



BOROUGH OF RUMSON

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

Date of Application

Month: 09 Date: 08 Year: 2025

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

MAJOR SUBDIVISION ☐	MINOR SUBDIVISION ☒
MAJOR SITE PLAN ☐	MINOR SITE PLAN ☐

PROJECT NAME _____

50 Rumson Road	103	1
Location of subdivision/site plan	Street Address	Block Lot

TagCap Atlantic 50 Rumson, LLC	10 Broadmoor Drive	Rumson	NJ	07760
Name of Applicant	Address	City	State	Zip code

(732) 261-5157	atlanticdn@gmail.com and rob@tagcapitalgroup.com
Applicant Phone	Applicant email

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

DEVELOPMENT PLANS:

Number of proposed lots 2

Area of entire tract 101,506 sf (2.330 acres)

Area being subdivided 101,506 sf (2.330 acres)

ANSELL GRIMM & AARON, Attorneys for Applicant

Signature of applicant By: RICK BRODSKY, ESQ.

Received by _____ Date _____



BOROUGH OF RUMSON

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

PROJECT CONTACT INFORMATION

ATTORNEY

Name: Rick Brodsky, Esq. Address: Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Phone: (732) 922-1000 Email: rbrodsky@ansell.law

ARCHITECT N/A

Name: Address:

Phone: Email:

ENGINEER

Name: Patrick R. Ward, PE, PP
InSite Engineering, LLC Address: 1955 Route 34, Suite 1A
Wall, NJ 07719

Phone: (732) 531-7100 Email: patrick@insiteeng.net

ENVIRONMENTAL ENGINEER N/A

Name: Address:

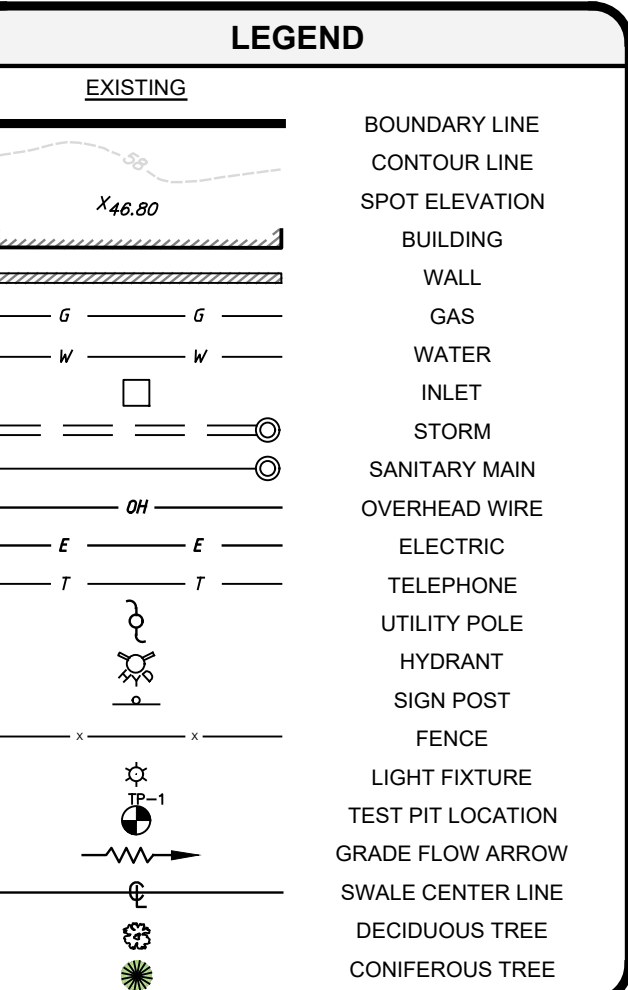
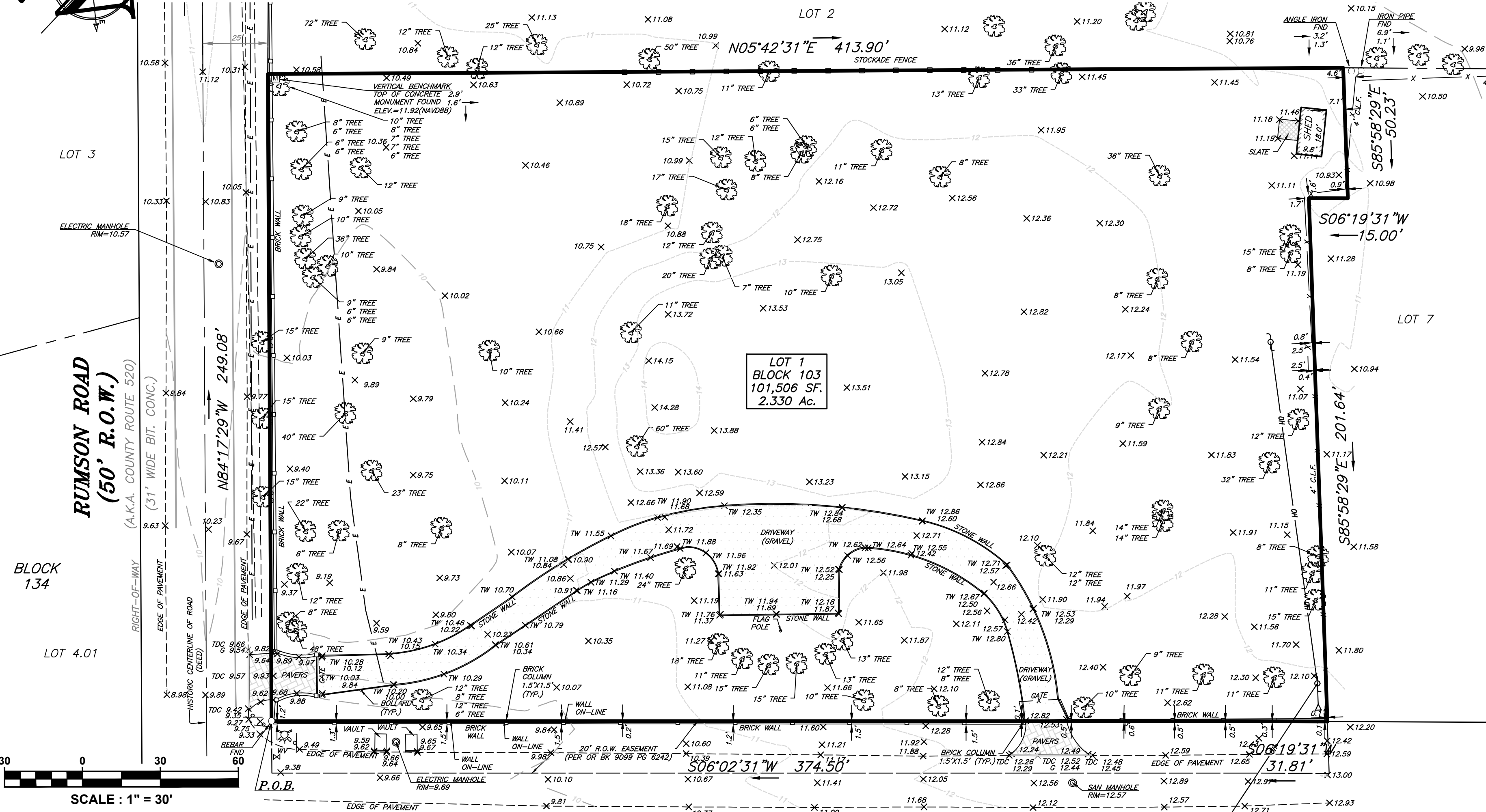
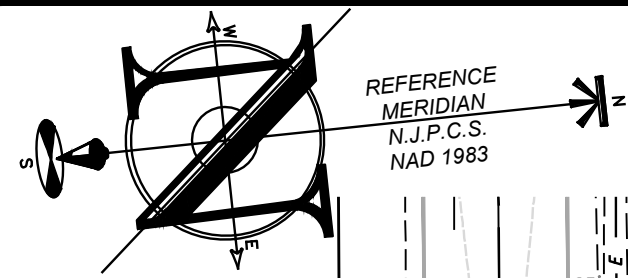
Phone: Email:

