

**HOUSING PLAN ELEMENT AND FAIR SHARE PLAN  
OF THE  
BOROUGH OF RUMSON MASTER PLAN**

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

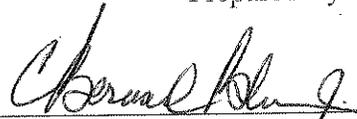
**RUMSON BOROUGH PLANNING BOARD  
And  
RUMSON BOROUGH COUNCIL**

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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
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**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

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***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.

	<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.

	<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.

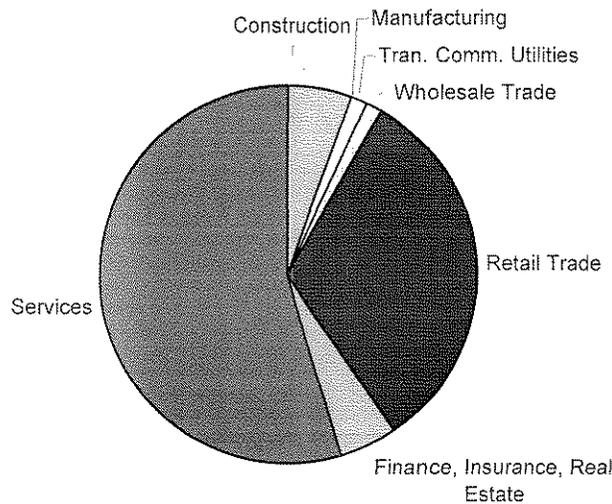
