



BOROUGH OF RUMSON

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

Date of Application

Month: 11 Date: 26 Year: 2025

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 SEABRIGHT LAWN TENNIS & CRICKET CLUB

<u>5 TENNIS COURT LANE</u>	<u>104</u>	<u>2</u>
Location of subdivision/site plan	Street Address	Block Lot

<u>SEABRIGHT LAWN TENNIS & CRICKET CLUB</u>	<u>5 TENNIS CT LANE</u>	<u>RUMSON</u>	<u>NJ</u>	<u>07760</u>
Name of Applicant	Address	City	State	Zip code

<u>(732) 934-2211</u>	<u>KYLE @ SLTCC.ORG</u>
Applicant Phone	Applicant email

<u>SAME</u>				
Owner (if other than Applicant) Address	City	State	Zip code	Phone

DEVELOPMENT PLANS:

Number of proposed lots 1

Area of entire tract 8.1 ACRES

Area being subdivided N/A

Signature of applicant [Signature] ATTY FOR APPLICANT
KEVIN E. KENNEDY, ESQ

Received by _____ Date _____



BOROUGH OF RUMSON

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

PROJECT CONTACT INFORMATION

ATTORNEY

Name: KEVIN E. KENNEDY Address: 165 HIGHWAY 35
RED BANK, NJ 07701

Phone: (732) 936-1099 Email: KKENNEDY@KEINKENNEDYLAW.NET

ARCHITECT

Name: _____ Address: _____

Phone: _____ Email: _____

ENGINEER

Name: STEPHEN MUSTO Address: 1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

Phone: (732) 531-7100 Email: STEPHEN.MUSTO@INSITEENG.NET

ENVIRONMENTAL ENGINEER

Name: _____ Address: _____

Phone: _____ Email: _____

PLANNER

Name: _____ Address: _____

Phone: _____ Email: _____

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.									
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)				
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			
11.	Monumentation as specified by map filing law.			X			X			
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			
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
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			
21.	Area of proposed lots in square feet.		X	X		X	X			
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	X
26.	List of requested design waivers or exceptions.			X	X	X	X	X	X	X
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	W
	2. Timetable and phasing sequence.									
28.	Preliminary architectural plans and elevations.	X	X		X			X	X	N/A
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	N/A
32.	Parking plan showing				X			X	X	X

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	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%.									X
	b. Elevations of existing and proposed structures.									X
	c. Location and invert elevation of existing and proposed drainage structures.									X
	d. Location of all streams, ponds, lakes, wetland areas.									N/A
	e. Locations of existing and proposed utilities including depth of structures locations of manholes, valves, services, etc.									X
3.	Profiles of existing and proposed roadways including all utilities and stormwater facilities. Roadway					X	X	X	X	N/A

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	W
	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	W
	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	N/A
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

PRELIMINARY & FINAL MAJOR SITE PLAN FOR SEA BRIGHT LAWN TENNIS AND CRICKET CLUB

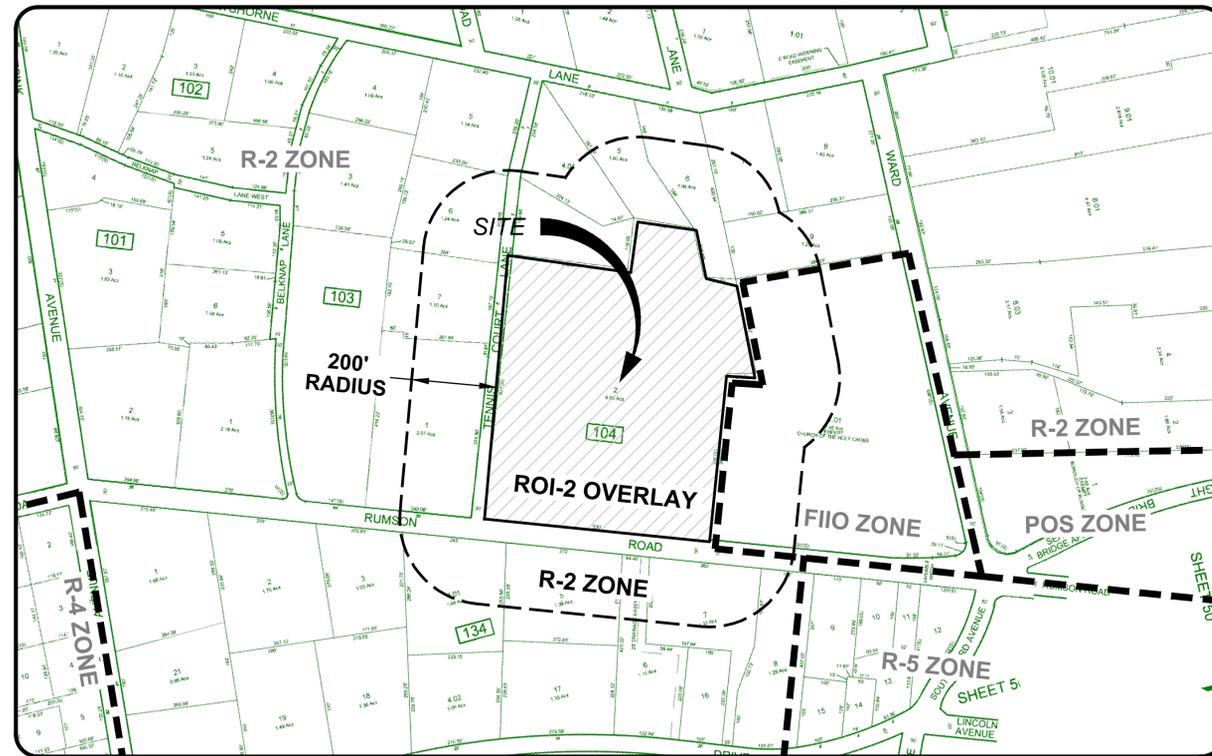
BLOCK 104, LOT 2 TAX MAP SHEET #30 5 TENNIS COURT LANE BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ

PROPERTY OWNERS WITHIN 200' DATED 03/11/25

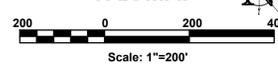
MUN	BLOCK	LOT	QUAD	Location	Owner Name	Owner Street	Owner City
Rumson Boro	103	1		30 Rumson Road	30 RUMSON ROAD LLC	PO BOX 3085	SEA BRIGHT, NJ 07760
Rumson Boro	103	5		2 Tennis Court Lane	SWAYNE, HENRY T & JULIA F	2 TENNIS COURT LANE	RUMSON, NJ 07760
Rumson Boro	103	6		4 Tennis Court Lane	ROBINSON, DANON & HANSEN, HEATHER	4 TENNIS COURT LANE	RUMSON, NJ 07760
Rumson Boro	103	7		6 Tennis Court Lane	BOSTIC, SUSAN & ROSALIE	120 WHITE ST	SI BREWSBURY, NJ 07702
Rumson Boro	104	1.01		Rumson Road	CHURCH OF THE HOLY CROSS	40 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	104	2		Tennis Court Lane	SEABRIGHT LAWN TENNIS & CRICKET CLU	PO BOX 67	WICKATUNK, NJ 07765
Rumson Boro	104	3.01		3 Tennis Court Lane	BARTHELME, SAMUEL & KATHERINE	3 TENNIS COURT LANE	RUMSON, NJ 07760
Rumson Boro	104	4.01		1 Tennis Court Lane	FERGUSON, JOHN	1 TENNIS COURT LANE	RUMSON, NJ 07760
Rumson Boro	104	5		9 Hartshorne Lane	BARRETT, ROBERT L JR & ELLE H	9 HARTSHORNE LANE	RUMSON, NJ 07760
Rumson Boro	104	6		7 Hartshorne Lane	HAWLEY, RUSSELL N & ANN B	7 HARTSHORNE LANE	RUMSON, NJ 07760
Rumson Boro	104	7		5 Hartshorne Lane	GESELL, MICHAEL & LINDA	5 HARTSHORNE LANE	RUMSON, NJ 07760
Rumson Boro	104	9		28 Ward Avenue	WONG, BRIAN & ALLY	28 WARD AVENUE	RUMSON, NJ 07760
Rumson Boro	134	3		53 Rumson Road	MARRUS, MICHAEL & LAUREN	53 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	134	4.01		51 Rumson Road	FRIEDEL, ALISON R	51 RUMSON RD	RUMSON, NJ 07760
Rumson Boro	134	5		49 Rumson Road	SCHAENGOLD, JEFF, TRUSTEE, PAZ NEW	49 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	134	6		47 Rumson Road	SHENMAN, RODNEY L & ADRIENNE PERCY	47 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	134	7		43 Rumson Road	KRIKORIAN, LORI	43 RUMSON ROAD	RUMSON, NJ 07760
Rumson Boro	134	8		39 Rumson Road	ATLANTIC BUILDERS CUSTOM HOMES, LLC	PO BOX 6375	FAIR HAVEN, NJ 07704

UTILITY CONTACTS

- New Jersey Department of Transportation**
1035 Parkway Avenue, CN 600, Ewing, New Jersey 08613
- Jersey Central Power & Light Co.**
101 Crawfords Corner Road #1-511, Holmdel, New Jersey 07733
- Verizon, NJ c/o Duff & Thelps**
P.O. Box 2749, Addison, Texas 75001
- Comcast Cable**
403 South Street, Eatontown, New Jersey 07724
- Director, Monmouth County Planning Board**
Hollof Annex, P.O. Box 1255, Freehold, New Jersey 07728-1255
- New Jersey Natural Gas**
1415 Wyckoff Road, Wall, New Jersey 07727
- New Jersey American Water Company**
661 Shrewsbury Avenue, Shrewsbury, New Jersey 07702

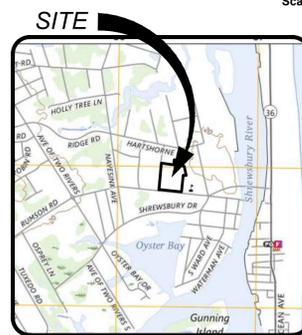


TAX MAP

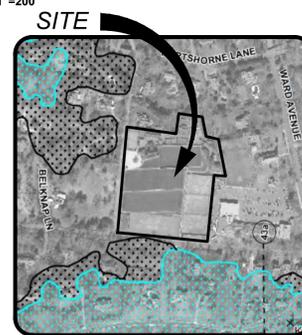


ZONE

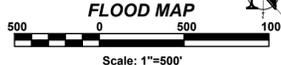
- R-2 ZONE - SINGLE-FAMILY RESIDENTIAL
- ROI-2 ZONE - RESIDENTIAL OVERLAY INCLUSIONARY ZONE
- FIIO ZONE - FAITH INSTITUTION INCLUSIONARY ZONE
- R-5 ZONE - SINGLE-FAMILY RESIDENTIAL
- POS ZONE - PUBLIC FACILITIES AND OPEN SPACE
- R-4 ZONE - SINGLE-FAMILY RESIDENTIAL



USGS MAP



FEMA EFFECTIVE FLOOD MAP



SHEET #	TITLE	INITIAL RELEASE	REV. DATE
C100	TITLE SHEET	11/06/25	
C101	PLAN NOTES	11/06/25	
C200	EXISTING CONDITIONS & SITE PREPARATION PLAN	11/06/25	
C300	SITE LAYOUT PLAN	11/06/25	
C400	GRADING, DRAINAGE & UTILITY PLAN	11/06/25	
C700	CONSTRUCTION DETAILS	11/06/25	
C800	SOIL EROSION & SEDIMENT CONTROL PLAN	11/06/25	
C801	SOIL EROSION & SEDIMENT CONTROL NOTES	11/06/25	
C802	SESC NOTES & DETAILS	11/06/25	

PLANNING BOARD APPROVAL	
APPROVED BY THE BOROUGH OF RUMSON PLANNING BOARD	
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

PROJECT INFORMATION	
PROJECT NAME:	SEA BRIGHT LAWN TENNIS AND CRICKET CLUB
PROJECT LOCATION:	BLOCK 104, LOT 2 5 TENNIS COURT LANE BOROUGH OF RUMSON, MONMOUTH COUNTY, NJ
OWNER:	SEABRIGHT LAWN TENNIS & CRICKET CLUB P.O. BOX 67 WICKATUNK, NJ 07765-0067
APPLICANT:	SEABRIGHT LAWN TENNIS & CRICKET CLUB P.O. BOX 67 WICKATUNK, NJ 07765-0067
APPLICANT'S PROFESSIONALS	
SURVEYOR:	INSITE SURVEYING, LLC 19555 ROUTE 34, SUITE 1A WALL, NJ 07719



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NJ One Call Website: nj1call.com

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
... 165 CHESTNUT STREET, SUITE 200,
ALLENTOWN, NJ 07401
... 20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

Jason L. Fichter
JASON L. FICHTER, PE, PP, CFM, CME
PROFESSIONAL ENGINEER, PLANNER
NJPE 43118 NJPP 5726 PAPE 61968
DEPE 3813 NYPE 802295 CPE 22291
NCPPE 33336 DCPE 900682 COPE 36605

REVISIONS	
Rev. #	Describe
0	11/06/25 INITIAL RELEASE
1	AS SHOWN DESIGNED BY: SGM
2	DATE: 11/06/25 DRAWN BY: JAR
3	JOB #: 24-2373-01 CHECKED BY: SGM
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
APPROVED BY:	
FOR CONSTRUCTION	
PLAN INFORMATION	

DRAWING TITLE:
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE:
TITLE SHEET

SHEET NO.:
C100

SEE SHEET C101 FOR PLAN NOTES

File: X:\SubArea\2025 - Seabright Lawn Tennis & Cricket Club\24-2373-01 - 5 Tennis Court Lane_Rumson_MN\24237301\DWG\01 TitleSheet.dwg -> 0100 Title Sheet
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File: N:\Projects\2025 - Seabright Lawn Tennis & Cricket Club - Major Site Plan - 2/27/25.dwg - 5 Tenth Court, Lumberton, NJ 08048\2025\2025-02-27\25-02-27.dwg --- C:\ITM Print Notes

GENERAL SITE PLANTING

THE OWNER SHALL HAVE A SOIL ANALYSIS MADE AFTER COMPLETION OF THE ROUGH GRADING. THE CONTRACTOR SHALL INCORPORATE ALL SOIL AMENDMENTS AND FERTILIZERS DESCRIBED HEREIN. THE SOIL PREPARATION SPECIFIED BELOW SHALL BE ADJUSTED ACCORDING TO THE ANALYSIS, FOLLOWING APPROVAL FROM THE UNDERSIGNED.

A. WEED CONTROL FOR LAWN, SHRUB & GROUND COVER AREAS (EXCEPT SLOPES)

1. REMOVE ALL EXISTING WEEDS FROM SURFACE AND DISPOSE OFFSITE.
2. IRRIGATION IS TO BE INSTALLED WHERE NOTED ON PLAN ACCORDING TO SHOP DRAWINGS.
3. FERTILIZE ALL SHRUBS AND GROUND COVER AREAS. APPLY 10LBS. OF 16-20-0 COMMERCIAL FERTILIZER PER 1,000 SQ. FT. OR AS DIRECTED BY SOILS REPORT.
4. WATER ALL SHRUBS/GROUND COVER AREAS FOR THREE (3) WEEKS TO GERMINATE WEED SEEDS. APPLY WATER AT LOW RATE TO AVOID EROSION.
5. LICENSED APPLICATOR SHALL APPLY SYSTEMIC WEED KILLER TO ALL PLANTING AREAS PER MANUFACTURER'S SPECIFICATIONS.

B. TOPSOIL PRESERVATION

TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES. AT LEAST THREE (3) INCHES OF EVEN COVER SHALL BE PROVIDED TO ALL DISTRIBUTED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING. IF EXCESS TOPSOIL REMAINS, THE THICKNESS SHALL BE INCREASED. IF ADDITIONAL IS REQUIRED, THE DEVELOPER SHALL PROVIDE IT. REMOVAL OF EXCESS TOPSOIL SHALL ONLY BE PERMITTED IN ACCORDANCE WITH A PLAN APPROVED BY THE MUNICIPAL AGENCY.

C. SOIL PREPARATION AND OTHER GRADING

1. ALL STUMPS AND FINAL TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS, OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF. NO TREE STUMPS, PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT. ALL DEAD OR DYING TREES, STANDING OR FALLEN, SHALL BE REMOVED FROM THE SITE.
2. ROUGH GRADE: SITE TO BE RECEIVED BY LANDSCAPE CONTRACTOR, TO WITHIN 1/10 FOOT PLUS OR MINUS, BY OWNER BASED UPON GRADING PLAN.
3. FINAL GRADE: FINAL GRADE TO CONSIST OF GRADING, BAKING AND HAND WORK NECESSARY TO ACHIEVE DESIRED CONTOUR AND FLOW LINE PATTERNS RESULTING IN EVENLY FINISHED SURFACES FREE OF DEBRIS AND LITTER.
4. SPREAD OVER ALL LAWN, SHRUB AND GROUND COVER AREAS, AMENDMENTS AND FERTILIZER PRESCRIBED IN SOILS REPORT, THOROUGHLY MIX INTO SOIL TO DEPTH OF 6" OR MORE AND FINE GRADE. CONTRACTOR TO IMPORT SOIL, NECESSARY TO ATTAIN DESIGN GRADES AND BERMS. ALL IMPORTED SOIL SHALL BE FREE OF WEEDS AND HAVE BALANCED PH, SMOOTH AND EVEN GRADING FOR PROPER DRAINAGE. FINAL GRADE SHALL BE 1" BELOW WALK/TOP OF CURB. REMOVE FROM THE SITE ALL STONES OVER 2" IN SIZE.

D. PLANTING

PLANT TREES, SHRUBS AND GROUND COVER AS CALLED FOR WHERE INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET.

