



**Borough of Rumson**  
 BOROUGH HALL  
 80 East River Road  
 Rumson, New Jersey 07760-1689  
 rumsonnj.gov

**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

The Rumson Country Day School

Name of Applicant	Email	Phone Number	
35 Bellevue Avenue, Rumson, NJ 07760		90	1.01
Property Address		Block	Lot

Name of Owner (IF NOT APPLICANT)  
*A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.*

Michael A. Bruno, Esq. ; Giordano, Halleran & Ciesla, P.C., 125 Half Mile Rd, Suite 300, Red Bank, NJ 07701 ; mbruno@ghclaw.com

Applicant's Attorney and contact information (if any)

Stephen P. Aluotto, AIA ; NK Architects ; 95 Washington St., Morristown, NJ 07960 ; aluottos@nkarchitects.com

Applicant's Architect and contact information (if any)

James A. Kennedy, PE ; Kennedy Consulting Engineers, LLC, 211 Maple Avenue, Red Bank, NJ 07701 ; jkennedy@k-c-e.com

Applicant's Engineer and contact information (if any)

10/24/2025

Signature of Applicant or Agent Date

***Proposed plan*** The Applicant is seeking amended preliminary and final site plan approval, with ancillary variance relief to permit the construction of two (2) additions to the existing building, which include ancillary modifications to the existing utilities and the removal of existing stairs and a small sidewalk. No changes to the existing lighting, grading, and stormwater are proposed.

***Hardship Encountered***

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***Variances Requested*** See Zoning Table on Site Plans enclosed herewith.

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# AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN OF THE RUMSON COUNTRY DAY SCHOOL

LOT 1.01 - BLOCK 90  
BOROUGH OF RUMSON  
MONMOUTH COUNTY, NEW JERSEY  
TAX MAP SHEET 24

ZONING SUMMARY - BLOCK 90, LOT 1.01 R-1 RESIDENTIAL ZONE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	23.44 AC*	11.89 AC	11.89 AC
LOT WIDTH	250 FT	609.88 FT (MIN)	609.88 FT (MIN)
LOT FRONTAGE			
	RIDGE ROAD	908.78 FT	908.78 FT
	BELLEVUE ROAD	609.88 FT	609.88 FT
	NORTH ROHALLION DRIVE	329.97 FT	329.97 FT
LOT DEPTH	N/A	N/A	N/A
INTERIOR LOT SHAPE	115 FT DIA.	≥115 FT DIA.	≥115 FT DIA.
MAX. BUILDING HEIGHT	GABLE / HIP ROOF	27 FT 8 INCHES	27 FT 8 INCHES
		8.48 FT	8.48 FT
<b>PRINCIPAL BUILDING SETBACKS*</b>			
<b>SCHOOL</b>			
MIN. BUILDING SETBACK*	BUILDING EAVES (CAN EXTEND 24" INTO SETBACK)	7.5 FT	7.5 FT
FRONT YARD (Bellevue Avenue)	100 FT	8.8 FT	5.8 FT
SECONDARY FRONT YARD (Ridge Road)		34.2 FT	34.2 FT
	BUILDING EAVES (CAN EXTEND 24" INTO SETBACK)	7.5 FT	7.5 FT
		8.8 FT	5.8 FT
SECONDARY FRONT YARD (North Rohallion Drive)	65 FT	200.8 FT	200.8 FT
ONE SIDE YARD	40 FT	229.2 FT	229.2 FT
TOTAL OF TWO SIDE YARDS	80 FT	834.9 FT	834.9 FT
INCREASED SIDE YARD (ADJ. TO LOTS 10 & 13)	110 FT	229.2 FT	229.2 FT
REAR YARD	50 FT	N/A	N/A
<b>EARLY CHILDHOOD CENTER</b>			
MIN. BUILDING SETBACK*	50 FT	116.6 FT	116.6 FT
FRONT YARD (Bellevue Avenue)	100 FT	680.5 FT	680.5 FT
SECONDARY FRONT YARD (Ridge Road)	65 FT	116.6 FT	116.6 FT
ONE SIDE YARD	40 FT	140.9 FT	140.9 FT
TOTAL OF TWO SIDE YARDS	80 FT	368.8 FT	368.8 FT
INCREASED SIDE YARD (ADJ. TO LOTS 10 & 13)	110 FT	228.3 FT	228.3 FT
REAR YARD	50 FT	N/A	N/A
<b>MAINTENANCE BUILDING / APARTMENT</b>			
MIN. BUILDING SETBACK*	50 FT	84.6 FT	84.6 FT
FRONT YARD (Bellevue Avenue)	100 FT	785.1 FT	785.1 FT
SECONDARY FRONT YARD (Ridge Road)	65 FT	235.6 FT	235.6 FT
ONE SIDE YARD	40 FT	78.9 FT	78.9 FT
TOTAL OF TWO SIDE YARDS	80 FT	230.9 FT	230.9 FT
INCREASED SIDE YARD (ADJ. TO LOTS 10 & 13)	110 FT	152.0 FT	152.0 FT
REAR YARD	50 FT	N/A	N/A
<b>ACCESSORY STRUCTURES</b>			
SIDE YARD	15 FT	2.8 FT	2.8 FT
REAR YARD	15 FT	N/A	N/A
FENCE HEIGHT (BACKSTOP)	8 FT	20 FT	20 FT
<b>FLOOR AREA RATIO &amp; COVERAGE</b>			
MAX. FLOOR AREA RATIO	0.077	0.234	0.251
MAX. LOT COVERAGE	74,848.9 SF	158,299 SF	159,098 SF
MAX. BUILDING COVERAGE	22,143 SF	63,553 SF	65,783 SF
OPEN SPACE	N/A	350,854 SF	350,015 SF
		VARIANCE	

\*CALCULATION BASED ON CURRENT ENROLLMENT  
 \*\*PER SCHEDULE S-1 OF THE BOROUGH ORDINANCE  
 \*\*SEC. 22-6.6G PERMITS MIN. BUILDING SETBACK OF 50 FT FOR ELEMENTARY SCHOOLS  
 \*\*PER 22-7.4.4 - CORNER LOTS

SECTION	DESCRIPTION
22-5.2	PERMITS ELEMENTARY SCHOOLS IN THE R-1 ZONE SUBJECT TO SEC. 22-6, WHERE THE PROJECT PROPOSES CONTINUATION OF AN EXISTING NONCONFORMING USE.
22-6.6d	REQUIRES LOT AREA OF 5 AC + 1 AC PER 25 STUDENTS FOR A TOTAL REQUIRED AREA OF 23.44 AC, WHERE 11.89 AC IS PROVIDED.
22-6.6g	REQUIRES A MINIMUM BUILDING SETBACK OF 50' WHERE 7.5' (RIDGE) AND 34.2' (BELLEVUE) ARE PROVIDED FOR THE SCHOOL.
SCHED. 5-1	REQUIRES A MINIMUM FRONT YARD SETBACK FOR PRINCIPAL BUILDINGS OF 100' WHERE 34.2' IS PROVIDED FOR THE SCHOOL.
22-7.4.a.4	REQUIRES A SECONDARY FRONT YARD SETBACK FOR PRINCIPAL BUILDINGS OF 65' WHERE 7.5' IS PROVIDED FOR THE SCHOOL.
22-5.1a, SCHED. 5-4	PERMITS MAXIMUM LOT COVERAGE OF 74,848.9 SF BASED ON LOT AREA OF 11.89 AC WHERE 158,299 SF OF LOT COVERAGE IS PROVIDED.
22-7.26c	STATES THAT NO PART OF ANY GARAGE SHALL BE USED FOR RESIDENTIAL PURPOSES WHERE AN EXISTING MAINTENANCE GARAGE CONTAINING AN APARTMENT IS PROPOSED TO REMAIN.
SCHED. 5-2	PERMITS A MAXIMUM BUILDING HEIGHT FOR OTHER ROOF TYPES OF 27' TO THE EAVE AND 32' TO THE RIDGE WHEREAS THE EXISTING BUILDING IS 27'-8" TO THE EAVE AND 48" TO THE RIDGE.
22-7.26	PERMITS AN 8' OPEN WIRE FENCE WHEREAS A 20' HIGH BACKSTOP EXISTS.
22-7.24	PERMITS A MAXIMUM GROUND LEVEL SIGN AREA OF 12.5 SF WHERE 65.17 SF IS PROVIDED.
22-7.24	PERMITS A MAXIMUM GROUND LEVEL SIGN HEIGHT OF 2.5 FT WHERE 3.83 FT IS PROVIDED.

