

Any person(s), firm(s) or corporation(s) who violates or neglects to comply with any provisions of this chapter or any rule or regulation promulgated pursuant thereto, shall be subject to the penalty as stated in Chapter III, Section 3-1. (Ord. No. 09-012G, §1)

#### **17-8 EFFECT.**

This chapter is a revision of Chapter XVII of the “Revised General Ordinances of the Borough of Rumson, New Jersey,” as the same were in effect in October, 1987 and shall supersede said Chapter XVII as the same was in effect in October 1987, to the extent that they are inconsistent herewith is hereby repealed.

### **22-7.8 Accessory Buildings and Structures.**

Accessory buildings and structures shall conform to this subsection and, when not in conflict with specific provisions of this subsection, to the general requirements set forth in Schedule 5-1, Schedule of Zoning District Regulations.

- a. Accessory structures which are not subject to general yard requirements include:
  1. Any accessory structure subject to specific requirements set forth in Section 22-7.
  2. Bulkheads, piers and docks.
  - ~~3. Retaining walls less than four (4') feet high.~~
  34. Walls other than retaining walls, including decorative, screening, and landscaping walls, less than four (4') feet high.
  45. Residential accessory lighting, conforming to performance standards in subsections 22-7.22d, 12 and 13.
  56. Fountains, sculpture, and decorative ponds, less than four (4') feet high.
- b. *Location of Accessory Buildings.*
  1. An accessory building attached to a principal building shall comply in all respects with the zoning requirements for the principal building.
  2. Detached accessory buildings shall not be located in a front yard.
  3. Detached accessory buildings shall comply with Schedule 5-1, Zoning District Regulations, except that storage sheds less than ten (10') feet high with a floor area of less than one hundred (100) square feet may be located not less than five (5') feet from any side rear lot line.
- c. No detached accessory building, in any residential zone, shall be less than five (5') feet from a principal building.
- d. No accessory building shall be constructed before the principal building.
- e. Accessory buildings must be located on the same lot as the principal use to which they are accessory.
- f. Residential accessory pools and any associated accessory building shall not be located in any front yard nor between any principal dwelling and a street and shall maintain a minimum setback to any property line as follows:
  1. To the pool and any associated accessory building: ten (10') feet in the R4, R5, R6, GB, NB and POB Zones and twenty-five (25') feet in all other zones; or
  2. To aprons, decks, walks, fences and other accessory structures associated with the pool, the same setback required for other accessory structures by Schedule 5-1, Schedule of Zoning District Regulations; or

3. For lots bordering on a river or other navigable waterway, also see subsection 22-7.32.

g. *Limitation on Accessory Buildings.*

1. The aggregate ground floor area of all accessory buildings on a lot may not exceed the following percentage of the ground floor area of the principal dwelling (or, for nonresidential uses, of the total of all principal buildings);

<i>Zone</i>	<i>Percent</i>
R1, R2, R3	30%
R4, R5, R6 and Residential Uses in POB, NB, and GB Zones	40%
POB, NB, GB	50%

2. Any single accessory building with ground-floor area equal to or greater than the following maximums must, notwithstanding any other provision of this chapter, conform to the minimum yard requirements for principal buildings:

<i>Zone</i>	<i>Maximum</i>
R1, R2, R3	1400 s.f.
R4, R5, R6 and Residential Uses in POB, NB, and GB Zones	500 s.f.
POB, NB, GB	200 s.f.

3. In the R1 and R2 Zones, the second floor of an accessory building may not have usable floor area greater than one-half (1/2) of the ground floor area. In all other zones, no useable floor area may exist above the ground floor.

4. Accessory buildings may not have cellars or basements.

5. Accessory buildings may not have heat.

h. No accessory building shall be used for residential purposes by any person or persons, including members of the family or the occupants of the principal building or domestic servants or others employed on the premises. No portion of any accessory building attached to a principal building by a connecting link may be used as living space. Any building element which connects portions of a building containing principal and accessory uses and is less than fifteen (15') feet wide or has a length to width ratio greater than 4:1 or has a height to width ratio greater than 3:2 will be considered a connecting link.

The terms "residential purposes" and "living space" used in this subsection are to be broadly construed as including all normal residential use, excluding only accessory uses such as storage, utilities, mechanical equipment, parking, workshops, property maintenance activities, garden

support facilities, animal facilities, weather shelters, and minimal sanitary facilities supporting outdoor activities.

i. Within a residential zone district, an entry driveway or a walkway may cross any yard area except that within the R-1, R-2, and R-3 Zone Districts, no driveway shall be within five (5') feet of a side yard line or within fifteen (15') feet of a rear yard line. Within a nonresidential zone district, entry driveways and walkways may cross any yard area; however, other than crossing yards, driveways shall adhere to the yard requirements for accessory structures. Walkways in a nonresidential zone may be located in a yard area but they shall not encroach into any required buffer.

j. A roofed, open sided or unroofed porch, deck, patio or similar structure attached to, or within five (5') feet of the principal building shall conform to the yard requirements as established in subsection 22-7.7f, otherwise, it shall adhere to the yard requirements for an accessory structure.

k. Maximum height of light fixtures accessory to single-family or two-family residential uses, shall not exceed nine (9') feet, in the R-1 and R-2 Zone Districts, nor six (6') feet in any other Zone District. Residential light fixtures shall conform to all standards established in this chapter including but not limited to, subsections 22-9.2 and 22-9.3.

(Ord. 5/19/05, § 8; Ord. 10/19/06, § 2; Ord. No. 08-015D, §1; Ord. No. 12-013D)

## 22-7.25 Fences and Walls.

a. Fences and walls hereafter erected, replaced, or substantially reconstructed and hedgerows in any zone district shall be regulated as follows:

1. Fences, hedgerows and walls shall adhere to the height standards found in Schedule 7.2 entitled, "Height Restrictions; Hedgerows, Fences and Walls."

2. Height of fences shall be measured from the ground at the fence line to the highest element of the fence excluding any decorative post cap. Except in minimum clear sight areas, decorative post caps may exceed the permitted height of the highest element of the fence by one-sixth (1/6th) of the permitted height.

3. Height of walls shall be measured to the top of the wall from the ground elevation at the face of the wall, except if the face of the wall is within two (2') feet of a property line, the height shall be measured from the lower of the ground elevation at the face of the wall or the ground elevation on the adjoining property. Except in clear sight areas, measurements for walls shall exclude decorative wall elements similar to post caps on fences, which may exceed the permitted height of the highest element of the wall by up to one-sixth (1/6th) the permitted height.

4. In any business zone, open wire fences not exceeding eight (8') feet in height may be erected in the rear or side yard areas and behind the building setback line in accordance with a site plan approved by the Municipal Agency.

5. On park, recreation or school properties, open wire fences not exceeding eight (8') feet in height may be erected in the rear or side yard areas and behind the building setback line.

6. Fences or walls exceeding the maximum height allowed are permitted if they are specifically required or approved by the Municipal Agency or required by another provision of this chapter or other municipal and State regulations.

b. All fences, walls and hedgerows must be erected or installed within the property lines, and no fences, walls and hedgerows shall be erected so as to encroach upon a public right-of-way. ~~The centerline of fences or the face of retaining walls may be located within two (2') feet of a property line or must be at least fifteen (15') feet from property lines~~ shall be located in compliance with the accessory structure setback requirements found in Schedule 5-1, except: when approved by the Municipal Agency, or within buffers, around refuse areas or when used for dog runs, garden enclosures or similar normal residential accessory uses. Back-to-back fences are permitted at the property line. Hedgerows shall be located so that foliage, at full maturity, shall not extend into the public right-of-way.

c. Barbed wire, razor wire, canvas or cloth fence and fencing construction are prohibited in all zones. Metal fences greater than four (4') feet in height shall have a flat top; use of pointed posts or pickets is prohibited.

d. All supporting members of a fence shall be located on the inside of the fence, and if erected along or adjacent to a property line, the supporting members of the fence shall face the principal portion of the tract of land of the property upon which the fence is erected.

e. The width of supporting members, columns or pillars for an open fence cannot exceed either two (2') feet or one-tenth (1/10) of the length of open fencing between support members, whichever is less.

f. *Entrances to Private Driveways.*

1. Remotely controlled security gates are allowed on private drives and driveways, but such gates shall not impede fire or emergency access. Security gate systems shall be set back to provide a queuing area of at least thirty (30') feet clear of the curblineline or sidewalk. Security gate systems must be "power loss fail-safe." In the event of power loss, the gate must open or be easily opened manually. In the event that the Borough adopts by ordinance a standard for remote operation of security gates by public safety personnel, all security gate systems must be brought into compliance with such standard within one (1) year of adoption and thereafter maintained and operated only in compliance with such standard.

2. Height of decorative driveway entrance structures may exceed the maximum permitted fence height by one-sixth (1/6th) of the permitted height. Columns or pillars as a component of any ornamental entrance structure may have a width and depth up to of thirty-six (36") inches. Non-open fence and walls may be utilized as an element of a decorative driveway entrance structure for a maximum on each side of the driveway equal to the permitted maximum fence height. No decorative driveway entrance shall impede fire or emergency access.

g. Tennis court fences, baseball and softball backstops and spectator protective fencing are exempt from the requirements of this section provided they are not located within any required yard area. Located outside of any required yard area, they are subject to the height limitations of the particular zone district.

h. Fences which are painted shall be painted in only one (1) color, harmonious with the surrounding area. Multicolored fences are prohibited.

i. Fences shall be erected in a manner so as to permit the flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding.

j. No hedges or screen plantings over three (3') feet in height shall be permitted in the water setback in an area equal to fifty (50%) percent of the building setback to the bulkhead or high-water line, or fifty (50') feet, whichever is the lesser distance. This section shall not be construed to prohibit the planting of shade or ornamental trees either individually or in small groupings. The height of fences within the required river setback shall be in accordance with subsection 22-7.25, Schedule 7-2.

**Schedule 7-2**  
**Maximum Height Restrictions**  
**Hedgerows, Fences, ~~and Walls~~ and Retaining Walls**  
**(Subsection 22-7.25)**

	<i>Within Clear Sight Area</i>	<i>R-1, R-2, R-3 Zone Districts Outside of Clear Sight Area</i>	<i>All Other Zone Districts Outside of Clear Sight Area</i>
Hedgerows	30"	Not regulated if in compliance with subsection 22-7.25	Not regulated if in compliance with subsection 22-7.25
Open and Picket Fences	30"	6' (72") anywhere except 48" in "required river setback" per subsection 22-7.32b,2	48" in required front yard or between principal structure and street 48" in required river setback per subsection 22-7.32b,2 <del>48" in required secondary front yard or between principal structure and secondary front yard street frontage (see subsection 22-7.4)</del> 6' (72") elsewhere
Walls and Other fences (not open or picket)	30"	36" in required front yard or between principal structure and street 36" in required river setback per subsection 22-7.32b,2 <del>48" in required secondary front yard or between principal structure and secondary front yard street frontage (see subsection 22-7.4)</del> 6' (72") elsewhere	
<u>Retaining Walls</u>	<u>30"</u>	<u>36" in required front yard or between principal structure and street</u> <u>36" in required river setback per subsection 22-7.32b,2</u> <u>36" between the side accessory structure setback line and the side principal structure setback line</u> <u>36" between the rear accessory structure setback line and the rear principal structure setback line</u> <u>6' (72") within the principal structure setback lines</u>	

**22-7.27 Soil Removal and Fill.**

a. Borough approval shall be required for any grading or regrading of a property in accordance with the following schedule:

*Criteria to Require Borough Approval*

	<i>R1 and R2 Zone Districts</i>	<i>All Other Zone Districts</i>
Removing soil from a property	Any removal	Any removal
Fill with soil from outside a property	<u>50</u> <del>100</del> cubic yards or more	<u>25</u> <del>50</del> cubic yards or more
Soil disturbance	<u>5,000</u> <del>10,000</del> square feet or more	<u>2,000</u> <del>3,000</del> square feet or more
Height (maximum change in elevation, <u>including retaining walls</u> )	2' or more	1' or more

b. Approval of a site plan or subdivision by the Municipal Agency which shows soil removal, importation or grading or approval of a grading plan by the Construction Official, who may seek the advice of the Borough Engineer, shall constitute Borough approval. Borough approval is for the purpose of minimizing impacts not anticipated by this chapter to adjacent property or Borough infrastructure. It is not for the purpose of confirming that the proposed grading is appropriate for meeting the property owner’s objectives.

c. Unless otherwise permitted by the Municipal Agency, the Construction Official or his designee, a grading plan and/or accompanying information must conform to the following minimum standards:

1. Existing and proposed grading information for the entire site, not just the limits of disturbance, must be shown.
2. Show grading information on adjacent lots which clearly identifies drainage patterns. A minimum of fifty (50') feet on adjacent lots is required for properties located in the R-1, R-2, and R-3 Zones. A minimum of twenty (20') feet is required in all other zones. If the property is flat or if the drainage patterns are poorly defined, additional information may be required.
3. Provide gutter and centerline elevations on all abutting roads at fifty (50') foot intervals. If the lot frontage is one hundred (100') feet or less, a minimum of three (3) elevations must be provided along the frontage; one (1) at each property line and one (1) in the center.
4. Existing grading information must be taken from field surveys or identifiable aerial mapping of appropriate resolution (0.5 feet; 6 inches). Existing grading information taken from Borough or County aerials is not acceptable.
5. The source of the existing grading information must be identified.