PLANNER

Name: Address:

Phone: Email:

File: S:\Data\2025 - InSite Engineering\25-S001-1074 - 50 Rumson Rd BTL.dwg, ---> 18x24 SURVEY 50 (LOT 1)
Copyright 2025, InSite Surveying, LLC. All Rights Reserved.



TENNIS COURT LANE (30' R.O.W.) (20' WIDE BIT. CONC.)

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.

KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 30 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS PREPARED FOR THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, TAX MAP SHEET NO. 30.

HORIZONTAL DATUM - NAD 1983 AND VERTICAL DATUM - NAVD 1988. BASED ON GPS OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC. ON JUNE 12, 2025 AND REFERRING TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.

EXISTING CONDITIONS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC ON JUNE 9 AND 12, 2025. THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF JUNE 12, 2025 AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF JUNE 12, 2025.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE EXCEPT AS SHOWN NO UNDERGROUND UTILITIES HAVE BEEN INVESTIGATED AND/OR FIELD LOCATED. INSITE SURVEYING, LLC MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON AND THAT THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.

THIS SURVEY WAS PERFORMED BASED UPON A ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: BEACON ABSTRACT, LLC, HAVING AN APPLICATION NUMBER BA25008A AND A COMMITMENT DATE OF MAY 13, 2025.

SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN, IF ANY.

SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.

SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.

SUBJECT TO EASEMENT(S) AS SET FORTH IN DEED BOOK 406, PAGE 138; DEED BOOK 1287, PAGE 285, (DEED BOOK 406 PAGE 138 REFERS THE PERPETUAL USE OF THE ROAD THAT WAS RECENTLY PAVED, AT THE TIME THIS DEED WAS RECORDED, ON THE EAST SIDE OF THE SURVEYED PROPERTY LOT 1 BLOCK 103 AS A PUBLIC HIGHWAY. THE PROPERTY DESCRIBED IN DEED BOOK 1287 PAGE 285 IS ALL OF TAX LOT 1 BLOCK 103 AND A NORTHERLY PORTION OF THE SURVEYED PROPERTY LOT 1 BLOCK 103. THE DEED REFERS TO EASEMENTS FOR DRAINAGE AND WATER SUPPLY, IN ANY, ENCROACHMENTS AND MISS-LOCATIONS OF FENCE, HEDGES, BUILDINGS OR OTHER STRUCTURES AND ALSO REFERS TO EASEMENTS AND RIGHTS TO PUBLIC, IN ANY, IN TENNIS CLUB LANE OF OTHER ROADS ABUTTING OR BOUNDING THE PREMISES DESCRIBED IN THE DEED).

SUBJECT TO ENCROACHMENT IN BOOK 3722, PAGE 862, (DEED DESCRIBED THE SURVEYED PROPERTY AND REFERS TO ENCROACHMENT OF BRICK WALL ON TENNIS COURT LANE AND MISS-LOCATION OF WALL ALONG RUMSON ROAD AND MISS-LOCATION OF FENCE ALONG THE NORTHERLY LINE OF THE SURVEYED PROPERTY).

SUBJECT TO AGREEMENTS IN DEED BOOK 3990, PAGE 518 AND BOOK OR-9099, PAGE 6242, (DEED BOOK 3990 PAGE 518 REFERS TO AGREEMENT BETWEEN THE OWNERS, AT THE TIME THE DEED WAS RECORDED, OF THE SURVEYED PROPERTY LOT 1 BLOCK 103 AND LOT 2 BLOCK 104 IN REFERENCE TO IMPROVEMENTS ALONG TENNIS COURT LANE. BOOK OR-9099 PAGE 6242 BEING A QUITCLAIM DEED THAT TRANSFERS ANY INTEREST THAT THE OWNER OF LOT 2 BLOCK 104, AT THE TIME THE DEED WAS RECORDED, HAS IN THE SURVEYED PROPERTY LOT 1 BLOCK 103. THE AGREEMENT REFERRED TO IN THE DEED IS FOR A LIMITED EASEMENT APPURTENANT TO PERMIT PARKING WITHIN A PORTION OF SAID LOT 2 ALONG THE WESTERLY SIDE OF TENNIS COURT LANE, FOR MEMBERS AND GUESTS OF SAID LOT 1).