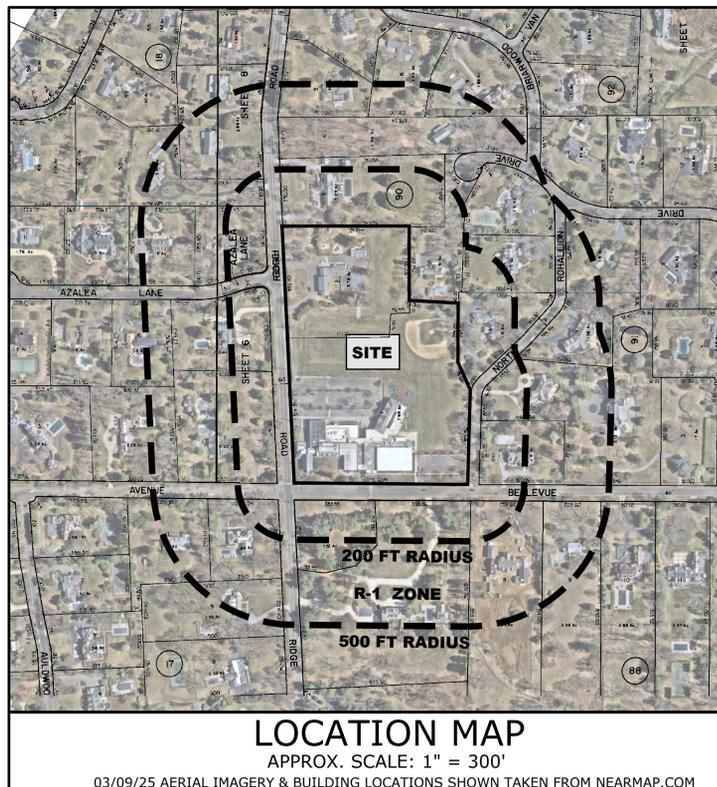
\*CALCULATION BASED ON CURRENT ENROLLMENT

SECTION	DESCRIPTION
22-5.1a, SCHED. 5-3a	PERMITS MAXIMUM FLOOR AREA RATIO OF 0.077 BASED ON LOT AREA OF 11.89 AC WHERE 0.251 IS PROVIDED.
22-5.1a, SCHED. 5-4	PERMITS MAXIMUM BUILDING COVERAGE OF 22,143 SF BASED ON LOT AREA OF 11.89 AC WHERE 65,783 SF OF BUILDING COVERAGE IS PROVIDED.
22-5.1a, SCHED. 5-4	PERMITS MAXIMUM LOT COVERAGE OF 74,848.9 SF BASED ON LOT AREA OF 11.89 AC WHERE 159,098 SF OF LOT COVERAGE IS PROVIDED.
SCHED. 5-1	REQUIRES A MINIMUM ACCESSORY SIDE YARD SETBACK OF 15 FT WHERE 2.8 FT EXISTS.

SECTION	DESCRIPTION
22-7.27.c.2	STATES THAT A MINIMUM OF 50' OF GRADING INFORMATION ON ADJACENT LOTS IS REQUIRED IN THE R-1 ZONE, WHEREAS 25' OF GRADING INFORMATION ON ADJACENT LOTS IS SHOWN.
22-8.4e	REQUIRES THE PROVISION OF A 25' BUFFER WHERE A 17.3' BUFFER TO THE EXISTING ATHLETIC FIELDS EXISTS.
22-9.2a.6(a)	REQUIRES PROVISION OF SIDEWALKS IN THE RIGHT-OF-WAY PARALLEL TO THE STREET WHERE NO NEW SIDEWALKS ARE PROPOSED ON RIDGE ROAD.
22-9.2.b.5	PROHIBITS PARKING IN ANY REQUIRED FRONT YARD WHERE THE EXISTING PARKING AREAS ARE WITHIN THE BELLEVUE AVENUE AND RIDGE ROAD FRONT YARD AREAS.
22-9.2.f	REQUIRES STORM SEWERS TO BE CONSTRUCTED OF REINFORCED CONCRETE, DUCTILE IRON CORRUGATED ALUMINUM OR CORRUGATED STEEL, WHERE HIGH DENSITY POLYETHYLENE IS PROVIDED.

## INDEX OF SHEETS

TITLE SHEET	FILE	NO.	PLAN DATE
OVERALL LAYOUT PLAN	TS-1	1 OF 2	09/24/25
LAYOUT & GRADING PLAN PLAN	OP-1	2 OF 3	09/24/25
	LP-2	3 OF 3	09/24/25



PROJECT ATTORNEY:  
MICHAEL BRUNO, ESQ.  
GIORDANO, HALLERAN & CIESLA  
125 HALF MILE ROAD, STE 300  
RED BANK, NJ 07701

PROJECT SURVEYOR:  
YORKANIS & WHITE, INC.  
23 VILLAGE COURT  
HAZLET, NJ 07730

### GENERAL NOTES:

- PROPERTY BEING KNOWN AS LOT 1.01 IN BLOCK 90 AS SHOWN ON SHEET 24 OF THE CURRENT OFFICIAL TAX MAP OF THE BOROUGH OF RUMSON, DATED JANUARY 01, 1973 AND LAST REVISED ON NOVEMBER 30, 1991.
- AMENDED PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR THE CONSTRUCTION OF 2 ADDITIONS TO THE EXISTING BUILDING WITH MINOR CHANGES TO EXISTING UTILITIES AND THE REMOVAL OF EXISTING STAIRS & A SMALL SIDEWALK. NO CHANGES TO EXISTING LIGHTING, GRADING, & STORMWATER ARE PROPOSED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-1 SINGLE FAMILY RESIDENTIAL ZONE. A 'D' VARIANCE IS REQUIRED FOR THE EXPANSION OF THE EXISTING NONCONFORMING STRUCTURE & USE.
- SURVEY TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OVER A PORTION OF PROPERTY KNOWN AS LOT 1.01 IN BLOCK 90 BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YORKANIS & WHITE, INC. ON SEPTEMBER 8, 2025.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON THE INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 34025C0182H, DATED JUNE 15, 2022, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SOLID WASTE MANAGEMENT PLAN: PRESENTLY THERE IS ONE DUMPSTER LOCATED NEAR THE NORTHERLY SIDE OF THE ELEMENTARY SCHOOL, ALONG THE RIDGE ROAD FRONTAGE. TRASH IS STORED IN THIS AREA UNTIL THE DESIGNATED PICK-UP DAY. THERE IS NO NEED FOR ADDITIONAL DUMPSTERS OR TRASH STORAGE AREAS, SINCE THERE WILL BE NO INCREASE IN THE STUDENT POPULATION OR IN THE NUMBER OF TEACHERS AND STAFF BECAUSE OF THIS PROJECT.
- APPLICANT / PROPERTY OWNER:  
THE RUMSON COUNTRY DAY SCHOOL  
35 BELLEVUE AVENUE  
RUMSON, NJ 07760
- UTILITIES:  
WATER SERVICE: N.J. AMERICAN WATER COMPANY  
SEWER SERVICE: TWO RIVERS WATER RECLAMATION AUTHORITY  
TELEPHONE SERVICE: VERIZON  
ELECTRIC SERVICE: GPU ENERGY  
CABLE TELEVISION: COMCAST CABLEVISION OF MONMOUTH COUNTY, INC.  
GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY
- REQUIRED APPROVALS:  
MONMOUTH COUNTY PLANNING BOARD
- VARIANCES REQUESTED: SEE TABLE.  
DESIGN WAIVERS REQUESTED: SEE TABLE.

BLOCK	LOT	ADDRESS
17	10	REID, JAMES & ALLYSON 32 BELLEVUE AVENUE RUMSON, NJ 07760
18	1	RENN, STEVEN C & LOISA H 33 BELLEVUE AVENUE RUMSON, NJ 07760
18	7	FLEMING, DOUGLAS M & SARAH 102 RIDGE RD. RUMSON, NJ 07760
18	8	FORSTER, BRIAN & COLETTE 7 AZALEA LANE RUMSON, NJ 07760
18	50.01	COLBERT, JULIE KESTENMAN 96 RIDGE RD. RUMSON, NJ 07760
18	51.01	BEDNARSH, JONATHAN&MICHELE, TRUSTEES 94 RIDGE RD. RUMSON, NJ 07760
88	6	MARTURANO, PETER & MEGHANN 36 BELLEVUE AVENUE RUMSON, NJ 07760
88	7	MARTURANO, PETER & MEGHANN 36 BELLEVUE AVENUE RUMSON, NJ 07760
88	8	PAULS, TIMOTHY & HEATHER 40 BELLEVUE AVE. FAIR HAVEN, NJ 07704
90	3	SOLTAS, SCOTT W & LEAH L 95 RIDGE ROAD RUMSON, NJ 07760
90	10	RAPHALIAN, BRIAN & ADRIANNE 2 NORTH ROHALLION DRIVE RUMSON, NJ 07760
90	11	SHENNI, ELLIOTT & CARMELLA 4 NORTH ROHALLION DRIVE RUMSON, NJ 07760
90	12	GRAYSON, PETER & JOSEPHINE 6 NORTH ROHALLION DRIVE RUMSON, NJ 07760
90	13	D'IRITIA, MATTHEW R & KELSEY S 9 NORTH ROHALLION DRIVE RUMSON, NJ 07760
91	1	WILLIAMS, JAN DEREK & KIRSTEN ALLEG 41 BELLEVUE AVE RUMSON, NJ 07760
91	2.01	LOUGHLIN, ANDREW 9 N ROHALLION DR RUMSON, NJ 07760
91	9	KETTERER, JOHN G III 7 NO ROHALLION DRIVE RUMSON, NJ 07760

## 200' PROPERTY OWNERS

## AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN

THE RUMSON COUNTRY DAY SCHOOL  
LOT 1.01 - BLOCK 90, TAX MAP NO.24  
BOROUGH OF RUMSON  
MONMOUTH COUNTY - NEW JERSEY



Kennedy Consulting Engineers, LLC  
211 Maple Avenue  
Red Bank, New Jersey 07701  
732.212.9393 TEL • 732.212.9399 FAX

JAMES A. KENNEDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

## TITLE SHEET

1 OF 3

FILENAME: TS-1  
DRAWN BY: NC  
DATE: 09/24/25

DIGITAL SIGNATURE VALID FOR PDF ONLY

### OWNER'S CERTIFICATION:

I/WE ARE THE OWNER (S) OF THE SUBJECT PROPERTY  
AND HEREBY GIVE CONSENT TO THE DEVELOPMENT AS  
DEPICTED ON THESE PLANS.