1. GROUND COVER - FLATS AND/OR CUTTINGS: ALL PLANT MATERIALS SPECIFIED AS PLUGS OR FLAT STOCK ON PLANTING PLAN SHALL REMAIN IN THE FLATS UNTIL TIME OF PLANTING. THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT SOIL DOES NOT FALL APART WHEN LIFTING PLANT FROM FLAT. GROUND COVER PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR DURING PLANTING. ROOTS SHALL NOT BE EXPOSED TO THE AIR EXCEPT WHILE ACTUALLY BEING PLANTED. WILTED PLANTS WILL NOT BE ACCEPTED. AT THE TIME OF PLANTING, THE SOIL AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT AIR POCKETS. PLANTS TO BE PLANTED IN TRIANGULAR SPACING AS SPECIFIED ON C. (ON CENTER). ALL CUTTINGS SHALL BE MINIMUM OF 6" LONG. WATER IMMEDIATELY AFTER EACH PLANTING UNTIL ONE INCH OF WATER PENETRATION IS OBTAINED. CARE SHALL BE EXERCISED AT ALL TIMES TO PROTECT THE PLANTS AFTER PLANTING. ANY DAMAGE TO PLANTS BY TRAMPLING OR OTHER OPERATIONS OF THIS CONTRACT SHALL BE REPAIRED IMMEDIATELY.
2. SHRUBS: ALL CONTAINER GROWN PLANTS IN PLANTING PITS AS DIRECTED ON TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX BACKFILL ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. CONTRACTOR SHALL CONSTRUCT BASINS AROUND ALL TREES; BASINS SHALL NOT EXCEED TOP OF ROOT BALL CROWN.
3. TREES: ALL TREES SHALL HAVE A CALIPER OF TWO AND ONE-HALF (2 1/2) INCHES OR SPECIFIED CALIPER IN PLANTING SCHEDULE AND THEY SHALL BE NURSERY GROWN, OF SUBSTANTIALLY UNIFORM SIZE AND SHAPE, AND HAVE STRAIGHT TRUNKS. TREES SHALL BE PROPERLY PLANTED AND STAKED ACCORDING TO TREE AND SHRUB PLANTING AND STAKING EVERGREEN PLANTING & STAKING DETAIL AND PROVISION MADE BY THE APPLICANT FOR REGULAR WATERING AND MAINTENANCE UNTIL THEY ARE ESTABLISHED. THE APPLICANT SHALL REPLACE DEAD OR DYING TREES DURING THE NEXT PLANTING SEASON.
4. TOP DRESSING: TOP DRESS ALL GROUND COVER AND SHRUB AREAS WITH 2" THICK LAYER OF OGC (ORGANIC GROUND COVER) AS SPECIFIED ON PLANTING PLAN.

E. SOD

1. AREAS SHALL HAVE A SMOOTH CONTINUAL GRADE BETWEEN EXISTING OF FIXED CONTROLS, SUCH AS: WALKS, CURBS, CATCH BASINS, ROLL, SCARIFY, RAKE AND LEVEL AS NECESSARY TO OBTAIN TIER, EVEN SOIL STRUCTURE.
2. APPLY FERTILIZERS AS SPECIFIED BY SOIL ANALYSIS TO DEPTH OF 6"
3. SOD SHALL BE INSTALLED THE SAME DAY AS IT IS DELIVERED. SOD SHALL NOT BE LEFT ON PALLETS IN THE HOT SUN. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO SOD NOT INSTALLED ON DAY OF DELIVERY.
4. UNROLL SOD CAREFULLY AND PLACE IN STAGGERED PATTERN OF STRIPS. SOD SHALL BE INSTALLED AGAINST ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.
5. FOLLOWING INSTALLATION, SOD SHALL BE IRRIGATED THOROUGHLY TO PROVIDE MOISTURE PENETRATION TO AT LEAST 6" INTO PREPARED SOIL.
6. ALL SOD SHALL BE HANDLED AND LAID IN A HIGH STANDARD OF WORKMANSHIP MANNER. ALL ENDS, JOINTS, AND CUTS SHALL FIT TIGHTLY SO THAT THERE ARE NO VOIDS. THE FINAL APPEARANCE SHALL BE ONE OF A CONTINUOUS LAWN. SECTIONS OF SOD LESS THAN 18" LONG OR 9" WIDE SHALL NOT BE USED.
7. NO SOD AREA WILL BE ACCEPTED UNTIL APPROVED BY AUTHORITY HAVING JURISDICTION OR THE UNDERSIGNED, AS REQUIRED.

GENERAL SLOPE PLANTING

A. PLANTING PREPARATION

1. SLOPE TEXTURING
 - a. CUT SLOPES: THESE SURFACES SHALL BE ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
 - b. FILL SLOPES: THESE SURFACES SHALL BE COMPACTED AND FINISHED AND ALSO ROUGHENED IN A HORIZONTAL DIRECTION FOLLOWING THE CONTOUR OF THE SLOPE. THE ROUGHENED TEXTURE SHALL BE MADE BY HAND RAKING OR SIMILAR MECHANICAL MEANS.
2. WEED ERADICATION
 - a. MANUALLY REMOVE EXISTING VEGETATION WHERE NOTED ON PLAN AND DISPOSE OFFSITE.
 - b. FERTILIZE ALL PLANTING AREAS BASED UPON SOIL ANALYSIS. BEGIN WATERING PROCESS TO ACTIVATE FERTILIZER AND ADDITIVE CHEMICALS.
 - c. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF TWO (2) CONSECUTIVE WEEKS. THE UNDERSIGNED SHALL APPROVE SPECIFIC WATERING DURATION AND FREQUENCY DESIGNED TO GERMINATE ALL RESIDUAL WEED SEEDS.
 - d. IF PERNAL WEEDS APPEAR, DISCONTINUE WATERING PROCESS FOR TWO (2) DAYS. THEN APPLY RECOMMENDED HERBICIDE BY LICENSED APPLICATOR. ANNUAL WEEDS APPEAR, USE STRAIGHT CONTACT HERBICIDE AS PER THE LICENSED APPLICATOR'S RECOMMENDATIONS. NO WATER SHALL BE APPLIED FOR A MINIMUM OF FOUR (4) DAYS FOLLOWING APPLICATION CONTACT WEED KILLER.
 - e. ALLOW SUFFICIENT PERIOD OF TIME TO INSURE THAT ALL WEEDS ARE DEAD.
 - f. WATER ALL PLANTING AREAS THOROUGHLY FOR A PERIOD OF THREE (3) WEEKS. A SHORTER WATERING PERIOD MAY BE PERMISSIBLE AT THE DISCRETION OF THE UNDERSIGNED AND/OR THE PEST CONTROL ADVISOR. DISCONTINUE WATERING FOR ONE (1) DAY PRIOR TO THE SECOND APPLICATION OF THE HERBICIDE. RE-APPLY A STRAIGHT CONTACT WEED KILLER. AS PER THE PEST CONTROL ADVISOR'S RECOMMENDATIONS. FOR EFFECTIVE WEED ERADICATION, ALLOW A MINIMUM OF FOUR (4) DAYS WITHOUT IRRIGATION.
 - g. REMOVE ALL DISSECCATED WEEDS FROM SLOPES.

B. PLANTING

PLANT TREES AND SHRUBS AS INDICATED ON PLANTING PLAN AND AS DETAILED ON PLANTING DETAIL SHEET. SUBSTITUTIONS OF PLANTS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE UNDERSIGNED. INSTALL ALL CONTAINER GROWN PLANTS ACCORDING TO TREE AND SHRUB PLANTING AND STAKING DETAIL. THOROUGHLY MIX THE SPECIFIED MATERIALS FOUND IN THE SOIL ANALYSIS AND THOSE SPECIFIED IN THE PLANTING DETAIL SHEET WITH THE SITE SOIL PRIOR TO BACKFILLING OF PLANTING PITS.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
4. THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ0808923 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
5. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

WATER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED WATER MAINS TO EXISTING WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER FROM THE NEW JERSEY AMERICAN WATER (NJAW).
3. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
4. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE WATER SYSTEM SHALL BE SUBMITTED AND APPROVED.
5. REFER TO TECHNICAL SPECIFICATIONS FOR WATER MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
6. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NJAW AND NJDEP REQUIREMENTS.
7. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT. (NJAC 5:23-3.15).
8. ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
9. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(e), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
10. UNLESS OTHERWISE INDICATED DIP WATER MAIN SHALL BE CLASS 53 GROUND LINED DUCTILE IRON PIPE. (POLYETHYLENE ENCASEMENT)

A. MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS.

PUBLIC UTILITY NOTES

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY (ELECTRIC/GAS COMPANY). THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO (ELECTRIC/GAS COMPANY) PROJECT ENGINEER AND THE PROJECT OWNER.
4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

GENERAL LANDSCAPING NOTES

A. CLEANUP

AFTER ALL INSTALLATION OPERATIONS HAVE BEEN COMPLETED, REMOVE ALL RUBBISH, EXCESS SOIL, EMPTY PLANT CONTAINERS AND TRASH FROM THE SITE DAILY. ALL SCARS, RUTS AND OTHER MARKS IN THE AREA CAUSED BY THIS WORK SHALL BE REPAIRED AND THE GROUND LEFT IN A NEAT, ORDERLY CONDITION, LEAVE SITE IN BROOKLEARN CONDITION AT THE END OF EACH DAY.

B. MAINTENANCE

DURING INSTALLATION, THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF LABORERS AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, CARING OF PLANTS, INCLUDING GROUND COVERS, SHRUBS, VINES AND TREES, EDGING AND MOWING LAWNS, FERTILIZING AND CONTROL OF PESTS AND DISEASES, AND MAINTAINING WALKS FREE OF DEBRIS AND DIRT. UPON COMPLETION OF EACH AREA, THE CONTRACTOR, THE UNDERSIGNED, THE OWNER, ALONG WITH THE OWNER'S MAINTENANCE REPRESENTATIVE SHALL CONDUCT AN INSPECTION OF COMPLETED AREA. AT THIS TIME, A LIST OF CORRECTIONS, IF ANY, SHALL BE MADE. ALL CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. AFTER ALL WORK HAS BEEN COMPLETED, INSPECTED AND ACCEPTED, ALL AREAS WILL BE MAINTAINED FOR A PERIOD OF NINETY (90) CALENDAR DAYS OR AS LONG AS IS NECESSARY TO ESTABLISH THRIVING TREES, SHRUBS, TURF AND GROUND COVER WITHOUT BARE SPOTS.
3. KEEP ALL AREAS WEED-FREE, ADEQUATELY WATERED AND NEATLY CULTIVATED FOR THE NINETY (90) PERIOD. REMOVE ALL DEBRIS FROM SITE AND KEEP THE ENTIRE SITE BROOM-CLEAN. TURF AREAS ARE TO BE MOWED WEEKLY.
4. RE-SEED ALL BARE SPOTS IN "TURF" AREAS AT TWO (2) WEEK INTERVALS AND MAINTAIN UNTIL AN EVEN STAND OF TURF IS OBTAINED. RE-SEED ALL SLOPE AREAS THAT ARE NOT MAINTAINED DURING THE MAINTENANCE PERIOD (90 DAYS).
5. DAMAGE TO ANY PLANTED AREA SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELLED AND REPLANTED.
6. THIS PROJECT SHALL BE SO CARED FOR THAT A NEAT, CLEAN CONDITION WILL BE PRESENTED AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE UNDERSIGNED. THE LANDSCAPE CONTRACTOR SHALL BE EXPECTED TO MAKE A MINIMUM OF ONE (1) VISIT PER WEEK FOR MAINTENANCE PURPOSES DURING THE MAINTENANCE PERIOD (90 DAYS).
7. AT THE END OF THE MAINTENANCE PERIOD, ALL AREAS THAT HAVE BEEN PLANTED SHALL BE FERTILIZED WITH COMMERCIAL FERTILIZER. ANALYSIS AND RATE OF APPLICATION SHALL BE PER THE SOILS REPORT.
8. THE CONTRACTOR SHALL REQUEST A FINAL SITE VISIT SEVEN (7) DAYS PRIOR TO THE END OF THE MAINTENANCE PERIOD (90 DAYS). THIS REQUEST SHALL BE WRITTEN AND DIRECTED TO THE OWNER AND THE UNDERSIGNED. UPON WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER AND THE UNDERSIGNED, THE CONTRACTOR SHALL BE RELIEVED OF ANY FURTHER MAINTENANCE.

C. GUARANTEE

ALL TURF, GROUND COVER AND SHRUBS SHALL BE GUARANTEED TO LIVE AND GROW THROUGH THE FIRST GROWING SEASON. TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL REPLACE ANY MATERIAL THAT FAILS TO GROW THROUGH THE SPECIFIED MAINTENANCE AND GUARANTEE.

D. INSPECTION DURING CONSTRUCTION

1. OBSERVATION VISITS SPECIFIED HEREIN SHALL BE MADE BY THE UNDERSIGNED OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL REQUEST OBSERVATION AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE TIME THAT THE OBSERVATION IS REQUESTED.
2. OBSERVATION VISITS ARE SUGGESTED FOR THE FOLLOWING PARTS OF THE WORK:
 - a. UPON COMPLETION OF GRADING AND SOIL CONDITIONING PRIOR TO PLANTING.
 - b. WHEN TREES ARE BEING PLANTED, BUT PRIOR TO ANY PLANTING HOLES ARE EXCAVATED.
 - c. WRITTEN ACCEPTANCE OF THE PROJECT TO RELEASE THE CONTRACTOR FROM FURTHER MAINTENANCE SHALL OCCUR AFTER FINAL OBSERVATION WITH THE OWNER OR HIS REPRESENTATIVE AT THE END OF THE MAINTENANCE PERIOD.

E. VERIFICATION OF DIMENSIONS

ALL SCALED DIMENSIONS ARE APPROXIMATE. PRIOR TO PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY NOTIFY THE UNDERSIGNED OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE UNDERSIGNED.

F. UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH LINES AND PLANT LOCATIONS. PROMPTLY NOTIFY THE UNDERSIGNED TO ARRANGE FOR RELOCATIONS OF UTILITIES OR PLANTING LOCATIONS. FAILURE TO FOLLOW THIS PROCEDURE PLACES UPON THE CONTRACTOR THE RESPONSIBILITY FOR, AT HIS OWN EXPENSE, MAKING ANY AND ALL REPAIRS FOR DAMAGES RESULTING FROM HIS WORK.

G. EXISTING TREES

CONTRACTOR TO TAKE CARE IN PRESERVING ANY EXISTING TREES GREATER THAN OR EQUAL TO 6" ON THE SITE. DAMAGE OR LOSS OF THESE TREES WILL RESULT IN REPLACEMENT OF EQUAL SIZE BY THE LANDSCAPE CONTRACTOR.

H. INSTALLATION

THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, FINAL GRADING, SEEDING, SOIL AMENDMENTS, ETC., AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.

I. PLANTING SPECIFICATIONS

ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. DOWNSIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF UNDERSIGNED WILL NOT BE ALLOWED.

J. FINAL GRADING AND PLANTING

ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANT INSTALLATION. ALL PLANT MATERIALS SHALL BE INSTALLED USING GOOD HORTICULTURAL PRACTICES IN ACCORDANCE WITH THE PLANS AND DETAILS.

K. TREE PLANTINGS

1. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES, STREETLIGHTS, HYDRANTS, AND OUT OF DRAINAGE FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE UNDERSIGNED FOR DECISION ON PLACEMENT.
2. ALL TREES IN TURF AREAS SHALL HAVE 12" MIN. CLR. CIRCUMFERENCE AROUND THE TRUNK BASE. PROVIDE 3" MIN. THK. MULCH AT BASE OF TRUNK.

L. GROUNDCOVER

GROUNDCOVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUNDCOVER SHALL BE PLANTED AT 18" ON-CENTER UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MASSSES AS SHOWN ON PLAN.

M. TURF

ALL TURF AREAS ARE TO BE SOODED WITH AN APPROVED GRASS MIXTURE.

*SEE LANDSCAPING NOTES AND DETAIL SHEET FOR ADDITIONAL PLANTING NOTES.

SITE LAYOUT NOTES

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
2. ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE MUOTO.
3. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
4. ALL SIDEWALK RAMPS MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
5. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
6. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CONCRETE CURBING. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
7. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
8. RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
9. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 6".
10. SEE LANDSCAPE PLANS FOR DETAILS ON HARDSCAPE AND PLANTING MATERIALS.

GRADING NOTES

1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURBS WITH 6" REVEAL, UNLESS OTHERWISE STATED.
2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
3. ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
4. FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE. (PROWAG)
 - a. ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
 - b. ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
 - c. RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
 - d. ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
 - e. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
5. ALL GRADING WITHIN GRASSSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
6. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
7. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. ALL EXCAVATED SOIL, TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. ALL GRASSSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.

DRAINAGE NOTES

1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
3. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
4. UNLESS OTHERWISE INDICATED:
 - a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
 - b. HDPE PIPES SHALL BE ADS N-12 WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
 - c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER TO EXISTING SEWER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITINGS OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
3. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING SANITARY SEWER FROM THE TWO RIVERS WATER RECLAMATION AUTHORITY.
4. ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TWO RIVERS WATER RECLAMATION AUTHORITY AND NJDEP REQUIREMENTS.
5. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL SANITARY SEWER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
6. ANY DAMAGE CAUSED TO THE EXISTING SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE SEWER OWNER) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE SEWER OWNER'S SATISFACTION.
7. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
8. PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH TWO RIVERS WATER RECLAMATION AUTHORITY RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
9. REFER TO TECHNICAL SPECIFICATIONS FOR SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.

IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(e), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.

UNLESS OTHERWISE INDICATED SANITARY SEWER MAINS SHALL BE PVC SDR-35

A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.

GREASE TRAPS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE AND THE BOROUGH OF RUMSON BUILDING DEPT.

CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.

GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP #30: BLOCK 104, LOT 2, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
CENTER SITE COORDINATES: 558,820 N 636,310 E.
2. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY & FINAL SITE PLAN AND AGENCY REVIEW AND APPROVAL. THE PLANS SHOWN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
3. **SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", BEING DATED 11/13/24, LAST REVISED 02/12/25.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
4. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0201H, DATED 06/15/22, THE SITE IS NOT LOCATED A FLOOD ZONE. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
5. **UNDERGROUND UTILITIES NOTIFICATION**
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
6. **VERIFICATION OF UTILITIES**
THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE, AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD AND LOCATIONS AND LOCATIONS AND LOCATIONS OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTING BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
7. **SPECIFICATIONS**
UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
8. **CONSTRUCTION REQUIREMENTS**
 - a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 - c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
 - d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
 - e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

CONSTRUCTION PERMITS/INSPECTIONS

CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY AMERICAN WATER COMPANY, TWO RIVERS RECLAMATION AUTHORITY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.