**TABLE 5**  
**PRIVATE SECTOR EMPLOYMENT CHARACTERISTICS - 1999**  
**BOROUGH OF RUMSON**

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.*

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**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 precrossed 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

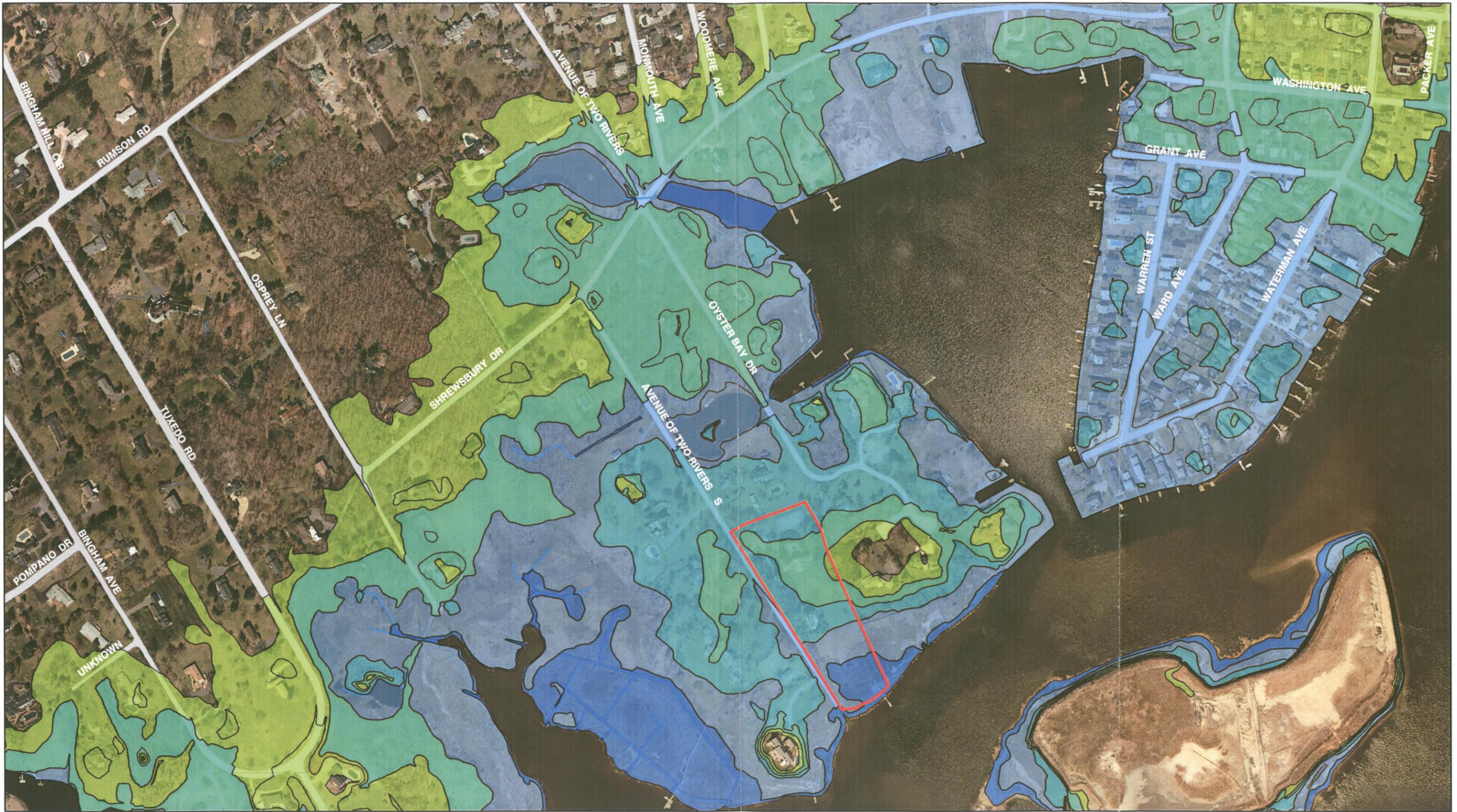
intersection of Shrewsbury Drive and Avenue of Two Rivers South, or a distance of over 1,000 feet. During a storm coinciding with the Coastal Base Flood Elevation for Flood Insurance Regulations—which is greater than the 1992 flood of record and for which a project on this site would have to be designed—Avenue 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.