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 201 OF 457, CONTAINS RUMSON, BOROUGH OF MAP NUMBER 34025C0201H, MAP REVISED JUNE 15, 2022, THE SUBJECT PROPERTY IS ENTIRELY LOCATED ZONE X (NO SCREEN OR SHADED AREA).

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88). VERTICAL BENCHMARKS: TOP OF CONCRETE MONUMENT FOUND. PLOTTED. ELEV. = 11.92 (NAVD88).

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003.C.14 (C458-36.3) AND N.J.A.C. 13:40 - 5.1(D). SURVEY MAP REFERENCES.

A MAP ENTITLED, "SURVEY OF PROPERTY, 50 & 54 RUMSON ROAD, LOTS 1 & 2, BLOCK 103, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY," BY CHARLES SURMONTE P.E. & P.L.S., DATED JANUARY 15, 2025.

DEED REFERENCES:

BOOK OR-8842 PG 6834
BOOK 9099 PG 6242 (RIGHT OF WAY EASEMENT)
BOOK 406 PG 138 (EASEMENT)
BOOK 1287 PG 285 (EASEMENT)
BOOK 3722 PG 862 (ENCROACHMENTS)
BOOK 3990 PG 518 (AGREEMENTS)

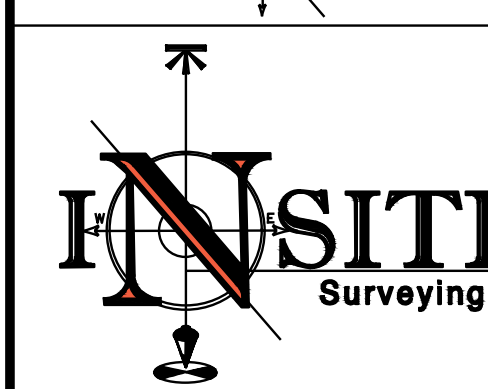
PROJECT NAME:

BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 103, LOT 1 50 RUMSON ROAD

SITUATED IN:

BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

PREPARED FOR:



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

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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

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

REVISIONS

Rev.#	Date	Comment
1	08/13/2025	REV. PER PROVIDED TITLE COMMITMENT
0	06/25/2025	INITIAL RELEASE (FJB)

SCALE: 1"=30'	DRAWN BY: GS/TS
FIELD DATE: 06/12/2025	CHECKED BY: FJB
JOB #: 25-S001-1075	

CERTIFICATION

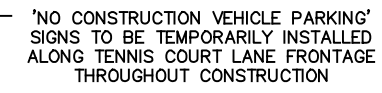
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN BELOW, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

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

FRANK J. BARLOWSKI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS39735

SHEET NO.

1 of 1



ANTICIPATED TREE REMOVAL (ALTERNATE DRIVEWAY)		
SPECIES	TREE STATUS	DIAMETER AT BREAST HEIGHT (DBH)
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	18"
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	11"
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	15"
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	15"
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	13"
KWANZAN CHERRY	HEALTHY - REMOVE DUE TO CONSTRUCTION	13"
TOTAL DBH TO BE REMOVED FOR ALTERNATE DRIVEWAY:		85"

(N) EXISTING NON-CONFORMITY (V) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(E) EXISTING VARIANCE (P) PROPOSED VARIANCE

(1) PROPOSED VARIANCE

(A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) PER BULK CHART NOTE #1: ROOFED, OPEN SIDED, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FEET BEYOND THE FRONT YARD SETBACK.

(2) PER BULK CHART NOTE #2: THE MINIMUM YARD SIDE YARD SHALL NOT BE PLANTER BEDS OR, ALTERNATIVELY THE DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE ADJACENT LOTS MUST BE EQUAL TO THE MINIMUM REQUIRED COMBINED SIDE YARD.

(3) PER BULK CHART NOTE #7: WHERE THE LOT WIDTH EXCEEDS THE MAXIMUM PRESCRIBED, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 5 FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE SIDE YARD SHALL BE MAINTAINED AT LEAST 10% OF THE ADDITIONAL SETBACK DISTANCE REQUIRED.

(4) PER BULK CHART NOTE #16: IF FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF:

(A) THE MINIMUM YARD REQUIREMENTS (PT FOR OR SIDE, 1FT AND BOTH SIDES), OR

(B) THE MINIMUM YARD REQUIREMENT DETERMINED FROM TABLE A ABOVE

(5) PER BULK CHART NOTE #19: EXCLUSIONS FROM LOT 1' 0" BOUNDING COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

(A) PORCHES TWELVE (12) INCHES WIDE OF THE GAZE BOARDS;

(B) PERGOLAS LOCATED ON AN APPROVED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING FOOTPRINT AREA FROM THE CALCULATION OF MAXIMUM BUILDING COVERAGE.

(C) PORCHES LOCATED WITHIN THE SIDE YARD OR REAR YARD AREAS OF THE PROPERTY INCLUDING ATTACHED GARAGES, EQUAL TO THE LESSER OF 50% OF THE GARAGE FLOOR AREA OR 130 SF. SHALL NOT BE CONSIDERED IN DETERMINING FLOOR AREA, BUILDING AND LOT COVERAGE.

(6) PER BULK CHART NOTE #20: PORCHES LOCATED ON A FACED FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING FLOOR AREA, SHALL NOT BE CONSIDERED IN THE CALCULATION OF THE MAXIMUM LOT 1' 0" BOUNDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE UNDER THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

(7) BULK CHART NOTE #25: EXCLUSIONS FROM LOT COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

(A) WALKWAYS CONSTRUCTED ON GRADE

(B) THAT PORTION OF UNROOFPED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING FLOOR AREA.

(C) THAT PORTION OF UNROOFPED PORCHES AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING FLOOR AREA.

[illegible]

File: X:\Jeda\2550 - Tag Cap Atlantic • 50 Rumson\25-2550-01 - 50 Rumson Road_Rumson, NJ\25255001\CAD\dwg\Support\Winor Sub Exhibit - 50 Rumson.dwg, Dev
Copyright 2025, InSite Engineering, LLC. All Rights Reserved.



