



BOROUGH OF RUMSON

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

Date of Application

Month: 1 Date: 6 Year: 2026

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

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

PROJECT NAME 35 Ridge Road

<u>35 Ridge Road</u>	<u>99</u>	<u>12</u>
Location of subdivision/site plan	Block	Lot

<u>Ivo Pascucci and Katie Ann Keenan c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712</u>			
Name of Applicant	Address	City	State Zip code

<u>c/o Jennifer S. Krimko, Esq. (732) 922-1000</u>	<u>Jkrimko@ansell.law</u>
Applicant Phone	Applicant email

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

DEVELOPMENT PLANS:

Number of proposed lots 2

Area of entire tract 26,685 sq. ft.

Area being subdivided 26,685 sq. ft.

Signature of applicant Ivo Pascucci

Applicants are seeking minor subdivision approval to create two (2) lots (proposed Lot 12.01 and proposed Lot 12.02). Applicants also propose to remove a portion of existing walkway, asphalt driveway, pavers, portion of existing dwelling, paver patio, and play area.

Variances requested:
 As to proposed Lot 12.02 -
 Minimum lot width of 62.70 ft. proposed, whereas 75 ft. is required.
 Minimum lot frontage of 50.76 ft. proposed, whereas 75 ft. is required.
 As to proposed Lots 12.01 and 12.02 -
 Max depressed curb opening of 22 ft. proposed, whereas 14 ft. is permitted.

Katie Ann Keenan
 Signature of applicant Katie Ann Keenan

Received by _____ Date _____



BOROUGH OF RUMSON

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PROJECT CONTACT INFORMATION

ATTORNEY

Name: Jennifer S. Krimko, Esq. Address: 1500 Lawrence Avenue, Ocean, NJ 07712

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

ARCHITECT

Name: N/A Address: _____

Phone: _____ Email: _____

ENGINEER

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

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

ENVIRONMENTAL ENGINEER

Name: N/A Address: _____

Phone: _____ Email: _____

PLANNER

Name: N/A 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		Site Plan	
						Preliminary	Final	Preliminary	Final
A.	Application Form.	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	
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
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
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
6.	North Arrow & Scale.	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
8.	Signature blocks for			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
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
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
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
17.	Date of original preparation and of each subsequent revision. Include brief narrative of each revision.			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
19.	Size and location of all existing structures within 200' of the site			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
23.	Property owners within 200 feet of subject property.			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
25.	List of Variances required or requested.	X		X	X	X	X	X	X
26.	List of requested design waivers or exceptions.			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
	2. Timetable and phasing sequence.								
28.	Preliminary architectural plans and elevations.	X	X		X			X	X
29.	Site identification signs, traffic control signs, and identification signs.				X	X	X	X	X
30.	Sight Triangles.			X	X		X	X	X
31.	Proposed street names when new road is proposed.					X	X	X	X
32.	Parking plan showing				X			X	X

RUMSON CODE

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

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
	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
6.	Lighting plan to include:				X	X	X	X	X
	1. Location and height of proposed fixtures.								
	2. Detail for construction of fixture.								
7.	Construction details for all improvements.				X	X	X	X	X

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	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*
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
2.	Copies of any existing or proposed deed restrictions or covenants.			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
4.	Disclosure Statement (see N.J.S.A. 40:55D-48.1 et seq.)				X	X	X	X	X
5.	Statement from utility companies as to serviceability of the site.			X	X	X	X	X	X
6.	Stormwater Management calculations.					X	X	X	X
7.	Payment of all applicable fees.		X	X	X	X	X	X	X
8.	Environmental Impact Report.					X			X



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714

mdeSoucey@rumsonnj.gov

Denial Memorandum

Date: November 3, 2025
revised November 4, 2025

Applicant: Ivo Pascucci and Katie Ann Keenan
Address: 35 Ridge Road, Rumson, NJ 07760
Block 99, Lot 12, Zone: R-4

I have reviewed the Land Use & Development Permit application for the minor subdivision of an oversized conforming lot into two. Proposed lot 12.02 is nonconforming and requires variance relief.