DATE

### CERTIFICATION:

CLASSIFIED AND APPROVED AS AN AMENDED PRELIMINARY/FINAL MAJOR  
SITE PLAN BY THE BOROUGH OF RUMSON ZONING BOARD ON \_\_\_\_\_ DATE

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

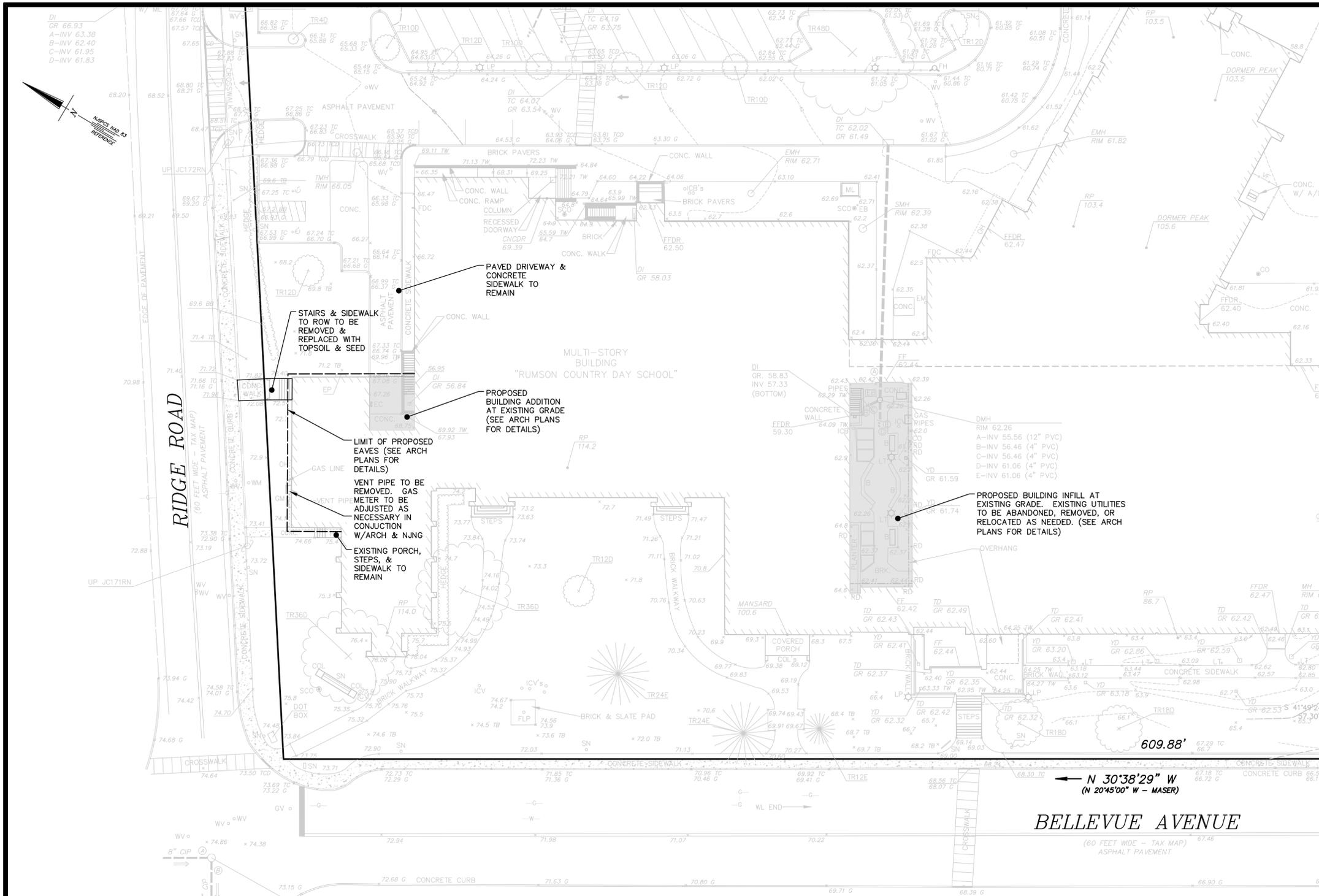
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

BOARD ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



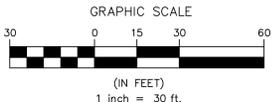
**General Construction Notes**

- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:  
NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION  
MONMOUTH COUNTY DESIGN STANDARDS  
MUNICIPAL DESIGN STANDARDS  
CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS  
CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS,  
STANDARDS, AND REQUIREMENTS
- ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE N.J. UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE & ADA REQUIREMENTS, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
- ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS.
- THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000.
- ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- DURING R.O.W. WORK, TRAFFIC TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH MUTCD PART VI.
- ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
- CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
- THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
- SURVEY TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OF A PORTION OF PROPERTY KNOWN AS LOT 1.01 IN BLOCK 90 BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY" BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YORKKING & WHITE, INC. ON SEPTEMBER 8, 2025.
- CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING CURB, SIDEWALK OR PAVEMENT DAMAGED DURING CONSTRUCTION.
- BASED UPON A REVIEW OF AVAILABLE NJDEP MAPPING, IT HAS BEEN DETERMINED THAT NO ENVIRONMENTALLY SENSITIVE LANDS ARE PRESENT ON SITE.
- MARCH 9, 2025 AERIAL IMAGERY TAKEN FROM NEARMAP.COM.

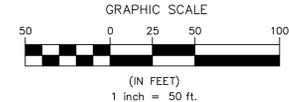


- SEED OR SOD BED PREPARATION**
- Rough Grading: Remove from the surface all stones 1" or larger, as well as: wire, wood, roots, concrete, clods, lumps and any other unsuitable material.
  - Fine Grading: A minimum of 3" of screened topsoil shall be spread by rake or mechanically raked over all areas to receive either seed or sod. The soil should be smooth of ruts, free of unsuitable objects and generally graded to provide for positive drainage away from all buildings.
  - Bed Inspection: Prior to seeding or sodding, the bed shall be inspected for newly created ruts or extensive traffic compaction, and the affected areas repaired accordingly.
  - Liming/Fertilizing: Apply pelletized limestone and fertilizer to soil test recommendations or as follows:
    - Lime to be applied at the rate of 600 lbs. Per acres, or as per manufacturer recommendation.
    - Starter fertilizer, specified as 10-20-10, is to be applied at 500 lbs. per acre.

EXISTING	PROPOSED
CONTOUR	CONTOUR
LOT LINE	LOT LINE
STRUCTURE	STRUCTURE
CONC. SIDEWALK	CONC. SIDEWALK
SPOT GRADE	SPOT GRADE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
DEPRESSED CURBING	DEPRESSED CURBING
WATER SUPPLY	WATER SUPPLY
ELECTRIC	ELECTRIC
CLEANOUT	CLEANOUT
WATER VALVE	WATER VALVE
LIGHT	LIGHT
GAS SUPPLY	GAS SUPPLY
TELEPHONE SERVICE	TELEPHONE SERVICE
CABLE TV SERVICE	CABLE TV SERVICE
SANITARY SEWER PIPE	SANITARY SEWER PIPE
RAIN/DRAINAGE MANHOLE	RAIN/DRAINAGE MANHOLE
STORM SEWER PIPE	STORM SEWER PIPE



EXISTING	PROPOSED
CONTOUR	CONTOUR
LOT LINE	LOT LINE
STRUCTURE	STRUCTURE
CONC. SIDEWALK	CONC. SIDEWALK
SPOT GRADE	SPOT GRADE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
DEPRESSED CURBING	DEPRESSED CURBING
WATER SUPPLY	WATER SUPPLY
ELECTRIC	ELECTRIC
CLEANOUT	CLEANOUT
WATER VALVE	WATER VALVE
LIGHT	LIGHT
GAS SUPPLY	GAS SUPPLY
TELEPHONE SERVICE	TELEPHONE SERVICE
CABLE TV SERVICE	CABLE TV SERVICE
SANITARY SEWER PIPE	SANITARY SEWER PIPE
RAIN/DRAINAGE MANHOLE	RAIN/DRAINAGE MANHOLE
STORM SEWER PIPE	STORM SEWER PIPE