RMPB-R9170

September 26, 2025

Via Email (mdesoucey@rumsonnj.gov)

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

**Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination**

Dear Board Members:

As requested, we have reviewed the above-referenced Minor Subdivision Plan application, plans and supplemental information submitted for the above-referenced project.

The subject property, Lot 1 of Block 103, is a 101,506 SF (2.330 acre) parcel fronting on Rumson Road (County Route 520) and Tennis Court Lane (private roadway). The existing property contains a gravel driveway which served a pre-existing residential dwelling. A ~175SF shed is present in the northwest corner of the property. The remainder of the property is generally undeveloped with open space areas and trees/vegetation.

With this application, the applicant proposes to subdivide the property into proposed Lot 1.01 (50,125 SF (1.151 acre)) and proposed Lot 1.02 (50,135 SF (1.151 acre)). A 5 FT wide dedication is proposed to be along the lot's property frontage on Rumson Road (CR 520). No new construction is proposed at this time, however schematic dwellings and associated improvements have been included for review. The plans depict future construction of 2.5 story residential dwellings with associated pools, driveways, landscaping, utilities, and stormwater management features. The dwellings are currently proposed to be accessed from the existing access points on the lot, with proposed Lot 1.01's driveway access remaining on Rumson Road and proposed Lot 1.01's driveway access remaining on Tennis Court Lane.

It should be noted that this project was subject of a similar minor subdivision application in 2015. It is our understanding that said subdivision was never filed with the county.

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

1. Minor Subdivision Plan for 50 Rumson Road, Block 103, Lot 1, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 19, 2025, consisting of twelve (12) sheets.
2. Topographic & Boundary Survey, Block 103, Lot 1, prepared by Frank J. Barlowski, PLS of Insite Engineering, dated June 25, 2025, revised August 13, 2025, consisting of one (1) sheet.
3. Stormwater Management Report, Block 103, Lot 1, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
4. Stormwater Management Facilities Operation & Maintenance Manual, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
5. Submission Letter, prepared by Rick Brodsky of Ansell Law dated September 8, 2025.
6. Borough of Rumson Planning Board Application, dated September 8, 2025.
7. Borough of Rumson List of Property Owners 200 feet of the property, dated July 2, 2025.
8. Borough of Rumson Planning Board Escrow Agreement, dated September 6, 2025.
9. Borough of Rumson Statement of Property Taxes, dated September 8, 2025.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

A. Completeness Review

Based on our review of the Minor Subdivision Plan application, the applicant has submitted all applicable checklist items, with the exception of the following:

- **Item No. B2** – Notarized Signature. *(I have no objection to the Board granting a completeness waiver for this item provided that the notarized plan is submitted prior to filing.)*
- **Item No. B10** – Certification Blocks as required by map filing law. *(I have no objection to the Board granting a completeness waiver for this item provided that the Land Surveyor's certification is included on the plan prior to filing.)*
- **Item No. B15** – 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. *(As no roadways are proposed as part of this application, we have no objection to the Board granting a waiver for this item. The County may request metes & bounds descriptions for the proposed right-of-way dedication on County Route 520 (Rumson Road).)*
- **Item No. B22** – Any existing or proposed easement or land reserved for or dedicated to public use. *(It appears all easement information has been provided. However, the applicant shall confirm whether any access or utility easements exist, or are required, for the proposed utility connections from the proposed lots to Tennis Court Lane (private roadway) or for driveway access from proposed Lot 1.02 to the public right of way. I have no objection to the Board granting a completeness waiver for this item provided that that this is resolved as a condition of approval.)*
- **Item No. D3** – Freshwater Wetlands “Letter of Interpretation” (LOI) for the project area. *(We have no objection to the Board granting a completeness waiver for this item, provided that the plans are revised to include a note stating that there are no wetlands onsite.)*
- **Item No. D5** – Statements from utility companies as to serviceability of the site. *(We have no objection to the Board granting a completeness waiver as the preexisting dwelling had utility service. These statements should be provided as a condition of approval.)*
- **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 Item 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. I have calculated the application fee to be \$1,010.00 and the escrow fee to be \$4,000.00. Please see Schedule “A” attached. Any remaining fee balances should be posted as separate checks.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

C. Engineering Review

Based on review of the Minor Subdivision Plan, we offer the following comments for the Board's consideration:

1. Planning and Zoning

- 1.1 The plans indicate Tennis Court Lane as being a public right of way. However, based on survey information and deed records, it is our understanding that Tennis Court Lane is a private roadway. A variance will be required for proposed Lot 1.02 from Ordinance §22.7.6 since the lot will not have frontage on a public street. Additionally, an access easement to this lot from the public right-of-way is required.

Section 40:55D-35 of the Municipal Land Use Law states, before any permits for the erection of any structure, the street shall be improved to the satisfaction of the Governing Body, in respect to the public health safety and general welfare of the special circumstances of the particular street, or such suitable improvements shall be assured by means of a performance guarantee. N.J.S.A. 40:55D-36 of the Municipal Land Use Law states, where the frontage on a public street improved to municipal standards would entail practical difficulty or unnecessary hardship, the Board may act upon the appeal and "direct the issuance of a permit subject to conditions that will provide adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety..." This should be discussed.

- 1.2 Ordinance §22-7.26.h permits a maximum driveway width of 15 feet and a maximum curb cut width of 6 feet greater than the driveway width. The driveway on proposed Lot 1.02 has a driveway width of approximately 15 feet and an existing curb cut width of approximately 32 feet. Therefore, a variance is required for the curb cut width. Please note this is a pre-existing non-conformity.
- 1.3 Ordinance §22-5.5.b.1 requires at least 2, but not more than 5, garage spaces be provided for each dwelling. The plans suggest that the dwellings on Proposed Lots 1.01 and 1.02 will have attached garages. The plans should clarify the number of garage spaces. The plans should also confirm that the garage will be oriented away from the street frontages, as per Ordinance §22-7.26.b.
- 1.4 The applicant should clarify the width of each lot measured at the minimum required front yard setback and the plans should be revised accordingly.
- 1.5 Revise the subdivisions plans and schedule to include the existing accessory shed and revise the plans to clarify if this structure will be removed.