6. Show the location of all streams, bodies of water, regulated wetlands, or similar environmental features.

7. If the project is subject to the Tree Protection Ordinance, the grading plan must show the locations of all existing trees and street trees referred to in subsections 16-1.4a of the Tree Protection Ordinance. If street trees are not present, the plan shall reflect locations of proposed street trees at a fifty (50') foot interval to be located within ten (10') feet of the road edge and not between the curb and sidewalk, or in a location approved by the Tree Conservation Officer or the Rumson Shade Tree Commission.

8. Show the locations of all existing and proposed principal and accessory structures.

9. Show all existing and proposed subsurface drainage related elements, including, but not limited to, pipes, inlets, blind drains, wet wells, sump pump discharges, down spout/leader drains, dry well, etc.

10. Show all existing and proposed improvements (principal and accessory) and grading changes with sufficient horizontal and vertical information to identify the limits of grading.

11. Show all proposed soil erosion and sediment control measures, as well as a proposed sequence of construction.

12. Include the name and address of the property owner, and, if known, provide the name and address of the contractor, the name and address of the person responsible for the site grading, and a twenty-four (24) hour emergency contact telephone number.

13. Include the name and the qualifications of the person preparing the plan. The plan shall be prepared by a Professional Engineer, Land Surveyor, Landscape Architect or Architect licensed in the State of New Jersey.

14. Soil boring logs or soil pit profiles showing the seasonal high water table based on mottling data must be provided for any application involving the construction of a new home, construction of a substantial addition (resulting in a twenty-five (25%) percent or greater increase in floor area) and/or the construction of a stormwater management facility or recharge system. A minimum of one soil boring log or soil pit profile shall be provided within the building footprint. A minimum of one soil boring log or soil pit profile shall also be provided at the location of all proposed infiltration or recharge systems located greater than 50 feet from the building footprint.

15. The grading plan, along with necessary supporting documentation, shall demonstrate compliance with the Borough's Stormwater Management and Control Ordinance where applicable.

d. Wherever grading is to occur, necessary soil erosion prevention and protection measures in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and consistent with industry best practices should be implemented to ensure work is undertaken with minimum impacts to the existing infrastructure and surrounding properties. As a minimum, a silt fence or barrier of equivalent or better protection must be installed around the limit of disturbance whenever there is a potential to impact an adjacent property or public infrastructure.

e. Grading or other disturbance of property shall be accomplished in accord with approved plans, good industry practice and in a manner to avoid damage to any property including public infrastructure and to protect the health and safety of the public. The applicant shall be responsible for addressing negative impacts to neighboring properties as related to grading or other property disturbance to the satisfaction of the Construction Official.

f. The Construction Official may seek advice from other Borough Officials to determine how best to address an erosion problem.

g. At the completion of all construction activity when a grading plan was required or when requested by the Construction Official and prior to the issuance of a certificate of occupancy, an as-built grading plan shall be submitted for review by the Construction Official or other Borough Officials as necessary. The as-built grading plan shall include, but not be limited to show the full extent of the subject improvements, building corners elevations, finished floor elevations, garage floor elevations, ground spot elements, one (1') foot interval contours, curbs, sidewalks, patios, decks, driveways, and any other relevant information.

h. Any property that is elevated above existing grades shall not impede the free flow of stormwater runoff from adjacent properties.

**22-7.39 Basements/Cellars.**

The bottom of the floor slab of a basement or cellar shall be a minimum of two (2') feet above the seasonal high water table based on mottling data prior to the construction of a new basement and/or cellar. The bottom of any proposed sump pit shall also be located a minimum of two (2') feet above the seasonal high water table. Soil boring logs and/or soil pit profiles shall be provided to document the seasonal high water elevation to the satisfaction of the Zoning Officer, Construction Official and/or Borough Engineer. The soil borings and/or soil pits shall be located within the footprint of the principal structure.



- (2) For that type of residence known as a split level, the required square footage shall be computed by including the ground floor area enclosed by the outside faces of all exterior walls, excluding porches not fully enclosed, but including the area of an attached garage and the rooms over the garage. The required square footage for split level residences shall be equal to the minimum gross floor area required for one story houses in the respective zones in which they are situated.
- (3) The minimum lot area and the minimum gross floor area of the ground floor of any principal building used for residential purposes in POB, or GB zones shall be the same as in the R-5 zone. The minimum lot area and the minimum gross floor area of the ground floor of any principal building used for residential purposes in the NB zone shall be the same as the R-4 zone. The minimum gross floor area of the ground floor of any other principal building in the POB, NB, or GB zones shall be 600 square feet.
- (4) Any specific minimum yard requirements for particular accessory structures or accessory buildings contained in Section 22-7 shall apply if in conflict with the general minimum yard requirements in this schedule.
- (5) Exclusions from lot coverage for permitted single-family dwellings:
  - a. Walkways constructed on grade.
  - b. That portion of unroofed patios and terraces which does not exceed 30% of the principal building ground floor area.
  - c. In the R-1, R-2 and R-3 zones, that portion of unroofed porches and decks which does not exceed 30% of the principal building ground floor area.
  - d. In the R-4, R-5 and R-6 zones, and for permitted single-family dwellings in the POB, GB, NB zones, that portion of unroofed porches and decks which does not exceed 20% of the principal building ground floor area.
  - e. Entry steps, and unroofed stoops and landings, in areas of special flood hazards as set forth in subsection 17-3.2, Basis for Establishing Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood Data.
- (6) The required side and rear yard setbacks and other requirements for residential recreation facilities and residential sports facilities (which includes tennis and paddle tennis courts) are set forth in subsections 22-7.28 and 22-7.33 and Schedule 7-1.
- (7) Where the lot width exceeds the minimum prescribed for the zone district, the combined total side yard setback shall be increased 1.5 feet for each full 5 feet by which lot width exceeds the minimum. One side yard shall be increased by at least 1/3 of the additional setback distance required. In the case of a corner lot or a lot with frontage on more than one street, the lot width along the yard line located at the front of the lot shall be used to calculate the required side yard setback. The front of the lot shall be determined in accordance with subsection 22-7.7c. Thereafter any subsequent construction shall be arranged to orient the front of the principal building to the designated front of the lot.
- (8) Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the required minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district.
- (9) That portion of a roofed, open-sided porch facing a front yard, which does not exceed 10% of the principal building ground floor area, may be excluded from the calculation of the maximum lot and building coverage for a single-family residential dwelling. The porch may be screened and include porch railing and/or balustrade and, below the floor level, porch lattice or other enclosure around the foundation, but it shall not otherwise be enclosed. Any subsequent enclosing of the porch, which results in exceeding the maximum lot and/or building coverage permitted, shall require approval of a variance pursuant to N.J.S.A. 40:55D-70c. Any subsequent enclosing of the porch, which results in exceeding the maximum floor area permitted, shall require approval of a variance pursuant to N.J.S.A. 40:55D-70d.
- (10) No building shall exceed two stories plus a habitable attic or basement.
- (11) In the R-4, R-5 and R-6 districts, the minimum side yards shall not be placed adjacent to one another, or, alternatively the distance between principal structures on the adjacent lots must be equal to the minimum required combined side yard.
- (12) Lots bordering a river or navigable waterway are subject to the provisions of subsection 22-7.32.
- (13) In the R-4 zone, the minimum rear yard required shall be at least 30% of the lot depth, rounded up to the full foot, or 40 feet, whichever is greater, but not to exceed 50 feet.
- (14) In the R-5 zone, the minimum rear yard required shall be at least 30% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet.
- (15) In the R-6 zone, the minimum rear yard required shall be at least 35% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet.  
 \* See Schedule 5-2  
 \*\*See Schedule 5-4 & 5-5  
 \*\*\*See Schedule 5-3A and 5-3B
- (16) If floor area exceeds eighty-five (85%) percent of the maximum permitted, the minimum side yard shall be the greater of: 1) The minimum yard requirement shown in Schedule 5-1 plus two (2') feet or 2) The minimum yard requirement determined from Note 7, where applicable.
- (17) The minimum rear yard and side yard setback in the R-4, R-5 and R-6 Zone Districts for accessory buildings and structures should be increased one (1) additional foot for each foot of accessory building height in excess of fifteen (15') feet.
- (18) Roofed, open sided, one-story porches may be permitted to extend up to five (5') feet beyond the front yard setback in the R-4, R-5 and R-6 Zone Districts.
- (19) One-half (1/2) of the area of the eaves, for eaves less than 24 inches in width, may be excluded from lot coverage and building coverage for single-family dwellings. For eaves larger than twenty-four (24") inches in width, half (1/2) of the first twenty-four (24") inches of the eaves may be excluded from both lot coverage and building coverage.
- (20) Within all areas of special flood hazards as set forth in subsection 17-3.2, Basis for Establishing Areas of Special Flood Hazard, or in subsection 17-4.3b., Use of Other Base Flood Data, unroofed porches, landings, stoops and stairs may be permitted to extend up to ten (10') feet beyond the front set back line and up to five (5') feet beyond the side and rear setback lines of a Residential Zone, but in no event shall be located closer than five (5') feet to a side or rear property line.

2015 Master Plan Reexamination Report & Amendments Executive Summary



# 2015 Master Plan Reexamination Report & Amendments Executive Summary

Borough of Rumson  
Monmouth County, New Jersey

# 2015 Master Plan Reexamination Report & Amendments

## Executive Summary

Adopted April 13, 2015

**Prepared for:**



The Borough of Rumson  
Monmouth County, New Jersey

**Prepared by:**



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

*The original of this document was signed  
and sealed in accordance with New Jersey Law*

A handwritten signature in black ink, appearing to read "Stan Slachetka".

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## Introduction

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local Master Plan. The purpose of this Reexamination Report is to review and evaluate the Master Plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions in lieu of Hurricane Sandy. This Reexamination Report also reviews the progress of the Borough in achieving its planning objectives, and to consider the need for changes in order to ensure that the municipal plan is current and meets the needs of the Borough. The Planning Board of the Borough of Rumson is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination.

The Borough of Rumson adopted its last comprehensive Master Plan in 1988. The Borough has subsequently adopted Reexamination Reports in 1994, 1997, 2002, and 2012. The current document (hereinafter referred to as the 2015 Master Plan Reexamination Report) serves as a reexamination of the 1988 Master Plan, as supplemented by the 2012 Master Plan Reexamination Report. The document also offers new opportunities for examining community resiliency and ensuring that recovery efforts address the Borough's needs for the future.

The 2015 Master Plan Reexamination Report is the Borough's response to Hurricane Sandy's impacts. It therefore places special emphasis on facilitating recovery from Hurricane Sandy, as well as promoting resiliency to future storm impacts and other potential natural hazards. To achieve this, the 2015 Master Plan Reexamination Report recommends a number of updates and revisions to the 1988 Master Plan. These changes have been compiled and incorporated into the Master Plan amendment. Additionally, the Master Plan amendment updates and adds to the Master Plan objectives, problems, and assumptions. The amendment also updates the Land Use Plan Element, Community Facilities and Resiliency Plan Element, Stormwater Management Plan Element, and Housing Plan Element by incorporating discussion of promoting resiliency in the Borough.

## Impacts of Hurricane Sandy

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and caused extensive damage to the Borough of Rumson from both storm surge and wind damage. 284 properties within the Borough's jurisdiction experienced substantial damage. All of the Borough's sewage pump stations were severely damaged due to floodwater



inundation and/or power system failure. Trees and power lines throughout the Borough fell, in many cases damaging buildings and homes, and causing power outages for 14 days.

Despite the extent of damages the Borough of Rumson sustained from Hurricane Sandy, existing land use patterns and prevailing land uses are not anticipated to substantially change. The long-term impacts of Hurricane Sandy will be affected by a variety of factors including insurance payouts, flood insurance regulations, as well as the ability for residents, businesses, and the Borough to rebuild.

With the impacts of Hurricane Sandy so great, the Borough of Rumson has significant concern and reason for promoting not only recovery from Sandy, but also building resiliency to future storm impacts and other potential natural hazards. While the current 2015 Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy and the need to build resiliency has influenced and informed its preparation.

## The Local and Regional Reaction to Hurricane Sandy

### Strategic Recovery Planning Report

As a response to Hurricane Sandy, the Borough of Rumson adopted a Strategic Recovery Planning Report in 2014. The purpose of the Strategic Recovery Planning Report is to outline a recommended set of actions to guide the Borough in promoting recovery from the impacts of Hurricane Sandy and resiliency to future storms. The actions



**Wind Damage from Hurricane Sandy**  
Source: Rumson-Fair Haven Patch



**Displaced Boats from Hurricane Sandy**  
Source: Rumson-Fair Haven Patch



recommended by the Strategic Recovery Planning Report have been incorporated and described in detail in the Master Plan Reexamination Report.

### **Review of Building Height and Base Flood Elevations**

Also as a response to Hurricane Sandy, the Borough of Rumson adopted zoning amendments to reflect FEMA's Advisory Base Flood Elevations and map dated December 12, 2012. This required new residential construction and substantially damaged homes to comply with municipal flood hazard rules in which the lowest habitable floor must be above the base flood elevation. In addition, the new Preliminary Flood Insurance Maps issued by FEMA on January 31, 2014 are being incorporated into the Borough's Flood Damage Prevention Ordinance. The Borough is taking a conservative approach to building elevation requirements by requiring that the lowest finished floor be at least one foot above the Preliminary FIRM flood elevation. Instead of adopting solely the new Preliminary FIRM flood elevations, the base flood elevation will be the greater of the 2009 Effective FIRM, the 2012 ABFE, or the 2014 Preliminary FIRM. Property owners will need to take preventative measures to ensure they are in compliance with the new regulations.