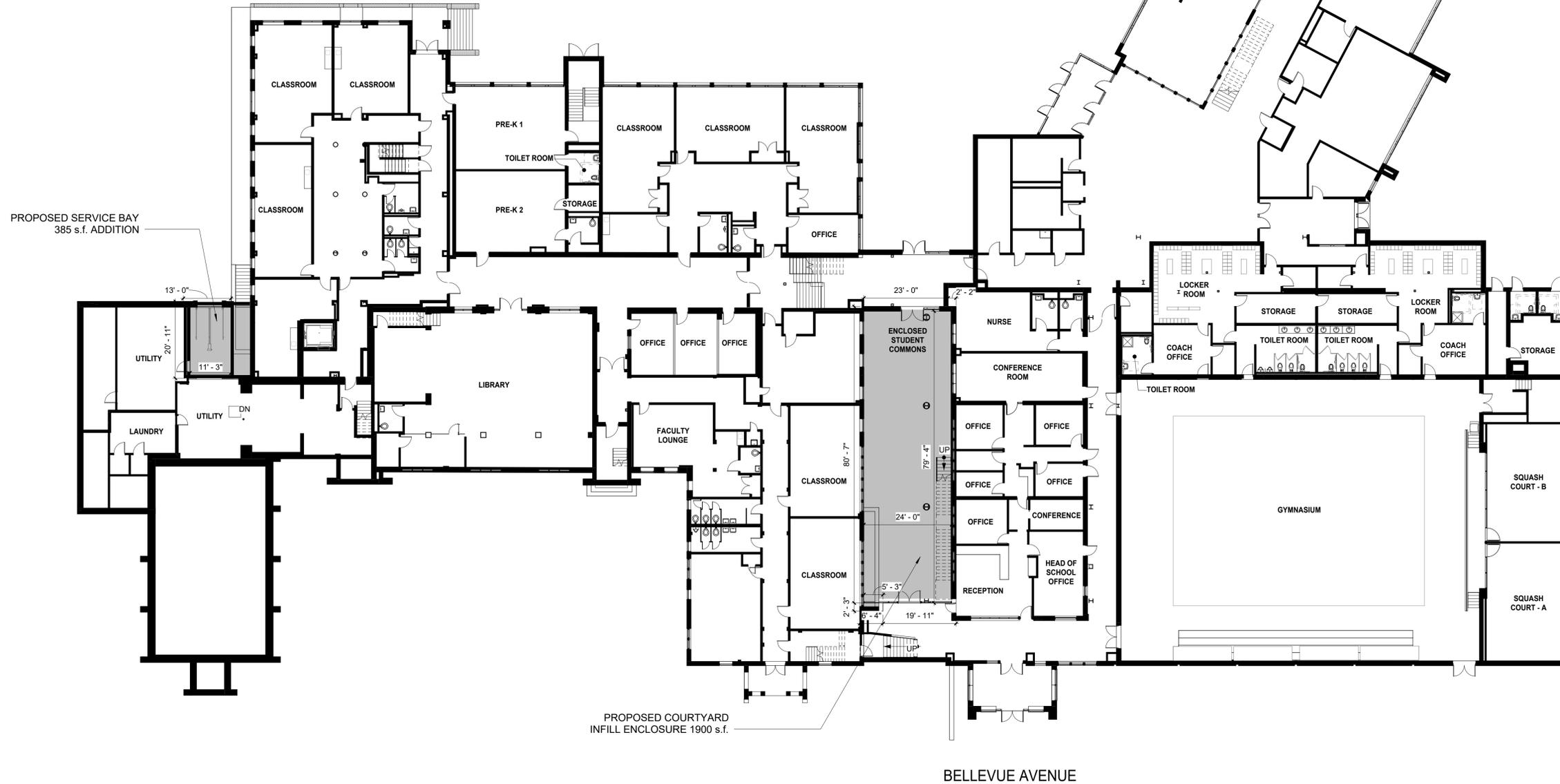


<b>AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN</b>	
<b>THE RUMSON COUNTRY DAY SCHOOL</b> LOT 1.01 - BLOCK 90, TAX MAP NO.24 BOROUGH OF RUMSON MONMOUTH COUNTY - NEW JERSEY	
 Kennedy Consulting Engineers, LLC 211 Maple Avenue Red Bank, New Jersey 07701 732.212.9393 TEL • 732.212.9399 FAX	<b>LAYOUT &amp; GRADING PLAN</b>  3 OF 3 FILENAME: LP-1 DRAWN BY: NC DATE: 09/24/25
 <b>JAMES A. KENNEDY, P.E.</b> NEW JERSEY PROFESSIONAL ENGINEER NO. 41275	DIGITAL SIGNATURE VALID FOR PDF ONLY

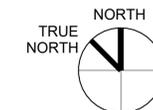
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**BUILDING DATA**

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	56,325 SF	2,285 SF	58,610 SF
SECOND FLOOR	30,500 SF	4,890 SF	35,390 SF
THIRD FLOOR	17,300 SF	825 SF	18,125 SF
FOURTH FLOOR	3,500 SF	280 SF	3,780 SF
<b>TOTAL</b>			<b>115,905 SF</b>



**1** PROPOSED FIRST FLOOR PLAN - 2,285 SF ADDITION  
1/16" = 1'-0"



**NK ARCHITECTS**  
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**THE RUMSON COUNTRY DAY SCHOOL**  
35 BELLEVUE AVENUE  
RUMSON, NEW JERSEY 07760

PROPOSED ADDITION AND RENOVATIONS  
**AMEND PRELIMINARY / FINAL MAJOR SITE PLAN**  
09/24/2025



KEY PLAN

NO.	DESCRIPTION	DATE

**PROPOSED FIRST FLOOR PLAN**

DATE	SEAL
SCALE	
DRAWN	
CHECKED	
DRAWING NUMBER	

**A.1**













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 www.nkarchitects.com

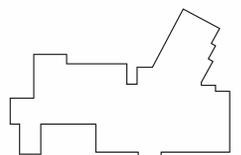
STEPHEN P. ALUOTTO, AIA 21A100926900  
 PAUL J. DRAGO, AIA 21A101750300  
 WALTER J. KNEIS, AIA 21A101086700  
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 DANIEL J. TOPPING, AIA 21A101626300

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**THE RUMSON COUNTRY DAY SCHOOL**  
 35 BELLEVUE AVENUE  
 RUMSON, NEW JERSEY 07760

PROPOSED ADDITION AND RENOVATIONS  
 AMEND PRELIMINARY / FINAL MAJOR SITE PLAN  
 09/24/2025



BELLEVUE AVE.