2. Off-Site Improvements

- 2.1 The property is within the RSC Rumson Road Scenic Roadway, Monmouth County Scenic Roadway Plan (2001). The applicant should advise if they have corresponded with the County regarding this application as it relates to the County's Plan.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 2.2 As the property contains frontage on Monmouth County Route 520 (Rumson Road), we defer review of impacts to the right-of-way to the County.
- 2.3 As a condition of approval, we recommend the applicant replace and/or repair any existing pavement along the property frontage that is in disrepair or is damaged as a result of this development. Same shall subject to the approval of the Borough Engineer.
- 2.4 We defer further review and approval to the Borough Engineer and DPW regarding any necessary Road Opening Permits at the time of building permit applications.

3. Site Layout, Parking & Traffic Circulation

- 3.1 Revise the plans to clarify bedroom count of the dwellings and if the parking requirement of Ordinance §22-9.2.b.1(b), Exhibit 9-1 will be met.
- 3.2 A detail has been provided for a 48" tall aluminum fence. Revise the plan to clarify where this is proposed.
- 3.3 The applicant should provide testimony on the available sight distance at each proposed driveway, including due to existing/proposed landscaping.
- 3.4 We defer to the Borough Fire Official for further review of the application with respect to emergency vehicle access and maneuvering.

4. Grading & Drainage

Please note: We have no objection to the technical comments contained within this section and review of compliance with N.J.A.C. 7:8 to be addressed at the time of building permits once the final dwelling footprint and site layout is determined. As a condition of any approval, the applicant shall submit Plot Grading and Stormwater Management Plans documenting compliance with these elements.

- 4.1 The proposed area of disturbance (2.28 acres) exceeds 1 acre, and the project proposes an increase in impervious surface exceeding $\frac{1}{4}$ 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.
- 4.2 The applicant indicates that the project meets the stormwater quantity requirements by meeting the reductions for the 2, 10 and 100-year storm event peak runoff by using two (2) underground detention basins.
- 4.3 Per NJAC 7:8-5.8(c), maintenance for stormwater facilities shall not be assigned to the owner or tenant of an individual property in a residential development, unless such owner or tenant owns or leases the entire residential development or project. The applicant shall advise on the applicability of this requirement on this application and the Operations & Maintenance Manual should be revised to reflect this.
- 4.4 Provide a narrative and calculations to demonstrate water quality and groundwater recharge is being addressed and meet both requirements.



Re: **TagCap Atlantic 50 Rumson, LLC**
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 4.5 According to NJDEP BMP Manual Chapter 5, an assumed Tc value may not be used in Post-construction Time of concentration.
- 4.6 Provide the new net impervious area and new motor vehicle area in the report.
- 4.7 Revise the proposed drainage areas to match with areas of existing drainage areas. The offsite drainage areas are not included in Post-Development Flow Calculations.
- 4.8 Depict the drainage areas that are detained in the underground detention basins and the undetained drainage areas in Post Development Plan.
- 4.9 According to NJBMP Chapter 12 – Soil Testing Criteria, section 2a: a minimum of two soil profile pits are required at each BMP area.
- 4.10 Provide the following items;
 - Drawdown calculation for each basin. Ensure both basins can draw down in 72 hours. If the exfiltration will be used for routing. If the exfiltration will be used for routing, a groundwater mounding shall provide for review.
 - A form of pretreatment is a requirement prior to entry into the infiltration system, per NJDEP Stormwater BMP Manual. Revise the plans/details to indicate same.
 - Verify that a minimum two (2) foot separation between all infiltration systems and SHGW is provided.
 - Details and locations of the inspection ports for both underground detention basins.
 - Pipe calculations and the inlet drainage area map.
 - The dimensions of each underground detention basins.
 - Outlet control structures for review.
- 4.11 Ordinance §22-7.39 – Basements/Cellars, requires that the floor slab of a basement or cellar, as well as, the bottom of the sump pit to be a minimum of two (2) feet above the seasonal high water table (SHWT). Soil borings have been conducted and the basement elevations are proposed a minimum of two feet above the measured SHWT elevation. As the SHWT measurements resulted in two different elevations, we would recommend utilizing the conservative test result of EL 6.35 for both dwellings' minimum basement elevation.
- 4.12 Review grate elevations of the overflow inlets and the yard inlets. The overflow inlet grate on Lot 1.02 is proposed higher elevation than the yard inlets.
- 4.13 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.
- 4.14 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.
- 4.15 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.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 4.16 The applicant shall obtain NJPDES Stormwater General Permit (5G3) prior to the start of construction and submit copies of same to the Borough Engineer for their records.

5. Utilities

- 5.1 The plans should be revised to show the location of all existing utility services and mains, including but not limited to sewer, water, gas, and electric, that will serve the lots.
- 5.2 The lateral location and sanitary sewer lateral and cleanout details must be submitted for review and approval by the Superintendent of Sewers. Please note, a cleanout must be provided at the property line for both lots and the plans revised to include same.
- 5.3 It is recommended that the applicant coordinate with the Borough on televising the existing sanitary sewer main where they intend to connect their proposed sewer lateral from the upstream manhole to the downstream manhole and make any necessary repairs or improvements to support the proposed development.

6. Landscaping

- 6.1 The survey and landscaping plans do not adequately demonstrate compliance with Ordinance §16-1.4 – Prohibited Activities. The survey shall be updated to identify tree species. The plans shall identify compliance with the following subsections:
- a. *Removing, causing or permitting the removal of any significant specimen tree as defined in subsection 16-1.3 above without first obtaining variance relief. (A variance may be required)*
 - c. *Removing, causing or permitting the removal of any ornamental tree having a size as follows:*
 - 1. *One inch DBH or larger for any Dogwood (Cornus Florida) or American Holly (Ilex Opaca);*
 - 2. *Two and one-half (2 1/2) inches DBH or larger for any other ornamental tree.*
 - d. *Clear cutting or the removal of more than 20% of the total number of trees, six inches in caliper or greater of any size or type of trees within an area on a lot and located outside of the necessary footprint as defined in subsection 16-1.3 or removal of 20% of the trees on slopes steeper than 15%.*
 - e. *Undertaking, causing or permitting any activities including occupancy, demolition or construction on, or adjacent to, any lot which may damage; or otherwise causing or permitting any damage, injury or disfigurement to any tree or ornamental tree described in paragraph a above.*
- 6.2 The site contains seventy-eight (78) existing onsite trees, thirty-eight (38) of which are proposed to be removed. Replacement trees are proposed. The plan shall be revised to demonstrate compliance with the tree replacement requirements of Ordinance §16-1.8.
- 6.3 All tree removal must comply with the Borough's Tree Protection Ordinance and will require a Tree Removal Permit in accordance with Sections 16-1.5 and 16-1.6.
- 6.4 The plans shall be revised to specify the spacing of proposed plantings which serve for screening and buffering purposes.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 6.5 It is recommended that the applicant consider substituting the proposed London Plane & Green Giant Arborvitae species for Monmouth County Native species.