ADA COMPLIANCE

- a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE II.
- b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.

STORMWATER POLLUTION PREVENTION PLAN

- a. SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ0808923 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
- b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLX A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.

OVERALL CONSTRUCTION DOCUMENTS

THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.

SITE PREPARATION NOTES

1. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
 - a. ENSURE COMPLIANCE WITH ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
 - b. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
 - c. ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - d. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - e. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND BE RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - f. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - g. THE FIRM HAS NO CONTROL OVER THE SCHEDULING FOR JOB SITE SAFETY OR SUPERVISIONS; CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO INSURE PUBLIC AND CONTRACTOR SAFETY.
 - h. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
2. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNERS GEOTECHNICAL ENGINEER.
3. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
4. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE AND/OR LOCAL STANDARDS. AFTER COMPLETION OF CONSTRUCTION, ALL STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
5. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
6. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
7. ALL UTILITY CONNECTIONS TO ADJACENT BUILDINGS MUST STAY ACTIVE DURING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT.
9. ALL STREET APPURTENANCES INCLUDING SIGNS, POLES, TREES & FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
10. EXISTING LIGHTING AND UTILITY POLE REMOVALS ARE TO BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
11. ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF SITE.
12. ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OFFSITE IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES, ORD

PROJECT INFORMATION

PROJECT NAME

**SEA BRIGHT
LAWN TENNIS
AND CRICKET
CLUB**

PROJECT LOCATION
BLOCK 104, LOT 2
5 TENNIS COURT LANE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER
**SEABRIGHT LAWN TENNIS &
CRICKET CLUB**
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT
**SEABRIGHT LAWN TENNIS &
CRICKET CLUB**
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT'S PROFESSIONALS
SURVEYOR:
INSITE SURVEYING, LLC
19555 ROUTE 34, SUITE 1A
WALL, NJ 07719



CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
(at least 3 days prior to excavation)



InSite Engineering, LLC
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REVISIONS

REV.#	DATE	DESCRIPTION
0	11/06/25	INITIAL RELEASE

SCALE: 1"=40'
DATE: 11/06/25
JOB#: 24-2373-01

DESIGNED BY: SGM
DRAWN BY: JAR
CHECKED BY: SGM

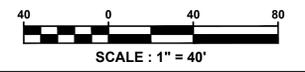
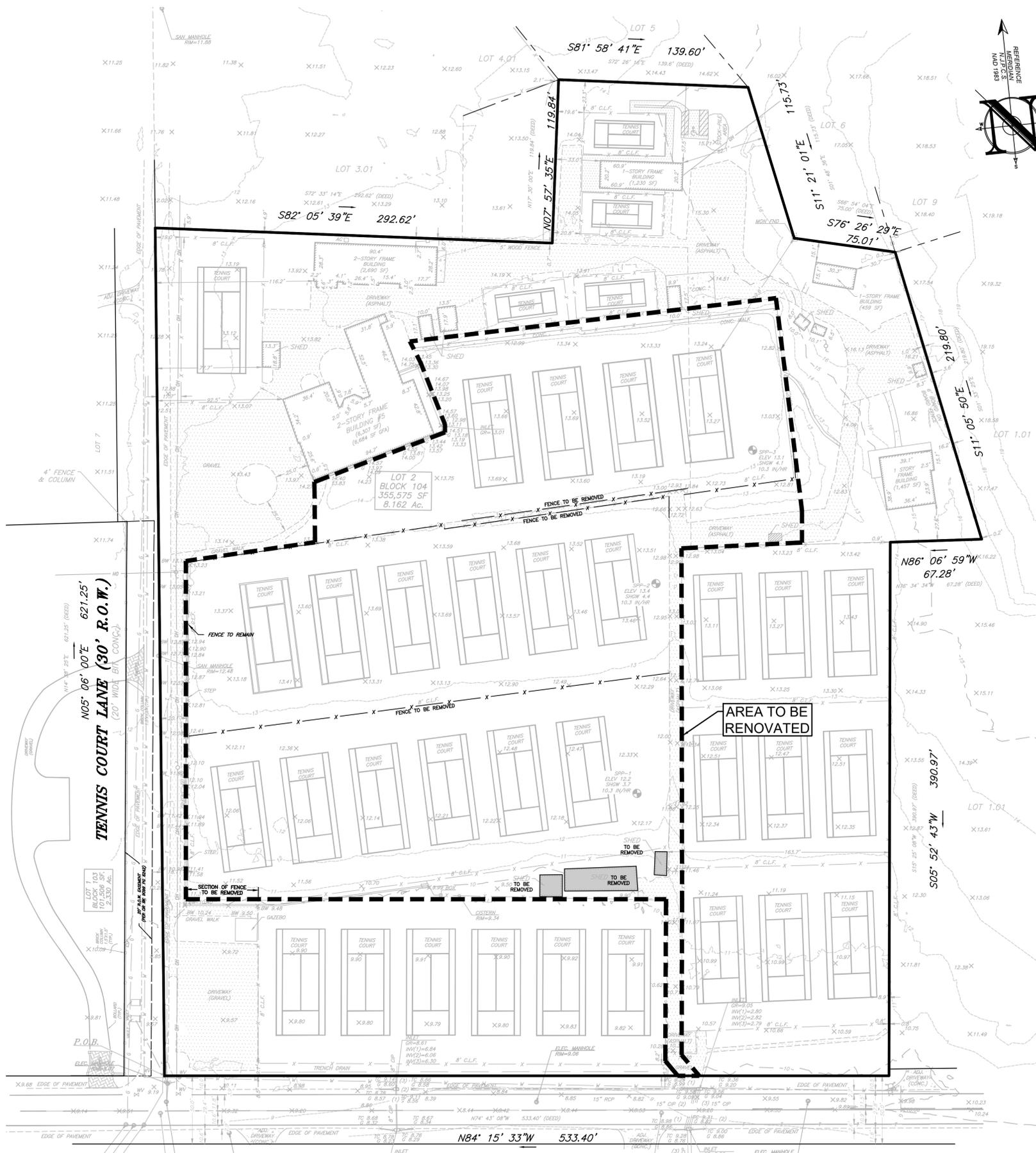
APPROVED BY:
 FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
**PRELIMINARY & FINAL
MAJOR SITE PLAN**

SHEET TITLE:
**EXISTING CONDITIONS &
SITE PREPARATION PLAN**

SHEET NO.:
C200



SCALE: 1" = 40'

LEGEND

EXISTING	PROPOSED

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2373 - Seabright Lawn Tennis & Cricket Club\24-2373-01 - 5 Tennis Court Lane, Rumson, NJ\24237301\DWG\02 Existing Conditions.dwg -> 12/06/25 Existing Conditions.dwg
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ZONING COMPLIANCE CHART					
RESIDENTIAL ZONE (R-2) DISTRICT (§22-5.5)					
PERMITTED USE: TENNIS OR COUNTRY CLUB ON A TRACT OF 8 ACRES OR MORE WITH STRUCTURES CUSTOMARY THERE TO FOR USE EXCLUSIVELY BY MEMBERS AND THEIR GUESTS					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
§22-5.5.A.2	MIN. LOT AREA (AC)	8.0	8.162 (355,575 SF)	NO CHANGE	YES
§22 SCH 5-1	MIN. LOT WIDTH (FT)	200	533.4	NO CHANGE	YES
§22 SCH 5-1	MIN. LOT FRONTAGE (FT)	200	533.4	NO CHANGE	YES
§22 SCH 5-1	MIN. LOT DEPTH (FT)	N/S	615.7	NO CHANGE	YES
§22 SCH 5-1	MIN. LOT DIAMETER (FT)	100	212.1	NO CHANGE	YES
§22 SCH 5-1	MIN. PRIMARY FRONT YARD (FT) - RUMSON ROAD	75	436.7	NO CHANGE	YES
§22-7.4.A.4	MIN. SECONDARY FRONT YARD (FT) - TENNIS CT LANE	55	95.2	NO CHANGE	YES
§22 SCH 5-1	MIN. REAR YARD SETBACK (FT)	40	56.4	NO CHANGE	YES
§22 SCH 5-1	MIN. SIDE YARD SETBACK (FT)				
	ONE SIDE (FT)	(1) 58	345.2	NO CHANGE	YES
	BOTH SIDES (FT)	(1) 149	N/A	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT - RIDGE (FT)	(2) 40	(a)	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT - EAVER (FT)	(2) 32	(a)	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT (STORIES)	(3) 2.5	2	NO CHANGE	YES
§22 SCH 5-3	MAX. FLOOR AREA (SF)	28,625.7	(a)	NO CHANGE	YES
§22 SCH 5-3	MAX. FLOOR AREA RATIO	0.08	(a)	NO CHANGE	YES
§22-7.8.B.2	ACCESSORY BUILDING (> 1,400 SF)				
	ALLOWABLE YARD LOCATION	REAR, SIDE	REAR, SIDE	NO CHANGE	YES
§22 SCH 5-1	MIN. REAR YARD SETBACK (FT)	40	6.0	NO CHANGE	YES
§22 SCH 5-1	MIN. SIDE YARD SETBACK (FT)	(1) 58	23.7	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT (FT)	24	(a)	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	(a)	NO CHANGE	YES
§22-7.8.B.2	ACCESSORY BUILDING (< 1,400 SF)				
	ALLOWABLE YARD LOCATION	REAR, SIDE	REAR, SIDE	NO CHANGE	YES
§22 SCH 5-1	MIN. REAR YARD SETBACK (FT)	15	15.1	NO CHANGE	YES
§22 SCH 5-1	MIN. SIDE YARD SETBACK (FT)	15	N/A	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT (FT)	24	(a)	NO CHANGE	YES
§22 SCH 5-2	MAX. BUILDING HEIGHT (STORIES)	1.5	(a)	NO CHANGE	YES
§22-7.8.H.1	MAX. AGGREGATE ACCESSORY GFA (%)	30	2.1	NO CHANGE	YES
§22-7.8.H.2	MAX. ACCESSORY BUILDING AREA (SF)	1,400	1,230	NO CHANGE	YES
§22-7.8.B.2	ACCESSORY BUILDING (STORAGE SHED)				
	ALLOWABLE YARD LOCATION	REAR, SIDE	FRONT, REAR, SIDE (N)	NO CHANGE (N)	NO (N)
§22-7.8.B.3	MIN. SETBACK FROM PROPERTY LINE (FT)	5	3.6	NO CHANGE (N)	NO (N)
§22-7.8.B.2	ACCESSORY STRUCTURE (TENNIS COURT)				
	ALLOWABLE YARD LOCATION	REAR, SIDE	FRONT, REAR, SIDE (N)	NO CHANGE (N)	NO (N)
§22 SCH 5-1	MIN. REAR YARD SETBACK (FT)	15	4.9	NO CHANGE (N)	NO (N)
§22 SCH 5-1	MIN. SIDE YARD SETBACK (FT)	15	0.0 (N)	NO CHANGE (N)	NO (N)
§22 SCH 5-4	MAX. LOT COVERAGE (%)	15.5% (55,271 SF)	20.4 (N)	22.0 (V)	NO (V)
§22 SCH 5-4	MAX. BUILDING COVERAGE (%)	4.7% (16,770 SF)	4.3	4.0	YES

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART					
ORD SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES	
§22-9.2.B.2	STALL SIZE (FT)	9' X 18'	9' X 18'	YES	
§22-9.2.B.5	NUMBER OF PARKING SPACES	6,684 SF / 100 = 66.8 SPACES	66 SPACES PROVIDED	NO (V)	
	PRIVATE CLUB: 1 PER 100 SF OF FLOOR AREA	67 SPACES REQUIRED	44 ON-SITE SPACES (INCL. 1 ADA)		
			22 ON-STREET SPACES		
§22-9.2.B.3.C	MIN. AISLE WIDTH (PERPENDICULAR PARKING) (FT)	24	22	NO (N)	NO (N)
§22-9.2.B.3.C	MIN. NUMBER OF LOADING SPACES	1 SPACE FOR GFA > 10,000 SF	0 (0 SF)	YES	
§22-9.2.B.3.C	MIN. LOADING SPACE DIMENSIONS (FT)	12'W X 36'L X 14'H	N/A	YES	

(N) EXISTING NON-COMPLIANCE (I) IMPROVED CONDITION N/A - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-COMPLIANCE ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (1) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (2) PER TOWNSHIP ORDINANCE §22 SCHEDULE 5-1, WHERE THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED FOR THE ZONE DISTRICT, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL FIVE FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE SIDE YARD SHALL BE INCREASED BY AT LEAST 1/3 OF THE ADDITIONAL SETBACK DISTANCE REQUIRED. IN THE CASE OF A CORNER LOT OR LOT WITH FRONTAGE ON MORE THAN ONE STREET, THE LOT WIDTH ALONG THE YARD LINE LOCATED AT THE FRONT OF THE LOT SHALL BE USED TO CALCULATE THE REQUIRED SIDE YARD SETBACK.
 COMBINED SIDE YARD SETBACK = 50 + 1.5 X (533 - 200) / 5 = 50 + 1.5 X (333 / 5) = 149 FT
 ONE SIDE YARD SETBACK = AT LEAST 1/3 COMBINED SIDE YARD SETBACK = 25 + 1/3(149 FT) = 88 FT
 (3) PER TOWNSHIP ORDINANCE §22 SCHEDULE 5-2, THE RATIO OF GAVE HEIGHT TO TOTAL HEIGHT MUST BE 0.4 OR GREATER.
 (4) PER TOWNSHIP ORDINANCE §22 SCHEDULE 5-1, NO BUILDING SHALL EXCEED TWO STORIES PLUS A HABITABLE ATTIC OR BASEMENT.
 (5) PER TOWNSHIP ORDINANCE §22-7.8.H.1, ANY SINGLE ACCESSORY BUILDING WITH AGGREGATE BUILDING AREA EQUAL TO OR GREATER THAN THE 1,400 SF (WITHIN R-2 ZONE), MUST CONFORM TO THE MINIMUM YARD REQUIREMENTS FOR PRINCIPAL BUILDINGS.



PROJECT INFORMATION

PROJECT NAME

SEA BRIGHT
LAWN TENNIS
AND CRICKET
CLUB

PROJECT LOCATION
BLOCK 104, LOT 2
5 TENNIS COURT LANE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

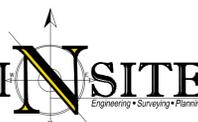
OWNER
SEABRIGHT LAWN TENNIS &
CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT
SEABRIGHT LAWN TENNIS &
CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT'S PROFESSIONALS
SURVEYOR:
INSITE SURVEYING, LLC
19555 ROUTE 34, SUITE 1A
WALL, NJ 07719



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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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ALLEDALE, NJ 07401
... 20 N. MAIN STREET, SUITE 2B,
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DEFE 8813, NYPE 802285, CTRF 23291
NCPCE 33336, DCPE 900682, CPE 36605

REVISIONS

REV.#	DATE	DESCRIPTION
0	11/06/25	INITIAL RELEASE

SCALE: 1"=40'
DATE: 11/06/25
JOB#: 24-2373-01

DESIGNED BY: SGM
DRAWN BY: JAR
CHECKED BY: SGM

NOT FOR CONSTRUCTION
APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY & FINAL
MAJOR SITE PLAN

SHEET TITLE:
GRADING, DRAINAGE &
UTILITY PLAN

SHEET NO.:
C400



SCALE: 1" = 40'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WTR
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2373 - Seabright Lawn Tennis & Cricket Club\24-2373-01 - 5 Tennis Court Lane, Rumson, NJ\24237301\DWG\04_SitePlan.dwg -> C400.DWG
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RUMSON ROAD (50' R.O.W.)
A.K.A. COUNTY ROUTE 520

PROJECT INFORMATION

PROJECT NAME: SEA BRIGHT LAWN TENNIS AND CRICKET CLUB

PROJECT LOCATION: BLOCK 104, LOT 2
5 TENNIS COURT LANE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER: SEABRIGHT LAWN TENNIS & CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT: SEABRIGHT LAWN TENNIS & CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT'S PROFESSIONALS: SURVEYOR:
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19555 ROUTE 34, SUITE 1A
WALL, NJ 07719

INSITE ENGINEERING, LLC
SINCE 2003

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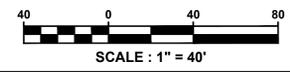
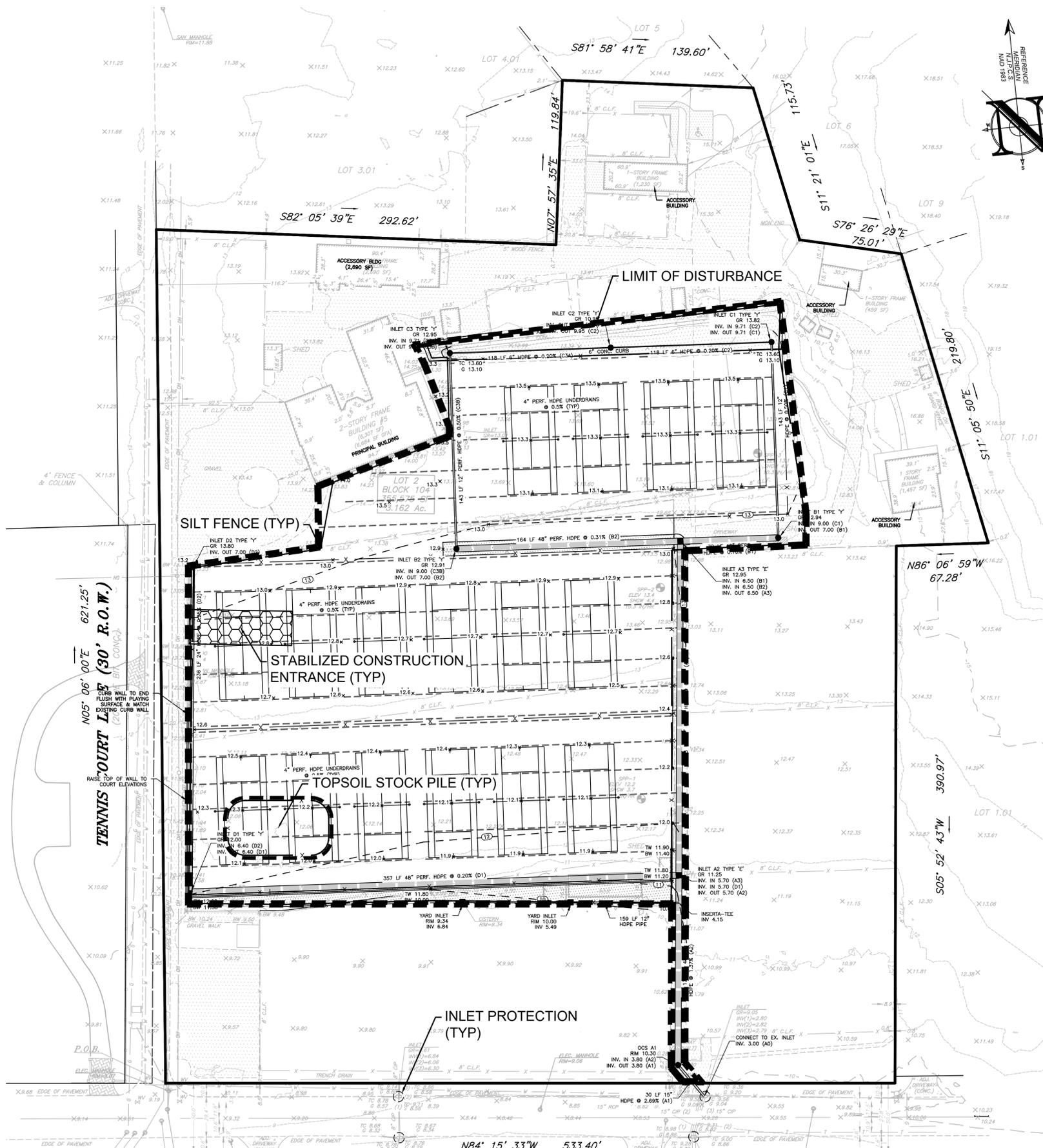
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0	11/06/25	INITIAL RELEASE
1	11/06/25	SCALE: 1"=40'
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3	11/06/25	DRAWN BY: JAR
4	11/06/25	CHECKED BY: SGM
5	11/06/25	NOT FOR CONSTRUCTION
6	11/06/25	APPROVED BY:

PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

SOIL EROSION AND SEDIMENT CONTROL PLAN

C800



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

NOTE:
ALL PAVED SURFACES TO BE SWEEPED DAILY DURING CONSTRUCTION.