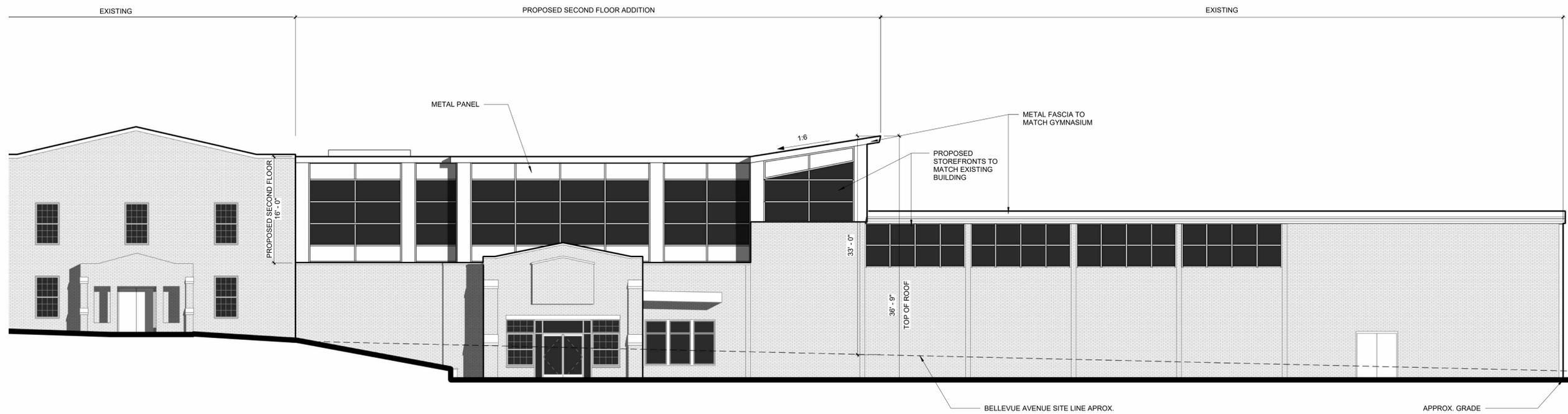
KEY PLAN


NO. DESCRIPTION DATE  
 DRAWING TITLE  
**PROPOSED ELEVATION - AREA B**

DATE SEAL  
 SCALE  
 DRAWN  
 CHECKED  
 DRAWING NUMBER

**A.7**

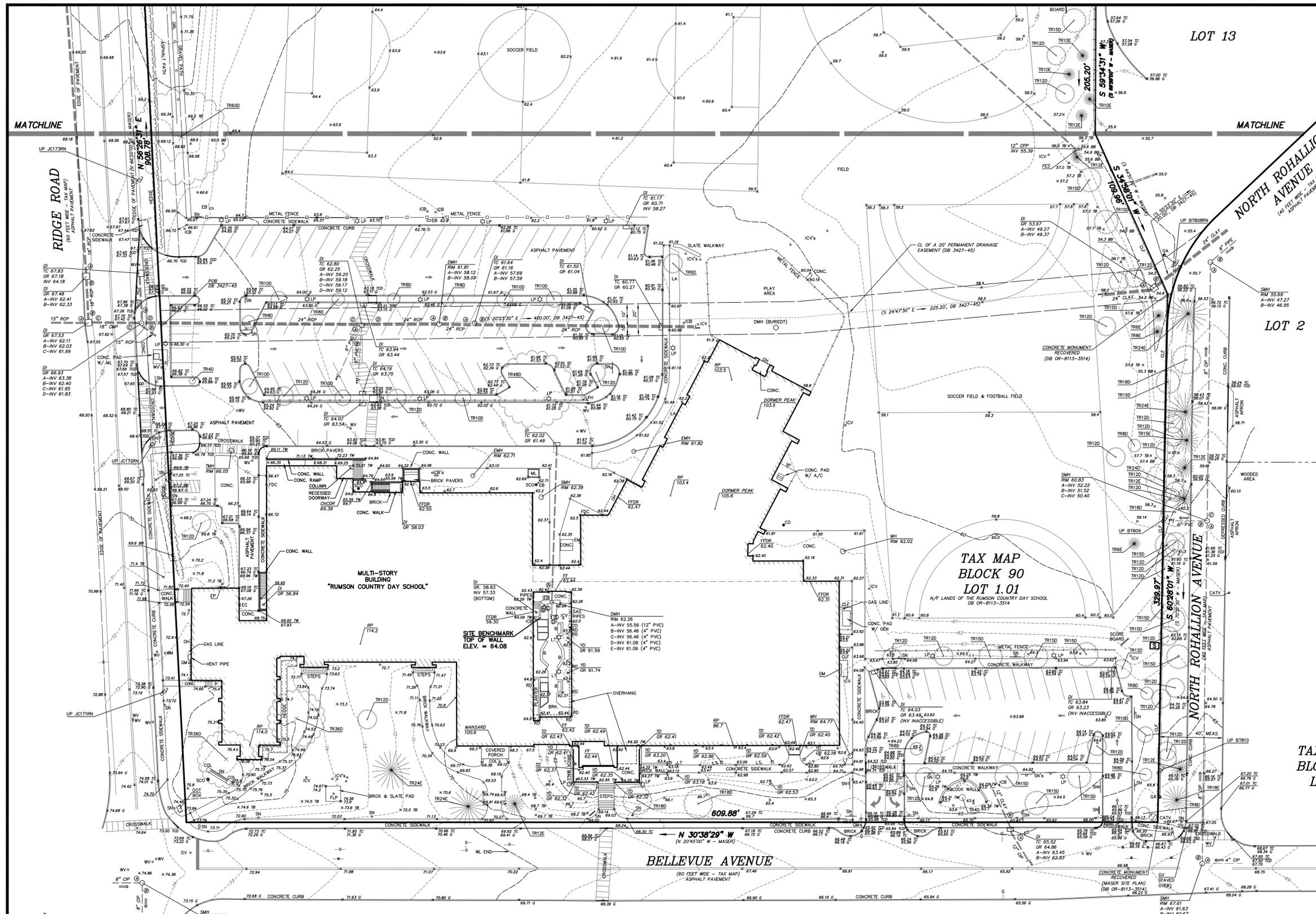
NK PROJ NO: R2023.222



**1 PARTIAL ELEVATION - BELLEVUE AVENUE**  
 1/8" = 1'-0"



**2 PARTIAL ELEVATION - BELLEVUE AVENUE**  
 1/8" = 1'-0"



- GENERAL NOTES:
- HORIZONTAL DATUM FOR THIS SURVEY MAP IS ON THE NEW JERSEY STATE PLANE COORDINATES NAD 83 (2002) AS TRANSFERRED TO THE SITE FROM GEODETIC CONTROL MONUMENT NJ/2 (PID A33348) USING GPS TECHNOLOGY.
  - OUTBOUND INFORMATION SHOWN HEREON FOR LOT 1.01 IN BLOCK 90 WAS TAKEN FROM A CERTAIN MAP ENTITLED: "TOPOGRAPHICAL MAP EXISTING CONDITIONS, THE RUMSON COUNTRY DAY SCHOOL, LOTS 1 & 2, BLOCK 90, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY", DATED APRIL 4, 2003, PREPARED BY MASER CONSULTING, P.A.
  - BY CONTRACTUAL ARRANGEMENT, THE RETRACEMENT OF LOT 1.01 IN BLOCK 90 WAS PERFORMED BEING HELD BY THE RECORD WIDTH OF NORTH ROHALLION AVENUE ALONG WITH MONUMENTATION RECOVERED ALONG SAID RIGHT OF WAY AS REFERENCED ON A CERTAIN MAP ENTITLED: "TOPOGRAPHICAL MAP EXISTING CONDITIONS, THE RUMSON COUNTRY DAY SCHOOL, LOTS 1 & 2, BLOCK 90, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY", DATED APRIL 4, 2003, PREPARED BY MASER CONSULTING, P.A. (SEE GENERAL NOTE 2).
  - NORTH MERIDIAN FOR THIS PROJECT IS IN THE NEW JERSEY STATE PLANE COORDINATES NAD 83(2002)(SEE GENERAL NOTE 1).
  - ONLY COPIES FROM THE ORIGINAL OF THIS MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
  - UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
  - PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD.
  - THIS SURVEY SHALL NOT BE UTILIZED OR INCLUDED AS DOCUMENTATION FOR THE PURPOSE OF EXECUTING AND/OR EXPEDITING A SURVEY AFFIDAVIT AND/OR AFFIDAVIT OF TITLE.
  - BY CONTRACTUAL ARRANGEMENT, AS OF THE DATE OF THIS MAP, NO BOUNDARY SURVEY WORK HAS BEEN PERFORMED.
  - BY CONTRACTUAL ARRANGEMENT, ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EPOCH 2002 AND WERE TRANSFERRED TO THE SITE USING GPS TECHNOLOGY FROM GEODETIC MONUMENT NJ/2 (PID A33348).
  - LOCAL SITE BENCHMARKS ARE AS FOLLOWS:  
TOP OF WALL CORNER IN THE COURTYARD, HAVING AN ELEVATION OF 64.08.  
TOP OF IRON PIN, HAVING AN ELEVATION OF 79.09.
  - BY CONTRACTUAL ARRANGEMENT, NO INVESTIGATION INTO THE FLOOD ELEVATION OR FLOOD MAPS HAS BEEN MADE.
  - AS OF THE DATE OF THIS SURVEY, NO INVESTIGATION INTO FRESH WATER WETLANDS, IF ANY, ON OR ADJACENT TO THE SUBJECT PROPERTY HAS BEEN MADE.
  - UTILITIES SHOWN HEREON WERE DERIVED FROM MARK OUTS DONE BY THE PROPER UTILITY AUTHORITY AS OF THE DATE OF THIS FIELD SURVEY AND ARE SHOWN HEREON AS APPROXIMATE LOCATIONS TO BE UTILIZED FOR ESTIMATING PURPOSES ONLY. UNDERGROUND UTILITIES THAT HAD NOT BEEN MARKED WERE NOT LOCATED. UTILITIES SUCH AS STORM AND SANITARY SEWER INVERTS WERE OBSERVED USING CONVENTIONAL SURVEYING METHODS TO OBSERVE THE INVERT. DUE TO THE CONFIGURATION OF THE DRAINAGE STRUCTURE AND THE GEOMETRY OF THE PIPE, THE OBSERVED INVERTS HAVE A TOLERANCE OF 0.1 FEET.  
IF UTILITIES REFERENCED ARE TO BE USED FOR DESIGN PURPOSES AND ARE OF A CRITICAL NATURE, PRIOR TO CONSTRUCTION OR DESIGN, SAMPLE TEST PITS SHOULD BE MADE TO VERIFY THE EXACT LOCATION. PRIOR TO CONSTRUCTION, THE DESIGN PLAN OR THIS SURVEY SHALL BE FORWARDED TO THE APPROPRIATE UTILITY COMPANY FOR VERIFICATION OF UTILITIES.  
IF THERE ARE NO INVERTS SHOWN FOR UTILITIES, WE WERE NOT ABLE TO ACQUIRE THEM DUE TO SITE CONDITIONS OR DEBRIS IN THE STRUCTURES.
  - THE SPREAD OF TREES, BUSHES, HEDGES, FENCES, ETC. SHOWN ON THIS PLAN ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT THE TRUE SPREAD OR DRIP LINE OR WIDTH.

- LEGEND:
- B DENOTES BENCH
  - BB DENOTES BOTTOM OF BANK
  - BBQ DENOTES BARBECUE
  - CATV DENOTES CABLE TV
  - CLF DENOTES CHAIN LINK FENCE
  - CHDR DENOTES CONCRETE AT DOOR
  - DI DENOTES DRAIN INLET
  - EB DENOTES ELECTRIC BOX
  - EC DENOTES ELECTRIC CONDUIT
  - EMH DENOTES ELECTRIC METER
  - EP DENOTES ELECTRIC PANEL
  - FDC DENOTES FIRE DEPARTMENT CONNECTION
  - FFDR DENOTES FINISHED FLOOR AT DOOR
  - FFG DENOTES FINISHED FLOOR AT GARAGE
  - FH DENOTES FIRE HYDRANT
  - FLP DENOTES FLAGPOLE
  - G DENOTES GUTTER
  - GA DENOTES GUY ANCHOR
  - GM DENOTES GAS METER
  - GV DENOTES GAS VALVE
  - GRL DENOTES WOOD GUARDRAIL
  - IS DENOTES IRRIGATION SYSTEM MANHOLE
  - MB DENOTES MAILBOX
  - MF DENOTES METAL FENCE
  - MPF DENOTES METAL FENCE POST
  - ML DENOTES METAL LID
  - ORFC DENOTES ORN. FILL CAP
  - ORHW DENOTES OVERHEAD WIRES
  - RP DENOTES ROOF LEADER
  - RRF DENOTES ROOF PEAK
  - RRR DENOTES RAILROAD TIE AT DOOR
  - PSDR DENOTES PAVEMENT SHOT AT DOOR
  - SCO DENOTES SANITARY SEWER CLEANOUT
  - SMH DENOTES SANITARY SEWER MANHOLE
  - SN DENOTES SIGN
  - SNP DENOTES SIGN POST
  - TB DENOTES TOP OF BANK
  - TC DENOTES TOP OF CURB
  - TCD DENOTES TOP OF DEPRESSED CURB
  - TLP DENOTES TELEPHONE BOX
  - TW DENOTES TOP OF WALL
  - UP DENOTES UTILITY POLE
  - WL DENOTES WATER LINE
  - WM DENOTES WATER METER
  - WV DENOTES WATER VALVE
  - WW DENOTES WHODD WELL
  - XD DENOTES DESTINATION/ORIGIN UNKNOWN
  - ++ DENOTES CHAIN LINK FENCE
  - DENOTES METAL FENCE
  - DENOTES WOOD FENCE
  - DENOTES WOOD GUARDRAIL
  - DENOTES DEPRESSED CURB
  - DENOTES EDGE OF WOODS
  - o- DENOTES APPROXIMATE LOCATION OF GAS MAIN
  - o- DENOTES APPROXIMATE LOCATION OF WATER MAIN
  - x66.3 DENOTES SPOT ELEVATION
  - TR360 (OR E) DENOTES DECIDUOUS (OR EVERGREEN)
  - DENOTES SIZE
  - DENOTES TREE
- GRAPHIC SCALE  
1 inch = 30 ft.