### **Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Plan**

Monmouth County adopted its Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) in 2009. The Plan identifies natural hazards that could affect the county's jurisdictions, evaluates the risks associated with these hazards, and identifies the mitigation actions to lessen the impacts of a disaster on Monmouth County communities. Monmouth County employed a multi-jurisdictional approach to develop the plan, and every municipality in the county was invited to participate as an equal partner with the county. The county is in the process of updating the HMP to incorporate elements of mitigation planning post Hurricane Sandy. As part of its participation in the HMP outreach process, the Borough of Rumson has updated and supplemented its list of recovery actions, which have been incorporated as recommendations in the Master Plan Reexamination Report.

### **Specific Changes Recommended for the Master Plan and Development Regulations**

To promote recovery from Hurricane Sandy and resiliency to future storms and other hazards over the long-term, the 2015 Master Plan Reexamination Report recommends a number of changes to the Borough's municipal master plan and development regulations. These are outlined in the following subsections.



## Changes to the Master Plan

The 2015 Master Plan Reexamination Report recommends that the objectives be updated where necessary. The Master Plan Amendment incorporates these revised objectives with new resiliency objectives that are intended to promote recovery and resiliency. The new resiliency objectives are also outlined below:

### Resiliency Objectives

1. Plan for new development to minimize risk from natural hazards.
2. Promote public awareness of hazard mitigation and resiliency issues.
3. Focus public agencies on community vulnerabilities to hazards such as flooding.
4. Encourage future capital projects to be located outside flood hazard areas.
5. Encourage renovations and modifications that are resilient to flood- and storm-related impacts.
6. Encourage municipal efforts and initiatives in FEMA's Community Rating System (CRS).

In addition, the 2015 Master Plan Reexamination Report recommends the following actions to aid the Borough in promoting local recovery and in building resiliency:

- Exploring opportunities for open space preservation to aid in storm resiliency and to mitigate possible storm impacts;
- Preparing a Community Facilities and Resiliency Plan Element to provide current mapping and promote resiliency at public facilities and other critical infrastructure within the Borough;
- Preparing a Circulation Plan Element to address evacuation routes and bicycle circulation;
- Amending the Stormwater Management Plan to address green infrastructure techniques to promote resiliency in the Borough; and
- Amending the Housing Element and Fair Share Plan to encourage elevating single-family homes and locating future affordable housing outside of flood hazard areas.



Rain Gardens (Source: EPA)

To reflect the recommendations of the 2015 Master Plan Reexamination Report, the amended Master Plan contains the following components:

- A Community Facilities and Resiliency Plan Element incorporating current mapping of public facilities and other critical infrastructure within the Borough, as well as promoting resiliency at these facilities and infrastructure.
- A Circulation Plan Element addressing evacuation routes and bicycle circulation;
- A Land Use Plan Amendment and an amended Stormwater Management Plan incorporating green building and infrastructure techniques to aid the Borough to build resiliency through development regulations; and
- An amended Housing Plan Element addressing the need to encourage the elevation of single-family homes and the need to locate affordable housing outside of flood hazard areas.

The amendments do not recommend any land use changes, as the Borough is nearly fully developed and there are limited, if any, areas to be modified that would reflect lessons learned by Hurricane Sandy.

Furthermore, the 1988 Master Plan and all subsequent master plan element, amendments, and reexamination reports have been compiled into one user-friendly document.

## Changes to Development Regulations

In addition to the numerous changes to the Borough's Master Plan, the 2015 Master Plan Reexamination Report recommends a number of changes to the Borough's development regulations which seek to promote recovery and resiliency to future storms, such as:

- Revising the Borough's Flood Damage Prevention Ordinance to comply with the most restrictive flood hazard data available; monitor lot and building coverages;
- Revising development regulations and requiring as-built surveys for new construction and additions in order to mitigate the grading and stormwater runoff problems;
- Prohibiting the dumping of any waste or refuse in any stream or waterway.



**Rumson Home Elevation on Warren Street**  
Source: RedBankGreen.com



In addition to these changes, the Borough will continue to evaluate its ordinances in order to ensure continuing efforts in facilitating resiliency to storm events.

## Capital Recommendations/Public Facilities and Other Critical Infrastructure

The 2015 Master Plan Reexamination Report also recommends various capital improvements and improvements to public facilities and other critical infrastructure, many of which have been developed in accordance with the preparation of the Borough's 2015 Floodplain Management Plan, 2014 Strategic Recovery Planning Report, the Borough's Hazard Mitigation Plan, and the Capital Improvement Plan. These recommendations include the following Borough-wide projects:

- Automating and updating Borough's system for processing zoning and construction permits;
- Revising and updating the Borough's Emergency Operations Procedure Manual;
- Developing a Geographic Information System (GIS) to increase resiliency;
- Participation in FEMA's Community Rating System (CRS);
- Preparing a Debris Management Plan; and
- Installing a Borough-wide Supervisory Control and Data Acquisition (SCADA) system.

Other examples of site-specific capital recommendations include:

- Installing emergency and portable generators at key facilities;
- Installing more resilient waterfront bulkheading;
- Improvements to sanitary sewer pump stations;
- Performing tree maintenance;
- Implementing various flood hazard mitigation projects in the West Park section of the Borough;
- Developing Bingham Hall as a comfort station;
- Upgrading the existing shelter; and
- Continuing the Borough's drainage system maintenance.



Emergency Generator at the DPW Yard



As mentioned above, the Community Facilities and Resiliency Plan Element is prepared consisting of community facilities and critical infrastructure, which also includes these recommended projects.

## Summary

Hurricane Sandy caused extensive damage in the Borough of Rumson and exposed many vulnerabilities. While much has been done to promote recovery, additional work is needed. Furthermore, it is important to ensure that the Borough's Master Plan helps the Borough to build resiliency to future storms and other potential natural disasters. The 2015 Master Plan Reexamination Report and Amendments will help the Borough to meet these needs.





# 2015 Master Plan Reexamination Report & Amendments

Borough of Rumson  
Monmouth County, New Jersey

# 2015 Master Plan Reexamination Report & Amendments

Adopted April 13, 2015

**Prepared for:**



The Borough of Rumson  
Monmouth County, New Jersey

**Prepared by:**



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## I. Introduction

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local Master Plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for updates and revisions. In addition, the preparation of a statutorily compliant Reexamination Report provides a presumption of validity of the municipal zoning ordinance under the law. This report constitutes the Master Plan Reexamination Report for the Borough of Rumson as required by the Municipal Land Use Law at N.J.S.A. (40:55D-89).

The Borough of Rumson adopted its last comprehensive Master Plan in 1988. The Borough has subsequently adopted Reexamination Reports in 1994, 1997, 2002, and 2012. The current document (hereinafter referred to as the 2015 Master Plan Reexamination Report) serves as a reexamination of the 1988 Master Plan, as supplemented by the 2012 Master Plan Reexamination Report.

While the 2015 Master Plan Reexamination Report is broad in scope, it has been prepared in light of the experience of Hurricane Sandy. It, therefore, places special emphasis on facilitating recovery from Hurricane Sandy's impacts, as well as promoting resiliency to future storm impacts and other potential natural hazards. To achieve this, the 2015 Master Plan Reexamination Report recommends a number of updates and revisions to the 1988 Master Plan. These changes have been compiled into a master plan amendment, which is appended to this document.



## II. Requirements of the Periodic Reexamination Report

The Municipal Land Use Law requires that the Borough of Rumson provide for the reexamination of the municipal master plan and development regulations at least once every ten years. The purpose of the reexamination is to review the progress of the Borough in achieving its planning objectives, and to consider the need for changes in order to ensure that the municipal plan is current and meets the needs of the Borough. The Planning Board of the Borough of Rumson is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination.

The Municipal Land Use Law requires that the reexamination report describe the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared.
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The 2015 Master Plan Reexamination Report addresses each of these statutory requirements.



### III. The Major Problems and Objectives Relating to Land Development in the Borough of Rumson at the Time of the Adoption of the Last Reexamination Report

#### Master Plan Objectives

The 1988 Master Plan included the following general objectives:

1. Maintain Rumson's character as a residential community and the quality of life that it offers.
2. Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
3. Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well-being.
4. Maintain a satisfactory level of public facilities and services.
5. Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.
6. Maintain fiscal stability.
7. Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the county, and the state as a whole.
8. Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.
9. Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
10. Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
11. Promote a desirable visual environment.
12. Conserve historic sites and districts.
13. Prevent urban sprawl and degradation of the environment through improper land use.
14. Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
15. Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.
16. Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural, and recreational values.



The last Reexamination Report (adopted in 2012) indicated that the November 2002, June 2002, and 1997 Reexamination Reports supported the goals and objectives of the 1988 Master Plan. The 2012 Reexamination Report did not modify the prior endorsements.

### **Problems Articulated in the 1988 Master Plan**

1. The disposal of solid waste and implementation of recycling to meet state recycling goals.
2. Addressing the Borough need for low and moderate income housing.
3. Controlling the intensity of development within the existing residential neighborhoods in order to ensure that infill development, redevelopment, or expansions are compatible with neighborhood character.
4. Conserving scenic waterfront views along the Navesink River and the Shrewsbury River.
5. Managing further development within the business and commercial districts to be compatible in scale and intensity with surrounding residential areas and with the character of the business area.
6. Discouraging piecemeal conversions of residential uses in commercial areas into substandard commercial properties.
7. Improving pedestrian and vehicular circulation in the business districts.
8. Protecting Borough landmarks.
9. Protecting sensitive natural features including wetlands and flood hazard areas.

### **Assumptions that Underpin Borough Planning**

The 1994 and 2002 Reexamination Reports both outline three assumptions that underpin planning issues in Rumson. They are listed below:

1. The continued economic viability of Rumson as a single family residential community with supporting public, commercial, and institutional facilities and services.
2. No natural or man-made disasters will require redevelopment of the Borough.
3. Given a stable population level, there will be minimal need to expand municipal facilities and services.

### **Issues in 2012**

Section 3 of the 2012 Master Plan Reexamination Report summarized the status of the primary planning concerns at that time as follows:

*“The Planning Board continues to have a concern that changes in the R-1 and R-2 zone districts are required to address potential adverse impacts of infill*



*development. In the Board's opinion, recent new construction, during the economic downturn of the past several years, has not been as oversized as that in the past, however, modifications to the municipal regulation[s] are necessary to address potential detrimental effects and are still appropriate. The Planning Board believes that the Borough officials should implement the Board's recommendations prior to an increase in development activity.*

*While new housing construction has dropped substantially on a county-wide basis, the pace of new residential construction in Rumson Borough has only slowed moderately."*



## IV. Extent to Which Such Problems and Objectives Have Been Reduced or Increased

### Status of Existing Objectives, Problems, and Assumptions

This section reiterates the objectives, problems, and assumptions of the 1988 Master Plan, with the following exceptions and commentary concerning the extent that the objective, problem, or assumption has been reduced or increased. The commentary is in italic text:

- General Objective #5: Secure the public's safety from fire, flood, panic, and other natural and man-made disasters.

*Revised as follows: Secure the public's safety from fire, flood, panic, and other natural and man-made disasters. Adapt efforts accordingly to reflect updated flood levels and data from FEMA and NOAA.*

- Assumption #2 that underpins Borough planning: No natural or man-made disasters will require redevelopment of the Borough.

*This assumption has been removed.*

- Assumption #3 that underpins Borough planning: Given a stable population level, there will be minimal need to expand municipal facilities and services.

*Revised as follows: Given a stable population level, there will be minimal need to expand municipal facilities and services. However, an expansion of recreational facilities will be required to address resident and Borough needs.*

In addition, the primary planning concerns of the 2012 Master Plan Reexamination Report are also reiterated, with commentary concerning the extent that the planning concern has been reduced or increased. The commentary is in italic text.

- "The Planning Board continues to have a concern that changes in the R-1 and R-2 zone districts are required to address potential adverse impacts of infill development. In the Board's opinion, recent new construction, during the economic downturn of the past several years, has not been as oversized as that in the past, however, modifications to the municipal regulation[s] are necessary to address potential detrimental effects and are still appropriate. The Planning Board believes that the Borough officials should implement the Board's recommendations prior to an increase in development activity."



*This recommendation still has not been implemented in the development ordinance, and has been deleted.*

- “While new housing construction has dropped substantially on a county-wide basis, the pace of new residential construction in Rumson Borough has only slowed moderately.”

*Table #1 in the 2012 Reexamination Report depicted Housing Units Authorized by Building Permits For New Construction in the Borough of Rumson from 2004 to 2011. The updated data has been supplemented below. The Board finds that new construction permits in 2012 and 2013 have not dropped in Rumson.*

**Table 1: Housing Units Authorized by Building Permits for New Construction**

*Rumson Borough, 2004-2013*

<i>Year</i>	<i>1 &amp; 2 Family</i>	<i>Mixed Use</i>	<i>Total</i>
2004	38	2	40
2005	34	0	34
2006	41	0	41
2007	36	0	36
2008	27	0	27
2009	17	0	17
2010	23	0	23
2011	27	0	27
2012	30	0	30
2013	44	2	46
<i>Total</i>	317	4	321
<i>Average</i>	31.7	0.4	32.1

**Source: NJ Department of Community Affairs, Construction Reporter**



## Recommendations of the 2012 Reexamination Report

The 2012 Reexamination Report recommended a number of changes to the Zoning Map and the Land Development Ordinance Provisions. An updated Summary of Recommendations of the 2012 Reexamination Report with the 2015 Planning Board's recommendations to bring those recommendations up to date is provided below:

1. Increase the minimum lot requirements for portions of the R-1 and R-2 zones.

*This is no longer relevant.*

2. Specific properties were recommended to be rezoned from R-5 to General Business.

*Completed. This was amended via Ordinance 14-007 D.*

3. Building Height: New residential construction must comply with municipal flood hazard rules that require the lowest habitable floor to be above the base flood elevation.