7. General

- 7.1 The applicant shall confirm whether any access and utility easements exist for Tennis Court Lane, to ensure proposed Lot 1.02 is granted access to the public right-of-way and right to construct improvements to connect to the public utilities.
- 7.2 As Per Ordinance §22-4.5.e., approval of a minor subdivision shall expire 190 days from the date of municipal approval unless within such period a plat is filed with the Borough and the County.
- 7.3 Two (2) copies of the final plans or deeds must be submitted for tax map revisions, as well as to our office and the Board attorney for review and approval. As a condition of approval, the applicant must post the tax map revision fee of \$200 per lot.
- It is recommended that during tax map revision, Tennis Court Lane is clarified as a private roadway.
- 7.4 All proposed lot numbering shall be approved by the Tax Assessor.
- 7.5 In accordance with Section 22-4.6.c.6 of the Ordinance, prior to the signing of the final plans, the issuance of any construction permits or the start of any construction, the applicant shall submit one (1) standard AutoCAD .DWG or .DXF file copy (on a CD, DVD or other recordable media) of the final layout plan and/or final plat. The AutoCAD file shall be used for municipal purposes only. The file shall include the following minimum information:
- a. Location and distances of all existing and proposed property lines.
 - b. Location of all existing and proposed easements.
 - c. Existing and proposed roadways (edge of pavement and/or curb).
 - d. Location of all existing and proposed sanitary and storm sewers.
 - e. All existing and proposed block and lot numbers.

All line and text elements shall be on separate layers, and all the above items shall be on separate layers. Each CD, DVD or other recordable media shall be labeled with the name of the subdivision and/or site plan, the name of the applicant, and the tax map block and lot numbers for future identification.

- 7.6 The final plan submitted for signatures must be signed by the owner and notarized.
- 7.7 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.
- 7.8 As a condition of approval, As-Built drawings of final construction with all revisions will be required.
- 7.9 Will serve letters from the respective utility companies shall be required as part of any future construction.



Re: TagCap Atlantic 50 Rumson, LLC
Minor Subdivision Plan
50 Rumson Road (CR 520); Block 103 Lot 1, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 7.10 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:
- Freehold Soil Conservation District
 - Monmouth County Planning Board
 - All other agencies having jurisdiction.

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

Very truly yours,

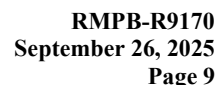
T&M ASSOCIATES

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

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator
David M. Marks, PE, CME, CFM, Borough Engineer
Matthew J. Palmer, Chief Financial Officer
Michael B. Steib, Esq., Planning Board Attorney
Kendra Lelie, Planning Board Planner
TagCap Atlantic 50 Rumson, LLC, Applicant
(atlanticdn@gmail.com & rob@tagcapitalgroup.com)
Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)
David A. Hals, PE, PLS, PP, Applicant's Engineer (patrick@insiteeng.net)

G:\Projects\RMPB\R9170\Correspondence\EWB_50 Rumson Road_Major Site_Completeness 1st Eng_RMPB-R9170.docx



September 26, 2025

**TAGCAP ATLANTIC 50 RUMSON, LLC
50 RUMSON ROAD (CR 520); BLOCK 103 LOT 1, R-2 ZONE
DETERMINATION OF REQUIRED FEES**

b.	Minor Subdivision Approval Fees	
	2. Application Fee	\$250.00
	3. Plat Review Fee (2 lots x \$200.00 per lot)	\$400.00
f.	Variances	
	3. Hardship or Bulkhead Variances	
	(a) Single and/or Two Family Residential Uses (1 Variance x \$100.00 per Variance, \$200.00 minimum)	\$200.00
	(b) Single and/or Two Family Residential Uses - pre-existing: (1 pre-existing x \$50.00/total)	\$50.00
h.	Public Hearing	\$100.00
i.	List of Property Owners	\$10.00
	SUBTOTAL	<u>\$1,010.00</u>
m.	Refundable Application Escrow Fee	<u>\$4,000.00</u>
	(Minor Subdivision - 2 lots x \$2,000.00 per lot proposed)	
	TOTAL FEES	<u>\$5,010.00</u>



MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Action

FILE NUMBER: RMSB967

Application:	50 Rumson Road	Municipality:	Rumson
Applicant:	TAGCAP Atlantic 50 Rumson, LLC	Municipal Agency:	Planning Board
Owner:	Applicant	Block:	103
Design Professional:	InSite Engineering	Lot:	1
Plan Date:	8/22/2025	Date Received:	9/3/2025
Project Description:	Two-lot residential subdivision		
Action Taken By:	☒ Development Review Committee Planning Director		
	Approval Status: Request Information Action Date: 9/22/2025		

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

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.

Provide an itemized response to these comments. Revised plans shall be accompanied by the plan revision fee; \$150.00. Submit questions via email to DevelopmentReview@co.monmouth.nj.us. Plat signing by appointment only.

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

cc: InSite Engineering
Rick Brodsky, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department
Construction Official
RMSB967 1476 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

September 22, 2025

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Michael T. Brusca – Assistant Engineer MB

RE: RMSB967 - TAGCAP Atlantic 50 Rumson, LLC
Block 103 – Lot 1
Borough of Rumson

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

1. Minor Subdivision Plan for 50 Rumson Road, Block 103, Lot 1, Tax Map Sheet #30, 50 Rumson Road, Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 19, 2025, last revised August 22, 2025, received September 2, 2025.
2. Stormwater Management Report for a Minor Subdivision Plan of Block 103, Lot 1 (New Lots 1.01 & 1.02), 50 Rumson Road in the Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.
3. Stormwater Management Facilities Operation & Maintenance Manual for the 50 Rumson Road, Block 103, Lot 1 (New Lots 1.01 & 1.02), in Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.