SOIL EROSION LEGEND

LIMIT OF DISTURBANCE	STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE	RIP-RAP APRON, SCOUR HOLE
INLET PROTECTION	SOIL RESTORATION AREA
PROPOSED TREE PROTECTION	
SOIL COMPACTION TEST LOCATION	

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" AS DEFINED BY THE NJDEP IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017). THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.
TOTAL LIMIT OF DISTURBANCE = 3.30 AC.

SEE SHEET C101 FOR PLAN NOTES

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SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE BEST SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4-24-29 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SLOPE PROTECTION.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRIP OR SPREAD MULCH MATERIAL, AT A RATE OF 2 TO 2.5 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS, IN AREAS WHERE NO UTILITIES ARE PRESENT. THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION AREAS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL STONES REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WITH ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ON PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDS OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 500 LB/100 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 6 OR MORE, OR 2" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONCRETE OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DETERGENTS IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DETERGENT OPERATIONS TO MINIMIZE SEDIMENT TRACING MATERIALS FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILES AND STAGING AREAS TO BE ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. **SITE PREPARATION**
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 1-1.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

- 2. **SEEDING PREPARATION**
A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION OFFICES. MULCH SHALL BE APPLIED FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIME RATES SHALL BE ESTABLISHED USING THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS. THE ABILITY OF LIME MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

- 3. **SEEDING**
A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.
*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

- B. CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKER SEEDERS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4" TO 1/2" INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOILS.
C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
D. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

- 4. **MULCHING**
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMING FROM THE FOLLOWING:
A. STRAW OR HAY, UNWROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
B. CRIMPER (MULCH ANCHORING TOOL), A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
C. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.

- a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
b. USE ONE OF THE FOLLOWING:
(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPIDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE, OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER. IT SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
C. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET OR 2.0 TO 2.4 INCHES OF WATER. THIS MULCH HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDS AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE.
APPLYING THE FUL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. **SITE PREPARATION**
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

- 2. **SEEDING PREPARATION**
A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MALEERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://WWW.RUTGERS.EDU/EXTENSION). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
C. HIGH ACID PRODUCING SOILS: SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC RECOMMENDATIONS.

- 3. **SEEDING**
[ZONE 6B]
A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
SEED MIXTURE #13 FOR LAWN AREAS

PLANTING RATE	PLANTING RATE
LBS/1,000 (LBS/ACRE)	LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	(4) (75)
PERENNIAL RYEGRASS	(1) (45)
KENTUCKY BLUEGRASS (BLEND)	(1) (45)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

- SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES

PLANTING RATE	PLANTING RATE
LBS/1,000 (LBS/ACRE)	LBS/1,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	1.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED
3. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOVED ONCE.
4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES. GENERALLY 850 F AND ABOVE. SEE TABLE 4-3 MIXTURES 1-7 TO PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.
5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 80. MANY GRASSES BECOME ACTIVE AT 50°F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.
B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKER SEEDERS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOILS.
C. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD, WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL, WHEN POOR SEED AND WEATHER CONDITIONS OCCUR, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

- 4. **MULCHING**
MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMING FROM THE FOLLOWING:
A. STRAW OR HAY, UNWROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FOOT SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITH EACH SECTION.
ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS:
1. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
3. CRIMPER (MULCH ANCHORING TOOL), A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL, SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
b. USE ONE OF THE FOLLOWING:
(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOXIC EFFECT OR IMPIDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.
B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE, OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER. IT SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
C. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET OR 2.0 TO 2.4 INCHES OF WATER. THIS MULCH HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDS AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE.
APPLYING THE FUL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

- 5. **IRRIGATION (WHERE FEASIBLE)**
IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH) UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN APRIL DRY OR HOT WEATHER OR ON DROUGHTY SITES.
6. **TOP DRESSING**
SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. TOP DRESSING MAY BE APPLIED IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. **ESTABLISHING PERMANENT VEGETATIVE STABILIZATION**
THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDS SPECIES) AND MOVED ONCE. NOTE THIS DESIGNATION OF MOVED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

STANDARD FOR DUST CONTROL

- DEFINITION**
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.
PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.
CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED BY WIND ARE OFTEN FINE COLLOIDAL MATERIAL, WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.
PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1.
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1, AND PERMANENT STABILIZATION WITH SOO, PG. 6-1
SPRAY ON ADHESIVE - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS

MATERIALS	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON		APPLY ACCORDINGLY TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD PG. 26-1	
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

- TILLAGE** - TO ROUGHEN SURFACE AND BRING COLDS TO THE SURFACE, THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEING PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
BARRIERS - SOLID BOARD FENCES, SNOW FENCING, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES IN ORDER TO FEE THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IS USED ON STEEPER SLOPES THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY

- DEFINITION**
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.
PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.
CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
PROVIDES TEMPORARY MECHANICAL PROTECTION AGAINST WIND OR RAINFALL INDUCED SOIL EROSION UNTIL PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED.
WHERE APPLICABLE
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION-RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED.
METHODS AND MATERIALS
1. **SITE PREPARATION**
A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
2. **PROTECTIVE MATERIALS**
A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIQUID MULCH BINDERS, OR NETTING THE DOWN, OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION. I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELISOR, COTTON, OR PLASTIC, MAY BE USED.
F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
3. **MULCH ANCHORING** - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.
A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOVED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
C. CRIMPER (MULCH ANCHORING TOOL), A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS TECHNIQUE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
D. LIQUID MULCH-BINDERS
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PROJECT INFORMATION

PROJECT NAME

SEA BRIGHT LAWN TENNIS AND CRICKET CLUB

PROJECT LOCATION
BLOCK 104, LOT 2
5 TENNIS COURT LANE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

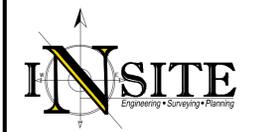
OWNER
SEABRIGHT LAWN TENNIS &
CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT
SEABRIGHT LAWN TENNIS &
CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

APPLICANT'S PROFESSIONALS
SURVEYOR:
INSITE SURVEYING, LLC
19555 ROUTE 34, SUITE 1A
WALL, NJ 07719



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(or local 7 days prior to excavation)



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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... 165 CHESTNUT STREET, SUITE 200,
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... 20 N. MAIN STREET, SUITE 2B,
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PROFESSIONAL ENGINEER, PLANNER
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DEFE 2813 NYPE 802285 CTFE 23291
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

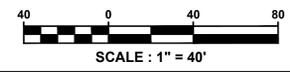
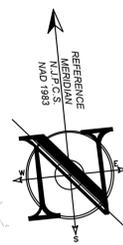
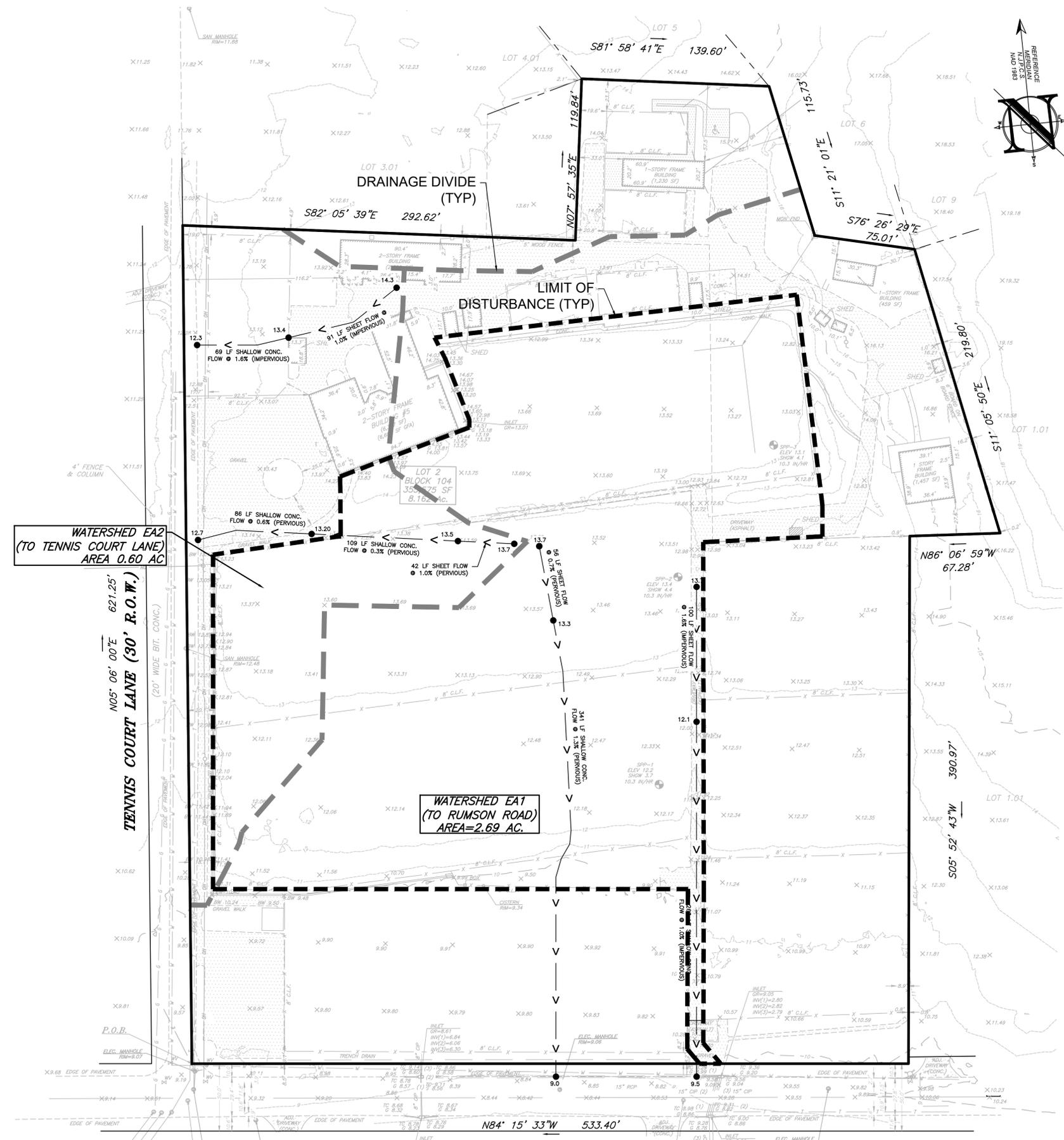
REV.#	DATE	COMMENT
0	11/06/25	INITIAL RELEASE
1	11/06/25	SCALE: 1"=40'
2	11/06/25	DESIGNED BY: SGM
3	11/06/25	DRAWN BY: JAR
4	24-2373-01	CHECKED BY: SGM
NOT FOR CONSTRUCTION		
APPROVED BY:		
FOR CONSTRUCTION		

PLAN INFORMATION

DRAWING TITLE
PRELIMINARY & FINAL MAJOR SITE PLAN

SHEET TITLE
PRE-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO.
DA100



SCALE: 1" = 40'

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2373 - Seabright Lawn Tennis & Cricket Club\24-2373-01 - 5 Tennis Court Lane, Rumson, NJ\24237301.dwg (Drainage Area Maps.dwg) -> DA100 Pre-Development
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PROJECT INFORMATION

PROJECT NAME

SEA BRIGHT
LAWN TENNIS
AND CRICKET
CLUB

PROJECT LOCATION
BLOCK 104, LOT 2
5 TENNIS COURT LANE
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER
SEABRIGHT LAWN TENNIS &
CRICKET CLUB
P.O. BOX 67
WICKATUNK, NJ 07765-0067

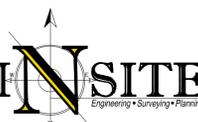
APPLICANT
SEABRIGHT LAWN TENNIS &
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CERTIFICATE OF AUTHORIZATION: 24GA28083200

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Jason L. Fichter
JASON L. FICHTER, PE, PP, CFM, CME

PROFESSIONAL ENGINEER, PLANNER

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NPCE 33336, DCPE 900682, COPE 36605

REVISIONS

REV.	DATE	DESCRIPTION
0	11/06/25	INITIAL RELEASE

SCALE: 1"=40'

DESIGNED BY: SGM

DATE: 11/06/25

DRAWN BY: JAR

JOB #: 24-2373-01

CHECKED BY: SGM

NOT FOR CONSTRUCTION

APPROVED BY:

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL

MAJOR SITE PLAN

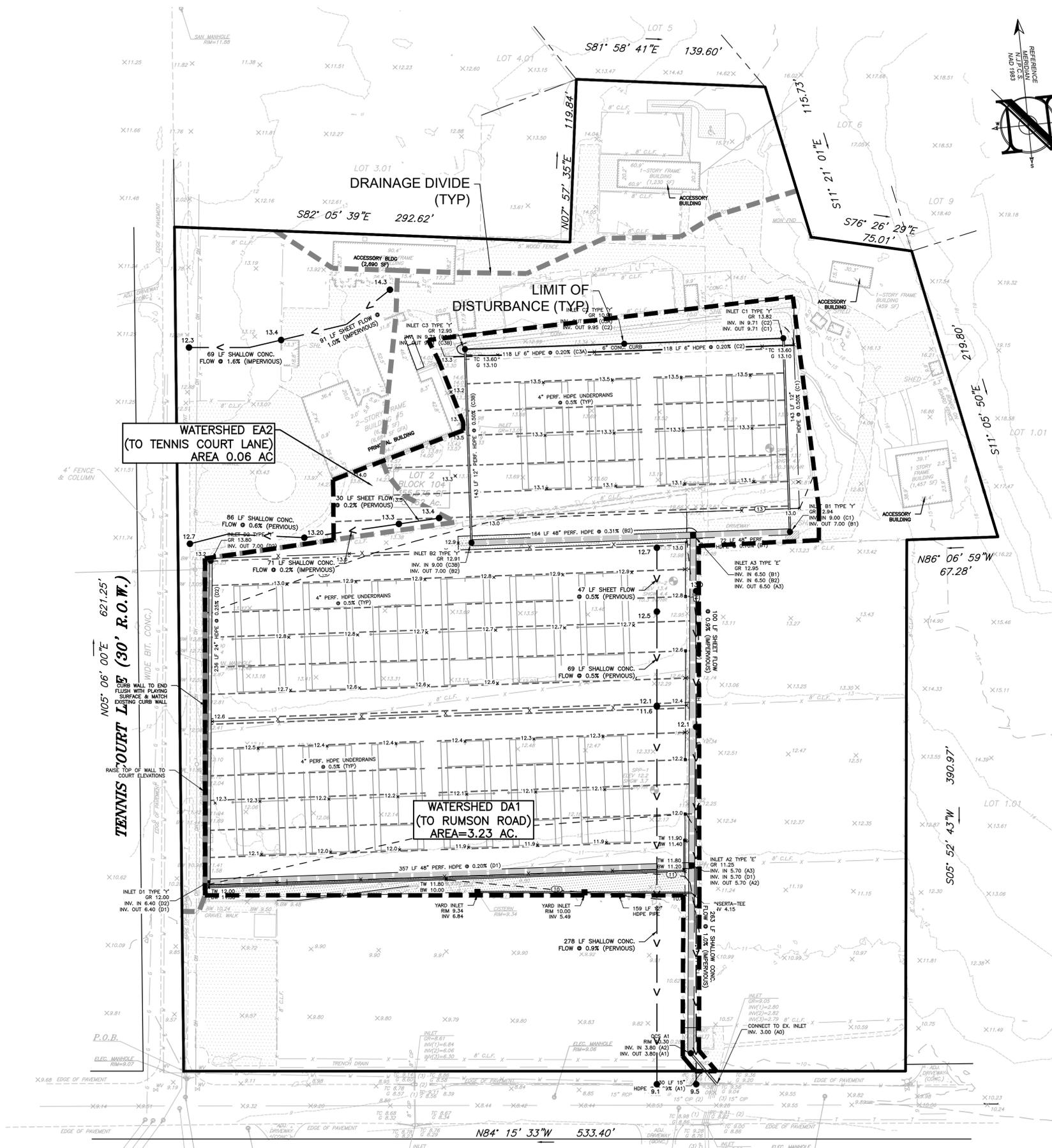
SHEET TITLE:

POST-DEVELOPMENT

DRAINAGE AREA MAP

SHEET NO.:

DA200



SCALE: 1" = 40'

LEGEND

EXISTING	PROPOSED

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2373 - Seabright Lawn Tennis & Cricket Club\24-2373-01 - 5 Tennis Court Lane, Rumson, NJ\24237301.dwg (Drainage Area Maps.dwg) -> DA200 Post-Development
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BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 104, LOT 2 5 TENNIS COURT LANE

SITUATED IN: BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY



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ELECTRIC	RED
GAS	YELLOW
COMMUNICATION	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Surveying
 InSite Surveying, LLC
 CERTIFICATE OF AUTHORIZATION: 24GA28290100
 ... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
 ... 165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
 ... 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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REVISIONS

Rev #	Date	Comment
R1	02/12/25	PER COMMENTS (pk)
0	11/13/24	INITIAL RELEASE

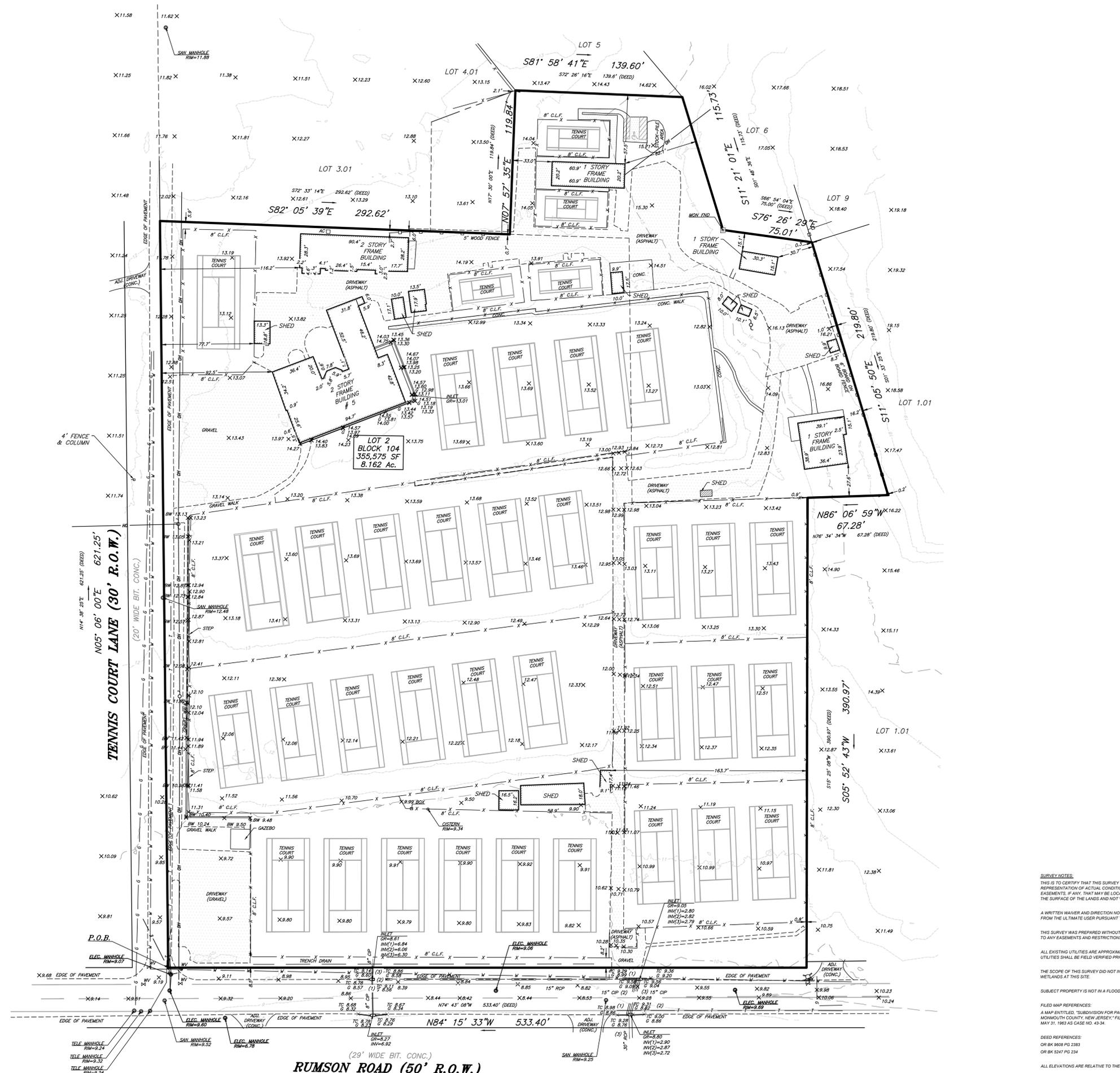
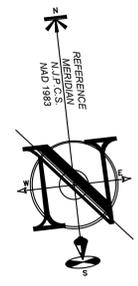
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 FIELD DATE: 10/17/24 CHECKED BY: JJH
 JOB #: 24-S001-959

CERTIFICATION

SURVEY NOTES:
 THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.
 A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003-C-14 (C45-9-36.3) AND N.J.A.C. 13-40-5.1(i).
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.
 ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.
 THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.
 SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.
 FILED MAP REFERENCES:
 A MAP ENTITLED, "SUBDIVISION FOR PAUL GILLEN, SITUATED, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MAY 31, 1993 AS CASE NO. 43-34.
 DEED REFERENCES:
 OR BK 9628 PG 2383
 OR BK 5247 PG 234
 ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD83).

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

Justin J. Wedges
JUSTIN WEDGES, P.L.S., C.F.S.
 PROFESSIONAL LAND SURVEYOR
 NJ LIC. NO. GS43362
 CERTIFIED FLOODPLAIN SURVEYOR NJ LIC. NO. NJ-044

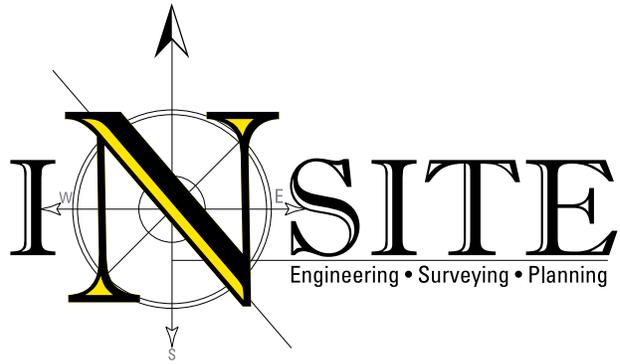


LEGEND

EXISTING	BOUNDARY LINE
	BOUNDARY LINE
	CONTOUR LINE
	SPOT ELEVATION
	BUILDING
	WALL
	GAS
	WATER
	INLET
	STORM
	SANITARY MAIN
	OVERHEAD WIRE
	ELECTRIC
	TELEPHONE
	UTILITY POLE
	HYDRANT
	SIGN POST
	FENCE
	LIGHT FIXTURE
	TEST PIT LOCATION
	GRADE FLOW ARROW
	SWALE CENTER LINE
	DECIDUOUS TREE
	CONIFEROUS TREE

File: S:\24-001-959 - InSite - Rumson\24-001-959 - 5 Tennis Court Lane, Rumson, NJ\24001959.dwg (2/25/25) - BTJ/awj -> 24-03 SURVEY
 Copyright 2025, InSite Surveying, LLC. All Rights Reserved.

(29' WIDE BIT. CONC.)
RUMSON ROAD (50' R.O.W.)
A.K.A. COUNTY ROUTE 520



ENVIRONMENTAL IMPACT REPORT

for

SEABRIGHT LAWN TENNIS & CRICKET CLUB

Located at

BLOCK 104; LOT 2

In

**BOROUGH OF RUMSON
MONMOUTH COUNTY, NJ**

Has been prepared for

SEABRIGHT LAWN TENNIS & CRICKET CLUB

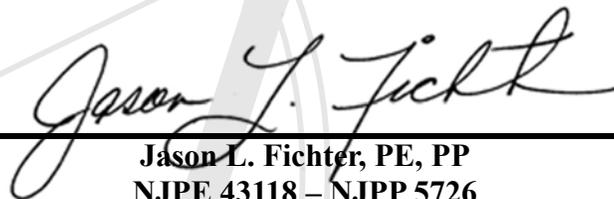
P.O. BOX 67

WICKATUNK, NJ 07765

On

November 06, 2025

InSite Project No. 24-2373-01



Jason L. Fichter, PE, PP
NJPE 43118 – NJPP 5726

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719

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APPENDIX A

Tax Map
USGS Map
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INTRODUCTION

This environmental impact report is being submitted as part of the development application entitled Seabright Lawn Tennis & Cricket Club, located on Block 104, Lot 2 as shown on Sheet 30 of the Official Tax Map of Borough of Rumson, Monmouth County, New Jersey. This report has been prepared in compliance with the municipal ordinance section 22, Attachment 3.

PROJECT LOCATION

The property is located at 5 Tennis Court Lane and is zoned as “R-2 Single Family Residential”, where a tennis club on a tract of 8 acres or more is a permitted use. The surrounding area consists of mostly single family residential and Holy Cross Academy and Church are located to the east. The site has frontage on Tennis Court Lane and Rumson Road.

PROJECT DESCRIPTION

The property is currently developed as a tennis club with a main clubhouse, maintenance building, lawn tennis courts, clay tennis courts, pickleball courts, and other amenities. For the purposes of this application, the focus is on the three (3) lawn tennis court areas adjacent to the main clubhouse and their reconstruction. This application proposes to improve the sixteen (16) lawn tennis courts with new grass surfaces and realign the courts and fences to better match the geometry of the surrounding courts. Additional site improvements include but are not limited to stormwater management and reconstructing the walkway paths.

EXISTING CONDITIONS

TOPOGRAPHY & HYDROLOGY

Elevations for the site range from 16 to 9. Portions of the property slope towards the surrounding rights-of-way, Tennis Court Lane and Rumson Road. A small portion of the northern property line drains across adjacent Lot 3.01 before entering Tennis Court Lane. The majority of the property slopes in the southerly direction towards the Rumson Road right of way. Stormwater management is handled via the perforated underdrain pipes, inlets, and outlet control structure prior to discharging into the inlet within Rumson Road.

InSite Engineering, LLC

GEOLOGY

According to NJDEP's GeoWeb, the property is located within the Coastal Plain physiographic province. The bedrock geology for the subject site is within the Shrewsbury Member and is composed of quartz, sand, and clay.

AIR QUALITY

The current use of the property has no impact on current air quality in the surrounding area.

NOISE

The current use of the property has no impact on the ambient noise levels in the surrounding area.

BIOLOGY

The property is not a conducive habitat for wildlife other than the occasional birds, small mammals such as squirrels, and deer that may cross the property. The majority of the property is developed with tennis courts and fencing.

SOCIOECONOMICS

The current use of the property provides a tax ratable for the Borough without generating any school age children. The tennis court is an amenity for the Borough and its members to enjoy.

TRANSPORTATION

The entrance to the property is accessed from Tennis Court Lane (30' ROW) which is a two way municipal road in a residential area. The property also has frontage on Rumson Road (CR 520) but does not have access from this road.

ENERGY

The property operates as a typical tennis club and has typical energy demands.

LAND USE

The property is zoned within the “R-2 Single Family Residential”, where a tennis club on a tract of 8 acres or more is a permitted use.

ARCHEOLOGY

The property is listed as a National Historic Landmark (NJEMS Site ID 418,583), designated in 1992. The listed period of significance is from the year 1875 to 1949. There are no changes to the buildings or historic nature of the property, the project is simply improving the tennis courts.

AESTHETIC FEATURES

The Club has served its members and their families for over 100 years as one of the premier locations on the Jersey Shore to enjoy its rich history and traditions.

SOLID WASTE AND RECYCLING MANAGEMENT

The Club stores its refuse and recycling in containers at the northern property line, adjacent to the two paddleball courts. The waste is picked up by a private hauler.

ANTICIPATED IMPACTS

TOPOGRAPHY & HYDROLOGY

The drainage pattern remains essentially the same as existing conditions. Proposed slopes will not exceed a maximum 3H:1V rate and any such areas will be stabilized in accordance with Soil Erosion and Sediment Control Standards.

GEOLOGY

There are no proposed adverse impacts on geology in the surrounding area.

AIR QUALITY

There are no proposed adverse impacts to the air quality in the surrounding area.

NOISE

There are no proposed adverse impacts to the ambient noise levels in the surrounding area.

InSite Engineering, LLC

BIOLOGY

There are no proposed adverse impacts to wildlife or vegetation in the surrounding area.

SOCIOECONOMICS

The property provides a tax ratable for the Borough without generating any school age children.

TRANSPORTATION

There are no proposed adverse impacts to the traffic in the surrounding area.

ENERGY

There are no proposed adverse impacts or substantial increases to the energy demand as part of this application.

LAND USE

The proposed improvements are permitted and comply with the municipal zoning requirements.

ARCHEOLOGY

There are no changes to the buildings or historic nature of the property, the project is simply improving the tennis courts.

AESTHETIC FEATURES

The improvements to the tennis courts will provide additional aesthetic beauty to the property and Borough.

SOLID WASTE AND RECYCLING MANAGEMENT

There is no change to the refuse and recycling area or private hauler.

REVIEW AGENCIES

Following is a list of the agencies from which approvals, permits and licenses are anticipated to be required:

InSite Engineering, LLC

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732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
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- Borough of Rumson Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District

CONCLUSION

In summary, the proposed improvements will result in minimal environmental impacts on the site and the surrounding area and is designed in substantial conformance with the Borough of Rumson Ordinance. Alternate design concepts are always possible; however, the impacts to the environment from alternative designs with similar uses would be the same as proposed.

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APPENDIX A

Tax Map

USGS Map

FEMA Map

InSite Engineering, LLC

1955 Route 34; Suite 1A • Wall, NJ 07719

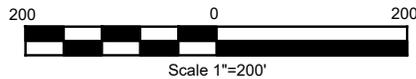
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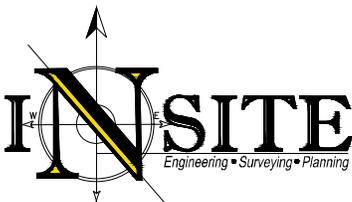
SITE



PLAN



TAX MAP



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph)
 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

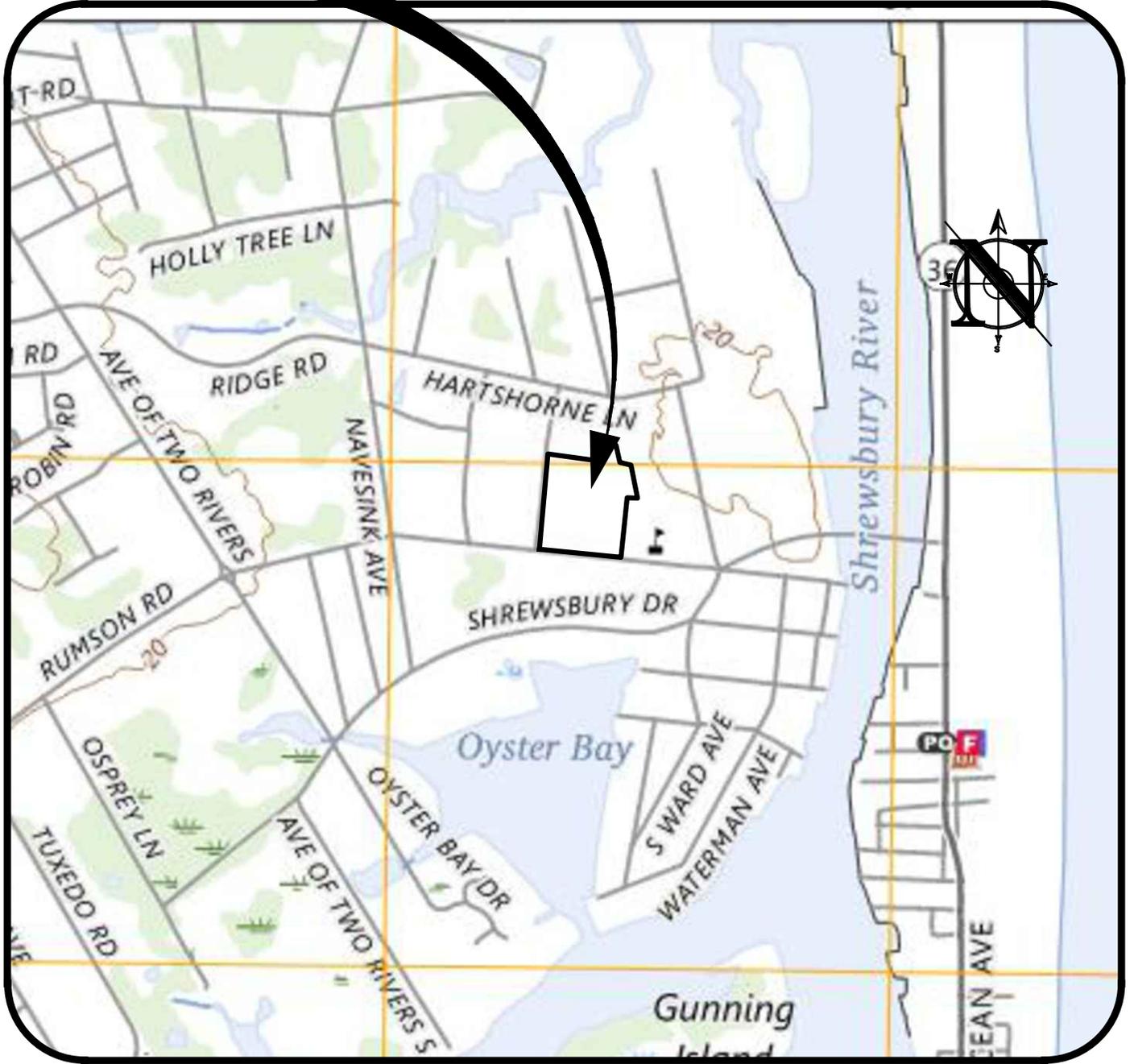
Site Location:
 Block 104, Lot 2
 5 Tennis Court Lane
 Borough of Rumson, Monmouth County, NJ