*This has been completed. The Borough adopted zoning amendments 13-002 G and 13-003 D in January 2013 to reflect FEMA's Advisory Base Flood Elevations and map dated December 2012.*

4. Circulation Plan/Bicycle Circulation: The Borough should revise the Master Plan to update the circulation element to include a sub-plan element for bicycle circulation to specify locations for bicycle lanes on roadways within the Borough, as well as to address pedestrian improvements and needed sidewalks.

*This is on-going, as it has not yet been completed.*

5. Solar and Small Wind Energy Facilities in Residential Zones: The Borough Council should consider zoning requirements for solar and wind energy facilities in future amendments to the Zoning Ordinance to promote a desirable visual environment.

*Completed. This has been amended via Ordinance 12-013 D.*

6. Regulations of House Size: The Borough should monitor the building sizes of new or expanded homes and develop a database of pertinent information to better evaluate this issue. Annual reports to the Planning Board may be one mechanism to monitor this issue.

*This is on-going.*

7. Economic Development: Borough officials should monitor the demand of the use of satellite offices in the downtown business district, which lies in close proximity to the



houses of CEOs. The Borough should subsequently determine if the General Business zone should be expanded or modified for additional office use.

*No changes have been made yet to the General Business zone. This recommendation requires additional review and research.*

8. Master Plan Documents: The Borough should compile the 1988 Master Plan and all subsequent master plan element amendments and reexamination reports into one reference document easily made available by Borough staff to the general public.

*This is an on-going recommendation and part of the update.*



## V. Extent to Which There Have Been Significant Changes in the Assumptions, Policies, and Objectives

The Planning Board continues to find that, with the exceptions that have been outlined in the previous section of this reexamination report, the overall assumptions, policies, and objectives of the 1988 Master Plan are consistent with and reflect the current assumptions, policies, and objectives of the Planning Board in terms of future development to the Borough.

The following significant changes in the assumptions, policies, and objectives relating to land development in the Borough of Rumson have taken place since 2012:

### Changes at the Local Level

As indicated in the following subsections, there have been considerable changes at the local level since the adoption of the 2012 Master Plan Reexamination Report.

#### Impacts of Hurricane Sandy

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and caused extensive damage to the Borough of Rumson from both storm surge and wind damage. 284 properties within the Borough's jurisdiction experienced substantial damage. All of the Borough's sewage pump stations went offline due to floodwater inundation and/or power system failure. Trees and power lines throughout the Borough fell, in many cases damaging buildings and homes. The Borough also faced power outages for 14 days.

Despite the extent of damages the Borough of Rumson sustained from Hurricane Sandy, existing land use patterns and prevailing land uses are not anticipated to substantially change. The long-term impacts of Hurricane Sandy have yet to be seen, but will be affected by a variety of



Figure 1: Displaced Boats from Hurricane Sandy  
Source: Rumson-Fair Haven Patch

factors including insurance payouts, flood insurance regulations, as well as the ability of residents, businesses, and the Borough to rebuild.

With the impacts of Hurricane Sandy so great, the Borough of Rumson has significant concern and reason for promoting not only recovery from Sandy, but also building resiliency to future storm impacts and other potential natural hazards. This offers new opportunities for redevelopment, but care must be taken to ensure all new development keeps with the character of the community.



**Figure 2: Wind Damage from Hurricane Sandy**  
**Source: Rumson-Fair Haven Patch**

Additionally, many residents

require assistance in rebuilding and returning to their homes. The impact of the storm also offers an opportunity to increase the resiliency of the Borough's infrastructure.

In addition, new FEMA Flood insurance maps are in the process of being adopted. These maps increase the flood zone and base flood elevations for some coastal areas of the Borough. Property owners will need to take preventative measures to ensure they are in compliance with the new regulations.

While the current 2015 Master Plan Reexamination Report is broad in scope, the experience of Hurricane Sandy and the need to build resiliency has influenced and informed its development.



## Strategic Recovery Planning Report

As a response to Hurricane Sandy, the Borough of Rumson adopted a Strategic Recovery Planning Report in 2014. The purpose of the Strategic Recovery Planning Report is to outline a recommended set of actions to guide the Borough in promoting recovery from the impacts of Hurricane Sandy and resiliency to future storms.

The actions recommended by the Strategic Recovery Planning Report are as follows:

- Installing a town-wide SCADA system;
- Automating and upgrading the zoning and construction permit program;
- Updating the Borough's hazards mitigation plan;
- Revising and updating Rumson's Emergency Operations Procedure Manual;
- Developing a GIS database/inventory of Borough-owned infrastructure;
- Compiling low-elevation aerial mapping of identified special flood hazard areas;
- Entering FEMA's CRS program;
- Preparing a more comprehensive Borough Master Plan, and updating its goals and objectives to address post-Sandy strategies;
- Adding a floodplain management plan to the Master Plan;
- Installing an emergency standby generator at Oceanic Hook and Ladder fire house;
- Replacing under-sized drainage piping at Club Way, and at Holly Tree Lane and Navesink Avenue;
- Removing of silt along minor waterway parallel to Brookside Drive;
- Developing Bingham Hall as a comfort station during emergencies; and
- Installing waterfront bulkheading at Rumson Boat Launch facility.

Implementation of the recommendations that have been listed above will promote recovery from Hurricane Sandy and increased resiliency to future storms. Where relevant, individual actions are discussed elsewhere in this report.

## Building Height and Base Flood Elevations

Also as a response to Hurricane Sandy, the Borough of Rumson adopted zoning amendments 13-002 G and 13-003 D in January 2013 to reflect FEMA's Advisory Base Flood Elevations and map dated December 2012. This required new residential construction and substantially damaged homes to comply with municipal flood hazard rules in which the lowest habitable floor must be above the base flood elevation.



## Demographic Changes

The Borough of Rumson adopted its last Master Plan Reexamination Report in 2012, which already incorporated the latest US Census Bureau population estimates. The overall density and distribution of population and the land use pattern within the Borough has not changed substantially since the last reexamination in 2012. Nonetheless, the total population of the Borough as of the US Census in 2010 was 7,122 and decreased to 7,098 in 2012 (according to the 2012 American Community Survey estimates).

## Zoning Board of Adjustment Annual Report

The Borough of Rumson Zoning Board of Adjustment releases an annual report that covers the Board's actions in each calendar year. The Board works with applicants to develop improved designs and reduce the intensity and quantity of variances, often reducing the number requested. A summary of the Board's actions for 2013 is included in this section.

In 2013, the Board of Adjustment held 12 regular Board meetings and heard a total of 46 applications, of which 26 were for Hurricane Sandy damage. Of the 46 applications:

- 21 were for the construction of new single-family residences;
- 16 were for expansion and renovation to existing single-family residences;
- One was for driveway relocation;
- Four were for in-ground pools;
- One was for the renovation of an existing secondary residential cottage;
- One was for relocation of an existing carriage house; and
- Two were site plans (a school security entrance and a multi-family residence).

In 2013, 43 applications were approved, three were withdrawn, and none were denied. In addition, 11 of the applications that would have been denied were allowed to continue to a subsequent meeting to incorporate Board recommended modifications. The following table shows a breakdown of the type of variances granted in 2013.



**Table 2: Zoning Board of Adjustment Variance Approvals, 2013**

<i>Variance</i>	<i>Number of Approvals</i>
<i>Lot Area</i>	4
<i>Lot Width &amp; Frontage</i>	15
<i>Front Setback Building</i>	12
<i>Building Coverage</i>	9
<i>Rear Setback</i>	7
<i>Accessory Setback</i>	4
<i>Accessory Structure without Principal</i>	2
<i>Lot Shape</i>	17
<i>Side Setback</i>	12
<i>Front Setback Porch</i>	2
<i>Building Height</i>	0
<i>Lot Coverage</i>	0
<i>Floor Area</i>	4
<i>Accessory Front Yard</i>	5
<i>Accessory Building Ground Floor</i>	0

Variations were also granted for one garage door visible from street or river, four for driveway width within front yard setback, one for renovation of an existing secondary residential cottage, one reconstruction of a multi-family residence and number of garage spaces to the Ordinance maximum of five spaces.

### **Changes at the County/Regional Level**

Since the adoption of the 2012 Master Plan Reexamination Report, there have been several changes at the county and regional level, including the adoption of the Monmouth County Water Quality Management Plan. In addition, the county is undergoing the process of updating both its Master Plan and the Monmouth County Multi-Jurisdictional Natural Hazards Mitigation Plan.

### **Monmouth County Water Quality Management Plan**

In accordance with the Statewide Water Quality Management Planning rules (N.J.A.C. 7:15-3.4), a public notice for a Proposed Amendment to the Monmouth County Water



Quality Management (WQM) Plan was published on January 7, 2013 in the New Jersey Register and the Asbury Park Press. This amendment proposal would provide for a Future Wastewater Service Area (FWSA) for Monmouth County.

Almost all of the Borough of Rumson is located in the proposed sewer service area, so the adoption of the WQM Plan will have no impact on the development of the Borough. Borough officials participated alongside the Monmouth County Planning Board with regard to the sewer service area proposed for Rumson, and the Monmouth County accepted input provided by the Borough.

### Monmouth County Multi-Jurisdictional Natural Hazard Mitigation Plan

Monmouth County adopted its Multi-Jurisdictional Natural Hazard Mitigation Plan (HMP) in 2009 to meet the requirements of the Disaster Mitigation Act of 2000. Monmouth County employed a multi-jurisdictional approach to develop the plan, and every municipality in the county was invited to participate as an equal partner with the county. The Plan identifies natural hazards that could affect the county's jurisdictions, evaluates the risks associated with these hazards, identifies the mitigation actions to lessen the impacts of a disaster on Monmouth County communities, and prioritizes them based on the municipal master plans and other planning documents. The county is in the process of updating the HMP to incorporate elements of mitigation planning post Hurricane Sandy. A draft plan was released for review in October 2014.

As part of its participation in the HMP outreach process, the Borough of Rumson has updated and supplemented its list of recovery actions to include the following:

1. Elevating 32 homes to reflect new FEMA FIRM maps.
2. Installing a new elevated bulkhead and a new tide valve at the western terminus of Washington Avenue; replacing an existing tide valve at the western terminus of Grant Avenue and Waterman Avenue; and constructing an earthen berm and associated grading above the existing bulkhead at the western and eastern terminus of Grant Avenue, and western terminus of Waterman Avenue.
3. Installing emergency backup generators and/or flood proofing measures at pump stations at the following locations: Riverside Drive, Club Way, Thorton Way, Navesink Avenue, Buena Vista Avenue, and Shrewsbury Drive. Also recommended is reinforced steel, rubber gasket lined storm doors at the pump stations located at Marina and at Grant Avenue.
4. Installing reinforced steel and rubber gasket-lined storm doors at the Borough's Department of Public Works garage.



5. Installing 150 linear feet of new elevated bulkhead, rehabilitation and replacement of existing drainage pipes, and installing a new tide valve at the intersection of Shrewsbury Drive and Avenue of Two Rivers.
6. Removing two existing underground fuel storage tanks (one diesel and one regular unleaded) and installing two new above-ground tanks at the Borough's Department of Public Works yard.
7. Upgrading the shelter facility located at Rumson-Fair Haven Regional High School, including emergency power facility.
8. Implementing stream and pond clearing to speed draining of flood prone areas and following up with regular maintenance.
9. Tree maintenance of shade trees along streets in the community; increasing the effectiveness of Public Works to clear trees in the event of a storm.
10. Continuing to maintain current warning systems that are already operational including the Borough website, AM radio, the Reverse 911 calling system, and the emergency siren alerting system.
11. Enacting new FEMA flood maps as part of planning and zoning regulations.
12. Installing a quick connection for a portable generator at Borough Hall.
13. Developing Bingham Hall as a comfort station during emergencies.
14. Installing a Borough-wide SCADA system.
15. Installing an emergency standby generator at Oceanic Hook & Ladder Fire House.
16. Replacing under-sized drainage piping at the south end of Club Way, and at the intersection of Holly Tree lane and Navesink Avenue.
17. Installing 225 linear feet of new bulkheading at the Rumson Boat Launch facility.
18. Automating and upgrading the zoning and construction permit program.
19. Revising and updating the Borough's Emergency Operations Procedure Manual.
20. Entering FEMA's Community Rating System (CRS) program.
21. Developing a GIS database/inventory of Borough-owned infrastructure.

## Changes at the State Level

As indicated in the following subsections, there have been considerable changes at the state level since the adoption of the 2012 Master Plan Reexamination Report.

