

# 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  
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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**

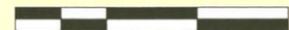
Prepared by:



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)