

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File # RMSP10132

This is to inform the Borough of Rumson Planning Board
that the Site Plan Application of Yellow Brook Property Co, LLC
known as Yellow Brook Property Residential - Bingham Avenue
located in Tax Map Block 94 Lot 5

Owned by: Same as above

Drawn by: French and Parello Associates

and dated 1/29/2021, was received in this office on 2/10/2021. On 3/8/2021 the following action
was taken by the: X Development Review Committee Planning Director

X Request Information. No action will be taken until the items listed below are submitted.

If disapproved, the reasons listed below or on the attached sheet must be rectified before approval will be issued. If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission.

Note: County review is made only on items covered by statutory authority.

The following items must be addressed before formal review and action by the Development Review Committee:

1. The proposed site driveway does not comply with the required minimum offset from the side property line; 10 feet. In fact, it overlaps the existing driveway for adjacent Lot 6. §5.2-3.11 of the county's development regulations provides that "Unless mitigating site conditions and design constraints are identified by the applicant's design professional to the satisfaction of the county engineer, no portion of a driveway shall be located within ten feet of a side property line. The ten-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway." The layout of the proposed driveway should be revised to conform to this standard.
2. The location of the proposed driveway conflicts with the location of an existing utility pole, which is shown on the existing conditions plan, but not on the layout and dimension plan. The utility pole shall be relocated at least six feet from the edge of pavement pursuant to §5.2-12 of the county's development regulations, and the proposed driveway should be designed accordingly.
3. The driveway is proposed to be paved with concrete pavers. §5.2-12 of the county's development regulations provides that "driveways at a county road shall be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of at least 25 feet from the edge of pavement of the county road."
4. The County Road Plan establishes a 60-foot wide right-of-way for Bingham Avenue (County Route 8A). The site plan shall be revised to indicate right-of-way dedication to a distance of 30 feet from the centerline and to show typical right-of-way information, as follows:
 - a. Right-of-way line fronting the site;
 - b. Curb line or edge of pavement fronting the site; and
 - c. Right-of-way and curb line/edge of pavement opposite site.

With respect to the right-of-way dedication, revise the site plan to indicate the following information:

- a. Metes and bounds;
 - b. Area of dedication, in acres and square feet;
 - c. Grantee of dedication; and
 - d. Deed of dedication, with parcel description for review.
5. Site runoff is tributary to County Structures S 43, Shrewsbury River Tributary at Rumson Road, and County Structure S 47, Un-Named Tributary at Bingham Avenue. A bridge assessment will be prepared when satisfactory plans are submitted.
 6. Provide computations to verify the capacity of the storm drainage system in Bingham Road to adequately convey, i.e., without surcharge, the 25-year storm runoff from its own tributary area, with discharge from the site under proposed conditions. Provide all necessary drainage area maps and supporting computations for hydrologic parameters.
 7. The grading and drainage plan indicates that discharge from two underground stormwater management structures will be directed toward Bingham Avenue. Provide a composite hydrograph for projected 10-year, 25-year and 100-year discharges.
 8. Provide supplemental stormwater analyses to address discharge under proposed conditions with the stormwater management structures unavailable.
 9. Identify the party responsible for maintaining the underground stormwater management structures. Provide supporting documentation.
 10. Provide information that indicates how infiltration capacity will be maintained and how infiltration capacity will be restored if it is compromised?
 11. Revise the site plan to clearly indicate benchmark and benchmark note obscured by pavers.
 12. Clearly indicate standard county curb for curb returns and driveway island at site driveway.
 13. The proposed stop line is required to be 24 inches wide. Revise the site plan and provide a construction detail.
 14. The sign post detail shall be revised to show a minimum distance of two feet from the edge of the stop sign to the edge of pavement.
 15. Provide a detail for county curb and pavement repair. The standard county curb has an 8-inch wide base with a 20-inch height, with a 6-inch wide top and 6-inch high face. The standard county pavement detail consists of 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64, over 6-inch thick HMA Mix 19M64, over 6-inch thick dense graded aggregate (DGA). Label the pavement courses.
 16. Clearly indicate a R1-1 (STOP) sign at the site egress on the signing and striping plan. The sign post detail should indicate a minimum 2-foot horizontal clear distance from side edge of sign to curb or edge of pavement

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Revised plans shall be accompanied by the plan revision fee; \$300.00.



Victor Furmanec, P.P., A.I.C.P.
Supervising Planner
For the Development Review Committee

cc: French and Parello Associates
Craig Gianetti, Esq.
Mark R. Aikins, Esq.
Joseph Barris, P.P., A.I.C.P., C.F.M.
J. Ettore; R. Bragg; V. Cardone; V. Zabat
Highway Department/Construction Office
RMSP10132 1367 RI