Reference:
 Tax Map #30
 Borough of Rumson, NJ
 Dated December, 2016

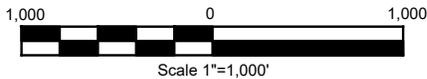
InSite Project No.
 24-2373-01
Drawing No.
 24-2373-01
Date
 November 06, 2025

Revisions

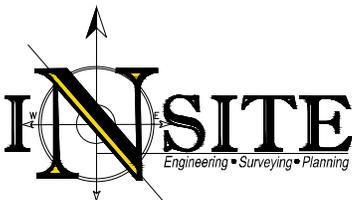
SITE



PLAN



USGS MAP



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
 732-531-7100 (Ph)
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 InSite@InSiteEng.net www.InSiteEng.net

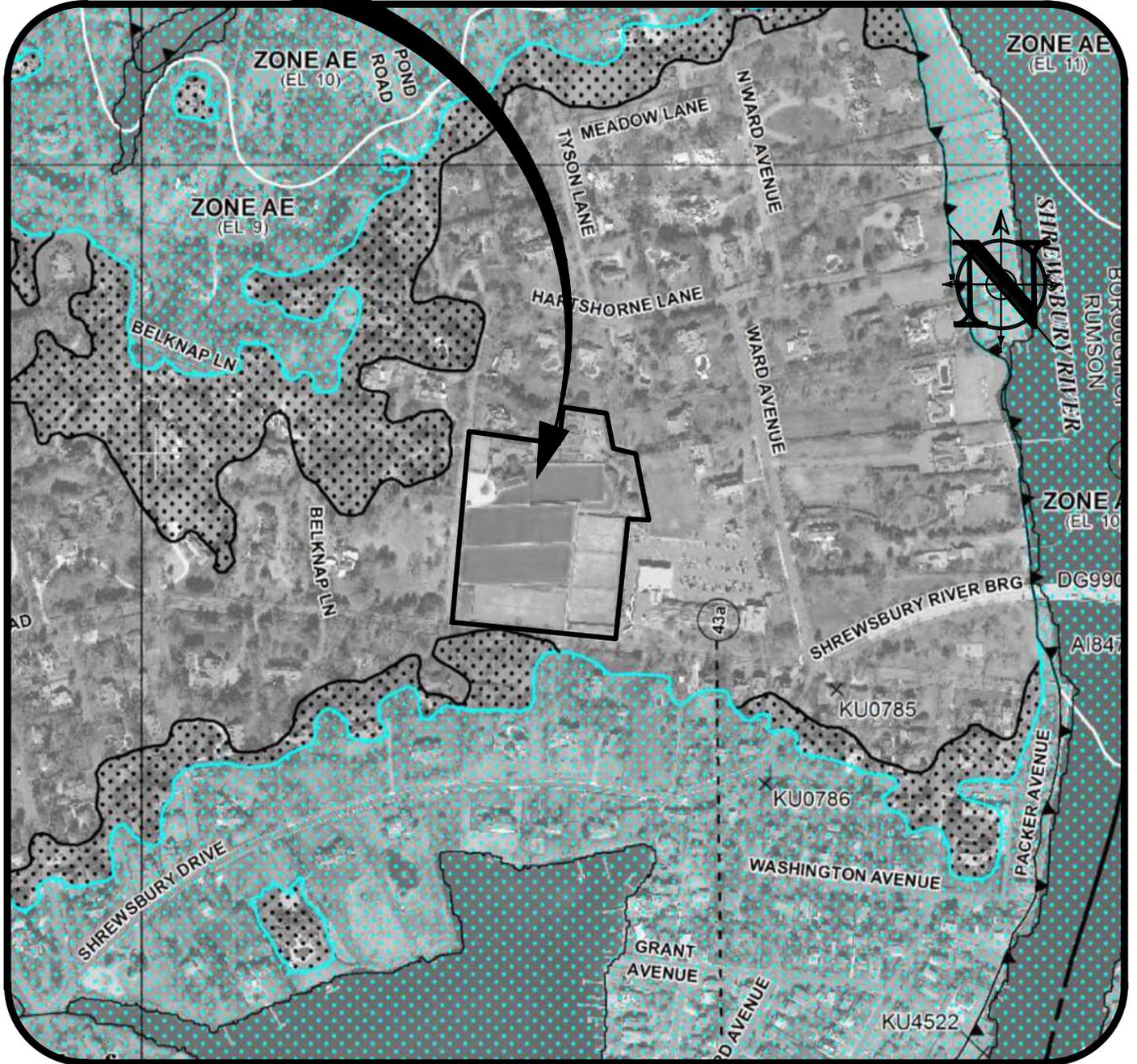
Site Location:
 Block 104, Lot 2
 5 Tennis Court Lane
 Borough of Rumson, Monmouth County, NJ

InSite Project No.
 24-2373-01
Drawing No.
 24-2373-01
Date
 November 06, 2025

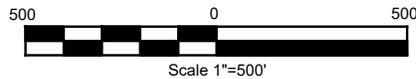
Reference:
 Source of Map: United States Geological Survey
 Long Branch East, NJ 2023

Revisions

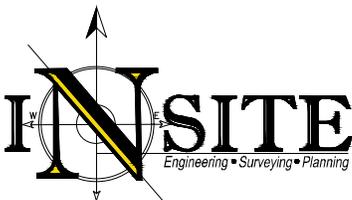
SITE



PLAN



FEMA EFFECTIVE FLOOD MAP



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
 1955 ROUTE 34, SUITE 1A
 WALL, NJ 07719
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 732-531-7344 (Fax)
 InSite@InSiteEng.net www.InSiteEng.net

Site Location:
 Block 104, Lot 2
 5 Tennis Court Lane
 Borough of Rumson, Monmouth County, NJ

Reference:
 Flood Insurance Map
 Monmouth County, New Jersey
 Map Number - 34025C0201H
 Effective Date - June 15, 2022

InSite Project No.
 24-2373-01
Drawing No.
 24-2373-01
Date
 November 06, 2025

Revisions



RMPB-R9220

January 21, 2026

Via Email (mdesoucey@rumsonnj.gov)

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

**Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination**

Dear Ms. DeSoucey:

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

The subject property, Lot 2 of Block 104, is a corner lot parcel with frontage on Tennis Court Lane to the west and Rumson Road (County Route 520) to the south. The property is currently occupied by the Seabright Lawn Tennis & Cricket Club. This property previously received minor site plan approval with variance relief from the Zoning Board in 2017 to construct an accessory building. With this application, the applicant is requesting approval to renovate and reconstruct 16 existing lawn tennis courts, realign the courts and fences, construct additional stone walkways, and construct drainage improvements including an underdrain system within the lawn tennis courts. Three sheds are proposed to be removed. No building renovations or building expansion is proposed.

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

1. Preliminary & Final Major Site Plan prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated November 6, 2025, consisting of nine (9) sheets.
2. Boundary and Topographic Survey, prepared by Justin J. Hedges, P.L.S., C.F.S., of InSite Engineering, LLC, dated November 13, 2024, last revised February 12, 2025, consisting of one (1) sheet.
3. Stormwater Report Drainage Area Plan, prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated November 6, 2025, consisting of one (1) sheet.
4. Stormwater Management Report prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated November 6, 2025.
5. Environmental Impact Report prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated November 6, 2025.
6. Resolution of Findings and Conclusions, Board of Adjustment, Borough of Rumson #5217, adopted on October 25, 2017.
7. Zoning Board Submission Letter, prepared by Kevin E. Kennedy Esq., of Kevin Kennedy Law, dated November 26, 2025.
8. Zoning Board of Adjustment Application form & Narrative, dated November 26, 2025.
9. Land Use & Development Permit Denial, dated November 25, 2025.
10. Letter of Transmittal prepared by Marie DeSoucey, dated December 8, 2025.



Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination

A. Completeness Review

Based on our review of the 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 completeness waivers for this item.)*
- **Item No. B30** – Site Triangles. *(I have no objection to the Board granting completeness waivers for this item. Per the site plan documents of the application approved in 2018, it appears there is an existing site triangle easement on the corner of Rumson Road. If approved, this shall be clarified, or a site triangle easement provided.)*
- **Item No. C4** – Landscaping plan to include: proposed landscape areas; number, type and location of proposed plantings, including street trees; and details for methods of planting, including optimum planting season. *(I have no objection to the Board granting a completeness waiver at this time. Please note if any landscaping is proposed at a later date or is required by the Board during the public hearing process or as a condition of approval a landscaping plan must be provided.)*
- **Item No. C6** – Lighting plan to include location and height of all proposed fixtures and details for construction of the fixtures. *(I have no objection to the Board granting a completeness waiver at this time. Testimony should be provided during the hearing confirming that existing parking areas are adequately lit.)*
- **Item No. D1** – List of all federal, state, regional, and/or municipal approvals or permits required. *(I have no objection to the Board granting completeness waivers for these items provided that same is submitted as a condition of approval.)*
- **Item No. D2** – Any existing or proposed easement or land reserved for use and dedication to public use/Copies of any existing or proposed deed restrictions or covenants. *(I have no objection to the Board granting completeness waivers for this item. Previous questions have been raised regarding the status of Tennis Court Lane as being a public or private roadway. This should be clarified prior to the Board Hearing.)*
- **Item No. D7** – Payment of all applicable fees. *(I recommend this item be provided 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.



Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination

B. Fee Determination

We have prepared a fee determination for the application in accordance with Section 22-3.14 of the Borough Ordinance. We have calculated the application fee to be \$11,975.00 and the escrow fee to be \$15,000.00. Please see Schedule “A” attached. Any remaining fee balances should be posted as separate checks.

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 2018 prior approval, the Board granted the following Bulk ‘c’ variances:

- a) A variance from Ordinance § 22-5.1.a, Schedule 5-4 to permit 206,888 square feet of lot coverage, whereas the maximum allowable lot coverage is 55,269.8 square feet.
- b) A variance from Ordinance §22-9.2.b.1.(c) to permit 35 parking spaces where 110 spaces were required.
- c) A variance from Ordinance §22-9.2.c.1 to not provide a loading zone for the new building.
- d) A variance from Ordinance §22-7.8.g.1 to permit an aggregate floor area of accessory buildings of 76% of the floor area of the main structure whereas 30% is permitted.
- e) A variance from Ordinance §22-7.8.g.4 to permit the proposed accessory building to have heat
- f) A variance from Ordinance §22-7.8.h.4 to permit the proposed accessory building to have a basement/storage area.

This application requires the following Bulk ‘C’ Variances:

1.2 Ordinance §22-5.5.e, Schedule 5-4 permits a maximum lot coverage of 15.5% (55,271 square feet), whereas 20.4% (72,537 square feet) of lot coverage exists and 22% (78,227 square feet), is proposed. Therefore, a variance will be required. It should be noted that lot coverage noted in the 2018 application appears to have been an error. The site plans shall be revised to include the lot coverage calculation to confirm existing/proposed lot coverage values. Regardless, as the lot coverage exceeds permitted values and the proposed improvements will increase lot coverage, variance relief will be required.

Additional Comments:

1.3 The site plan indicates variance relief is required from the minimum parking requirements. It should be noted that the parking requirement calculation only utilizes the building footprint area of the club’s principal building, not the gross floor area required by ordinance to calculate a parking requirement of 67 spaces. Based on the 2018 application documents, 107 parking spaces were required. This inconsistency should be clarified and parking calculation revised



Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination

accordingly. Regardless, as the property previously received variance relief for 35 parking spaces on site, the current site plans show a total of 44 on-site parking spaces on site as well as an additional 22 on-street parking spaces, and that the existing buildings and parking areas are to remain unchanged, it is our opinion that no additional relief is required from the parking requirement.

2. Site Layout & Parking

- 2.1 The applicant shall clarify if the existing concrete walkway encompassing the north side of the northern most tennis courts in the renovation area will be reconstructed for the new tennis court locations or remain in place. Any alterations shall be depicted on the plans.
- 2.2 The plans shall be revised to clarify the material of the 10' wide walkway north of the center row of tennis courts. Construction details should be provided for all proposed walkways.
- 2.3 The applicant should clarify if any ADA parking stalls exist or are proposed in the parking lot. Any proposed locations should be reflected on the plans accordingly.
- 2.4 The applicant shall provide testimony on proposed operations and if the applicant proposes changes to how the use operates such as hours of operations, number of club members, and any impacts to parking/circulation through the site.

3. Grading/Drainage/Utilities

- 3.1 The proposed area of disturbance (3.3 acres) exceeds 1 acre, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management standards.
- 3.2 The applicant indicates that the project meets the stormwater quantity requirements of N.J.A.C. 7:8 by meeting the 50%, 75%, & 80% reductions for the 2, 10 and 100-year storm event peak runoff by using a proposed subsurface infiltration basin with an outlet control structure to an existing drainage inlet within Rumson Road.
- 3.3 The area of regulated impervious surface coverage does not exceed ¼ acre, therefore the water quality requirements of N.J.A.C. 7:8 are not applicable.
- 3.4 The stormwater report's pipe storage pond summary includes 7.5 FT wide by 5.5 FT deep stone storage (Volume #2A) for the 48" perforated HDPE pipe, which is not reflected on the drainage plan. The drainage plan shall be revised to specify overall stone bed dimensions for these areas and provide a cross-section detail for same.
- 3.5 The stormwater report includes a 0.5% slope for the 24" HDPE pipe from Inlet D1 to Inlet D2, whereas the drainage plans include a 0.25% slope for this pipe. The plan and/or report shall be revised accordingly.
- 3.6 Shop drawings signed and sealed by a New Jersey Professional Engineer for the drainage structures shall be submitted for review by the Borough Engineer prior to construction.



Re: **Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination**

- 3.7 The proposed stormwater management system must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk, per NJAC 7:8-5.2(m). A form of deed notice should be submitted to the Borough before filing.
- 3.8 As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Borough Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board.
- 3.9 Unless waived, the plans should be revised to show the location of all existing and proposed utility mains, and services within the project disturbance area, or the applicant shall confirm no utilities exist within the project area that could conflict with the proposed drainage system.

4. Landscaping and Lighting

- 4.1. The applicant has requested a waiver from providing a Landscape Plan, which is required by Ordinance §22-8.4. Therefore, a design waiver is technically required. The applicant shall provide testimony to support this request.
- 4.2. The plans shall be revised to clarify restoration of the lawn areas to be disturbed and if the areas are to be sodded, seeded, or laid with synthetic turf.
- 4.3. The applicant has requested a waiver from providing a Lighting Plan. Ordinance §22-9.2.a.12(b) requires parking lots and walkways to have lighting. The applicant does not propose any lighting within the existing parking areas or along the proposed walkways; therefore, a design waiver is technically required. The applicant shall provide testimony to support this request, including whether the club is used after dark and if lighting exists on site.

5. General

- 5.1 The final plan submitted for signatures must be signed by the owner and notarized.
- 5.2 If required as a condition of approval, the applicant must post performance and maintenance guarantees and inspection fees, as necessary. Estimates will be provided at a later date.
- 5.3 As a condition of approval, As-Built drawings of final construction with all revisions will be required.
- 5.4 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. Freehold Soil Conservation District
 - c. All other agencies having jurisdiction.



Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination

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

Very truly yours,
T&M ASSOCIATES

JULIE NASTASI, P.E., C.M.E
CLIENT MANAGER

George Minaidis

GEORGE MINAIDIS, P.E.
CONSULTING ENGINEER

JN:GMM

cc: Thomas S. Rogers, Borough Administrator (trogers@rumsonnj.gov)
David M. Marks, PE, CME, CFM, Borough Engineer (ap@rumsonnj.gov)
Helen Graves, Temporary Chief Financial Officer (mpalmer@rumsonnj.gov)
Michael B. Steib, Esq., Planning Board Attorney (msteib@mbslaw.net)
Kendra Lelie, Planning Board Planner (klelie@kylemcmanus.com)
Seabright Lawn Tennis & Cricket Club, Applicant (Kyle@sltcc.org)
Kevin E. Kennedy, Esq., Applicant's Attorney (kkennedy@kevinkennedylaw.net)
Stephen Musto, P.E., P.P., Applicant's Engineer (Stephen.musto@insiteeng.net)

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Re: Seabright Lawn Tennis & Cricket Club
5 Tennis Court Lane; Block 104, Lot 2, R-2 Zone
Preliminary & Final Major Site Plan
Completeness Review and Fee Determination

RMPB-R9220

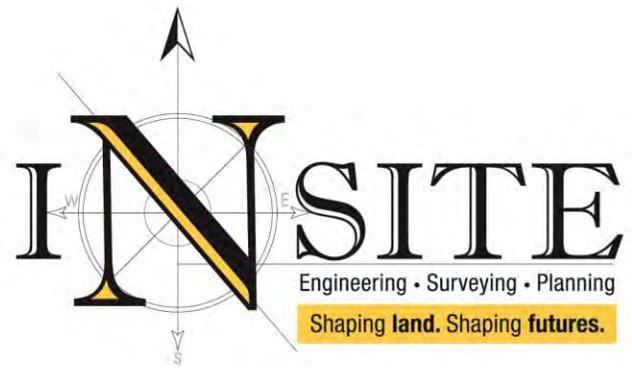
SCHEDULE "A"

**SEABRIGHT LAWN TENNIS & CRICKET CLUB
PRELIMINARY & FINAL MAJOR SITE PLAN
5 TENNIS COURT LANE; BLOCK 104, LOT 2
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	\$300.00
	3.(b)(1) Preliminary Approval Fee (\$50 per 1,000 SF Lot Area)	\$7,150.00
	*Calculation based upon 143,748 SF area of disturbance. Full lot area is 355,575 SF.	
	4. Final Approval (50% Of Preliminary Approval Fee)	\$3,725.00
f.	Variances	
	3. Hardship or Bulk Variances	
	(c) Other	
	(1 Variance x \$100 per Variance, \$200 minimum)	\$200.00
h.	Public Hearing	\$100.00
		<u>SUBTOTAL \$11,975.00</u>
m.	Refundable Application Escrow Fee	
	6. Refundable Application Escrow Fees.	
	(b) Commercial Development	
	(25-100 Parking Spaces)	\$15,000.00
		TOTAL FEES <u>\$26,975.00</u>

Borough of Rumson Planning Board
Attn: Marie DeSoucey
Board Secretary
80 East River Road
Rumson, NJ 07760



February 18, 2026

Via Hand Delivery & Email

RE: SEA BRIGHT LAWN TENNIS & CRICKET CLUB
(RMPB-R9220)
Block 104, Lot 2;
5 Tennis Court Lane
Borough of Rumson, Monmouth County, New Jersey

Ms. DeSoucey:

We are submitting this letter on behalf of the Owner/Applicant in response to T&M Associates review letter dated January 21, 2026. Each comment and response are numbered in accordance with the aforementioned review memo. *Italicized text is taken from the review memo for your ease of reference; non-italicized text represents our responses.*

T&M Associates Review Letter, dated January 21, 2026

A. Completeness Review

Based on our review of the 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.)*
 - **See attached for proof of paid taxes.**
- *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 completeness waivers for this item.)*
 - **Waiver is requested.**
- *Item No. B30 – Site Triangles. (I have no objection to the Board granting completeness waivers for this item. Per the site plan documents of the application approved in 2018, it appears there is an existing site triangle easement on the corner of Rumson Road. If approved, this shall be clarified, or a site triangle easement provided.)*
 - **There is a sight easement on the prior plans but no metes and bounds or detail is provided. There is no record of the recorded easement. Sheet C300 shows the sight triangle per Rumson Ordinance.**
- *Item No. C4 – Landscaping plan to include: proposed landscape areas; number, type and location of proposed plantings, including street trees; and details for methods of planting,*

InSite Engineering, LLC

InSiteEng.net | 732-531-7100 | InSite@InSiteEng.net

HEADQUARTERS:
1955 Route 34, Suite 1A
Wall, NJ 07719

REGIONAL OFFICE (NORTH NJ):
165 Chestnut Street, Suite 200
Allendale, NJ 07401

REGIONAL OFFICE (SOUTH NJ):
20 N Main Street, Suite 2B
Manahawkin, NJ 08050

including optimum planting season. (I have no objection to the Board granting a completeness waiver at this time. Please note if any landscaping is proposed at a later date or is required by the Board during the public hearing process or as a condition of approval a landscaping plan must be provided.)