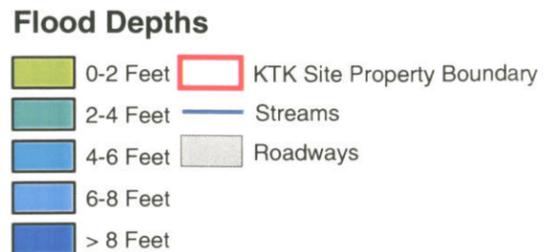
### ***River Road Site***

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**

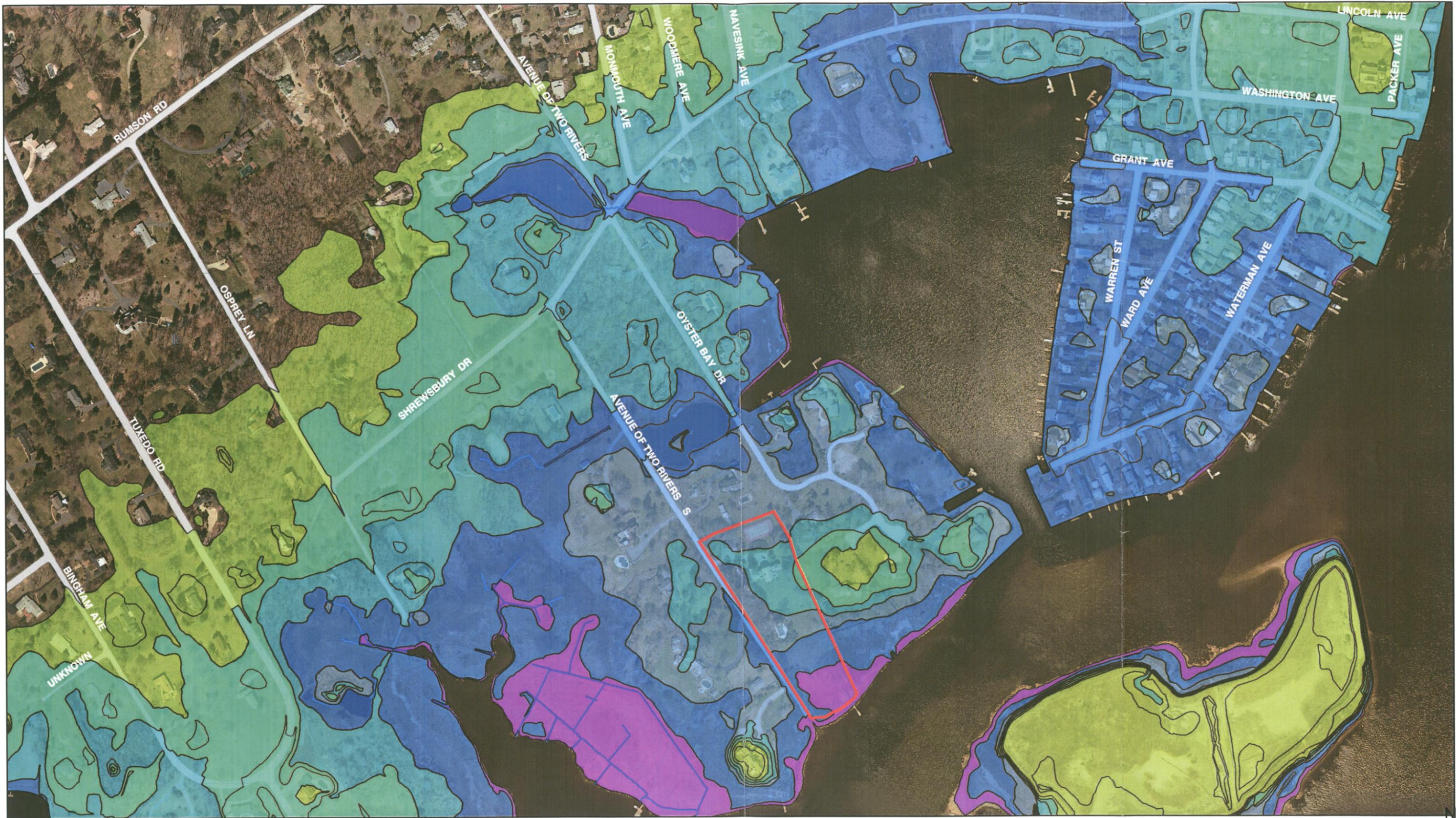


Storm of Record (1992) Elevation = 8 (NAVD 1988)

**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.



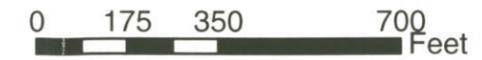
**Flood Hazard Map: Depth Below Coastal Base Flood Elevations Borough of Rumson Monmouth County**

**Flood Depths**

<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> 0-2 Feet	<span style="display:inline-block; width:15px; height:15px; border:2px solid red;"></span> KTK Site Property Boundary
<span style="display:inline-block; width:15px; height:15px; background-color:#a5d6a7; border:1px solid black;"></span> 2-4 Feet	<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid blue;"></span> Streams
<span style="display:inline-block; width:15px; height:15px; background-color:#bbdefb; border:1px solid black;"></span> 4-6 Feet	<span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0; border:1px solid black;"></span> Roadways
<span style="display:inline-block; width:15px; height:15px; background-color:#90caf9; border:1px solid black;"></span> 6-8 Feet	
<span style="display:inline-block; width:15px; height:15px; background-color:#546e7a; border:1px solid black;"></span> 8-10 Feet	
<span style="display:inline-block; width:15px; height:15px; background-color:#3949ab; border:1px solid black;"></span> > 10 Feet	

Coastal Base Flood Elevation = 10 (NAVD 1988)

**Figure 2**



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

Prepared by:



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  - 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

