



**BOROUGH OF RUMSON**

80 East River Road,  
Rumson, NJ 07760  
732-842-3022

Date of Application

Month: 02 Date: 03 Year: 2021

**APPLICATION TO THE PLANNING BOARD**

Please check all appropriate boxes below

MAJOR SUBDIVISION <input type="checkbox"/>	MINOR SUBDIVISION <input type="checkbox"/>
MAJOR SITE PLAN <input checked="" type="checkbox"/>	MINOR SITE PLAN <input type="checkbox"/>

PROJECT NAME Preliminary and Final Site Plan for Residential Development

132 Bingham Avenue 94 5

Location of subdivision/site plan      Street Address      Block      Lot

Yellow Brook Property Co., LLC 247 Bridge Avenue, Ste 5 Red Bank NJ 07701

Name of Applicant      Address      City      State      Zip code

(732) 915-4292      rmumford@mumfordhomes.com

Applicant Phone      Applicant email

Applicant is the owner

Owner (if other than Applicant) Address      City      State      Zip code      Phone

**DEVELOPMENT PLANS:**

Number of proposed lots N/A

Area of entire tract 5.07 acres

Area being subdivided N/A

Signature of applicant   
Roger Mumford, Authorized Signatory

Received by \_\_\_\_\_ Date \_\_\_\_\_



## BOROUGH OF RUMSON

80 East River Road,  
Rumson, NJ 07760  
732-842-3022

### PROJECT CONTACT INFORMATION

#### ATTORNEY

Name: Craig M. Gianetti Address: Day Pitney, LLP, 1 Jefferson Road, Parsippany, NJ 07054

Phone: (973) 966-8053 Email: cgianetti@daypitney.com

#### ARCHITECT

Name: Paul Grabowski Address: Virtuoso Architecture, 1330 Laurel Avenue, Building 3, Suite 304, Sea Girt, NJ 08750

Phone: (732) 612-3125 Email: paul@virtuosoarchitecture.com

#### ENGINEER

Name: Brian Decina Address: French & Perillo Associates, 1800 Route 43, Suite 101, Wall, NJ 07719

Phone: (732) 312-9759 Email: brian.decina@fpaengineers.com

#### ENVIRONMENTAL ENGINEER

Name: Same as Engineer Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### PLANNER

Name: Roy DeBoer Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: roydeboer@aol.com

**Yellow Brook Property Co., LLC**  
Borough of Rumson Planning Board  
Block 94, Lot 5  
**Application Addendum / Project Proposal**

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Yellow Brook Property Co., LLC (“Applicant”) is the owner of property designated on the Borough of Rumson Tax Map as Block 94, Lot 5 (the “Property”), commonly referred to as 132 Bingham Avenue. The Property is located in the Bingham Avenue Housing District (BA), which zone district was created by Ordinance 20-015 adopted by the Borough Council on December 15, 2020.

Pursuant to the terms of a certain Settlement Agreement between the Borough of Rumson and the Applicant dated January 16, 2020 as part of the Borough’s affordable housing compliance litigation, In Re Borough of Rumson, Docket No. MON-L-2483-15, the Applicant seeks preliminary and final major preliminary and final major site plan approval to construct a multi-family housing development consisting of eighteen dwelling units located within nine duplex buildings with access off of Bingham Avenue. Each building is proposed to have a concrete paver driveway. The Applicant is also proposing to construct and install parking, lighting, landscaping, stormwater management improvements and other related site improvements to serve the development.

The Applicant is not requesting variance relief in connection with this application.

