



2015 Master Plan Reexamination Report & Amendments
Executive Summary

Borough of Rumson
Monmouth County, New Jersey

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Prepared for:



The Borough of Rumson
Monmouth County, New Jersey

Prepared by:



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*The original of this document was signed
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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.



Wind Damage from Hurricane Sandy
Source: Rumson-Fair Haven Patch



Displaced Ships from Hurricane Sandy
Source: Rumson-Fair Haven Patch

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

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.

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