- **No landscaping is proposed as part of this project and no landscaping is to be removed. After the proposed improvements, the Club will consult with their members to add native plantings.**
- *Item No. C6 – Lighting plan to include location and height of all proposed fixtures and details for construction of the fixtures. (I have no objection to the Board granting a completeness waiver at this time. Testimony should be provided during the hearing confirming that existing parking areas are adequately lit.)*
 - **Waiver is requested.**
- *Item No. D1 – List of all federal, state, regional, and/or municipal approvals or permits required. (I have no objection to the Board granting completeness waivers for these items provided that same is submitted as a condition of approval.)*
 - **The application is subject to approvals from Rumson Planning Board, Monmouth County Planning Board, and Freehold Soil Conservation District.**
- *Item No D2 – Any existing or proposed easement or land reserved for use and dedication to public use/Copies of any existing or proposed deed restrictions or covenants. (I have no objection to the Board granting completeness waivers for this item. Previous questions have been raised regarding the status of Tennis Court Lane as being a public or private roadway. This should be clarified prior to the Board Hearing.)*
 - **The 20’ wide ROW easement for the Club parking along Tennis Court is shown on the plans. There are no other known easements.**
 - **Based on prior testimony for the 54 Rumson Road application, Tennis Court Lane is historically known as a private roadway.**
- *Item No. D7 – Payment of all applicable fees. (I recommend this item be provided prior to the application being deemed complete.)*
 - **Please see two attached checks for the remainder of the applicable fees.**

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 Section 22-3.14 of the Borough Ordinance. We have calculated the application fee to be \$11,975.00 and the escrow fee to be \$15,000.00. Please see Schedule “A” attached. Any remaining fee balances should be posted as separate checks.

- **Please see two attached checks for the remainder of the applicable fees.**
- **Application \$11,975 - \$100 (previously provided) = \$11,875.00**
- **Escrow \$15,000 - \$4,000 (previously provided) = \$11,000.00**

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 2018 prior approval, the Board granted the following Bulk 'c' variances:

a) A variance from Ordinance § 22-5.1.a, Schedule 5-4 to permit 206,888 square feet of lot coverage, whereas the maximum allowable lot coverage is 55,269.8 square feet.

Our office calculated a lower existing lot coverage than the prior approval. The existing lot coverage variance will be slightly increased due to the additional walkways.

b) A variance from Ordinance §22-9.2.b.1.(c) to permit 35 parking spaces where 110 spaces were required.

Refer to sheet C300 which shows 85 spaces required and 44 spaces are proposed onsite. There is no change to the existing parking requirement nor changes to the existing parking provided.

c) A variance from Ordinance §22-9.2.c.1 to not provide a loading zone for the new building.

There is no change to this existing variance as part of this application.

d) A variance from Ordinance §22-7.8.g.1 to permit an aggregate floor area of accessory buildings of 76% of the floor area of the main structure whereas 30% is permitted.

This existing variance is being improved by removing an existing accessory structure.

e) A variance from Ordinance §22-7.8.g.4 to permit the proposed accessory building to have heat

There is no change to this existing variance as part of this application.

f) A variance from Ordinance §22-7.8.h.4 to permit the proposed accessory building to have a basement/storage area.

There is no change to this existing variance as part of this application.

This application requires the following Bulk 'C' Variances:

1.2 Ordinance §22-5.5.e, Schedule 5-4 permits a maximum lot coverage of 15.5% (55,271 square feet), whereas 20.4% (72,537 square feet) of lot coverage exists and 22% (78,227 square feet),

is proposed. Therefore, a variance will be required. It should be noted that lot coverage noted in the 2018 application appears to have been an error. The site plans shall be revised to include the lot coverage calculation to confirm existing/proposed lot coverage values. Regardless, as the lot coverage exceeds permitted values and the proposed improvements will increase lot coverage, variance relief will be required.

The site plans have been revised to correct the existing and proposed impervious coverage. The previous plans incorrectly categorized some of the hard courts as pervious in the coverage calculation. Variance relief is requested.

Additional Comments:

- 1.3 *The site plan indicates variance relief is required from the minimum parking requirements. It should be noted that the parking requirement calculation only utilizes the building footprint area of the club's principal building, not the gross floor area required by ordinance to calculate a parking requirement of 67 spaces. Based on the 2018 application documents, 107 parking spaces were required. This inconsistency should be clarified and parking calculation revised accordingly. Regardless, as the property previously received variance relief for 35 parking spaces on site, the current site plans show a total of 44 on-site parking spaces on site as well as an additional 22 on-street parking spaces, and that the existing buildings and parking areas are to remain unchanged, it is our opinion that no additional relief is required from the parking requirement.*

The parking requirement has been revised to include the GFA for the clubhouse, the paddlehouse building, the boarding house, and small office. The remaining accessory buildings are for storage and maintenance and do not contribute to the parking demand. The clubhouse and paddlehouse require 79 spaces, the boarding house requires 2, and the office requires 4, for a total of 85 spaces. Variance relief is requested.

2. Site Layout & Parking

- 2.1 *The applicant shall clarify if the existing concrete walkway encompassing the north side of the northern most tennis courts in the renovation area will be reconstructed for the new tennis court locations or remain in place. Any alterations shall be depicted on the plans.*

This section of concrete walkway will be removed for construction of the new courts. The landscape wall will remain. Refer to sheet C200 for additional labels.

- 2.2 *The plans shall be revised to clarify the material of the 10' wide walkway north of the center row of tennis courts. Construction details should be provided for all proposed walkways.*

Sheet C300 has been revised to indicate the proposed 10' wide walkway will be crushed stone, similar to the existing stone walkways. A construction detail has been added on sheet C700.

- 2.3 *The applicant should clarify if any ADA parking stalls exist or are proposed in the parking lot. Any proposed locations should be reflected on the plans accordingly.*

There are two existing ADA spaces on the property that are to remain, one near the northernmost section of the property near the platform tennis courts, and the other is along the fenceline within the parking lot closest to the clubhouse. Per ADA requirements for a parking facility with 26 to 50 spaces, two ADA spaces are required. The two ADA spaces satisfy the requirement for the onsite parking spaces. Refer to sheets C200 and C300 for the ADA spaces.

- 2.4 *The applicant shall provide testimony on proposed operations and if the applicant proposes changes to how the use operates such as hours of operations, number of club members, and any impacts to parking/circulation through the site.*

Testimony will be provided. There is no proposed change to operations or membership numbers. The goal of the improvements to grass courts is to minimize the maintenance of natural turf areas through more sustainable and environmentally friendly infrastructure.

3. **Grading/Drainage/Utilities**

- 3.1 *The proposed area of disturbance (3.3 acres) exceeds 1 acre, therefore, the project is considered a “major development” as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management standards.*

The applicant will comply.

- 3.2 *The applicant indicates that the project meets the stormwater quantity requirements of N.J.A.C. 7:8 by meeting the 50%, 75%, & 80% reductions for the 2, 10 and 100-year storm event peak runoff by using a proposed subsurface infiltration basin with an outlet control structure to an existing drainage inlet within Rumson Road.*

This comment is for informational purposes only. No response is required.

- 3.3 *The area of regulated impervious surface coverage does not exceed ¼ acre, therefore the water quality requirements of N.J.A.C. 7:8 are not applicable.*

This comment is for informational purposes only. No response is required.

- 3.4 *The stormwater report’s pipe storage pond summary includes 7.5 FT wide by 5.5 FT deep stone storage (Volume #2A) for the 48” perforated HDPE pipe, which is not reflected on the drainage plan. The drainage plan shall be revised to specify overall stone bed dimensions for these areas and provide a cross-section detail for same.*

The limits of stone trenching have been added to the plans on sheet C400. Refer to sheet C700 for the cross section detail of the perforated pipe bedding with stone trenching dimensions.

- 3.5 *The stormwater report includes a 0.5% slope for the 24” HDPE pipe from Inlet D1 to Inlet D2, whereas the drainage plans include a 0.25% slope for this pipe. The plan and/or report shall be revised accordingly.*

The Stormwater Report has been revised to fix the slope on the pipe.

- 3.6 *Shop drawings signed and sealed by a New Jersey Professional Engineer for the drainage structures shall be submitted for review by the Borough Engineer prior to construction*

The applicant will comply.

- 3.7 *The proposed stormwater management system must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk, per NJAC 7:8-5.2(m). A form of deed notice should be submitted to the Borough before filing.*

The applicant will comply.

- 3.8 *As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Borough Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board.*

The applicant will comply.

- 3.9 *Unless waived, the plans should be revised to show the location of all existing and proposed utility mains, and services within the project disturbance area, or the applicant shall confirm no utilities exist within the project area that could conflict with the proposed drainage system.*

There are no known utilities in the disturbance area that would conflict with the proposed drainage system. The existing irrigation system for the grassed courts will be removed and replaced as part of the construction.

4. **Landscaping and Lighting**

- 4.1. *The applicant has requested a waiver from providing a Landscape Plan, which is required by Ordinance §22-8.4. Therefore, a design waiver is technically required. The applicant shall provide testimony to support this request.*

Testimony will be provided. No landscaping is proposed as part of this project and no landscaping is to be removed.

- 4.2. *The plans shall be revised to clarify restoration of the lawn areas to be disturbed and if the areas are to be sodded, seeded, or laid with synthetic turf.*

The disturbed lawn areas will be restored in kind with sod. This note has been added to C800.

- 4.3. *The applicant has requested a waiver from providing a Lighting Plan. Ordinance §22-9.2.a.12(b) requires parking lots and walkways to have lighting. The applicant does not propose any lighting within the existing parking areas or along the proposed walkways; therefore, a design waiver is technically required. The applicant shall provide testimony to support this request, including whether the club is used after dark and if lighting exists on site.*

Testimony will be provided. The tennis courts south of the clubhouse do not have lighting and close at dusk. The parking and walkway areas around the clubhouse are lit via building

mounted lights. The paddle courts north of the clubhouse are the only playing areas open after dusk.

5. **General**

5.1 *The final plan submitted for signatures must be signed by the owner and notarized.*

The applicant will comply.

5.2 *If required as a condition of approval, the applicant must post performance and maintenance guarantees and inspection fees, as necessary. Estimates will be provided at a later date.*

The applicant will comply.

5.3 *As a condition of approval, As-Built drawings of final construction with all revisions will be required.*

The applicant will comply.

5.4 *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. Freehold Soil Conservation District*
- c. All other agencies having jurisdiction*

The applicant will comply.

In accordance with the above, enclosed please find the following:

- Twelve (12) copies of the plan entitled, “Preliminary and Final Major Site Plan”, dated 11/06/25, last revised 02/06/26 (r2), totaling nine (9) sheets, as prepared by this office;
- Three (3) copies of the report entitled, “Stormwater Management Report”, dated 11/06/26, last revised 02/06/26 (r2), as prepared by this office;
- One (1) copy of Right-of-Way Easement Description, dated 01/27/26, prepared by InSite Surveying.
- One (1) copy of Right-of-Way Easement Deed, prepared by Kevin Kennedy, Esq.
- One (1) copy of Email correspondence with the City Tax Assessor regarding paid taxes;
- One (1) check for the project Application Fee, totaling \$11,875.00, and;
- One (1) check for the project Escrow Fee, totaling \$11,000.00.

All enclosures listed above may be accessed digitally by [clicking here](#) or by manually entering the URL listed below¹.

Thank you for your kind consideration of this application. If you have any questions or require further information, please feel free to contact this office anytime.

Sincerely,
InSite Engineering, LLC



Stephen G. Musto, PE, CME

Job #24-2373-01
SM/mn

cc: Kyle Cwynar, Applicant
Kevin Kennedy, Esq., Applicant's Attorney

¹ https://insiteeng-my.sharepoint.com/:f/g/personal/stephen_musto_insiteeng_net/IgCPuRwJV48TaH3X0QeEPONAbaNj3JGhVBCYsZS1LbXvbA?e=vxv7z7

IN THE MATTER OF THE
APPLICATION OF
SEA BRIGHT LAWN TENNIS
AND CRICKET CLUB
BLOCK 104 LOT 2

RESOLUTION GRANTING
PRELIMINARY AND FINAL
SITE PLAN APPROVAL
WITH VARIANCES

WHEREAS, SEA BRIGHT LAWN TENNIS AND CRICKET CLUB,
hereinafter the "Applicant", has proposed the development of
property located at 5 Tennis Court Lane, in the Borough of
Rumson, County of Monmouth, and State of New Jersey which
property is further known and designated as Block 104, Lots 2 on
the Tax Map of the Borough of Rumson; and

WHEREAS, the Applicant has applied to the Planning Board of
the Borough of Rumson for Preliminary and Final Site Plan
approval with variances to demolish the existing building at the
rear of the site servicing paddle tennis courts and replacing it
with a new 20 ft. x 58 ft. building with a wrap-a-round deck and
handicap walkway requiring variances for increase in non-
conforming Lot coverage, increase in parking deficiency, absence
of a loading Zone, ground floor area of accessory building
exceeding 30% of the ground floor area of the principal
structure and an accessory building serviced by heat, contrary
to the provisions of Schedules 5-3 and 5-4, Section 22-9.2.b.1
(c), Section 22-9.2.c.1, Section 22-7.8.g.1 and Section 22-
7.8.g.4, respectively of the Development Regulations of the
Borough of Rumson; and

WHEREAS, the subject property is located in the R-2
Residential Zone District and tennis and country clubs are a
permitted use in the Zone; and

WHEREAS, the Applicant appeared before the Planning Board of the Borough of Rumson on December 4, 2017, due notice of said meeting having been given in accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the application was heard; and

WHEREAS, the Applicant's witnesses were sworn and the Planning Board having heard the testimony of the Applicant's witnesses and having examined the exhibits presented by the Applicant and having considered all of the evidence presented in favor of or in opposition to the application, the Planning Board has made the following findings of fact:

1. The Planning Board has received and reviewed the following documents, exhibits and reports:

1.1 Site Plan Application of Sea Bright Lawn Tennis and Cricket Club, undated, marked as Exhibit A-1 in evidence.

1.2 Architectural Elevation and Floor Plans prepared by Anthony Busch, Architect, dated June 17, 2017 including attachment of Preliminary and Final Site Plan prepared by Thomas P. Santry, P.A., marked as Exhibit A-2 in evidence.

1.3 Completeness and Engineering Review of T&M Associates, dated September 13, 2017, marked as Exhibit A-3 in evidence.

1.4 Second Completeness and Engineering Review of T&M Associates, dated October 25, 2017, marked as Exhibit A-4 in evidence.

1.5 Preliminary and Final Site Plan prepared by Thomas P. Santry, P.A. dated July 11, 2017 revised October 9, 2017, consisting of two (2) sheets, marked as Exhibit A-5 in evidence.

1.6 Aerial Photograph of subject property and surrounding environs from Google, marked as Exhibit A-6 in evidence.

1.7 Aerial Photograph of existing paddle Courts from Google, marked as Exhibit A-7 in evidence.

2. The premises in question are located at 5 Tennis Court Lane, in the Borough of Rumson, County of Monmouth and State of New Jersey, which property is further known and designated as Block 104, Lot 2 on the Tax Map of the Borough of Rumson.

3. The Planning Board conducted a completeness review prior to commencing the hearing of the application and, based upon the Board Engineer's comments and recommendations, has determined that all relevant completeness items have been satisfied and that any outstanding items are not necessary in order to review and decide upon the application. Those items in the Engineer's letter wherein the Engineer indicated no objection, however required compliance as a condition of approval are conditions of this approval. Those include items numbered B6, C4, C6, C7 and C8.

4. The subject property is located in the R-2 Residential Zone District and tennis and country clubs are a permitted use in the Zone.

5. The subject property consists of an 8.1 acre (355,567.77 sq. ft.) tract which is irregularly shaped with frontages on Rumson Road and Tennis Court Lane. The subject property is presently developed with a principal two-story tennis club building with tennis courts, a tennis court "hut", an accessory equipment and storage building, a pump house, an accessory paddle court building and tennis courts and paddle courts, along with driveway and parking area and an accessory shed, along with a two (2) story caretaker's residence.