DEVELOPMENT REGULATIONS

22 Attachment 2

DOCUMENTS REQUIRED TO BE SUBMITTED

(Ord. No. 08-015D, § 1; Ord. No. 12-013D)

Item No.	Description	Variance	Concept Plan	MINOR APPLICATION		MAJOR APPLICATION				
				Subdivision	Site plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary	Site Plan Final	
A.	Application Form.	X		X	X	X	X	X	X	X
B.	Project Plan Information.									N/A
1.	Name and address of owner and applicant.	X	X	X	X	X	X	X		X
2.	Notarized signature.			X (Final plat prior to filing)		X (Final plat prior to filing)				N/A
3.	Name, signature, license number seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X
4.	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X
5.	Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500' of property.	X		X	X	X	X	X	X	X
6.	North Arrow & Scale.	X	X	X	X	X	X	X	X	X
7.	Schedule of required zone district requirements including lot area, width, lot shape circle, lot coverage, floor area ratio, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X
8.	Signature blocks for			X	X	X	X	X	X	X

RUMSON CODE

	chairman, secretary, and municipal engineer.									
9.	Proof that taxes are current.	X		X	X	X	X	X	X	X
10.	Certification blocks required by map filing law.			X			X			N/A
11.	Monumentation as specified by map filing law.			X			X			N/A
12.	Date of current property survey.			X	X	X	X	X	X	X
13.	Plans to a scale of not less than 1"=100' on one of four of the following standard sheet sizes: 8 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"			X	X	X	X	X	X	X
14.	Metes and bounds description showing dimensions, bearings of original and proposed lots.			X			X			N/A
15.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets.			X		X	X		X	X
16.	Acreage of tract to the nearest tenth of an acre.	X		X	X	X	X	X	X	X
17.	Date of original preparation and of each subsequent revision. Include brief narrative of each revision.			X	X	X	X	X	X	X
18.	Size and location of any existing and proposed structures with all setbacks dimensioned.	X	X	X	X	X	X	X	X	X
19.	Size and location of all existing structures within 200' of the site			X	X	X	X	X	X	X

DEVELOPMENT REGULATIONS

	boundaries.									
20.	Tax lot and block numbers of existing and proposed lots.			X		X	X			N/A
21.	Area of proposed lots in square feet.		X	X		X	X			N/A
22.	Any existing or proposed easement or land reserved for or dedicated to public use.	X	X	X	X	X	X	X	X	X
23.	Property owners within 200 feet of subject property.			X	X	X	X	X	X	X
24.	Location of streams, flood-plains, wetlands or other environmentally sensitive areas on or within 200' of the project site (Note: variance applications need only show these features on-site).	X		X	X	X	X	X	X	X
25.	List of Variances required or requested.	X		X	X	X	X	X	X	None proposed
26.	List of requested design waivers or exceptions.			X	X	X	X	X	X	None proposed
27.	Phasing Plan as applicable to include:									
	1. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site.					X	X	X	X	X
	2. Timetable and phasing sequence.									
28.	Preliminary architectural plans and elevations.	X	X		X			X	X	X
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X	X
30.	Sight Triangles.			X	X		X	X	X	X
31.	Proposed street names when new road is proposed.					X	X	X	X	None proposed
32.	Parking plan showing				X			X	X	X

RUMSON CODE

	spaces, size, and type aisle width curb cuts, drives, driveways, and all ingress and egress areas and dimensions, the number of spaces required by ordinance, and the number of spaces provided.									
33.	Solid waste management and recycling plan showing holding location and provisions for waste and recyclables.				X	X	X	X	X	X
C.	<u>Construction Plans</u>									
1.	Site Layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable.				X	X	X	X	X	X
2.	Grading and utility plan to include as applicable:	X*			X	X	X	X	X	X
	a. Existing and proposed contours at 1' intervals for grades 3% or less and at 2' intervals for grades more than 3%.									
	b. Elevations of existing and proposed structures.									
	c. Location and invert elevation of existing and proposed drainage structures.									
	d. Location of all streams, ponds, lakes, wetland areas.									
	e. Locations of existing and proposed utilities including depth of structures locations of manholes, valves, services, etc.									
3.	Profiles of existing and proposed roadways including all utilities and stormwater facilities. Roadway					X	X	X	X	X