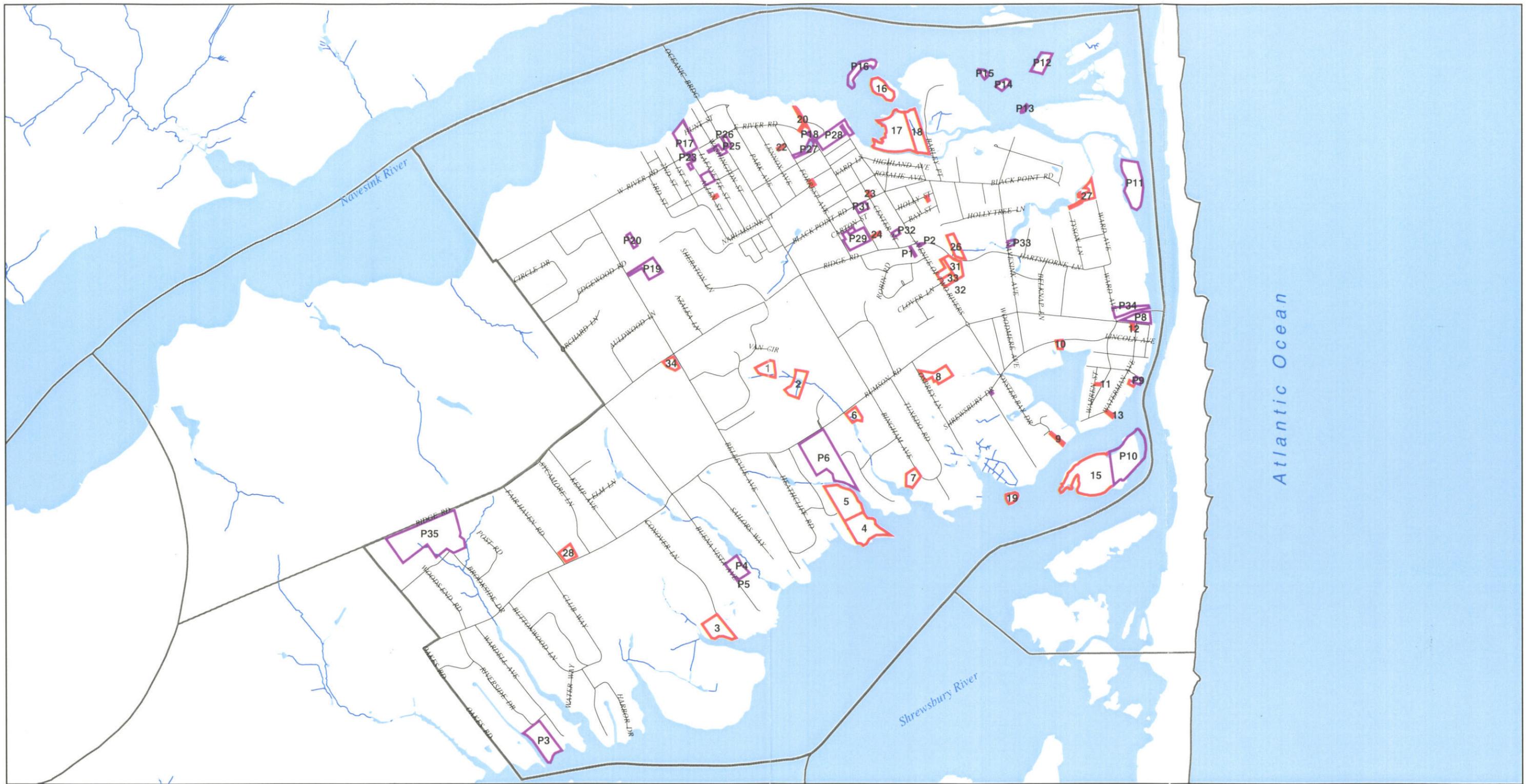
**APPENDIX B: MUNICIPAL LANDS TABLE  
BOROUGH OF RUMSON, NEW JERSEY**

**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	Floodprone			
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>	<b>43.95</b>	