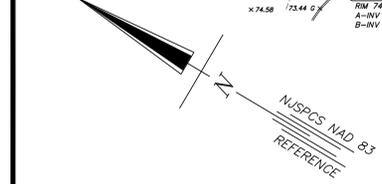
TOPOGRAPHICAL SURVEY MAP OVER A PORTION OF PROPERTY KNOWN AS  
**LOT 1.01 IN BLOCK 90**  
**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY - NEW JERSEY**

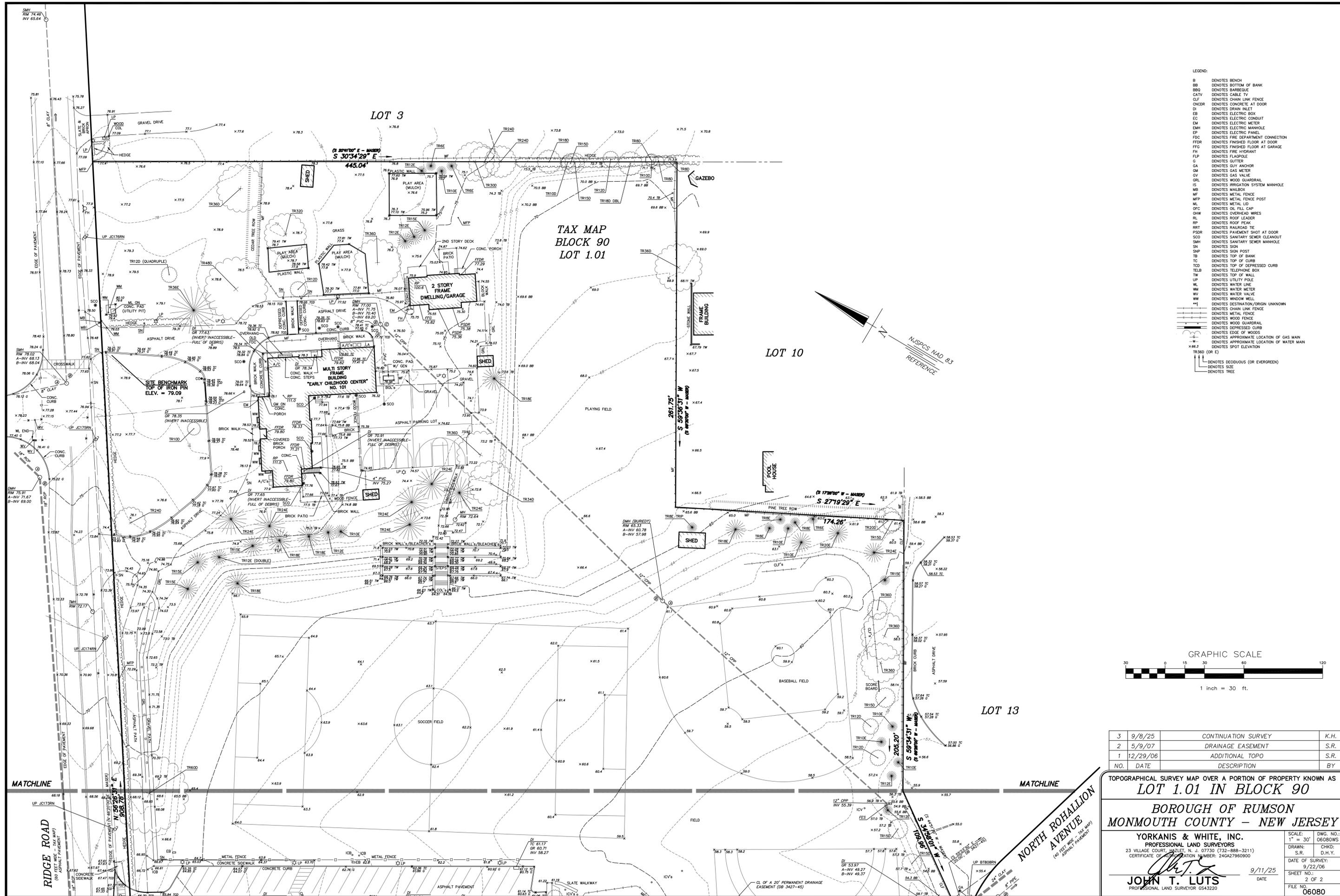
**YORKANIS & WHITE, INC.**  
PROFESSIONAL LAND SURVEYORS  
23 VILLAGE COURT, HAZLET, N. J. 07730 (732-888-3211)  
CERTIFICATE OF REGISTRATION NUMBER: 246427960900

DATE OF SURVEY: 9/11/25  
SHEET NO.: 1 OF 2  
FILE NO.: 06080

THIS SURVEY MAP IS CERTIFIED TO:  
**RUMSON COUNTRY DAY SCHOOL INC.**  
**KENNEDY CONSULTING ENGINEERS, LLC**

NO.	DATE	DESCRIPTION	BY
3	9/8/25	CONTINUATION SURVEY	K.H.
2	5/9/07	DRAINAGE EASEMENT	S.R.
1	12/29/06	ADDITIONAL TOPO	S.R.





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  - CATV DENOTES CABLE TV
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  - FLP DENOTES FLAGPOLE
  - G DENOTES GUTTER
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  - GV DENOTES GAS VALVE
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  - UP DENOTES UTILITY POLE
  - WL DENOTES WATER LINE
  - WM DENOTES WATER METER
  - WW DENOTES WATER VALVE
  - WV DENOTES WINDOW WELL
  - [\*] DENOTES DESTINATION/ORIGIN UNKNOWN
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TOPOGRAPHICAL SURVEY MAP OVER A PORTION OF PROPERTY KNOWN AS  
**LOT 1.01 IN BLOCK 90**  
**BOROUGH OF RUMSON**  
**MONMOUTH COUNTY - NEW JERSEY**  
**YORKANIS & WHITE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 23 VILLAGE COURT, HAZLET, N. J. 07730 (732-888-3211)  
 CERTIFICATE OF REGISTRATION NUMBER: 24627960900

**JOHN T. LUTS**  
 PROFESSIONAL LAND SURVEYOR GS43220

DATE: 9/11/25

SCALE: 1" = 30'  
 DWG. NO.: 06080WS  
 DRAWN: S.R.  
 CHKD: D.H.Y.  
 DATE OF SURVEY: 9/22/06  
 SHEET NO.: 2 OF 2  
 FILE NO.: 06080

**NORTH ROHALION AVENUE**  
 (10 FEET WIDE - 74' WIDE ASPHALT PAVEMENT)

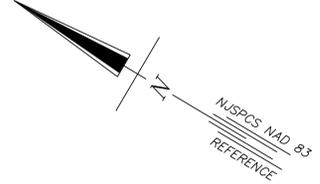
**RIDGE ROAD**  
 (10' ASPHALT PAVEMENT)

**TAX MAP BLOCK 90 LOT 1.01**

**LOT 3**

**LOT 10**

**LOT 13**



MATCHLINE

MATCHLINE



Kennedy Consulting Engineers, LLC  
211 Maple Avenue  
Red Bank, New Jersey 07701  
Phone: 732.212.9393 • Fax: 732.212.9399

## STORMWATER MANAGEMENT COMPLIANCE STATEMENT

THE RUMSON COUNTRY DAY SCHOOL

LOT 1.01 IN BLOCK 90

BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY

The subject property is located at the intersection of Bellevue Avenue and Ridge Road in the Borough of Rumson. The property is comprised of approximately 11.69 acres. The site is currently developed as a private school with associated athletic fields, parking areas, lighting, landscaping, and stormwater management improvements. Stormwater runoff from the property is currently conveyed to the existing Borough drainage systems located within the adjacent roadways. Existing onsite porous pavement systems with subsurface storage beds provide water quality and control runoff from the parking areas.

It is proposed to construct additions to the existing building primarily located within the existing building footprint or in areas that are currently impervious. Due to the locations of the proposed additions, no changes to the pattern of stormwater runoff are proposed.

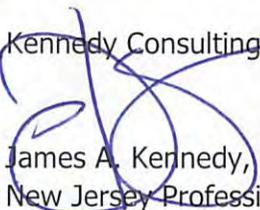
The Borough's Land Use Ordinance defines "major development" as:

- a. The disturbance of one or more acres of land since February 2, 2004;
- b. The creation of 1/4 acre or more of "regulated impervious surface" since February 2, 2004;
- c. The creation of 1/4 acre or more of "regulated motor vehicle surface" since March 2, 2021; or
- d. A combination of paragraphs b and c above that totals an area of 1/4 acre or more. The same surface shall not be counted twice when determining if the combination area equals 1/4 acre or more.

Since the proposed project disturbance is less than one acre and since no new vehicular surfaces are proposed, the project is not considered a "major development" for stormwater management purposes.

The impervious coverage for the site will increase by approximately 839 sf due to the proposed building modifications. Given that this represents less than 0.2% of the lot area, the change to stormwater runoff generated onsite as a result of this insignificant increase to impervious surface is de minimis. As such, no negative impact to the Borough drainage system will result.

Kennedy Consulting Engineers, LLC.

  
James A. Kennedy, PE  
New Jersey Professional Engineer License No. 41275

September 30, 2025



# MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Date: 11/25/2025

## Development Application Action

FILE NUMBER: RMSP10777

<b>Application:</b>	Rumson Country Day School – Building Addition	<b>Municipality:</b>	Rumson
<b>Applicant:</b>	Rumson Country Day School	<b>Municipal Agency:</b>	Zoning Board of Adjustment
<b>Owner:</b>	Applicant	<b>Block:</b>	90
<b>Design Professional:</b>	Kennedy Consulting Engineers	<b>Lot:</b>	1.01
<b>Plan Date:</b>	9/24/2025	<b>Date Received:</b>	10/30/2025
<b>Project Description:</b>	Two additions to existing school buildings		
<b>Action Taken By:</b>	<input checked="" type="checkbox"/> Development Review Committee Planning Director	<b>Approval Status:</b>	Conditional Approval
		<b>Action Date:</b>	11/24/2025

If conditionally approved, the conditions listed below or on the attached sheet shall be satisfactorily addressed before final approval is 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.

On November 24, 2025, the Development Review Committee voted to grant a waiver to accept a right-of-way widening easement instead of a dedication, upon the verification of the existing right-of-way.