DEVELOPMENT REGULATIONS

	cross sections at 50' intervals. Horizontal and vertical scales to be the same.									
4.	Landscaping Plan to include:				X	X	X	X	X	X
	a. Location of existing vegetation and clearing limits. Tree save plan for major applications.									
	b. Proposed buffer areas and method of protection during construction.									
	c. Proposed landscaped areas.									
*For the construction of a new dwelling or a substantial addition resulting in a 25% or greater increase in floor area.										
	d. Number, type and location or proposed plantings including street trees.									
	e. Details for method of planting, including optimum planting season.									
5.	Soil Erosion and Sediment Control plan prepared in accordance with the standards for Soil Erosion and Sediment Control Standards in New Jersey.				X	X	X	X	X	X
6.	Lighting plan to include:				X	X	X	X	X	X
	1. Location and height of proposed fixtures.									
	2. Detail for construction of fixture.									
7.	Construction details for all improvements.				X	X	X	X	X	X



RUMSON CODE

	1) Roadways 2) Curb 3) Sidewalk 4) Driveway Aprons 5) Drainage inlets 6) Pipe Bedding 7) Outfalls 8) Manholes 9) Gutters 10) Plantings 11) Soil Erosion & Sediment Control Structures 12) Parking Lots									
8.	Soil borings with seasonal high-water table based on mottling data.	X*		X*	X*	X*	X*	X*	X*	X
D.	<u>Supplementary Documents</u>									
1.	List of all Federal, State, regional and/or municipal approvals of permits required.			X	X	X	X	X	X	X
2.	Copies of any existing or proposed deed restrictions or covenants.			X	X	X	X	X	X	X
*For any application involving the construction of a basement or cellar or a stormwater management basin or recharge system.										
3.	Freshwater Wetlands Letter of Interpretation for the project area.			X	X	X	X	X	X	X
4.	Disclosure Statement (see N.J.S.A. 40:55D-48.1 et seq.)				X	X	X	X	X	X
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X	X
6.	Stormwater Management calculations.					X	X	X	X	X
7.	Payment of all applicable fees.		X	X	X	X	X	X	X	X
8.	Environmental Impact Report.					X			X	X

## **CORPORATE OWNERSHIP DISCLOSURE STATEMENT**

In accordance with N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in **Yellow Brook Property Co., LLC** are disclosed as set forth below. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to any corporation or partnership which owns more than 10% interest in **Yellow Brook Property Co., LLC** followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

- Roger Mumford, 247 Bridge Ave., Suite 5, Red Bank, NJ 07701

No other individual or entity owns 10% or more interest.

This Deed, made the 14<sup>th</sup> day of June, 1972,

Between

JOSEPH SANKER and EVE SANKER, his wife,

COUNTY OF MONMOUTH  
CONSIDERATION \_\_\_\_\_  
REALLY TRANSFER FEE \_\_\_\_\_ EXEMPT  
DATE 6-15-72 BY M J

residing at 33 Fox Hill Road of Middletown, in the County of  
in the Township and State of New Jersey, herein designated as the Grantors,  
Monmouth and State of New Jersey,  
and

COUNTY OF MONMOUTH, a corporate body of the  
State of New Jersey,

with offices located at Hall of Records, Main Street in the County of  
in the Borough of Freehold, herein designated as the Grantee;  
Monmouth and State of New Jersey,  
and

Witnesseth, that the Grantors, for and in consideration of

NO CONSIDERATION

lawful money of the United States of America, to the Grantors in hand well and truly paid by the  
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-  
edged, and the Grantors bring therewith fully satisfied, do by these presents grant, bargain, sell and  
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the  
Borough of Rumson, in the  
County of Monmouth and State of New Jersey, more particularly described as follows:

