

# 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

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MAYOR CHARLES S. CALLMAN

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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.

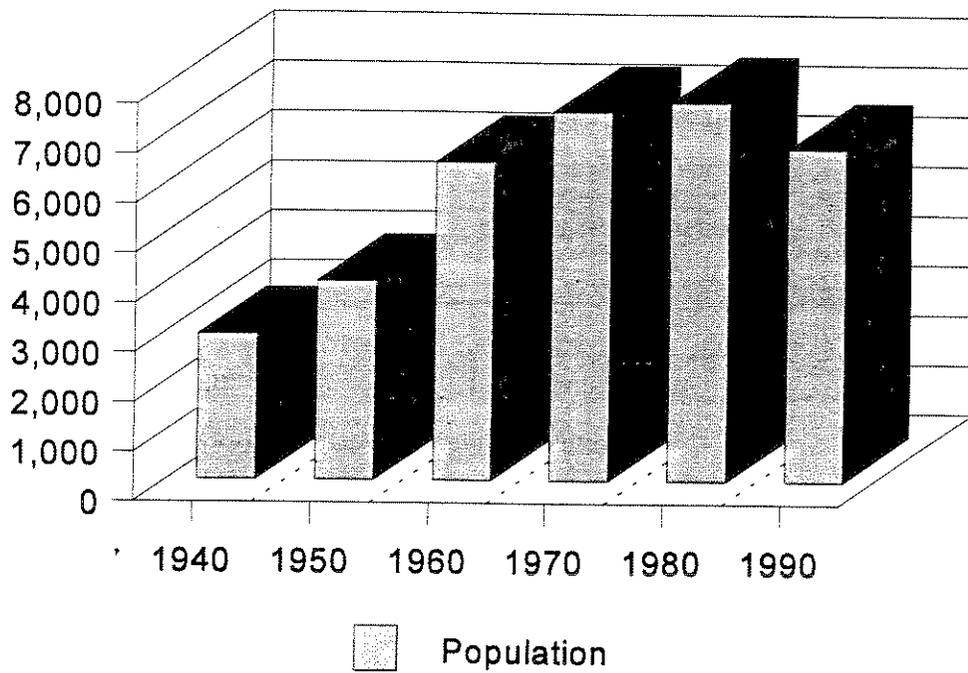
***CIRCULATION, CONSERVATION, AND RECYCLING***

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.

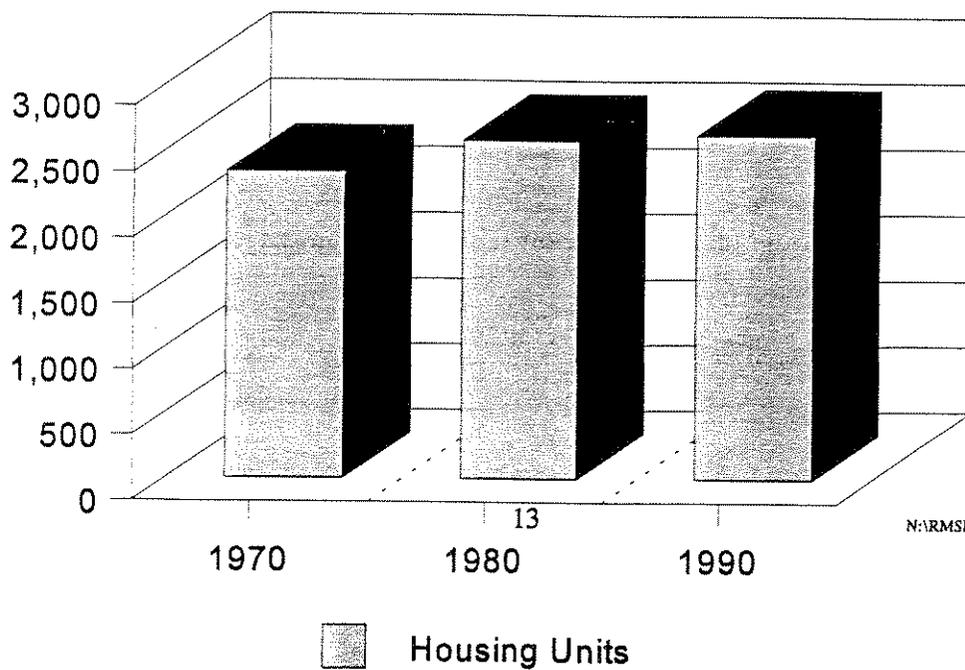
***CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES***

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**

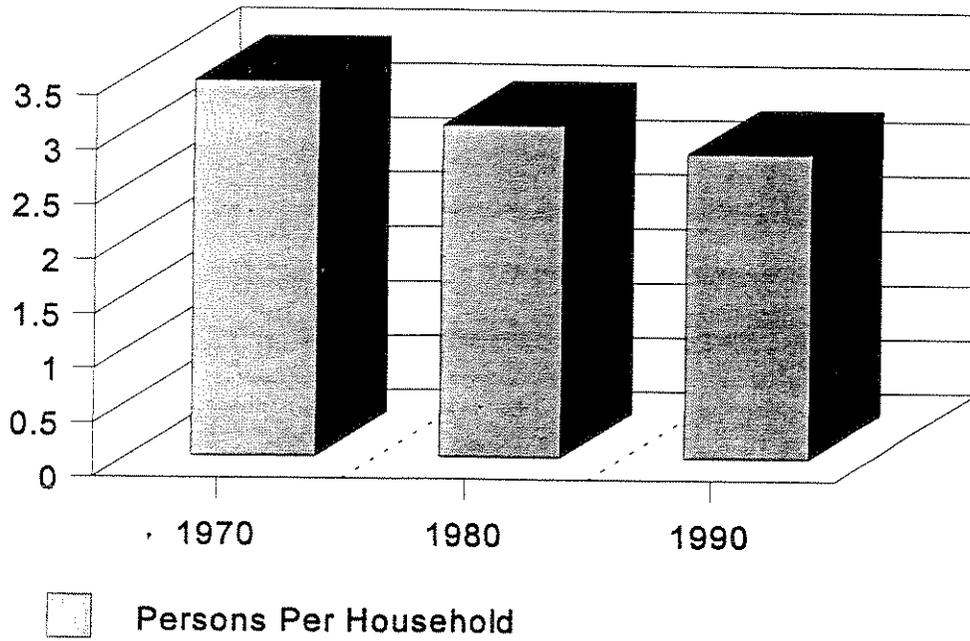


**Figure 2**  
**Borough of Rumson - Housing Units**



**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.