# **APPENDIX C**

## **Vacant Land Inventory Maps**

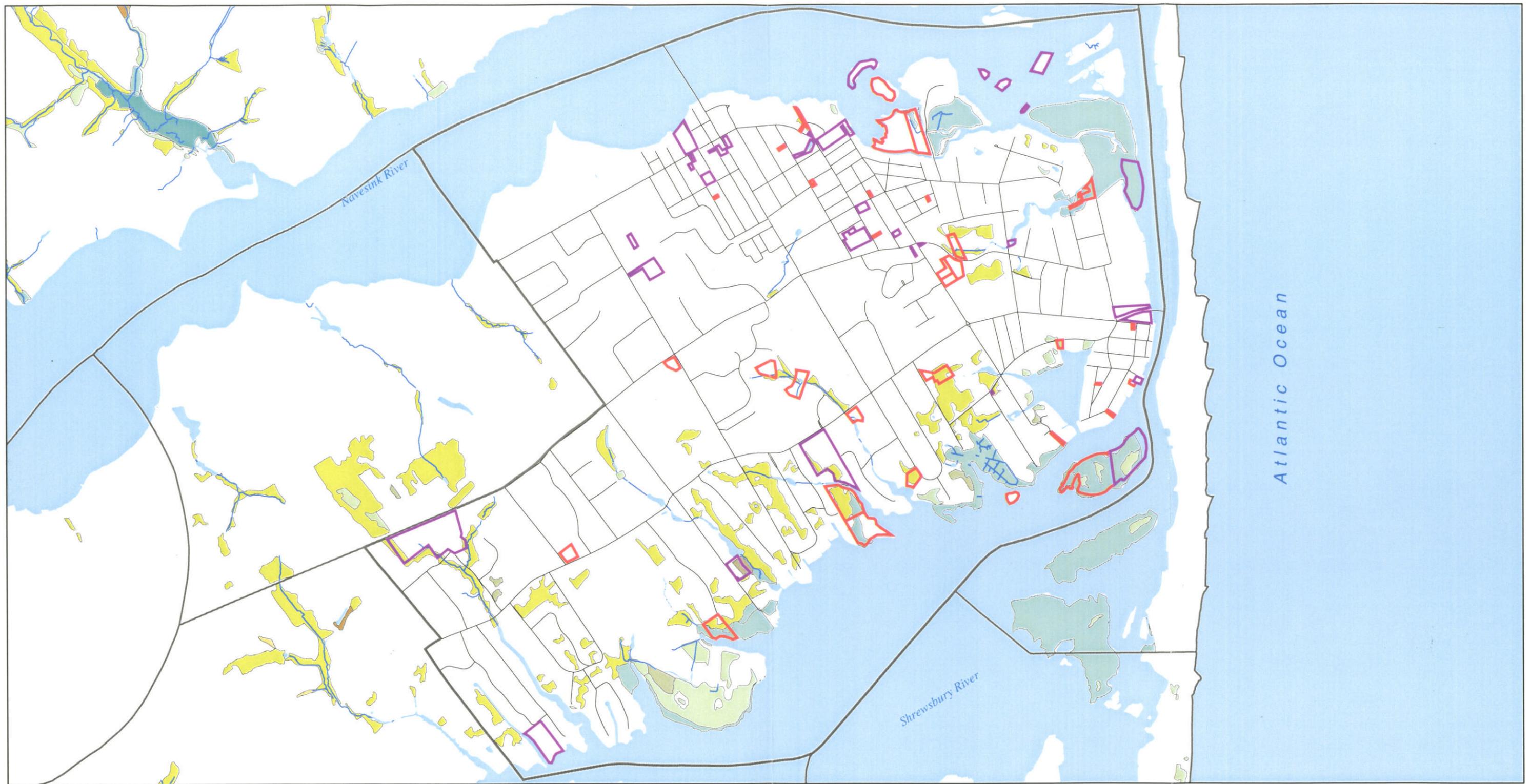


# Vacant Land Inventory Map Borough of Rumson Monmouth County, NJ

- 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.