BEGINNING at a concrete monument in the Northeast corner of  
the lands herein conveyed, said beginning point being 25 feet  
measured at right angles from the center line of Bingham Avenue  
and the southeast corner of Lot 9I, Block 53 on the Rumson Tax Map;  
thence (1) South 19° 9' 30" east parallel to the center line of  
Bingham Avenue and 25 feet measured at right angles therefrom, a  
distance of 400 feet to a monument at the northeasterly corner of  
Lot 9E, Block 53 on said Tax Map; thence (2) South 62° 28' 50" west  
along said Lot 9E, a distance of 15.16 feet to a point; thence (3)  
North 19° 9' 30" west parallel to the said center line of Bingham Ave-  
nue and 40 feet measured at right angles therefrom, a distance of  
400 feet to a point in the southerly line of Lot 9I, aforementioned;  
thence (4) North 62° 29' 30" east along said southerly line, a dis-  
tance of 15.16 feet to the monument at the point and place of begin-  
ning.

BEING intended to describe a 15 foot easement along the easterly  
line of Lots 9 and 9J, Block 53 as shown on a certain Map entitled  
"Sketch Plat of Minor Subdivision Map for Joseph & Eve Sanker,  
Block 53, Lots 9 & 9D, Bingham Avenue, Borough of Rumson, Monmouth  
County, N. J.," dated March 23, 1972, revised May 24, 1972 by Helm  
Engineering Associates, 17 Linden Place, Red Bank, New Jersey.

The above described 15-foot easement over Lots 9 and 9J, Block  
53, is hereby given to the County of Monmouth for the sole purpose  
of any future widening of Bingham Avenue in the Borough of Rumson,  
New Jersey, and for no other purpose.

The hereinabove described premises are a part of premises conveyed  
to the Grantors by deed of Alfred F. King, Jr. and Nancy N. King,  
husband and wife, dated February 28, 1972 and recorded in the Monmouth  
County Clerk's Office March 1, 1972 in Deed Book 3771 page 144.

BOOK 3785 PAGE 449

rec'd 6-15-72

Ch. 5, a.o.  
County of Monmouth  
to John W. Sanker  
P.J. Sanker

JUN 15 72 41744

18439

8.00

Together with all and singular the buildings, improvements, ways, roads, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and unto the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the presence of  
*Abraham J. Zager*  
Abraham J. Zager

*Joseph Sanker* (L.S.)  
Joseph Sanker  
*Eve Sanker* (L.S.)  
Eve Sanker

RECORDED MONMOUTH  
COUNTY CLERK'S OFFICE  
JUN 15 10 16 AM '72  
BOOK 3785 PAGE 450  
of Deeds  
County Clerk

018439

State of New Jersey, County of MONMOUTH } ss.: We it Remembered,  
that on June 14, 1972 before me, the subscriber,  
an Attorney at Law of New Jersey,  
personally appeared

JOSEPH SANKER and EVE SANKER, his wife,  
who, I am satisfied, are the persons named in and who executed the within instrument,  
and thereupon they acknowledged that they signed, sealed and delivered the same as  
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-  
sideration paid or to be paid for the transfer of title is really evidenced by the within deed, as such  
consideration is defined in P.L. 1963, c. 49, Sec. 1 (c), is & NO CONSIDERATION.

Prepared by:  
*Abraham J. Zager*  
Abraham J. Zager, Esq.  
Attorney at Law of New Jersey

BOOK 3785 PAGE 450

END OF DOCUMENT

41321

**Right of Way Agreement**  
(UNDERGROUND)

IN CONSIDERATION of One Dollar (\$1.00), paid by JERSEY CENTRAL POWER & LIGHT COMPANY, a New Jersey corporation, or NEW JERSEY BELL TELEPHONE COMPANY, the receipt of which is hereby acknowledged, the undersigned do (does) hereby grant and convey unto said Jersey Central Power & Light Company, its successors and assigns, and New Jersey Bell Telephone Company, its associated and allied Companies, their successors and assigns, the right to enter without notice upon premises of the undersigned in the

Borough of Rumson County of Monmouth and State of New Jersey,  
situate on private property on the west side of Bingham Avenue south of Ridge Road  
being known as Lot 5 of Block 94 as shown on page 26 of the tax map and described in  
Deed Book 3897 at page 179 in the Monmouth County Clerk's Office,

and from time to time to install, maintain, renew, relocate, redesign, alter and remove transformer, transformer pads, switches, switch enclosures, switch enclosure pads, service pedestals and underground wires, cables, conduits, ducts, manholes, handholes, fixtures and appurtenances in perpetuity for the transmission and distribution of electricity and the operation of communication systems, and in addition thereto to install and maintain such other wires, facilities and appurtenances as said Companies may deem necessary and proper, upon, under, across, along and beyond said property, the course of said lines, systems and right of way to run as follows:  
See Schedule A attached hereto and made a part hereof.