To: Joe Barris, Director of Planning
9/22/25

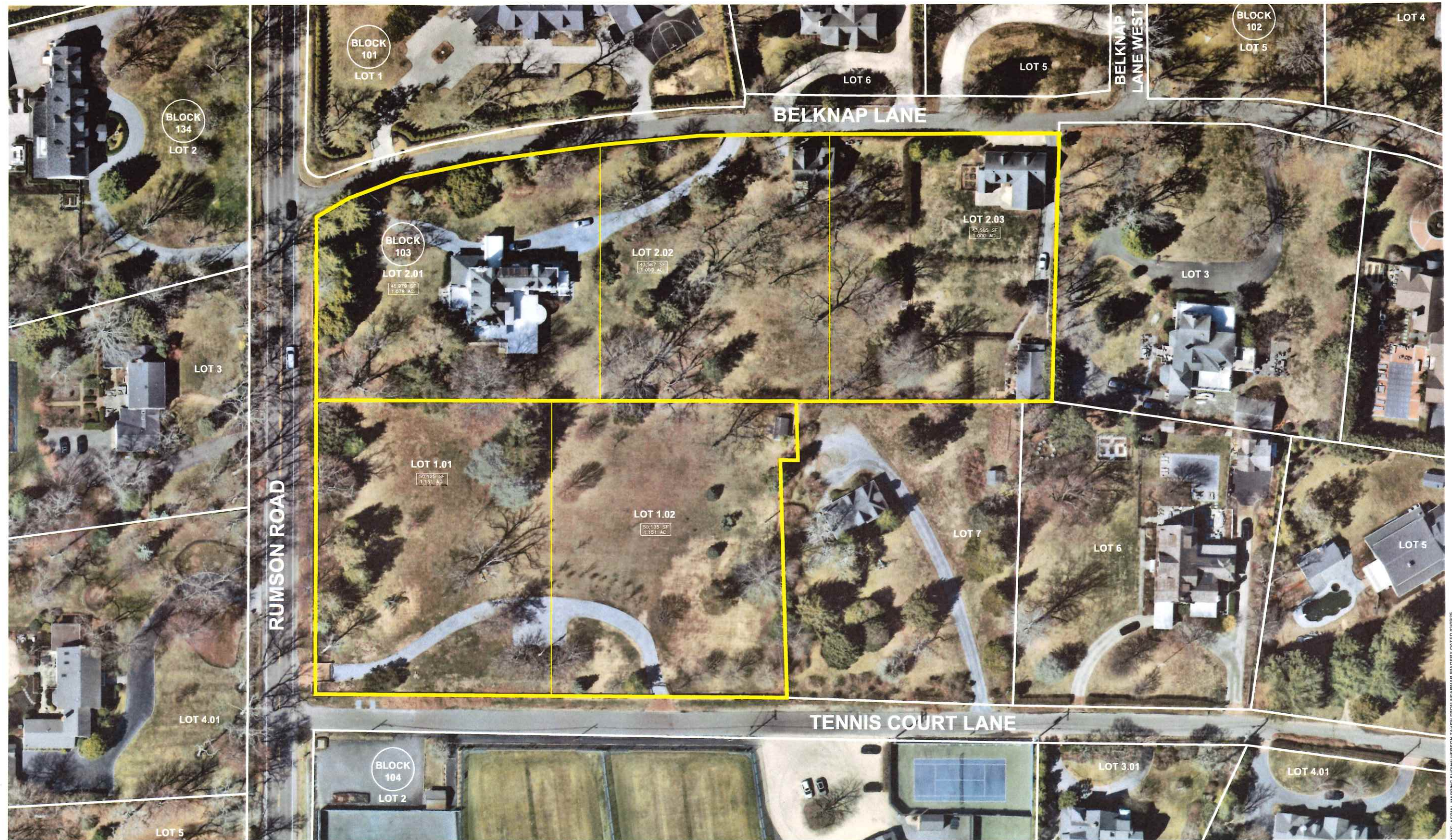
Page: 2 of 2
RMSB967_TAGCAP Atlantic 50 Rumson, LLC

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):

1. A 5-ft right-of-way dedication is proposed for the C.R. 520, Rumson Road frontage. The 5-ft dedication brings the right-of-way to the correct half-width at 30-ft. Submit a deed of dedication with parcel description for review by the county surveyor.
2. 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 (Lot 1.01). 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 1 above.
3. An existing brick wall indicated on the Existing Conditions & Tree Removal Plan, sheet C200 was not indicated on the Development Plan. Per sheet C200, the wall's location would fall within the boundary of the proposed dedication. Relocate the wall or provide an indemnification agreement to the County for potential damage to or damage caused by the location of the wall within the right-of-way.
4. Per Monmouth County Development Regulations, vol. 2, §5.2-1.1 - Access Location and Access Restrictions: *Access to a county road shall not be permitted if the minor subdivision also abuts a municipal road and access to the municipal road can be reasonably provided.* As access to Tennis Court Lane can be reasonably provided, the driveway for proposed Lot 1.01 must be relocated to the municipal street.
5. Discharge into a County storm drainage system was not indicated on the plans. Minimal impact.

Please advise the applicant that responses to this memo may result in additional requests and / or conditions on the application.

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



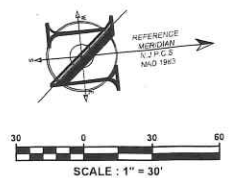
NOTE: AERIAL IMAGING SHOWN HEREON TAKEN FROM NEARMAP IMAGERY, DATED 03/09/25.
LOT LINES SHOWN HEREON TAKEN FROM MONMOUTH COUNTY GIS IMAGING.