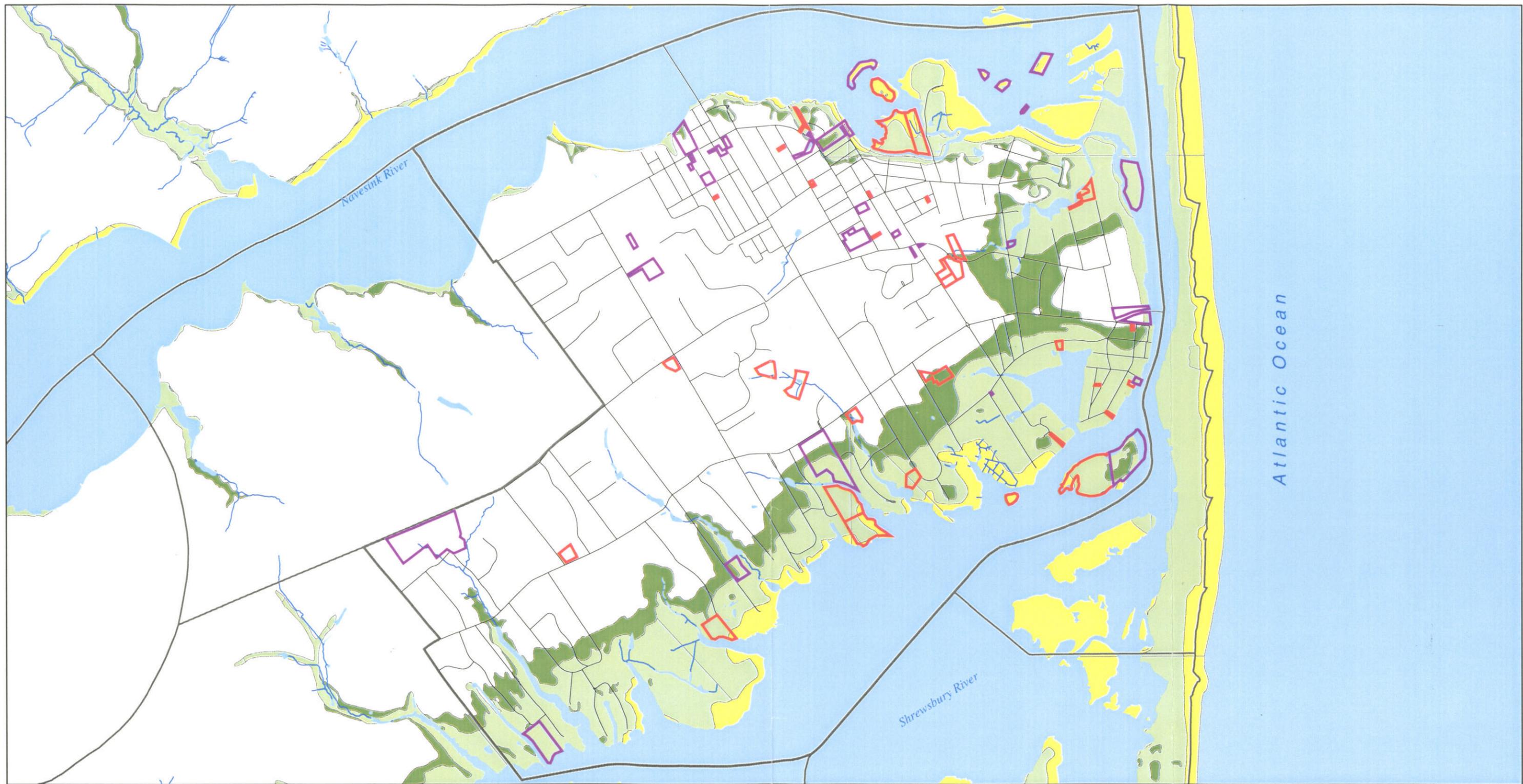


# Environmental Constraints: Wetlands Borough of Rumson Monmouth County, NJ

- |  |  |  |
|--|--|--|
|  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         |



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