D BOOK 3943 PAGE 466

*rec'd 10/21/75*

Schedule A"

L. & H. KATZ - RUMSON

UNDERGROUND

Description of an easement situate in the Borough of Rumson, County of Monmouth and State of New Jersey to be granted to the Jersey Central Power & Light Company by Lawrence H. and Harriet R. Katz, said easement being 15' ft. in width, 7.5' ft. on either side of the following and more particularly described center line.

Beginning at a point in the westerly line of Bingham Avenue distant 516.74' ft. measured along the said westerly line of Bingham Avenue on a course bearing S. 19° 09' 30" E. from the intersection of the westerly line of Bingham Avenue with the southerly line of Ridge Road, thence;

- (1) S. 66° 13' 00" W. 158.82' ft. to a point, thence;
(2) S. 56° 06' 20" W. 146.00' ft. to the termination of this easement.

Description by W. T. Murray

Dated: September 23, 1975
Notebook CD 315 - Page 26L

D-168

Together with the right to extend underground service laterals to all buildings on said premises. No part of said lines except switches, switch enclosures, switch enclosure pads, transformers, transformer pads, service pedestals, meters and risers shall extend substantially above the existing level of the ground.

It is agreed that the Companies may improve said facilities from time to time so that utility service may be supplied in a proper manner and shall have the right to trim or cut and remove such trees, tree branches or roots as may be required to maintain service at all times; the work shall be done with care and the sidewalk, street and premises disturbed thereby shall be restored to its prior condition by and at the expense of said Companies.

(Non-corporate) (Grantors)
(Corporate) (Grantors)

Date Oct 9 1975

WITNESS: Alice M. Cohen

ATTEST:

Lawrence H. Katz (L.S.)
Harriet R. Katz (L.S.)

By Secretary President

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FORM 320 Rev 7

STATE OF NEW JERSEY  
COUNTY OF

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the  
subscriber, personally appeared \_\_\_\_\_ who, being by me duly sworn on his oath,  
deposes and proves to my satisfaction, that he is \_\_\_\_\_ Secretary of \_\_\_\_\_  
the Grantor named in the within Instrument, that \_\_\_\_\_ is \_\_\_\_\_ President of said  
corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution  
of the Board of Directors of said corporation; the deponent well knows the corporate seal of said corporation; and the  
seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered  
by said \_\_\_\_\_ President, as and for his voluntary act and deed and as  
and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name  
therein as witness. The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed,  
as such consideration is defined in P.L. 1968, c.49, Sec. 1(c), is \$1.00.  
Sworn to and subscribed before me

(pending)

at \_\_\_\_\_ Secretary  
the \_\_\_\_\_  
Notary Public of New Jersey  
My Commission Expires \_\_\_\_\_