**Conditions:**

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated November 24, 2025.
2. Receipt of a deed of easement to widen the Ridge Road (C.R.34) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius at the intersection of Ridge Road and Bellevue Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

**Provide an itemized response to these comments. Revised plans shall be accompanied by the plan revision fee; \$300.00. Submit questions via email to [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us).**

Joseph Barris, P.P., A.I.C.P., C.F.M.  
Director of Planning  
For the Development Review Committee

cc: Kennedy Consulting Engineers  
Michael Bruno, Esq.  
Mark R. Aikins, Esq.  
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca  
Highway Department/Construction Official  
RMSP10777 1480 CA

Monmouth County Planning Board  
Hall of Records Annex  
1 E. Main Street  
Freehold, NJ 07728-1255

Phone: 732-431-7460  
Email: [DevelopmentReview@co.monmouth.nj.us](mailto:DevelopmentReview@co.monmouth.nj.us)

# The Board of County Commissioners of the County of Monmouth

## DIVISION OF ENGINEERING

**JOSEPH M. ETTORE, P.E.**  
County Engineer  
Email: engineer@co.monmouth.nj.us



Hall of Records Annex  
1 East Main Street  
Freehold, New Jersey 07728  
Telephone: (732) 431-7760  
Fax: (732) 431-7765

November 24, 2025

### MEMORANDUM

**TO:** Joe Barris, Director of Planning

**FROM:** Michael T. Brusca – Assistant Engineer

**RE:** RMSP10777 - Rumson Country Day School  
County Route 34 – Ridge Road  
Block 90 – Lots 1.01  
Borough of Rumson

The following items were received by this office in connection with the above-referenced application:

1. Amended Preliminary/Final Major Site Plan for Rumson Country Day School, Lots 1.01, Block 90, Borough of Rumson, Monmouth County, New Jersey, Tax Map Sheet 24, prepared by James Kennedy, P.E., of Kennedy Consulting Engineers, LLC, dated September 24, 2025, last revised October 6, 2025, received October 30, 2025.

The following comments/recommendations are made to the Development Review Committee (DRC) pursuant to the Design Standards set forth in the Monmouth County Development Regulations (MCDR):

#### General Comments:

- GC1. On the Site Plan, indicate the right-of-way centerline of C.R. 34, Ridge Road.
- GC2. Provide dimensions from the centerline of C.R. 34, Ridge Road to:
- a. the right-of-way fronting the site;
  - b. the curb or edge of pavement fronting the site;
  - c. the right-of-way & curb or edge of pavement opposite the site.

To: Joe Barris, Director of Planning  
11/24/25

Page: 2 of 2  
RMSP10777\_Rumson Country Day School

- GC3. Was the right-of-way established at 30-ft from the centerline of C.R. 34, Ridge Road? If so, indicate on the plans and provide dimension. Indicate the deed book and page. Provide the following information:
- a. Metes and bounds of the dedication;
  - b. area of dedication, in acres and sq.ft.;
  - c. grantee of dedication;
  - d. deed of dedication, with parcel description for review.
  - e. If right-of way was not established as above, then provide a proposed dedication to 30-ft from the centerline of C.R. 34, Ridge Road. Provide the information requested in comments 3a – 3d..
- GC4. In addition to the right-of-way dedications noted above, a 25-ft radius corner arc dedication to Monmouth County should be indicated at the corner of C.R. 34, Ridge Road and Bellevue Avenue. Provide the following parcel data:
- a. Radius;
  - b. Arc length;
  - c. Central angle;
  - d. Chord bearing & length.
  - e. Incorporate into the deed of dedication noted in comments GC3 above.
- GC5. Plans do not indicate proposed work within the Monmouth County right-of-way.
- GC6. Site is tributary to County Structure S-43, Shrewsbury River Tributary at C.R. 520, Rumson Road. A bridge assessment will not be necessary at this time.

Please request the applicant and the applicant's engineer to provide an itemized response to this request. Please advise the applicant that responses to this memo may result in additional requests and / or conditions on the application.

cc: Joseph M. Ettore, County Engineer  
Tom Lombardi, Supervising Engineer  
Vince Cardone, Principal Engineer II  
Victorino Zabat, Principal Engineer  
Dave Schmetterer, Asst. Planning Director  
Victor Furmanec, Principal Planner  
Kyle DeGroot, Senior Planner  
Jeannine Smith, Planning Aide  
File



December 17, 2025

RMZB-R9210

*Revised December 29, 2025*

*Via Email (mdesoucey@rumsonnj.gov)*

Marie DeSoucey, Board Secretary  
Borough of Rumson Zoning Board  
80 East River Road  
Rumson, NJ 07760

**Re: RCDS – The Rumson Country Day School  
35 Bellevue Avenue; Block 90, Lot 1.01, R-1 Zone  
Amended Preliminary & Final Major Site Plan  
Completeness Review, Engineering Review, and Fee Determination**

Dear Board Members:

As requested, I have reviewed the above-referenced Amended Preliminary & Final Major Site Plan application, plans and supplemental information submitted for the above-referenced project.

The site is located along Ridge Road and Bellevue Avenue on Block 90, Lot 1.01 in the Single Family Residential (R-1) Zone. The present elementary school is an existing non-conforming conditional use in the R-1 Zone. The Rumson Country Day School is an existing elementary school. The subject property has received several past approvals from the Zoning Board in 1987, 2008, 2012, 2013, 2015 and 2023.

The application in question is for the construction of two additions with additional interior alterations/renovations to the existing school building. A 385 square foot addition in northeast of the building is proposed to serve as a new service bay on the first floor, a kitchen addition on the second floor, a restroom addition as well as a classroom renovation on the third floor, and a new elevator stop and lobby on the fourth floor. A 1,900 square foot addition is proposed to enclose the existing interior courtyard with new stairs which will connect to a proposed 4,550 square foot multipurpose room above the existing first floor of the building. With this application, the applicant is seeking preliminary and final major site plan approval with use 'd' and bulk 'c' variance relief.

We have reviewed the following documents submitted by the applicant in support of this application:

1. Preliminary/Final Major Site Plan prepared by James A. Kennedy, P.E., of KCE Consulting Engineers, LLC, dated September 24, 2025, consisting of three (3) sheets.
2. Architectural Plans, prepared by NJ Architects, dated September 24, 2025
3. Topographic Survey, prepared by John T. Luts, PLS, of Yorkanis & White, Inc, dated September 11, 2025, consisting of one (1) sheet.
4. Stormwater Management Compliance Statement, prepared by James A. Kennedy, P.E., of KCE Consulting Engineers, LLC.
5. Zoning Board of Adjustment Application form received November 7, 2025.



Re: RCDS – The Rumson Country Day School  
35 Bellevue Avenue; Block 90, Lot 1.01, R-1Zone  
Amended Preliminary & Final Major Site Plan  
Completeness Review, Engineering Review, and Fee Determination

#### A. Completeness Review

Based on our review of the Amended Preliminary & Final Major Site Plan application, the applicant has submitted all applicable checklist items with the exception of the following:

- **Item No. B9** – Proof that taxes are current. *(I recommend this item be provided to the administrative office prior to the application being deemed complete.)*
- **Item No. B19** – Size and location of all existing structures within 200 feet of the site boundaries. *(I have no objection to the Board granting a completeness waiver for this item. An aerial view key map has been provided on the cover sheet.)*
- **Item No. B24** – Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site. *(Based on the scope of the application, I have no objection to the Board granting a completeness waiver for this item.)*
- **Item No. D5** – Statement from utility companies as to serviceability of the site. *(Since the site contains existing buildings, I have no objection to the Board granting a completeness waiver for this item.)*
- **Item No. D7** – Payment of all applicable fees. *(I recommend this item be provided to the administrative office prior to the application being deemed complete.)*

We find that the application is adequately complete for the purpose of performing a first engineering review and have no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend that Items B9 & D7 be provided prior to the public hearing.

#### B. Fee Determination

We have prepared a fee determination for the application in accordance with Borough Ordinance §22-3.14. We have calculated the application fee to be \$6,050.00 and the escrow fee to be \$4,000.00. Please see Schedule “A” attached. Any remaining fee balances should be posted as separate checks.



Re: RCDS – The Rumson Country Day School  
35 Bellevue Avenue; Block 90, Lot 1.01, R-1Zone  
Amended Preliminary & Final Major Site Plan  
Completeness Review, Engineering Review, and Fee Determination

### C. Engineering Review

Based on our review of the application, we offer the following comments for the Board’s consideration:

#### 1. Planning and Zoning

- 1.1 As part of the prior approvals, the Board granted the following Use ‘d’ and Bulk ‘c’ variances:
- a) A “d” variance from Ordinance §22-6.6 to permit the expansion of the school, where the expansion of the school use is a non-conforming conditional use.
  - b) A “d” variance from Ordinance §22-6.6.d to permit the pre-existing non-conforming lot area of 11.69 acres, where a minimum lot area of 23.44 acres (i.e. 5 acres plus 1 acre for each 25 students) is required.
  - c) A “d” variance for the existing school building setbacks of 7.5 feet from Ridge Road and 47.7 feet from Bellevue Avenue, where a minimum of 50 feet is required by Section 22-6.6 and a minimum of 100 feet is required by §22-5.4.e.
  - d) A “d” variance from Ordinance §22-5.1.a, Schedule 5-3A to permit a floor area of 119,144.4 square feet and a floor ratio 0.234, whereas the maximum allowable floor area is 39,459.7 square feet and floor area ratio is 0.077 is permitted.
  - e) A “d” variance to permit the proposed building addition height of 43 feet 7 inches to the ridge and 27 feet 8 inches to the eaves, where a maximum building height of 32 feet to the ridge and 27 feet to the eaves is permitted.
  - f) A “c” variance from Ordinance § 22-5.1.a, Schedule 5-4 to permit 158,955 square feet of lot coverage, whereas the maximum allowable lot coverage is 74,846 square feet.
  - g) A “c” variance from Ordinance §22-5.1.a, Schedule 5-4 to permit 64,262 square feet of building coverage, whereas the maximum allowable building coverage is 22,134 square feet.
  - h) A variance from Section 22-7.4.a.4 to permit the secondary front setback of 7.5 feet where a minimum of 65 feet is required.
  - i) A variance from Ordinance § 22-5.4 to permit the continued use of the headmaster’s house, caretaker apartment and maintenance garage; where these accessory uses are not specifically permitted together with the existing school use.
  - j) A variance from §22-7.8 to permit the scoreboard to be within the required front yard area.
  - k) A conditional use variance from §22-6.6.f of the Ordinance to permit less than the required landscape buffer width.
  - l) A variance from §22-7.25.a.5. of the Ordinance to permit open wire fences in excess of 8 feet in height for the 20’ high backstop.