6. The Applicant proposes to demolish the existing accessory building servicing the paddle tennis courts and replace it with a new 20 ft. x 58 ft. building with a wrap-around deck and handicap walkway. No other improvements are proposed. The Applicant was represented by Sean G. Deverin, Esq. who presented the testimony of Anthony Busch, Jr., a licensed Architect in the State of New Jersey and Maria Manly, a Trustee of the Applicant. The Applicant's presentation demonstrated that the existing building servicing the paddle tennis courts was built in the 1960's and is in deteriorated condition with respect to it's roof, plumbing facilities and structure. The Applicant provided testimony that the larger building is needed for members and spectators participating in or observing paddle tennis competition. The club has no plans for increased membership. The proposed increased building size is to accommodate existing membership. It is noted that the paddle tennis facility is used principally during the months of

September through April when the regular tennis courts are not in use due to seasonal weather conditions. Thus the two (2) facilities within the tennis club will be used at different times and will not simultaneously generate traffic to the site.

7. The Applicant provided testimony that there will be no change in the layout or position of the paddle tennis courts. The increase in building size is 550 +/- sq. ft. and will approximately double the size of the existing building. The new structure will now be ADA compliant with the ADA ramp being required. The new building will have a height of 23 ft. where the existing building to be removed is 19 ft. in height. Variance relief is not required for building height.

8. During the course of the hearing, it was determined that the new building will also have a basement for storage area. Basements are not permitted for accessory buildings. The Applicant amended its application to include a variance to permit a basement for storage in the accessory building.

9. The new building will have a front entry, a fireplace, television area, kitchen, handicap bathroom and a small office/pro shop. It will also have window areas allowing viewing of the paddle tennis matches and will provide a much more functional and comfortable area for members waiting for Courts to open or simply observing matches.

10. The Applicant provided testimony that the exterior has been designed to match the style of the existing structures on the property and will harmonize with those structures. In addition the Applicant provided testimony that there is already

a substantial buffer in place between the paddle tennis facility's area and adjacent properties. That landscape buffer is not proposed to be disturbed nor is it proposed to be enhanced insofar as it is a significant and effective buffer. The Applicant also testified that there is no proposal for an increase in lighting.

11. The Applicant agreed to comply with the technical recommendations set forth in the report of the Planning Board's Engineer dated October 25, 2017 marked as Exhibit A-4 in evidence.

12. The Planning Board finds that the Applicant has satisfied the positive criteria for the grant of the requested variance relief. More particularly, with respect to proposed lot coverage, the increase in coverage is 1,226 sq. ft. total including the ADA handicap ramp and the increased accessory building size. The Planning Board finds that this increase in coverage of 1,226 sq. ft. is three-tenths (3/10ths) of one percent (1%) and is diminimis and will be imperceptible from existing conditions. The Planning Board finds that the increase in building size is necessary in order for the club to replace an existing outdated, failing structure with a new ADA compliant building constructed to present day standards and that the additional area is necessary in order to provide an adequate facility for members of the tennis club waiting for courts to open and observing competition on the courts. The application of the Borough of Rumson Ordinance limits the extent to which the property can be properly utilized which results in a hardship on the Applicant.

13. With respect to the parking deficiency, the Planning Board finds that the enlarged building increases the existing deficiency by three (3) spaces. The Planning Board notes the testimony of the Applicant's witnesses that there has never been any problem with the number of parking spaces on site and that, due to the seasonal nature of the regular tennis courts and the paddle tennis courts, the number of spaces actually existing (35) are adequate to accommodate the requirements of the entire tennis club facility. Moreover as stated previously, there are no plans to increase club membership. Consequently, the increased size of the building will not increase demand for parking spaces. Requiring the construction of additional parking spaces would impose a hardship upon the Applicant as it would require greater variance relief for unnecessary impervious coverage. Therefore there is a hardship created.

14. With respect to not providing a loading zone, the Applicant provided testimony that there is no need for a loading zone as there are no materials being delivered or taken from the premises which would require a loading area. Requiring the construction of a loading area where none is needed once again will unnecessarily increase the need for additional impervious coverage and impose a hardship on the Applicant.

15. With respect to aggregate floor area of accessory buildings, the Planning Board finds that the proposed increase of one percent over (76%) where 75% exists is de minimis. Moreover there is a hardship associated with the property for the reasons set forth previously herein, such that the variance is necessary as this provision limits the extent of the use of

the property which use is appropriate and needed for the club facility. Thus a hardship exists with regard to this variance.

16. With respect to heating an accessory building, the Planning Board further finds that for all the reasons set forth above it is appropriate to have heat in this type of accessory building. Once again the Regulation limits the extent to which this property can be used for appropriate purposes and thus there is a hardship with respect to the operation of this Ordinance provision upon this specific property and its use.

17. Finally with respect to the accessory building having a basement, the Planning Board finds that, due to the nature of this facility, it is appropriate to have a storage area due to the unique nature of this accessory structure and the need of this Applicant for this use to have the additional storage area that will be provided in this accessory structure. Once again the Ordinance requirements limit the extent to which the property can be used for permitted purposes under the Zone and therefore a hardship is created.

18. With respect to all of the requested variances, the Planning Board further finds that this is a unique site with a unique use within the Borough and that permitting the grant of variance relief will further the purposes of the Municipal Land Use Law by allowing this facility to continue in a vibrant fashion which is an appropriate use and development of lands promoting public health. It will further permit the provision of sufficient space in an appropriate location for this recreational use. Moreover it will promote a desirable visual environment by providing a structure which is harmonious to the

existing architectural attributes of this site and will result in a desirable visual appearance along with improved functionality.

19. The Planning Board further finds that the Applicant has satisfied the negative criteria for the grant of the requested variance relief. The Planning Board finds that the grant of the requested variances will not result in any substantial detriment to the public good. The increased Lot coverage is diminimis in extent and will not have any adverse drainage or run-off impacts. The lack of a loading Zone has no impact upon the surrounding properties as this is a pre-existing non-conformity that is not being altered. Thus it is consistent with the character of the area which has existed for many years. With respect to the aggregate floor area of accessory buildings, the Planning Board notes that this is a diminimis increase in building size and that due to the existing substantial buffer around the site, there will be no impact upon the adjacent properties or the streetscape. With respect to the accessory building having heat and a basement storage area, these features will have no impacts upon the surrounding properties and will be invisible as they are interior to the proposed structure.

20. The Planning Board further finds that the grant of the requested relief will not result in any substantial impairment of the Zone Plan and Zoning Ordinance. As set forth previously herein, the proposed improvements are diminimis in extent and thus insubstantial. The increase in lot coverage is a mere three-tenths (3/10ths) of one percent (1%) and imperceptible. The absence of a loading Zone is a continuation of a pre-existing condition, thus there is no impact. The increase in

aggregate floor area is diminimis in extent and insubstantial. The provision of heat and a storage basement in the accessory structure does not offend the purposes of the Ordinance which are not to have accessory structures which are habitable. This accessory structure will continue to be accessory in nature and not habitable in a residential context.

21. As a result of all of the foregoing the Planning Board finds that the Applicant has satisfied the positive and negative criteria for the grant of the requested variance relief and that the variances can and should be granted at this time.

22. The Planning Board further finds that the Applicant has submitted a plat and such other information as is reasonably necessary to make an informed decision as to whether the requirements necessary for site plan approval have been met. The Planning Board is satisfied that these improvements will function properly with safe and efficient vehicular and pedestrian circulation, parking and loading which are not affected by the proposed improvements. The Planning Board further finds that the screening, landscaping, lighting and location of structures on site are consistent with what has existed and functioned adequately on the site for many years. The Planning Board further finds that the detailed drawings, specifications and estimates of the application conform to the standards established by Ordinance for site plan approval, and that site plan can and should be granted at this time.

23. The Planning Board further finds that all property owners within 200 feet of the premises in question were given proper notice of the hearing of this application and were

provided with an opportunity to present evidence in support of or in opposition to the application.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Rumson on this 8th day of January, 2018 that the Application of **SEA BRIGHT LAWN TENNIS AND CRICKET CLUB** be and is hereby approved, which approval shall be subject to compliance with the following terms and conditions:

GENERAL CONDITIONS -

- 1) This approval is subject to the accuracy and completeness of the submissions, statements, exhibits and other testimony filed with, or offered to, the Board in connection with this application, all of which are incorporated herein by reference and specifically relied upon by the Board in granting this approval. This condition shall be a continuing condition subsequent which shall be deemed satisfied unless and until the Board determines (on Notice to the Applicant) that a breach hereof has occurred.
- 2) In the event that any documents require execution in connection with the within approval, such documents will not be released until all of the conditions of this approval have been satisfied unless otherwise expressly noted.
- 3) No taxes or assessments for local improvements shall be due or delinquent on the subject property.

4) The Applicant shall pay to the municipality any and all sums outstanding for fees incurred by the municipality for services rendered by the municipality's professionals for review of the application for development, review and preparation of documents, inspections of improvement and other purposes authorized by the Municipal Land Use Law. The Applicant shall provide such further escrow deposits with the municipality as are necessary to fund anticipated continuing municipal expenses for such professional services, if any, in connection with the Application for Development as may be authorized by the Municipal Land Use Law.

5) The Applicant shall furnish such Performance Guarantees and/or Maintenance Guarantees as may be required pursuant to the Municipal Land Use Law and the Ordinances of this Municipality for the purpose of assuring the installation and maintenance of on-tract/off-tract improvements.

6) No site work shall be commenced or plans signed or released or any work performed with respect to this approval until such time as all conditions of the approval have been satisfied or otherwise waived by the Board.

7) Any and all notes, drawings or other information contained on any approved plans shall be conditions of this approval.

8) Nothing herein shall excuse compliance by the Applicant with any and all other requirements of this municipality or any other governmental entity. This approval is conditioned

upon compliance by the Applicant will all Ordinances and Regulations of this Municipality.

9) In the event any de minimis exception has been granted from the Residential Site Improvement Standards Regulations in connection with this application, a copy of this resolution shall be sent to the New Jersey Department of Community Affairs, Division of Codes and Standards, 101 South Board Street, CN 802, Trenton, New Jersey 08625-0802 within thirty (30) days of the date hereof. Said copy of this resolution shall be clearly marked on its face with the words "SITE IMPROVEMENT EXCEPTIONS".

10) In the event that the Applicant and the approving authority have agreed that exceeding a standard of the Residential Site Improvement Standards is desirable under the specific circumstances of the proposed development, such Agreement to Exceed RSIS Standards shall be placed, in writing, by the developer and transmitted forthwith to the New Jersey Department of Community Affairs, Division of Codes and Standards, 101 South Broad Street, CN 802, Trenton, New Jersey 08625-0802.

11) The Applicant shall comply with the contribution requirements of the Municipal Affordable Housing Fund as applicable to this application.

12) In the event that this Application involves a subdivision or site plan, such subdivision or site plan shall expire at the conclusion of the period of protection from zoning changes provided for in N.J.S.A. 40:55D-49 or

40:55D-52.a, as applicable, and in no event shall extend beyond the fifth anniversary of the date of adoption of this resolution.

13) In the event that this approval involves the approval of a subdivision, the Applicant shall provide to the Board Engineer and attorney for review and approval, deeds for each of the lots created and shall file such deeds simultaneously with the recording of any subdivision plat.

14) All special conditions shall be included as notes on the plans.

15) All general and special conditions set forth in this Resolution shall be placed as notes on the approved plans as a Resolution compliance requirement.

16) The Applicant shall comply with the requirements of the Municipal Ordinances with respect to its Affordable Housing obligation by either providing the required affordable housing on-site, providing affordable housing off-site or making a contribution of an Affordable Housing fee pursuant to the applicable Municipal Ordinances. This approval is subject to the Applicant paying all applicable fees, including any fee due and owing to the Municipality's Affordable Housing Trust Fund.

17) This Resolution does not constitute a permit for the construction of the approved improvements. The Applicant shall be responsible for obtaining any and all permits and approvals required prior to the commencement of any

development activities including, but not limited to, N.J.D.O.T., N.J.D.E.P., Monmouth County Planning Board, Freehold Soil Conservation District, Regional and/or Municipal Utility Authority approval, in addition to any and all building and construction permits, required by the Municipality. All work performed shall be in accordance with, and shall not deviate from, the approved plans and all applicable Federal, State, County and Local laws, rules and regulations.

18) As an essential and non-severable condition of this approval, the Applicant shall comply with all Mount Laurel obligations and shall comply with the Municipality's approved Housing Element and Fair Share Plan including but not limited to, any associated implementing Ordinances.

19) The scope of the review of this application is necessarily limited to planning, zoning and land use review of the site as compared to the requirements of the Municipality. The grant of this approval and of any permit or approval in connection therewith shall not constitute a representation, guarantee or warranty of any kind or nature by the Municipality or by any Municipal official or employee thereof with respect to the practicability or safety of any structure, use or other plan proposed and shall create no liability upon or cause of action against the Board, the Municipality or any officials or employees of the Municipality for any damage or injury that result from the construction of the improvements for which this Zoning approval is granted.

SPECIAL CONDITIONS:

1. The approvals granted herein are as follows:

A. Preliminary and Final Site Plan approval.

B. Variance to permit lot coverage of 206,888 sq. ft. where 55,269.8 sq. ft. is permitted.

C. Variance to permit thirty-five (35) parking spaces where one-hundred ten (110) spaces are required.

D. Variance for not providing a loading zone.

E. Variance to permit aggregate floor area of accessory buildings of 76% of floor area of a main structure where 30% is permitted.

F. Variance to permit accessory structure with heat.

G. Accessory structure with basement/storage area.

2. The Applicant shall comply with the technical recommendations set forth in the Planning Board Engineer's report dated October 25, 2017 marked as Exhibit A-4 in evidence.

3. The Applicant shall comply with the Planning Board Engineer's requirements for supplemental materials to satisfy submission completeness items post approval.

BE IT FURTHER RESOLVED that nothing herein shall excuse compliance by the Applicant with any and all other requirements of this Municipality or any other governmental entity.

BE IT FURTHER RESOLVED that a written copy of this Resolution certified by the Secretary of the Planning Board to be a true copy be forwarded to the Applicant, the Code Enforcement Official of the Borough of Rumson and the Construction Code Official of the Borough of Rumson. A written copy of the certified Resolution shall also be filed in the office of the Administrative Officer of the Municipality, which copy shall be made available to any interested party and available for public inspection during normal business hours.

BE IT FURTHER RESOLVED that a proper notice of this Decision be published once in the official newspaper of the Municipality or in a newspaper in general circulation within the Borough.

OFFERED BY: *MRS. BARET*

SECONDED BY: *COUNCILMAN RUBIN*

ROLL CALL:

YES: *RUBIN, BARET, SHANLEY, CLARK*

NO: *NONE*

ABSTAIN: *LOSPINUSO, FORD, BOYER*

ABSENT: *EKDAHL, WHITE, BARHAM, MARINO*



Chairperson, Planning Board
Borough of Rumson

I certify that the above is a true and exact copy of the Resolution passed by the Planning Board of the Borough of Rumson at its meeting held on January 8, 2018.

J. J. Amodei

Secretary, Planning Board
Borough of Rumson



MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Action

FILE NUMBER: RMSP10790

Application:	Tennis Club Renovations	Municipality:	Rumson
Applicant:	Sea Bright Lawn & Tennis Cricket Club	Municipal Agency:	Planning Board
Owner:	Applicant	Block:	104
Design Professional:	InSite Engineering	Lot:	2
Plan Date:	11/6/2025	Date Received:	12/5/2025
Project Description:	Renovations at existing tennis club		
Action Taken By:	<input checked="" type="checkbox"/> Development Review Committee Planning Director	Approval Status:	Request Information
		Action Date:	12/22/2025

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 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.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated December 22, 2025.

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.

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

cc: InSite Engineering
Kevin E. Kennedy, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department
Construction Official
RMSP10790 1482 RI

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

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

December 22, 2025

SUBDIVISION/SITE PLAN REVIEW MEMORANDUM

TO: Joe Barris, PP, AICP, CFM, Director of Planning

FROM: Michael T. Brusca, Assistant Engineer

**RE: RMSP10790 - Sea Bright Lawn Tennis and Cricket Club
County Route 520 – Rumson Road
Block 104 – Lot 2
Borough of Rumson**

The following was reviewed in relation to the above noted site plan application:

1. Preliminary & Final Major Site Plan for Sea Bright Lawn Tennis and Cricket Club, Block 104, Lot 2, Tax Map Sheet #30, 5 Tennis Court Lane, Borough of Rumson, Monmouth County, New Jersey, prepared by Jason Fichter, P.E., of Insite, Inc., dated November 6, 2025, received December 5, 2025.
2. Stormwater Management Report for Sea Bright Lawn Tennis and Cricket Club, Block 104, Lot 2, Tax Map Sheet #30, 5 Tennis Court Lane, Borough of Rumson, Monmouth County, New Jersey, prepared by Jason Fichter, P.E., of Insite, Inc., dated November 6, 2025, received December 5, 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):

To: Joe Barris, Director of Planning
RMSP10790_Sea Bright Lawn Tennis and Cricket Club

Page 2 of 2
12/22/25

- GC1. The Site Layout Plan indicates an existing right-of-way width of 25-ft from the centerline of C.R. 520, Rumson Road. This is not in compliance with the Monmouth County Road Plan which requires a right-of-way width of 30-ft from the centerline. Indicate a proposed dedication to 30-ft from the centerline and 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.

- GC2. In addition to the right-of-way dedication noted above, a 25-ft radius corner arc dedication to Monmouth County should be indicated at the corner of C.R. 520 and Tennis Court Lane. 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 comment GC1 above.

The corner arc dedication may impact existing parking. Please resolve accordingly.

Please request the applicant and the applicant's engineer to provide an itemized response to this request. Additional recommendations or comments may be made upon submittal of additional or revised application documents.

cc: David Schmetterer, Assistant Director of Planning
Victor Furmanec, Supervising Planner
Kyle DeGroot, Senior Planner
Jeannine Smith, Planning Aide
Joseph Ettore, County Engineer
Thomas Lombardi, Supervising Engineer
Victorino Zabat, Principal Engineer
Vincent Cardone, Principal Engineer II