0:25887

RECORDS  
COUNTY CLERK  
OFFICE  
MORRISTOWN, N.J.  
OCT 25 1975  
BOOK 3943  
PAGE 468

Parcel No. \_\_\_\_\_  
Line: \_\_\_\_\_  
County: \_\_\_\_\_  
RIGHT OF WAY AGREEMENT  
(UNDERGROUND)  
A 321  
49275  
Lawrence H. Harriet R.  
Katy  
TO  
JERSEY CENTRAL POWER  
& LIGHT COMPANY  
dated: Oct to Nov 9 1975  
RECEIVED in the Clerk's Office of the County  
of \_\_\_\_\_ New Jersey, on the \_\_\_\_\_ day of \_\_\_\_\_, A.D.,  
19\_\_\_\_, at \_\_\_\_\_ o'clock in the \_\_\_\_\_ of Deeds  
noon, and recorded in Book \_\_\_\_\_ of Deeds  
for said County, on Page \_\_\_\_\_  
This instrument prepared by: R.M. Bennett  
RECORD AND RETURN TO  
JERSEY CENTRAL POWER & LIGHT COMPANY  
REAL ESTATE DEPARTMENT  
MADISON AVENUE AT PUNCH BOWL ROAD  
MORRISTOWN, NEW JERSEY 07960

7.00 25887

STATE OF NEW JERSEY  
COUNTY OF Mon

BE IT REMEMBERED, That on this 9th day of Oct, 1975, in the County  
and State aforesaid, personally appeared before me, the subscriber, a Notary Public of New Jersey,  
Lawrence H. Harriet R. Katy, who, I am satisfied, are the Grantor mentioned in  
the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that  
they signed, sealed and delivered the same as their voluntary act and deed for the purpose  
herein expressed. The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed,  
as such consideration is defined in P.L. 1968, c.49, Sec. 1(c), is \$1.00.

Notary Public of New Jersey  
My Commission Expires \_\_\_\_\_  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires \_\_\_\_\_

STATE OF NEW JERSEY  
COUNTY OF

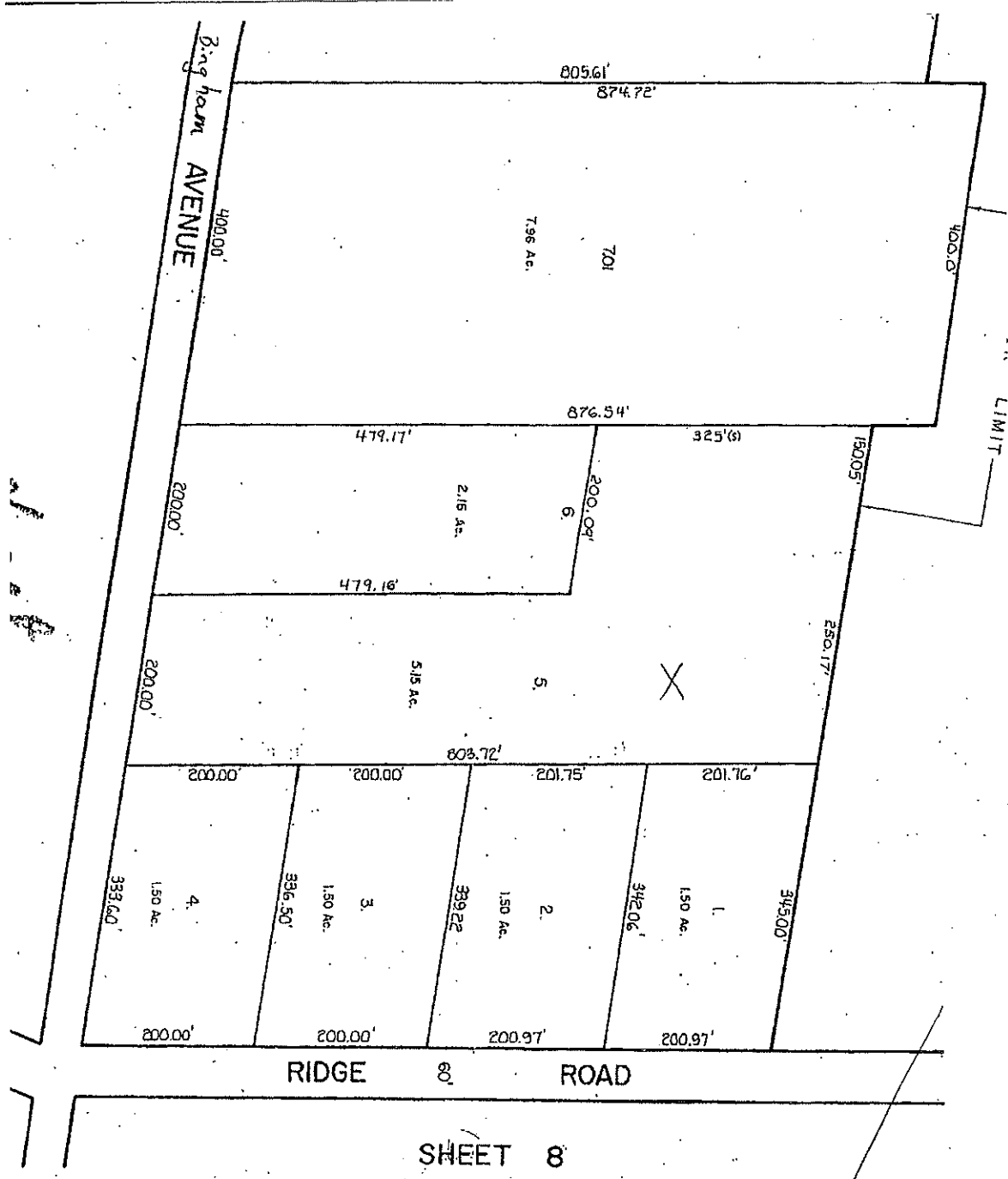
I, \_\_\_\_\_, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_, in the County of \_\_\_\_\_ and State aforesaid, personally appeared before me \_\_\_\_\_  
whom I personally know to be the subscribing witness to the execution of the  
foregoing Instrument and who, being duly sworn, deposed and said that he subscribed his name to the said Instrument  
as a subscribing witness on the date contained therein, and that he saw \_\_\_\_\_ sign,  
seal and deliver the said instrument as \_\_\_\_\_ voluntary act and deed, and that he  
subscribed his name thereto at the same time as an attesting witness. The full and actual consideration paid for the  
transfer of title to realty evidenced by the within Deed, as such consideration is defined in P.L. 1968, c.49, Sec. 1(c), is  
\$1.00.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year aforesaid.