### Green Buildings and Environmental Sustainability Element

Many New Jersey municipalities have made efforts to reduce their carbon footprint, decrease greenhouse gas emissions, encourage the use of renewable energy sources, conserve energy, and minimize the use of natural resources. Federal and state programs



have been established to assist municipalities to address these goals. In the private sector, the US Green Building Council, a private organization, has established the Leadership for Energy and Environmental Design (LEED) certification programs to encourage and standardize the certification of buildings which are energy efficient and incorporate sustainable environmental design concepts.

Recognizing the importance of green building and sustainability, the Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add the “Green Building and Environmental Sustainability Plan Element” to the list of optional elements of municipal master plans. The scope of the new element is as follows: “A green buildings and environmental sustainability plan element, which shall provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.”

### State Strategic Plan

The NJ State Planning Commission is now staffed by the Office of Planning Advocacy (OPA) which is within the Department of State. The OPA has released a draft State Strategic Plan to supersede the current State Development and Redevelopment Plan. Public Hearings were held in February, March, and September of 2012. The draft State Strategic Plan is based upon a criteria-based system rather than a geographic planning area. The draft State Strategic Plan has not been adopted by the State Planning Commission at this time and was put on hold following Hurricane Sandy.

The Borough of Rumson should continue to monitor the progress of the new plan and its implication for future planning in the Borough.

### Redevelopment Case Law

There have been a number of recent court decisions concerning the use of criteria for determining an area “in need of redevelopment” pursuant to the Local Redevelopment and Housing Law (LRHL). The most significant of these decisions is the NJ Supreme Court’s decision in Gallenthin vs. Paulsboro, which reevaluated and set guidelines for the use of the statutory criteria for determining an area in need of redevelopment. The New Jersey Legislature also held hearings in 2010 on legislation to update the NJ Redevelopment and Housing Law. In 2013 Assembly Bill 3615 became law and is intended to protect property owners by limiting the redevelopment powers of



municipalities under the LRHL. This amendment raises the standard for a blight finding to one in which the property must be unproductive.

### New Jersey Council on Affordable Housing (COAH)

COAH originally adopted affordable housing rules for the third round period in 2004. However, an Appellate Division decision in 2007 stayed COAH from reviewing any plans as part of a petition for substantive certification, and resulted in a remand of the 2004 rules back to COAH to revise them consistent with the Appellate Division decision. COAH subsequently adopted revised third round rules in 2008.

In 2010, the Appellate Division invalidated COAH's 2008 third round rules, and the "growth share" methodology upon which they were based. In 2013, the New Jersey Supreme Court upheld and modified the Appellate Division's 2010 decision that invalidated COAH's third round rules. As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH has since failed twice to adopt new affordable housing rules for the third round period. Due to COAH's failure to adopt such rules, the New Jersey Supreme Court concluded on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 decision notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

In its March 10 decision, the New Jersey Supreme Court established a transitional process to not immediately allow exclusionary zoning actions to proceed in court. The decision notes that: "[d]uring the first thirty days following [June 8, 2015] ..., the only actions that will be entertained by the courts will be declaratory judgment actions filed by any [municipality] ... that either (1) had achieved substantive certification from COAH under prior iterations of Third Round Rules before they were invalidated, or (2) had "participating" status before COAH. Assuming [that] any such [municipality] ... waits and does not file a declaratory judgment action during [the] ... thirty-day period, an action may thereafter be brought by a party against [the municipality] ..., provided the action's sole focus is on whether the [municipality's] ... housing plan meets its Mount Laurel obligations (a constitutional compliance challenge). The court's evaluation of a



[municipality's] ... plan that had received substantive certification, or that will be submitted to the court as proof of constitutional compliance, may result in the [municipality's] ... receipt of the judicial equivalent of substantive certification and accompanying protection as provided under the [Fair Housing Act] ....”

The Borough of Rumson has filed a plan with COAH, but the plan has not been certified. Therefore, the Borough fulfills Criterion 2 as outlined in the transitional process that has been described above. The Borough will, as a result, be able to file a declaratory judgment action immediately upon the March 10 decision becoming effective on June 8, 2015.

## Changes at the Federal Level

### Executive Order Establishing a Federal Flood Risk Management Standard

In 2013, the President’s Hurricane Sandy Rebuilding Task Force adopted a higher flood standard for the Sandy-affected region to ensure that federally funded buildings, roads and other projects were rebuilt stronger to withstand future storms. The Sandy Task Force also recommended that the Federal Government create a national flood risk standard for federally funded projects beyond the Sandy-affected region. The new standard gives agencies the flexibility to select one of three approaches for establishing the flood elevation and hazard area they use in siting, design, and construction. They can:

- Use data and methods informed by best-available, actionable climate science;
- Build two-feet above the 100-year (1%-annual-chance) flood elevation for standard projects, and three feet above for critical buildings like hospitals and evacuation centers; or
- Build to the 500-year (0.2%-annual-chance) flood elevation.

On January 30, 2015, the President released proposed guidelines for these standards that are available for 60 days of public comment. Once public input has been considered, including from a series of public listening sessions that will be held across the country, and the guidelines are finalized, agencies will implement the Standard through their own rulemaking or other procedures, which also will incorporate input from the public and stakeholders.

The new flood standard will apply when Federal funds are used to build, or significantly retrofit or repair, structures and facilities in and around floodplains to ensure that those structures are resilient, safer, and long-lasting. It will not affect the standards or rates of the National Flood Insurance Program. Each agency will carefully consider how to appropriately apply this standard, and consider robust public input before deciding how to implement it.



## VI. Specific Changes Recommended for the Master Plan and Development Regulations

Given the extent to which there have been significant changes in assumptions, policies, and objectives at the local, county, and state levels, the 2015 Master Plan Reexamination Report recommends a number of changes to the Borough's municipal master plan and development regulations. These are discussed in the following subsections.

### Changes to the Master Plan

- **Master Plan Elements**

The Borough should compile the 1988 Master Plan and all subsequent master plan element amendments and reexamination reports into one reference document to facilitate easy access by Borough staff and the general public.

- **Green Buildings and Environmental Sustainability Element**

The Borough should prepare a green buildings and environmental sustainability element, which, concurrent with Municipal Land Use Law, can provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design.

- **Circulation Plan/Bicycle Circulation**

The Borough should revise the Master Plan to update the circulation element to include a sub-plan element for bicycle circulation to specify locations for bicycle lanes on roadways within the Borough, as well as to improve pedestrian access.

- **Capital Improvement Plan**

The Borough should prepare a Capital Improvement Plan that identifies needed capital improvements to improve local resiliency.

- **Floodplain Management Plan Element**

The Borough should prepare a Floodplain Management Plan (FMP). This will identify and assess flood hazards within the Borough, establish the goals and objectives for floodplain management in Rumson, and present a series of actions designed to minimize flooding and mitigate the impacts from flooding in the future. The FMP will also evaluate the need and potential options for wetland restoration and maintenance and/or other engineering control measures to mitigate potential storm surge in those areas of the Borough that may be vulnerable. The FMP will include recommendations



to the Borough's current Floodplain Development Protection Ordinance. This project is being prepared concurrent to this Master Plan Reexamination Report, and funding is provided through the Post Sandy Planning Assistant Grant Program (PSPAGP).

- **Stormwater Management Plan**

The Borough Stormwater Management Plan and Stormwater Management Ordinance were amended in 2006 to be consistent with the New Jersey Stormwater Best Management Practices Manual prepared by the New Jersey Department of Environmental Protection. The ordinance sets specific standards for flood control, groundwater recharge and pollutant reduction. The Borough should continue to enforce these requirements for all applicable development, including the elevation of single family dwellings, to reduce the impacts of stormwater runoff to neighboring properties and Borough infrastructure. The Borough should also consider amending the Stormwater Management Plan to address green infrastructure techniques to promote resiliency in the Borough, while keeping in mind hazard mitigation, community resiliency, and sea level rise.

- **Open Space Inventory**

The opportunity for additional open space preservation in Rumson is small, due to the fact that it is largely built-out and the high value of land within the community. However, there are numerous existing parks and areas of preserved open space scattered throughout the community. Many of the islands located in the Shrewsbury and Navesink Rivers are also owned by the State or Borough for conservation. While the opportunity for future open space preservation within the Borough is low, if the opportunity arises it should be further explored to aid in storm resiliency and to mitigate possible storm impacts.

- **Housing Element and Fair Share Plan**

The Borough of Rumson already filed a plan with the Council on Affordable Housing (COAH), but the plan has not been certified, therefore the Borough of Rumson is classified as having a "participating" status before COAH. A decision by the New Jersey Supreme Court on March 10, 2015 established a transitional process in which the Borough will be able to file a declaratory judgment action immediately upon the March 10 decision becoming effective on June 8, 2015. The Borough should undertake a review of the implications of the Supreme Court decision and make a determination of the appropriate course of action to address compliance with the affordable housing obligation.

Regardless of the transitional status of COAH rules, this Master Plan Reexamination Report recommends amending the Housing Plan Element to address the following:



- The Borough encourages homeowners of single-family structures to elevate their homes to make them more resilient to future Sandy-type storms.
- It is the Borough's policy that affordable housing should not be located within the flood hazard areas.

## Development Regulations

- **Flood Zones**

Some areas in Rumson Borough along the Navesink and Shrewsbury Rivers lie within a flood zone. Zoning regulations should be evaluated to make sure that losses due to flooding are minimized through appropriate area and use requirements and proper flood hazard regulations.

- **Building Elevation**

The Borough's Flood Damage Prevention Ordinance currently requires that new, substantially damaged or substantially improved buildings located in a special flood hazard area be elevated to or above the Advisory Base Flood Elevation (ABFE). The Ordinance should be revised to indicate that buildings shall be elevated at least one foot above the 2009 Effective FIRM, the 2012 ABFE, or the 2014 Preliminary FIRM elevation, whichever is greatest. The Borough should also require and maintain elevation certificates for all elevated buildings in a special flood hazard area.



**Figure 3: Rumson Home Elevation on Warren Street**  
**Source: RedBankGreen.com**

- **Maximum Permissible Lot and Building Coverages**

The Borough should continue to monitor the maximum permissible lot and building coverages for residential uses as they relate to parking issues, schools, and school children.



- **Regulations of House Size**

The Borough should continue to monitor the building sizes of new or expanded homes and develop a database of pertinent information to better evaluate this issue. Annual reports to the Planning Board may be one mechanism to monitor this issue. Another mechanism may be the automation and updating of the zoning and construction permit process that is currently underway as part of the PSPAGP.

- **Economic Development**

Borough officials should monitor the demand for the use of satellite offices for Borough residents in the downtown business district. The Borough should subsequently determine if the General Business zone should be expanded or modified for additional office use.

- **Permitted and Conditional Uses**

The Borough should monitor and maintain the list of permitted and conditional uses in the non-residential zones.

- **Erosion Setbacks**

The Borough of Rumson should consider adopting an erosion setback ordinance based on erosion rates along the Navesink and Shrewsbury Rivers. An erosion setback ordinance would reduce the need for erosion control structures along the shoreline, minimize property damage due to erosion, and maintain the natural shoreline dynamics. In order to maintain effective setback requirements, reliable scientific data must be used. Additionally, erosion rates change over time and would require a periodic reevaluation of the setback lines along the riverfronts.

- **Stream Dumping**

The Borough Ordinance currently prohibits the disposal of waste and refuse upon any parking place, street, road, avenue, park, or other public place upon any lot or other premises, except in receptacles or containers provided for such purposes. The ordinance should be revised to clearly prohibit the dumping of any waste or refuse in any stream or waterway.

- **Side and Rear Setbacks**

It is recommended that the Schedule of Zoning District Regulations be revised to allow unroofed porches, landings, stoops, and stairs to extend up to five feet beyond the side and rear setback lines in a residential zone.

- **Grading and Stormwater Runoff**

In order to minimize the effect of grading and stormwater runoff associated with new development, changes are recommended to Section 22-7.27, Soil Removal and Fill,



and Section 22-7.25, Fences and Walls of the Development Regulations. Additional oversight and approvals will be required to ensure that there will be no negative impacts to neighboring properties as a result of new construction. Additional regulations are proposed for Section 22-7.25 to limit the impacts of large retaining walls that are sometimes constructed when a house is elevated.

## Other Recommendations/Capital Recommendations

- **Zoning and Construction Permit Process Automation and Updates**

The Borough should automate and update its system for processing zoning and construction permits. In 2013 Rumson processed double the amount of permits seen in the years preceding Hurricane Sandy. An upgraded permit program in which inspectors receive and manage permits on laptops and electronic tablets using state of the art technology will significantly increase the Borough's efficiency in this task and in recovering from future storm events. This project is being prepared concurrent to this Master Plan Reexamination Report, and funding is provided through the PSPAGP.

- **Update the Borough's Hazard Mitigation Plan (HMP)**

The Hazard Mitigation Plan should identify and assess the various flooding hazards within the Borough as well as the associated vulnerabilities to those hazards. The HMP should also identify alternative mitigation actions that can be implemented to reduce the Borough's risk resulting from hazard exposure. This project is being prepared concurrent to this Master Plan Reexamination Report, and funding is provided through the PSPAGP.

- **Revise and update the Borough's Emergency Operations Procedure Manual**

The Borough should prepare an update to its Emergency Operations Procedure Manual, which includes creating a flood hazard-specific annex to accompany the existing Plan. This new annex should focus on any special planning needs generated by a hurricane or severe flooding scenario and will contain unique and regulatory response associated with extreme flooding. This project is being prepared concurrent to this Master Plan Reexamination Report, and funding is provided through the PSPAGP.