Re: RCDS – The Rumson Country Day School  
35 Bellevue Avenue; Block 90, Lot 1.01, R-1Zone  
Amended Preliminary & Final Major Site Plan  
Completeness Review, Engineering Review, and Fee Determination

This application requires the following Use ‘D’ Variances:

- 1.2 Per §22-5.4.d.2. of the Borough Ordinance, an elementary is a permitted as a conditional use in the R-1 Residential Zone District, subject to the provisions of §22-6.6. Since the existing and/or proposed school does not conform to the specific conditional use standards, a “d” variance is required for expansion of a pre-existing non-conforming use.
- 1.3 The conditional use standards of Ordinance §22-6.6.d require a minimum lot area of 5 acres plus 1 acre for each 25 students is required. The Zoning Schedule indicates that 23.44 acres is required, whereas the site is 11.69 acres. Therefore, “d” variance relief is required for minimum lot area. The applicant should confirm the existing number and maximum proposed number of students. The plans and schedule should be revised accordingly.
- 1.4 The conditional use standards of Ordinance §22-6.6.g require a minimum front yard setback of 50 feet. The existing building is 7.5 feet from Ridge Road (6.8 feet from the roof eaves) and approximately 34.2 feet from Bellevue Avenue. The proposed addition will include eaves which will be 5.8 feet from Ridge Road. Therefore, “d” variance relief is required for building setbacks.
- 1.5 Ordinance §22-5.4.e, Schedule 5-3A permits a floor area ratio 0.077 and a maximum floor area of 39,459.7 square feet. The applicant proposes a floor area of ratio of 0.251 and floor area of 119,144.4 square feet. Therefore, “d” variance relief is required for the floor area ratio.
- 1.6 The Zoning Schedule indicates that the maximum building height in existing/proposed condition is +/-48 feet to the ridge and 27.67 feet to the eaves. It appears the proposed additions will also exceed the permitted building height. Therefore, further “d” variance relief may be required for building height. The applicant should document the proposed building additions’ height and confirm if same is in compliance with the Borough Ordinance. Schedule 5-2 of the Ordinance permits maximum building heights as listed below.

<b>Roof Type</b>	<b>Maximum Height to the Ridge</b>	<b>Maximum Height to the Eaves</b>
Flat Roof	30 feet	27 feet
Gable/Hip Roof	40 feet	32 feet
Other Roof	37 feet	29 feet

- 1.7 As part of the prior approvals the applicant also received approval for secondary uses on the property, including the headmasters house, caretaker apartment and maintenance garage. As the non-conforming school use is being expanded, additional use variance relief may be required for the continuation of the continued use of the headmaster’s house, caretaker apartment and maintenance garage; where these accessory uses are not specifically permitted together with the existing school use.

This application requires the following Bulk ‘C’ Variances:

- 1.8 Ordinance §22-5.4.e, Schedule 5-4 permits a maximum lot coverage of 74,846.9 square feet, whereas 158,259 square feet of lot coverage exists and 159,098 square feet is proposed. Therefore, a variance will be required.



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- 1.9 Ordinance §22-5.4.e, Schedule 5-4 permits a maximum building coverage of 22,143 square feet, whereas 63,553 square feet of lot coverage exists and 65,783 square feet is proposed. Therefore, a variance will be required.
- 1.10 Ordinance §22-5.4.e, Schedule 5-1 requires a minimum front yard setback of 100 feet from the primary front yard area (Bellevue Avenue) and Ordinance §22-7.4.a.4 requires 65-feet from the secondary front yard (Ridge Road). The existing building has setbacks of 34.2 feet from Bellevue Avenue and 7.5 feet from Ridge Road. The applicant proposes to expand the existing building and increase the intrusion of the eaves into the secondary front yard setback of Ridge Road from 6.8 Ft to 5.8 feet. Therefore, a variance will be required.
- 1.11 The site plans indicates variance relief is requested for a 2.6 foot side yard setback of an existing shed by the Early Childhood Center, whereas a minimum side yard setback of 15 feet is required per Ordinance §22-5.4.e, Schedule 5-1. Based on review of past approvals, it appears relief was not granted for this shed location. Therefore, a variance may be required. The applicant shall provide testimony to clarify.

## **2. Site Requirements & Layout**

- 2.1 The plans shall be revised to provide a parking calculation per the Borough's parking requirements of Ordinance §22-9.2b.1.(c), Exhibit 9-2. The applicant shall provide testimony as to whether the proposed improvements will increase parking demand on site.
- 2.2 The applicant shall confirm if the proposed improvements will result in an increase of student enrollment or employees.
- 2.3 The application should clarify the intended use of the various proposed additions and if this creates any changes in operation, traffic, and/or circulation as compared to existing conditions.

## **3. Grading/Drainage**

- 3.1 839 square feet of additional impervious coverage is proposed. The applicant should confirm that this increase will not have any downstream impacts.
- 3.2 Several roof drains and yard drains are present in the existing courtyard. The applicant shall clarify where existing and proposed roof runoff will drain to in proposed conditions and if runoff patterns to downstream drainage systems will be altered. The plans should be revised to confirm same for clarity.
- 3.3 The applicant should clarify what modifications are proposed to the existing drainage manhole in the courtyard and if it will remain accessible in proposed conditions.

## **4. General**

- 4.1 The 2023 Resolution of Approval included the following continuing permanent conditions. The Board should review these conditions to determine those which are still applicable to the new plan and should be carried as conditions of any amended approval:



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- Condition 6 – The additional lighting approved by this Plan/Resolution — including the lighting for the new sign — will be on timer and will shut off no later than 10:30 p.m. each night until 6:00 a.m. each morning except for the occasional function/event at which there are visitors or public attendees still in attendance on campus. In those instances, the lighting will be shut off as soon as safely practical
  - Condition 7 – The permanent condition 4 and 5 set forth in the Board Resolution dated August 18, 2015, remain in place and in effect, stating as follows:
    - Condition 4 – The school agrees that overall student enrollment will be capped at no more than 510 students enrolled at any one time.
    - Condition 5 – The School will continue to mitigate afternoon pick-up congestion by, subject to the School’s reasonable discretion, establishing and implementing staggered dismissal times of students.
- 4.2 Ridge Road is under Monmouth County jurisdiction. Therefore, we defer to Monmouth County with respect to any off-site or off-tract improvements on Ridge Road.
- 4.3 The final plan submitted for signatures must be signed by the owner and notarized.
- 4.4 Approvals or letters of no interest should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following:
- a. Monmouth County Planning Board
  - b. Borough Construction Official
  - c. Borough Fire Official/Fire Sub-Code HHS

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.  
RUMSON ZONING BOARD ENGINEER

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator (trogers@rumsonnj.gov)  
David M. Marks, PE, CME, CFM, Borough Engineer (dmarks@rumsonnj.gov)  
Matthew J. Palmer, Chief Financial Officer (mpalmer@rumsonnj.gov)  
Michael B. Steib, Esq., Zoning Board Attorney (msteib@mbslaw.net)  
Kendra Lelie, Zoning Board Planner (klelie@kylemcmamus.com)  
The Rumson Country Day School, Applicant  
Michael A. Bruno, Esq., Applicant’s Attorney (mbruno@ghclaw.com)  
James A. Kennedy, PE., Applicant’s Engineer (jkennedy@k-c-e.com)  
Stephen P. Aluotoo, AIA, Applicant’s Architect (aluottos@nkarchitects.com)

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RMZB-R9210

December 17, 2025

**SCHEDULE “A”**

**RCDS AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN  
35 BELLEVUE; BLOCK 90, LOT 1.01  
DETERMINATION OF REQUIRED FEES**

**(REFERENCED IS MADE TO SECTION 22-3.14)**

e.	Major Site Plan Approval Fees	
2.	Preliminary Application Fee	\$500.00
3.(b)	Preliminary Approval Fee – Other uses	\$300.00
3.(b)(1)	Preliminary Approval Fee (\$50 per 1,000 SF Lot Area*)	\$350.00
	* Only includes envelope of area subject of this application.	
3.(b)(2)	Preliminary Approval Fee (\$50 per 500 SF new gross floor area)	\$800.00
3.(b)(4)	Preliminary Approval Fee (\$50 per 100 SF remodeled floor area)	\$650.00
4.	Final Approval (50% Of Preliminary Approval Fee)	\$1,300.00
f.	Variances	
3.	Hardship or Bulk Variances (c) Other (3 Variances x \$100 per Variance)	\$300.00
4.	Use Variances (b) GFA 5,000 square feet or more	\$1,500.00
g.	Conditional Uses	\$250.00
h.	Public Hearing	\$100.00
		<b><u>SUBTOTAL</u> \$6,050.00</b>
m.	Refundable Application Escrow Fee	
6.	Refundable Application Escrow Fees. (b) Commercial Development (1,001—10,000 S.F., GFA*)	\$4,000.00
	* Only includes new floor areas subject of this application.	
		<b>TOTAL FEES <u>\$10,050.00</u></b>