BOOK 3943 PAGE 468

Notary Public of New Jersey  
My Commission Expires \_\_\_\_\_

END OF DOCUMENT



*Handwritten marks and scribbles on the left side of the plat.*

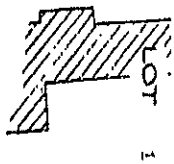
*Handwritten signature or initials on the right side of the plat.*

*TM Sheet 26  
Borough 17  
Rumson*

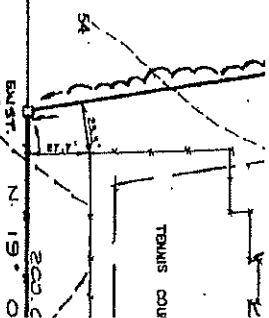








LOT 1



200.0

N. 19th

EAST MONMOUTH

SKETCH OF PLAT  
 MINOR SUBDIVISION MAP  
 FOR LAWRENCE H. & HARRIET R. KATZ AND  
 JOSEPH & EVE SANKER

B LK. 94 (ZONE R-1) LOTS 5 & 6

BINGHAM AVENUE

BOROUGH OF PUMSON

MONMOUTH COUNTY, N. J.

LOT 11  
 N/E  
 LANDS OF  
 RALPH J. & PATRICIA L.R. NERI

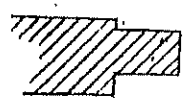
MARCH 28, 1980



SCALE 1" = 50'