- **Develop a Geographic Information System (GIS) to Increase Resiliency**

The Borough should develop a GIS database and inventory of Borough-owned infrastructure to support future planning efforts. The components of the GIS would support facilities and public works infrastructure, land information, and floodplain management-related data layers and applications. This project is being prepared



concurrent to this Master Plan Reexamination Report, and funding is provided through the PSPAGP.

In addition, these aspects of the GIS program should be made available to the public through the Borough website or by visiting Borough Hall where staff members can help explain the various maps and hazards.

- **Participation in FEMA’s Community Rating System (CRS)**

The Borough should consider participating in the CRS. The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program (NFIP) requirements. The NFIP administers the CRS which scores towns on their effectiveness in dealing with the mitigation of flood hazard events. As a result of earning CRS points, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:

- Reduce flood damage to insurable property;
- Strengthen and support the insurance aspects of the NFIP; and
- Encourage a comprehensive approach to floodplain management.

- **Install a Borough-wide Supervisory Control and Data Acquisition (SCADA)**

The Borough should install a SCADA system. The SCADA system would communicate critical alarms to a centralized location or operational personnel within the Borough. This would be in conjunction with the Borough’s owned and operated facilities (including at pump stations, Borough Hall, the Police Department, firehouses, etc.). Use of a SCADA system can provide the Borough with accurate information on water and wastewater collection, pump control, pump station performance, as well as provide alarm notifications of system failure, emergency levels, and any other events as they occur. This would help protect the environmental quality of the Borough by preventing sewer spills into local waterways. The SCADA also would monitor fire, security, power failures, and generator operations for the Borough.

- **Drainage System Maintenance**

The Borough Department of Public Works checks for fallen trees and blocked storm drains routinely. It also regularly inspects and reports debris in streams and ditches. The Borough should remove debris and sediment accumulation in streams and ponds to speed draining of flood prone areas. The maintenance of these waterways is important to ensure proper drainage and to protect the health and safety of Borough



residents. The Borough should continue to support this maintenance program in an effort to decrease blockages and backups during storms.

- **Cleanup Minor Waterway**

The Borough plans to remove silt along the minor waterway parallel to Brookside Drive, just north of Rumson Road. During heavy rains, the stream backs up onto residential properties and occasionally floods Rumson Road. Any efforts to clean up the minor waterway should also include the installation of more drainage south and south east of Rumson Road. The downstream drainage system should also be further investigated for potential rehabilitation.

- **Comfort Station at Bingham Hall**

The Borough would like to develop Bingham Hall as a comfort station during emergencies. Any efforts to develop Bingham Hall as a comfort station should include the installation of an emergency standby generator, installation of a high-speed wireless network, acquisition of comfort supplies (emergency cots, food and water supplies), installation of electronic device charging stations, preparation of computer terminals, and installation of a television with a cable feed for news updates.

- **Rumson Boat Launch Bulkhead**

There is currently no bulkhead along the Borough's property to the northwest of the municipal boat ramp. The Borough should install approximately 225 linear feet of waterfront bulkheading at this site. The existing timber bulkhead on the northwest side of the ramp should also be replaced due to severe rot and inadequate length. Over the years, upland area has been lost due to storm surges and erosion. The installation of bulkheading will reclaim that property, prevent further erosion of the shoreline soils, and reduce flooding and impacts associated with small storm surges and nuisance tidal flooding. Due to the close proximity of critical facilities such as the DPW yard, Borough Hall, and Police Station, it is imperative that these facilities are protected and stay operation during a storm event.

- **Debris Management Plan**

The Borough should prepare a municipal Debris Management Plan including such components as allocating debris removal sites, collection strategies, and debris reduction methods.

- **Flood Warning Systems**

The Borough should consider implementing early flood warning systems for the Shrewsbury and Navesink Rivers as a shared service with other towns along the rivers.



- **Install Emergency Power**

The Borough should upgrade the shelter facility located at Rumson Fair Haven Regional High School, including the emergency power facility. The Borough should also install an emergency standby generator at the Oceanic Hook and Ladder Firehouse.

- **Portable Generator**

The Borough should install a quick connection system for a portable generator with a manual switch gear at Borough Hall.



Figure 4: Emergency Generator at the DPW Yard

- **Maintain Warning Systems**

The Borough alerts its residents to floods, storms, and other hazards through a Reverse 911 calling system, the Borough website, AM radio, and an emergency siren alerting system. The Borough should continue to maintain these current warning systems. Early warnings give residents time to prepare for the hazard and evacuate if necessary, resulting in reductions to the loss of life and property from an event. It is also recommended that the Borough provide additional information to the public, perhaps through the Borough website, on emergency sirens to ensure that all members of the public are aware of the various sirens and their meanings. For a relatively low cost, maintaining current warning systems will help protect the health and safety of the Borough's residents and ensure they are properly notified of incoming threats.

- **Upgrade Drainage System**

The south end of Club Way and the intersection of Holly Tree Lane and Navesink Avenue both experience regular nuisance flooding due to heavy rainfall and high tides. This often causes the areas to become impassable and can delay emergency response times. It is recommended that the Borough rehabilitate and upgrade the existing drainage system to increase capacity and decrease flooding at the south end of Club Way and at the intersection of Holly Tree Lane and Navesink Avenue. The



roads should also be reconstructed, possibly to a higher elevation, to provide proper slope and drainage.

- **Tree Maintenance**

It is recommended that the Borough perform tree maintenance. This recommendation involves tree trimming and pruning of shade trees along the streets in the community to prevent downed power lines. This should also involve increasing effectiveness of the Public Works Department to clear trees in the aftermath of a storm event, as well as coordination with utility companies.

- **Construct or Install Improvements to Eight Sanitary Sewer Pump Stations within the Borough**

The Borough should install emergency backup generators and/or flood proofing measures at pump stations at the following locations: Riverside Drive, Club Way, Thorton Way, Navesink Avenue, Buena Vista Avenue, and Shrewsbury Drive. Also recommended is reinforced steel, rubber gasket lined storm doors at the pump stations located at Marina and at Grant Avenue.

- **Department of Public Works Garage**

The Borough should install reinforced steel, rubber gasket-lined storm doors to the building's service bays to provide greater protection from wave action and flooding to the building's structure and contents.

- **Construct New Elevated Bulkhead**

The Borough should complete the installation of 150 linear feet of new, elevated bulkhead, the rehabilitation and replacement of existing drainage pipes, and the installation of a new tide valve at the intersection of Shrewsbury Drive and Avenue of Two Rivers.

- **Remove and Replace Existing Underground Fuel Storage Tanks**

The Borough should remove two existing underground fuel storage tanks (one diesel and one regular unleaded) and install two new above-ground tanks at the Department of Public Works Yard.

- **Oceanic Village, Waterfront Lands, and Commercial District**

The Borough is concerned with the future development of the area north of River Road, south of the Navesink River, west of Bingham Avenue, and east of Third Street. This area includes portions of the historic Oceanic Village, waterfront lands, and the commercial district. Additional study of this area and production of a more detailed plan for its future use and improvement is recommended.

- **Bridge Improvements**



The Borough Planning Board encourages the Borough to coordinate with Monmouth County to expedite the maintenance of the two drawbridges into Middletown and Sea Bright in order to allow more successful improvements and evacuation during emergencies.

- **Flood Hazard Mitigation in the West Park Section of the Borough, South of Rumson Road**

This area is subject to periodic flooding associated with fluctuations in the tidal cycle. To address this problem, the Borough is reviewing the possibility of reconstructing and raising the streets in this neighborhood prone to periodic inundation. The Borough should review the development regulations applicable to this area to determine if minimum elevations for finished lot grade or buildings should be required. For existing lots and improvements, additions or changes which would trigger a requirement to elevate a lot and existing improvements should also be reviewed. A requirement should also be considered that non-habitable floor space and lot grading be elevated to be compatible with the increased elevation of the street.

In addition, there are numerous stormwater outfall pipes located throughout the West Park neighborhood. If these outfalls do not have functioning tide valves, the river water can enter the outfalls and surcharge through the catch basins into the streets. This is a regular occurrence during full moon high tide events and results in flooded, impassable roads. The Borough should install tide valves on all outfalls in this area where none exist. This project is currently underway to install seven new tide valves, funded through Borough funds.

The Borough should also complete the installation of new



**Figure 5: Waterman Avenue Stormwater Outfall**

elevated bulkheads at the western terminus of Washington Avenue; the replacement of an existing tide valve at the western terminus of Grant Avenue and Waterman Avenue; and construction of an earthen berm and associated grading above the



existing bulkhead at the western and eastern terminus of Grant Avenue and the southwestern terminus of Waterman Avenue.

- **Living Shorelines**

The Borough should consider living shorelines as an approach to shoreline stabilization.

- **Community Vulnerability Analysis**

The Borough should undertake a Community Vulnerability Analysis to evaluate the number of structures that may be exposed to potential flood and storm surge risks.

### Floodplain Management Plan Action Items

The following are a list of action items recommended in the Floodplain Management Plan, which is being prepared concurrent with this Master Plan Reexamination Report.

- **Floodproofing Non-Residential Buildings**

The Borough should encourage the floodproofing of non-residential buildings within the flood zone that do not meet the base flood elevation requirements. Information regarding the different floodproofing techniques should be made available to the public.

- **Road Elevation and Improvements**

As part of the Shrewsbury Drive road improvements in 2010, the road was elevated and a series of low flood walls were constructed adjacent to low-lying properties to prevent flood waters from entering the properties. This practice has proven successful and should be further evaluated for other future road improvements.

- **Wetlands Protection**

State regulations through the NJDEP freshwater and coastal wetland permit programs are currently in place to limit development in the Borough's wetland areas. The Borough should continue to support and enforce these programs. Additionally, the Borough should consider further investigation of living shorelines to augment these areas and provide additional shoreline stabilization.

- **Erosion and Sediment Control**

The Standards for Soil Erosion and Sediment Control in New Jersey are regulated by the New Jersey Department of Agriculture and locally enforced through the Freehold Soil Conservation District. The Borough should continue to support and enforce these standards for all applicable development.

- **Water Quality Improvement**



The Borough of Rumson currently enforces the NJDEP Best Management Practices for stormwater runoff quality and reduction of total suspended solids. Green infrastructure techniques should also be used to promote resiliency in the Borough and improve the water quality entering the Navesink and Shrewsbury Rivers. Green infrastructure uses permeable surfaces, landscape formations, and plant material to intercept stormwater runoff before it enters storm drains by promoting infiltration and filtration. Their use can promote resiliency by mitigating flooding and helping the Borough to quickly recover from storms. Additionally, green infrastructure captures runoff pollution and prevents it from entering waterways.

- **Coastal Barrier Protection**

Rumson is protected from the Atlantic Ocean by the Borough of Sea Bright. Additionally, there are a number of uninhabited islands located throughout the rivers that act as natural buffers. A number of these islands are identified on the Preliminary FIRM map as Coastal Barrier Resource System Areas. The Borough should continue to maintain these islands as undeveloped open space.

- **Health and Safety Maintenance**

After flooding and other severe storms, the Police Department is responsible for patrolling evacuated areas to prevent break-ins and looting. Clearing streets and removing debris is performed through the Borough Department of Public Works and outside contractors when necessary. The Borough should continue to make the health and safety of its residents and business owners a priority after storms.

- **Building Inspections**

Many buildings were severely damaged during Hurricane Sandy. The process of inspecting each house for structural damage and possible condemnation can be lengthy and result in homeowners being kept out of their houses for extended periods of time. As part of the Emergency Operations Plan, the Borough should prepare a written procedure for inspecting damaged properties before they can be reoccupied. The Borough should consider hiring outside consultants to aid in the process if necessary.

- **Mitigation Funding**

After severe storm events, Borough officials are in regular contact with County and State OEM offices, as well as FEMA representatives, to identify various mitigation opportunities and funding sources. The Borough should continue this process to ensure both the Borough and its residents have access to all appropriate grants and that proper procedures are followed prior to repairs.



- **Outreach Projects**

The Floodplain Management Plan Committee should consider participation at local events through setting up a booth at local events. Additionally, information on flood hazards and mitigation activities can be mailed out annually as newsletters or with tax bills. The Borough could also consider including a section on its website devoted to floodplain management and hazard mitigation.

- **Library**

The Monmouth County Library System contains current FEMA publications on flooding. The Borough should encourage the Oceanic Library to do the same so that Borough residents have access to this information.

- **Technical Assistance**

The Borough building and construction department can make available pamphlets and booklets concerning flood preparation, NFIP, elevation requirements, flood venting, etc.

- **Environmental Education**

To increase environmental awareness and knowledge of flood risks within the community, the Borough should coordinate with the Rumson Fair Haven Environmental Awareness Club and other local organizations.



## VII. Recommendations Concerning the Incorporation of Redevelopment Plans

The Planning Board finds that there are no areas within the Borough of Rumson that require investigation as possible “areas in need of redevelopment” in accordance with N.J.S.A. 40A:12A et seq., the Local Redevelopment and Housing Law. Therefore, changes in the local development regulations are not necessary at this time.



# Master Plan Amendment

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## Introduction

The purpose of this Master Plan amendment is to incorporate the recommendations and changes that have been outlined in the 2015 Reexamination Report into the Borough's Master Plan, or to establish the basis for future actions through the definition of new goals and objectives. This Master Plan amendment: updates and adds to the Master Plan objectives, problems, and assumptions; updates the Land Use Plan Element with updated existing land use mapping and a discussion on building resiliency; and includes an update to the community facilities plan element to promote resiliency and include updated mapping of community facilities and critical infrastructure.