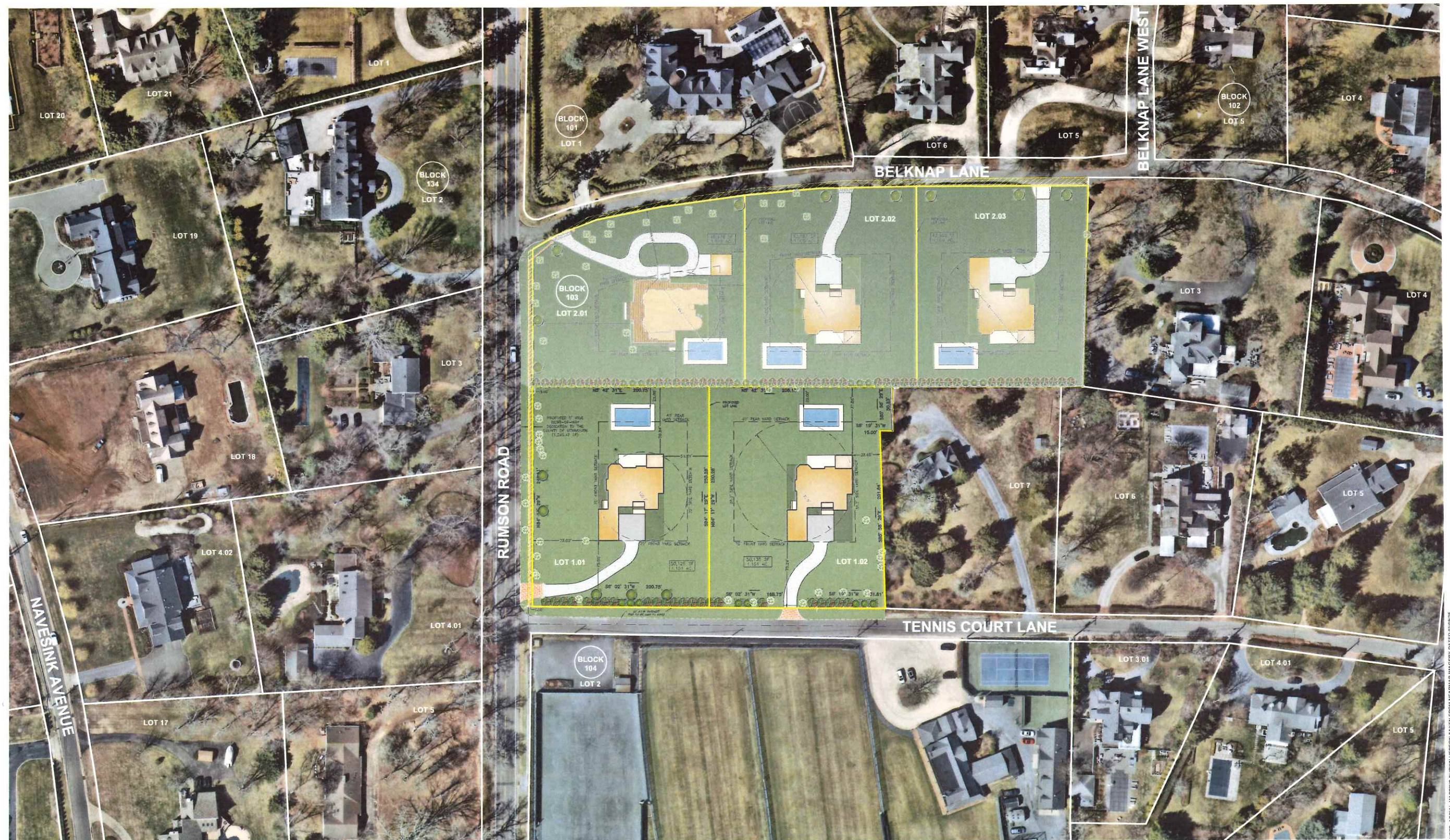
NOVEMBER 10, 2025

RUMSON ROAD SUBDIVISION

Aerial Exhibit

Borough of Rumson, Monmouth County, New Jersey

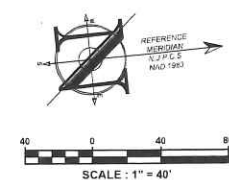




50 RUMSON ROAD SUBDIVISION

Proposed Subdivision

Borough of Rumson, Monmouth County, New Jersey



Frontier Tree Company, Inc.
331 Newman Springs Road
Bld. 1, 4th Floor, Suite 143
Red Bank, NJ 07701
(P) 732-671-0372



TREE REMOVAL PLAN

There are a total of 72 trees on this property. ^{Both 50 & 54} Atlantic Builders proposes to remove 11 trees for new construction. The following is a list of Lot and Block numbers, with trees to be removed as well.

54 Rumson Road
103

Block 13 Lot 2.02 Remove 4 Trees

- 1 False Cypress 11 inches in Diameter
- 1 Norway Maple 14 inches in Diameter
- 2 London Plane 34 inches, and 14 inches in Diameter

¹⁰³
Block 13 Lot 2.03 Remove 2 Trees

- 1 False Cypress 20 inches in Diameter
- 1 Silver Maple 32 inches in Diameter

50 Rumson Road
103

Block 13 Lot 1.02 Remove 3 Trees

- 1 Colorado Blue Spruce Approximately 14 ^{feet} inches tall - to be relocated.
- 2 False Cypress 15 inches in Diameter

¹⁰³
Block 13 Lot 1 Remove 4 Trees

- 1 Hazardous Declining Linden 53 inches in Diameter
- 2 Atlas Blue Cedars each 21 inches in Diameter
- 1 White Pine 12 inches in Diameter

Remove 1 Dead Elm and 1 Dead Maple.

There will be no Tree Removal performed at the existing house to be renovated.

Frontier Tree Company, Inc.
331 Newman Springs Road
Bld. 1, 4th Floor, Suite 143
Red Bank, NJ 07701
(P) 732-671-0372

TREE PRESERVATION PLAN

All trees on lots that are to remain shall have temporary Chain Link Fence installed around them extending to the *Drip Line* of the tree where possible.

The *Drip Line* of the tree is the outermost part of the limb.

The Installation of this temporary fencing is intended to reduce soil compaction as well as keep machinery away from the trees.

Thank you,

Kevin Slavin
NJ Licensed Tree Expert #530
President, Frontier Tree Co., Inc.