CDP # 10-31 Filed 11-11-1985

100  
 100  
 100



LOT 10  
N/P

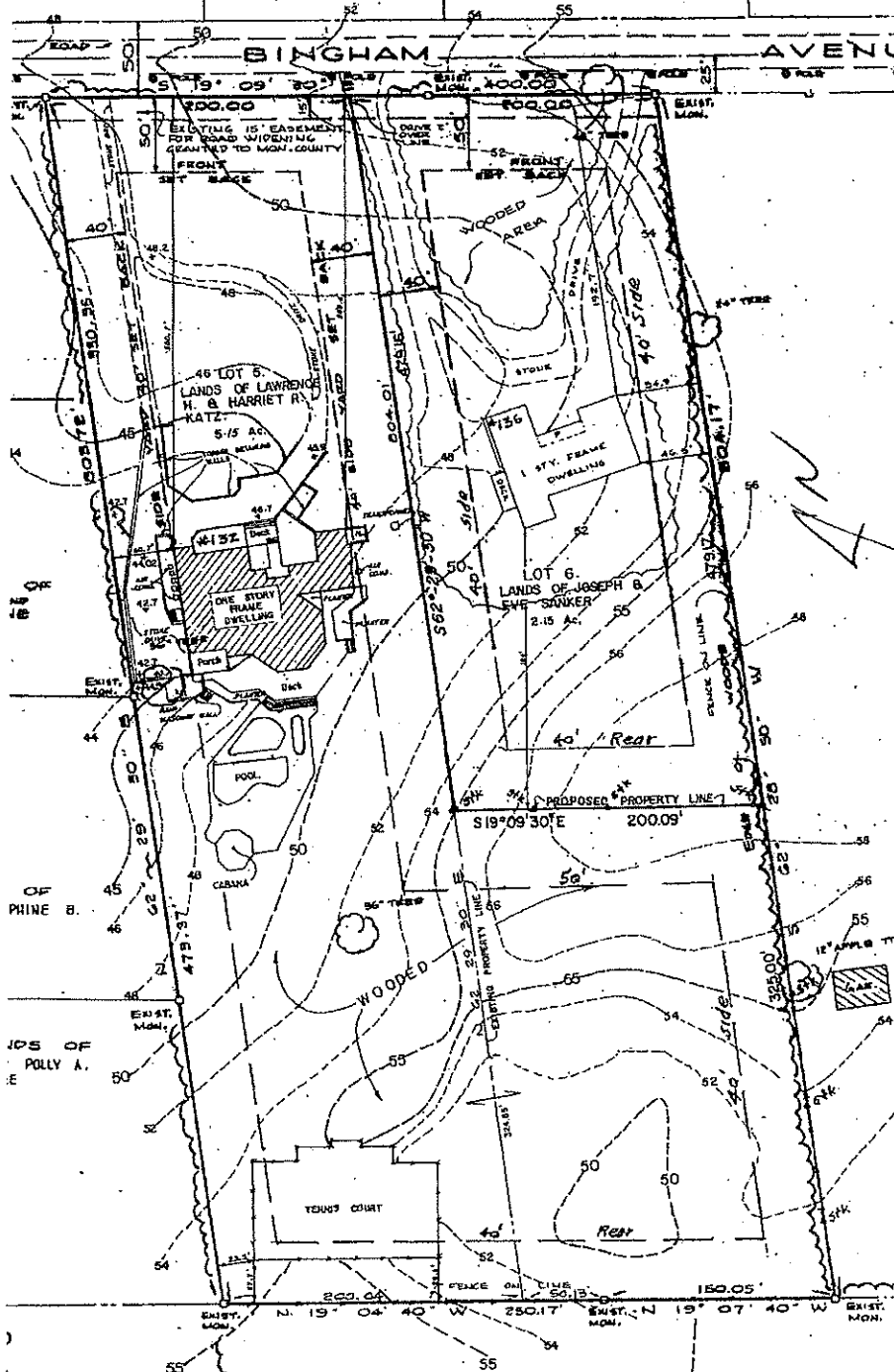
RONALD W. &  
MARJORIE W. MCCARTHY

LOT 11

N/P JOHN & MAZY  
ELLEN MCCANN

LOT 12  
N/P BRUNO A. & MARCIA  
GIORBANO

LOT  
N/P DR. M.  
ANGELA



LOT 11  
N/P  
LANDS OF  
RALPH J. & PATRICIA L.R. NERI

B L O C K