Hurricane Sandy struck the coast of New Jersey on October 29, 2012, and its storm surge and winds caused extensive damage to the Borough of Rumson's roadways, critical infrastructure, utility services, and to buildings and homes. This document is the Borough's response to Hurricane Sandy's impacts, and offers new opportunities for examining community resiliency and ensuring that recovery efforts address the Borough's needs for the future.



## Master Plan Objectives, Problems, and Assumptions

Given the experience of Hurricane Sandy, it is important that the Master Plan objectives promote sustainability and resiliency, as well as the local-level implementation of the Monmouth County Multi-Jurisdictional Hazard Mitigation Plan Draft Update and the recommendations of the 2014 Strategic Recovery Planning Report. The Master Plan is, therefore, amended to include new resiliency objectives, provided below. In addition, the existing objectives, problems, and assumptions that underpin Borough planning are: reproduced to promote clarity and centrality of information; and, updated to the extent necessary in order to adequately reflect conditions as of 2015.

### Planning Objectives

1. Maintain Rumson's character as a residential community and the quality of life that it offers.
2. Encourage the most appropriate use of land consistent with neighborhood character and its suitability for development.
3. Establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well-being.
4. Maintain a satisfactory level of public facilities and services.
5. Secure the public's safety from fire, flood, panic, and other natural and man-made disasters. Adapt efforts accordingly to reflect updated flood levels and data from the Federal Emergency Management Agency (FEMA) and the National Oceanic and Atmospheric Administration (NOAA).
6. Maintain fiscal stability.
7. Ensure that Rumson's development does not conflict with the development and general welfare of neighboring municipalities, the county, and the state as a whole.
8. Coordinate development with land use policies to encourage the appropriate and efficient expenditure of public funds.
9. Provide sufficient space in appropriate locations for residential, recreational, commercial, and open space use.
10. Locate and design transportation routes to promote the free flow of traffic while discouraging congestion or blight.
11. Promote a desirable visual environment.
12. Conserve historic sites and districts.
13. Prevent urban sprawl and degradation of the environment through improper land use.



14. Expand housing opportunities within the Borough compatible with neighborhood character and the needs of present and future residents.
15. Promote the recovery of recyclable materials from municipal solid waste and encourage the conservation of energy.
16. Protect the natural resources and qualities of the Borough including freshwater and saltwater wetlands, floodplains, stream corridors, open space, steep slopes, and areas with scenic, cultural, and recreational values.

### **Resiliency Objectives**

1. Plan for new development to minimize risk from natural hazards.
2. Promote public awareness of hazard mitigation and resiliency issues.
3. Focus public agencies on community vulnerabilities to hazards such as flooding.
4. Encourage future capital projects to be located outside flood hazard areas.
5. Encourage renovations and modifications that are resilient to flood- and storm-related impacts.
6. Encourage municipal efforts and initiatives in FEMA's Community Rating System (CRS).

### **Problems Articulated in the 1988 Master Plan**

1. The disposal of solid waste and implementation of recycling to meet state recycling goals.
2. Addressing the Borough need for low and moderate income housing.
3. Controlling the intensity of development within the existing residential neighborhoods in order to ensure that infill development, redevelopment, or expansions are compatible with neighborhood character.
4. Conserving scenic waterfront views along the Navesink River and the Shrewsbury River.
5. Managing further development within the business and commercial districts to be compatible in scale and intensity with surrounding residential areas and with the character of the business area.
6. Discouraging piecemeal conversions of residential uses in commercial areas into substandard commercial properties.
7. Improving pedestrian and vehicular circulation in the business districts.
8. Protecting Borough landmarks.
9. Protecting sensitive natural features including wetlands and flood hazard areas.





**Figure 6: Coastal Area of Rumson**

### **Assumptions that Underpin Borough Planning**

1. The continued economic viability of Rumson as a single family residential community with supporting public, commercial, and institutional facilities and services.
2. Given a stable population level, there will be minimal need to expand municipal facilities and services. However, an expansion of recreational facilities will be required to address resident and Borough needs.

## Land Use Plan Element

As has been previously noted, the 2015 Master Plan Reexamination Report recommends that the Land Use Plan Element be amended to facilitate increased sustainability and promote resiliency through the use of green building and infrastructure techniques. The 2015 Master Plan Reexamination Report also recommends that the Land Use Element be amended to include current existing land use mapping. This is achieved below.

### Current Land Use Mapping

The Land Use Plan Element is updated to incorporate the following mapping presented in Appendices A through C of this document:

- Current land use mapping that is presented in Appendix A;
- Critical environmental areas that are presented in Appendix B; and
- The Existing Zoning and Flood Hazard Areas Overlay that is presented in Appendix C. No zoning changes are warranted in this Amendment, as the Borough is nearly fully developed and there are limited, if any, areas to be modified that would reflect lessons learned by Hurricane Sandy.

### R-5 Zone, West Park Neighborhood

The West Park area is a densely developed neighborhood of the Borough and is wholly located in a flood hazard area. A significant number of the single family residences in West Park were substantially damaged by Hurricane Sandy.

The Planning Board is concerned about the potential for additional intensification of this residential area and the resultant potential increase in the number of homes which would be subject to the impact of future storm events. Approximately one-fifth of the residential lots in West Park are double the required minimum lot area (6,000 square feet) for the R-5 zone. Therefore, the Planning Board encourages the Borough to monitor development activity in West Park and evaluate appropriate zoning requirements to limit possible infill development through re-subdivision of existing residential properties and thereby minimize potential future damages.

### Building Resiliency through Development Regulations

Given the experience of Hurricane Sandy and the potential for future storms, there is a compelling need to build resiliency in the Borough of Rumson. The Land Use Plan Element, therefore, recommends that the Borough's development regulations be designed to build resiliency throughout the Borough. This should be done through the promotion of green building and infrastructure techniques. This section of the Land Use



Plan Element overviews green building and infrastructure techniques, and is meant to inform the future development of municipal development regulations.

### Green Building and Infrastructure Techniques

Green building and infrastructure techniques are an important tool for promoting resiliency in the Borough of Rumson. They use permeable surfaces (e.g., porous concrete, gravel, mulch, etc.), landscape formations (e.g., channels, depressions), plant material, or other technologies to reduce stormwater runoff by promoting natural infiltration. Their use can promote resiliency by mitigating flooding (i.e., reducing the risk and impacts of flooding) and helping the Borough to quickly recover from storms. In addition, they provide numerous co-benefits, not the least of which are: reducing long-term maintenance and operation costs of stormwater infrastructure; and, capturing runoff pollution (e.g., particular matter, heavy metals) and preventing their entry into sensitive terrestrial waterways.

The Land Use Plan Element recommends the incorporation of green building and infrastructure techniques in the Borough's development regulations. Recommended green building and infrastructure techniques are described in the following subsections.

#### *Downspout Disconnection*

Downspout disconnection refers to the rerouting of rooftop drainage pipes to specialized containment devices (e.g., rain barrels, cisterns) and permeable areas, instead of traditional stormwater drainage systems. This allows stormwater runoff from building roofs not only to infiltrate soil, but also to be collected for later use (e.g., watering lawns and gardens), which reduces demand on public water supplies.



**Figure 7: Downspout Disconnection (Source: EPA)**

### *Rain Gardens*

Rain gardens are shallow, vegetated basins that absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens, and is then used by plants, infiltrated into the ground, and evaporated. They may be installed in a variety of locations, and can be an attractive element of site design. In addition, it is important to note that rain gardens can be installed in a variety of locations. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.



**Figure 8: Rain Gardens (Source: EPA)**

### *Bioswales*

Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. While they convey stormwater runoff away from critical infrastructure, their permeable surface permits the natural infiltration of stormwater. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.



**Figure 9: Bioswales (Source: EPA)**



### *Permeable Pavements*

Permeable pavements help to reduce stormwater runoff, which helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.



Figure 10: Permeable Pavements (Source: EPA)

### *Green Roofs*

Green roofs are roofs that are covered with substrate and vegetation that enable the infiltration of rainwater. This not only minimizes stormwater runoff, but leads to reduced building operating costs and energy consumption by providing improved insulation of the roof surface, and absorbing less heat on the roof surface (i.e., increasing the roof surface albedo over traditional roof surfaces). Flat and low-pitched roofs are most suited to green roof development and retrofitting therewith.



Figure 11: Green Roofs (Source: EPA)

### *Tree Cover*

Increased tree cover in developed areas is an important example of green infrastructure. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. In addition, their root systems help to aerate soil, which facilitates natural infiltration of stormwater and reduces runoff. Trees also purify the air, and can help to cool developed areas by providing shade, and through evaporative cooling and increased latent heat flux (i.e., the dissipation of sensible heat).



Figure 12: Tree Cover (Source: EPA)



### *Living Shorelines*

Living shorelines are an approach to shoreline stabilization that uses wetland plants, submerged aquatic plants, oyster reefs, coir fiber logs, sand fill, and stone to provide shoreline protection and maintain important habitat areas. They offer numerous benefits over hardened structures (e.g., bulkheads and concrete walls), including protection of the riparian and intertidal environments, improvement of water quality via filtration of upland runoff; and creation of habitat for aquatic and terrestrial species.

### *Open Space Preservation*

Preservation of open space areas within and adjacent to developed areas can help to mitigate the water quality and flooding impacts of stormwater. Indeed, natural open space areas promote increased groundwater recharge, lower stormwater runoff, and reduced levels of nutrients and sediment in terrestrial waters. They also help to cool developed areas through evaporative cooling and increased latent heat flux. The use of building coverage and impervious surface limits, tree-save requirements, and noncontiguous clustering are key ways to promote open space preservation through development regulation.



Figure 13: Open Space Preservation (Source: EPA)

### **Changes to Development Regulations**

The zoning ordinance should be amended to require as-built surveys for new construction and additions to mitigate the problems resulting from the increase in new impervious coverage and changes in grading. Construction and reconstruction as part of the recovery from Hurricane Sandy has increased residential building activity. The construction has increased concerns regarding stormwater runoff on to adjoining properties.



## Community Facilities and Resiliency Plan Element

The 2015 Master Plan Reexamination Report recommends that the Community Facilities Plan Element be updated to include updated mapping of community facilities and critical infrastructure, and to promote resiliency at community facility and critical infrastructure sites. This is achieved in the following subsections.

### Promoting Resiliency

The following section on promoting resiliency should be added to the Community Facilities and Resiliency Plan Element:

Hurricane Sandy caused extensive damage to community facilities and other critical infrastructure in the Borough of Rumson. All of the Borough's sewage pump stations went offline due to floodwater inundation and/or power system failure. Trees and power lines throughout the Borough fell, in many cases damaging buildings and homes. The Borough also faced power outages for 14 days.

Given the experience of Hurricane Sandy and the potential for similar storms in the future, it is important that the Borough promote the resiliency of its community facilities and critical infrastructure. This can be done through the application of green building and infrastructure techniques, which are discussed in the Land Use Element of this Master Plan. It can also be achieved through physical flood control and related devices, elevation of facilities above the advisory base flood elevation, careful site selection for new facilities, or other means. In addition, resiliency can be promoted by providing new and upgraded emergency power generation facilities at important sites, such as municipal buildings, police station, schools, and pump stations, which will help the Borough to function in times of crisis. By promoting the resiliency of community facilities and critical infrastructure, the Borough is not only protecting its investment, but may also set an important example for others to follow and thereby increase the overall sustainability and resiliency of the Borough.

### Historic Properties

The Borough of Rumson's Historic Preservation Commission has prepared a preliminary list of the Borough's historic properties inventory. This list includes 416 homes that were built in or before 1918, remain standing, and have not undergone significant renovations to facades. These properties are part of the community's assets, and may be threatened by flood hazard areas. The mapping presented in Appendix D depicts the Borough's historic preservation properties in relation to flood hazard areas. Of the 416 properties included in the inventory, 99 are located in the AE zone (with a one percent chance of



annual flooding), and 17 are located within the VE velocity flood zone (also with a one percent chance of annual flooding). The Community Facilities and Resiliency Plan Element should be updated to include the mapping presented in Appendix D: Historic Properties. This inventory and relevant mapping also serve as an amendment to the Historic Preservation Element which was prepared as a part of the 1988 Master Plan. This is also in accordance with the Borough's general planning objective to "conserve historic sites and districts."

### **Public Facilities and Other Critical Infrastructure Mapping**

The Community Facilities and Resiliency Plan Element should be updated to include the following list of resiliency improvements to public facilities and critical infrastructure. This list of improvements is included and described in the "Other Recommendations/Capital Recommendations" section of the 2015 Master Plan Reexamination Report.

- Zoning and Construction Permit Process Automation and Updates
- Update the Borough's Hazard Mitigation Plan (HMP)
- Revise and update the Borough's Emergency Operations Procedure Manual
- Develop a Geographic Information System (GIS) to Increase Resiliency
- Participation in FEMA's Community Rating System (CRS)
- Install a Borough-wide Supervisory Control and Data Acquisition (SCADA)
- Drainage System Maintenance
- Cleanup Minor Waterway
- Comfort Station at Bingham Hall
- Rumson Boat Launch Bulkhead
- Debris Management Plan
- Flood Warning Systems
- Install Emergency Power
- Portable Generator
- Maintain Warning Systems
- Upgrade Drainage System
- Tree Maintenance
- Construct or Install Improvements to Eight Sanitary Sewer Pump Stations within the Borough
- Department of Public Works Garage
- Construct New Elevated Bulkhead
- Remove and Replace Existing Underground Fuel Storage Tanks
- Oceanic Village, Waterfront Lands, and Commercial District



- Coordinate with Monmouth County on Bridge Improvements and Maintenance
- Flood Hazard Mitigation in the West Park Section of the Borough, South of Rumson Road
- Living Shorelines
- Community Vulnerability Analysis

Additionally, the Community Facilities and Resiliency Plan Element should also be updated to include the following list of action items identified in the 2015 Floodplain Management Plan, which is being prepared concurrent with this document:

- Floodproofing Non-Residential Buildings
- Road Elevation and Improvements
- Wetlands Protection
- Erosion and Sediment Control
- Water Quality Improvement
- Coastal Barrier Protection
- Health and Safety Maintenance
- Building Inspections
- Mitigation Funding
- Outreach Projects
- Library
- Technical Assistance
- Environmental Education

Furthermore, this Community Facilities and Resiliency Plan Element is updated to include public facilities and critical infrastructure mapping that is presented in Appendix E of this document. Note that this mapping shows the relation of these features to mapped flood hazard areas.



## Circulation Plan Element

As has been previously mentioned in the 2015 Master Plan Reexamination Report, the Circulation Plan Element should be prepared in order to: include recommendations for the development of emergency evacuation routes; and promote the development of bicycle and pedestrian connections. This is achieved in the following subsections.

### Emergency Evacuation Routes

Rumson Borough's location on waterways and the potential for additional hurricanes and storms in the future make it necessary to plan for emergency evacuation routes to move people and equipment in times of emergency, and provide safe, efficient routes to emergency shelters and similar facilities within the region. This is particularly important for flood-prone areas of the Borough.

Key aspects of emergency evacuation route planning include identification of potential routes, completing necessary modernization and upgrading, ensuring that routes are properly maintained and marked through signage, and informing the public about the presence of such routes. To elaborate, it is noted that potential routes should provide regional connections. Modernizing and upgrading roadways to be used as emergency evacuation routes will improve mobility and facilitate the evacuation of the Borough in times of crisis.

In addition to the above, it is noted that the planning of emergency evacuation routes should be coordinated with the New Jersey Department of Transportation, Monmouth County, and neighboring municipalities. This is important not only because evacuation routes would provide connections to the broader region, but also because roadways used as potential evacuation routes may fall under state, county, or municipal jurisdictions.

### Bicycle and Pedestrian Connections

Bicycle and pedestrian connections are encouraged and should be provided to the maximum extent possible in all areas of the Borough, and particularly between parks, recreation, and open space areas, and important population centers. Providing such connections will not only help to make the Borough of Rumson more sustainable by promoting non-motorized transportation, but also greatly improve the quality of life for Borough residents. While sidewalks are an important pedestrian facility, the focus of this Circulation Plan Element is on dedicated and shared bicycle lanes, greenways, and multipurpose trails.

To maximize the provision of bicycle and pedestrian linkages, this Circulation Plan Element does not specify the exact locations where they should be provided, but rather



establishes a vision, discusses key principles of the design and maintenance of bicycle and pedestrian facilities, and outlines important goals and objectives for their provision.

### **Vision for Bicycle and Pedestrian Linkages**

The Circulation Plan Element's vision is to develop the Borough's network of bicycle and pedestrian linkages and secure the recreation and transportation benefits of bicycling and walking for Borough residents. The Circulation Plan Element envisions a network of bicycle and pedestrian linkages that connects the Borough's population centers with: open space and recreation areas; schools; commercial nodes; and other key destinations in the Borough of Rumson and neighboring municipalities.

The Circulation Plan Element also envisions that linkages will be provided in the form of: on-road bicycle lanes, lanes shared between bicycles and vehicles, where appropriate; greenways; and protected multipurpose trails. In all variations, bicyclists and pedestrians will be able to travel in a safe and efficient manner throughout the network, which will boost bicycling and walking for recreation, and increase their use as a means of transport.

Additionally, in July 2014 the Borough of Rumson adopted Resolution 2014-0722-106 in support of the Monmouth County Complete Streets Policy. In this resolution the Borough requested that Monmouth County act as the lead agency in support of a bicycle lane initiative that would increase the connectivity of Monmouth County municipalities using both local and county roads.

### **Facility Design and Maintenance**

When planning bicycle and pedestrian linkages, it is important to pay attention to the needs and expectations of users, the facility's visual appeal and design, and its upkeep. The following subsections provide an overview of basic concepts to guide the planning and development of bicycle and pedestrian facilities within the Borough of Rumson.

#### ***High Quality Experience***

As a starting point, it is important to consider the elements that lead to a high quality experience. Examples of such elements include: visual appeal; pleasantness and convenience of location; presence of interconnections, residential areas, and community facilities; sufficient length, accessibility for users with limited mobility; and the availability of special features, such as educational opportunities, benches, shelters, and similar amenities. When planning bicycle and pedestrian facilities, it is important to maximize the availability of these elements in order to provide a high quality experience.



## *User Needs*

It is also important to consider the needs and physical ability of the user. For example, the elderly and disabled will typically have different levels of ability than the remainder of the population. By giving consideration to the needs and physical ability of all users, use and success of the network will be maximized. Accommodating a broad cross section of users of all ages and abilities will help to maximize the use and success of the network.

## *Connectivity*

Connectivity refers to the linkages a network provides from a given point to another. When planning bicycle and pedestrian facilities, it is important to consider possible connections between neighborhoods, business districts, parks, community facilities, and natural environments. By providing such connections, bicycle and pedestrian facilities can provide a viable route to a destination.

## *Facility Type*

Facility type will affect its design. The basic types of bicycle and pedestrian facilities are: on-road bicycle lanes; shared lanes; greenways; and multipurpose trails.

- **Dedicated, On-Road Bicycle Lanes:** On-road bicycle lanes provide dedicated space for cyclists where motorists are not allowed to park, stand, or drive. They are designated with striping, signage, and pavement markings, and make the movements of motorists and cyclists more predictable, thereby increasing safety. They are generally unidirectional, and travel in the same direction as the adjacent vehicle travel lanes. They are located on the right side of the roadway (i.e., along the curb), and when on-street parking is available they are generally situated between vehicle travel and parking lanes. According to guidelines of the American Association of State Highway and Transportation Officials, the minimum recommended width of an on-road bicycle lane is four feet. However, six feet is the preferred width recommended by this Circulation Plan Element. The additional width provides a greater degree of separation between bicycles and motor vehicles. Standards of the American Association of State Highway and Transportation Officials indicate that striping to separate on-road bicycle lanes from vehicle travel lanes should be six inches in width. Striping to separate on-road bicycle lanes from parking lanes should be four inches.
- **Shared Lanes:** Bicycle facilities may be provided in lanes shared between bicycles and motor vehicles. Shared lanes may be suitable on roadways with low traffic volumes or wide roadway shoulders, and are generally a low-cost solution because they can be provided without the requirement for physical changes to the



roadway. Indeed, shared lanes only require bikeway network signage; they can, however, be supplemented with pavement markings. The width of a shared lane should ideally be 15 feet to allow for enough clearance between bicycles and large vehicles.

- **Greenways:** Greenways are long, linear open spaces that provide a setting for nature conservation and recreation. They often contain trails and link parks. The corridors of streams and rivers, and utility easements lend themselves to greenway development. Greenways are often the location of bicycle and pedestrian facilities.
- **Multipurpose Trails:** Multipurpose trails facilitate connections within the community. They provide for safe, non-motorized passage between residential and commercial areas, parks and open space areas, and other community features. A width of eight to ten feet is appropriate for multipurpose trails. In certain high-traffic areas, however, a width of ten to twelve feet may be appropriate. In all cases, the width should be enough to accommodate bidirectional passage. Multipurpose trails may be provided in roadway rights-of-way, but when they are provide in such areas, they are physically separated from motor vehicle traffic by open space or some other type of physical barrier (e.g., guard rail, curbing, etc.).
- **Signage:** Signage serves a number of important functions. Most importantly, it helps a user to identify his or her location and conveys information about facility characteristics. As such, proper signage is an important part of bicycle and pedestrian facility design.

Signage at the trailhead should include: the name of the facility; a large-format map; length; permitted activities; and information on connections. Signage should contain a minimal amount of text by making extensive use of icons and pictograms. Locational markers placed at regular intervals along the route should supplement this information. Additionally, interpretative signage should be provided where significant natural or cultural features are present. All signage should be made of durable materials that resist fading, water damage, and vandalism.

With regard to traffic signage, it is noted that the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) provides standards for all traffic control devices nationwide, including signs for bicycle facilities. All traffic control devices nationwide must conform to its standards. It is, therefore, the recommendation of the Circulation Plan Element that the current MUTCD be consulted when planning traffic control signage.



- **Amenities:** When planning bicycle and pedestrian facilities, it is important to provide appropriate amenities. The appropriateness of a particular amenity will be determined by the function, type, and anticipated users of the facility. Amenities have a significant impact on a user's overall experience, and may include: bicycle racks; resting areas; benches; picnic areas; drinking fountains; animal-proof refuse containers; observation areas; and shelters, among others.
- **Maintenance:** The proper maintenance and upkeep of the Borough of Rumson's bicycle and pedestrian facilities will ensure the public's continued use, safety, and enjoyment. As such, maintenance is an integral part of the bicycle and pedestrian facility planning process.

The maintenance required for a specific facility will be determined by type, surface, and amenities. Consequently, it is the recommendation of this Circulation Plan Element that a maintenance plan be written for the bicycle and pedestrian network in the Borough of Rumson.

A facility's future maintenance needs must also be considered during the design process. For instance, off-road facilities should be designed to be accessible to maintenance vehicles. Additionally, benches and other amenities should be designed to be low maintenance. By giving forethought to maintenance in the design process, a facility's future maintenance requirements can be simplified.

### Goals for Bicycle and Pedestrian Linkages

The Borough's goals for bicycle and pedestrian linkages are as follows:

- Provide bicycle and pedestrian linkages between neighborhoods and key destinations within the Borough, and to neighboring municipalities.
- Establish a permanent advisory committee for bicycle and pedestrian facilities.
- To the greatest extent possible, develop bicycle and pedestrian linkages between dead-end streets and cul-de-sacs.
- Provide identification and guide signs for bicyclists and pedestrians.
- Provide safe and adequate bicycle parking options at key destinations, and in all public parks.
- Work with Monmouth County to provide signage that alerts motorists of the presence of bicyclists along county roadways.
- Provide only bicycle-safe sewer grates in all areas of the Borough.
- Provide adequate lighting to ensure safety for bicyclists and pedestrians.



- Ensure that all bicycle projects comply with recognized design standards, such as the *Guide for the Development of Bicycling Facilities* prepared by the American Association of State Highway and Transportation Officials.
- Investigate potential funding mechanisms for bicycle and pedestrian facilities, including grants and open space trust funds.
- Coordinate bicycle planning with adjoining municipalities, Monmouth County, and the State of New Jersey.
- Develop a borough-wide bicycle and pedestrian facility map that is displayed at parks and other major destinations.
- Provide traffic calming at key locations to improve bicycle and pedestrian safety and encourage use of facilities.

Furthermore, this Circulation Plan Element is updated to include the public facilities and critical infrastructure mapping that is discussed in the Community Facilities and Resiliency Plan Element, as shown in Appendix E of this document. Note that this mapping shows the relation of these features to mapped flood hazard areas.



## Stormwater Management Plan Element

As recommended in the 2015 Master Plan Reexamination Report, the Stormwater Management Plan Element is hereby amended to incorporate both the Borough's Hazard Mitigation Plan action items identified in the 2015 Master Plan Reexamination Report and also the green building and infrastructure techniques outlined in the 2015 Land Use Plan Amendment.



## Housing Plan Element

The Borough of Rumson already filed a plan with the Council on Affordable Housing (COAH), but the plan has not been certified, therefore the Borough of Rumson is classified as having a “participating” status before COAH. A decision by the New Jersey Supreme Court on March 10, 2015 established a transitional process in which the Borough will be able to file a declaratory judgment action immediately upon the March 10 decision becoming effective on June 8, 2015. The Borough should undertake a review of the implications of the Supreme Court decision and make a determination of the appropriate course of action to address compliance with the affordable housing obligation.

While it is not the intent for this Housing Plan Element to make any changes to the Borough’s Housing Element and Fair Share Plan at this time, the Housing Plan Element is hereby amended to address the following:

- The Borough encourages homeowners of single-family structures to elevate their homes to make them more resilient to future Sandy-type storms.
- It is the Borough’s policy that affordable housing should not be located within the flood hazard areas.



## Appendix A: Existing Land Use Map



INSERT: Rumson Existing Land Use 02\_18\_2015



## Appendix B: Critical Environmental Areas



INSERT: Rumson Critical Environmental Areas



## Appendix C: Existing Zoning & Flood Hazard Areas Overlay



INSERT: Rumson Zoning & Flood Hazard Areas Overlay



## Appendix D: Historic Properties



INSERT: Rumson Historic Preservation



## Appendix E: Community Facilities and Flood Hazard Areas



INSERT: Rumson Community Facilities & Flood Maps