The application was **denied** for the following:

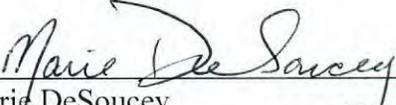
- (22-4.1) Planning Board approval for Minor Subdivision required.
- (Sched 5-1) Bulk Variances
 - (Lot 12.01) Floor area / FAR variances may be required.
 - (Lot 12.01) 22 feet depressed curb opening, whereas 14 feet is permitted.
 - (Lot 12.02) 22 feet depressed curb opening, whereas 14 feet is permitted.
 - (Lot 12.02) Lot frontage 50.76 feet, whereas 75 feet is required.
 - (Lot 12.02) Lot width 62.7 feet, whereas 75 feet is required.
- The zoning chart on the proposed Subdivision Plan shall be revised.
 - The existing and proposed floor area is not shown.
 - The FAR for existing and proposed lots are incorrect (base on the FA cap).

Supporting documents to the application include:

- Minor Subdivision plans prepared by Insite Engineering, signed & sealed by Patrick R. Ward, PE, PP, dated September 30, 2025, no revisions, consisting of seven (7) sheets.
- Boundary & Topographic Survey prepared by Insite Engineering, signed & sealed by Frank J. Barlowski, PLS, dated March 5, 2025, revision (2) June 11, 2025, consisting of one (1) sheet.

For the sake of saving time, I included the variances and fees for exceeding the maximum Floor Area and Floor Area Ratio. Until this information is provided, a determination for which Board has jurisdiction cannot be made.

If you have any questions or require additional information, please do not hesitate to contact me.



Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



DENIED

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

Marie DeSoucey
Land Use & Development Official

office 732.842.3022
mdesoucey@rumsonnj.gov

RECEIVED
OCT 15 2025
ZONING OFFICE

LAND USE & DEVELOPMENT PERMIT

Date: *

Fee: \$ 50⁰⁰

Check # 316

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.

*** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.

Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:

Street Address: 35 Ridge Road Block: 99 Lot 12 Zone: R-4

2. Applicant's Name: Ivo Pascucci and Katie Ann Keenan Address: c/o Jennifer S. Krimko, Esq., 1500 Lawrence

Email JKrimko@Ansell.law Avenue, Ocean, NJ 07712
Tel. (732) 922-1000

3. Property Owner's Name: Same as Applicant Address: _____

Email _____ Tel. _____

4. Description of Work: Applicants are seeking minor subdivision approval to create two (2) residential lots (Proposed Lot 12.01 and Proposed Lot 12.02). Applicants also propose to remove a portion of existing walkway, asphalt driveway, pavers, portion of existing dwelling, paver patio and play area.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes No If yes, state date: 2002 (Submit a copy of the Resolution)

Board: Zoning Resolution # (if any): 5364

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant Jennifer S. Krimko, Attorney for Owners/Applicant

Date

10.9.25

Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved

Denied

COMMENTS:

Planning board / Zoning Board of Adjustment
Approval required for minor subdivision
with variances. See denial memo.

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions. The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Marie DeSoucey
Land Use & Development Official

Date

11-3-25

PROJECT INFORMATION

PROJECT NAME:

35 RIDGE ROAD

PROJECT LOCATION:
BLOCK 99, LOT 12
35 RIDGE ROAD
BOROUGH OF RUMSON,
MONMOUTH COUNTY, NJ

OWNER:
I VO PASCUCCI & KATIE A. KEENAN
35 RIDGE ROAD
RUMSON, NJ 07760

APPLICANT:
I VO PASCUCCI & KATIE A. KEENAN
35 RIDGE ROAD
RUMSON, NJ 07760

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC.
1955 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
CERTIFICATE OF AUTHORIZATION: 24GA28083200
... 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
... 165 CHESTNUT STREET, SUITE 200,
ALLEDALE, 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 ANY CHANGES MADE TO IT HAVE BEEN ALTERED.

Patrick R. Ward, PE, PP
PROFESSIONAL ENGINEER, PLANNER
N.J.P.E. 24GE05079000 N.J.P.P. 33L00626800

REVISIONS

REV.#	DATE	COMMENT
2	12/19/25	REV PER COUNTY
1	12/17/25	REV PER ZONING DENIAL
0	08/30/25	INITIAL RELEASE

SCALE: 1"=20' DESIGNED BY: TJJ
DATE: 09/30/25 DRAWN BY: NLC/KLK
JOB#: 25-2486-01 CHECKED BY: PRW

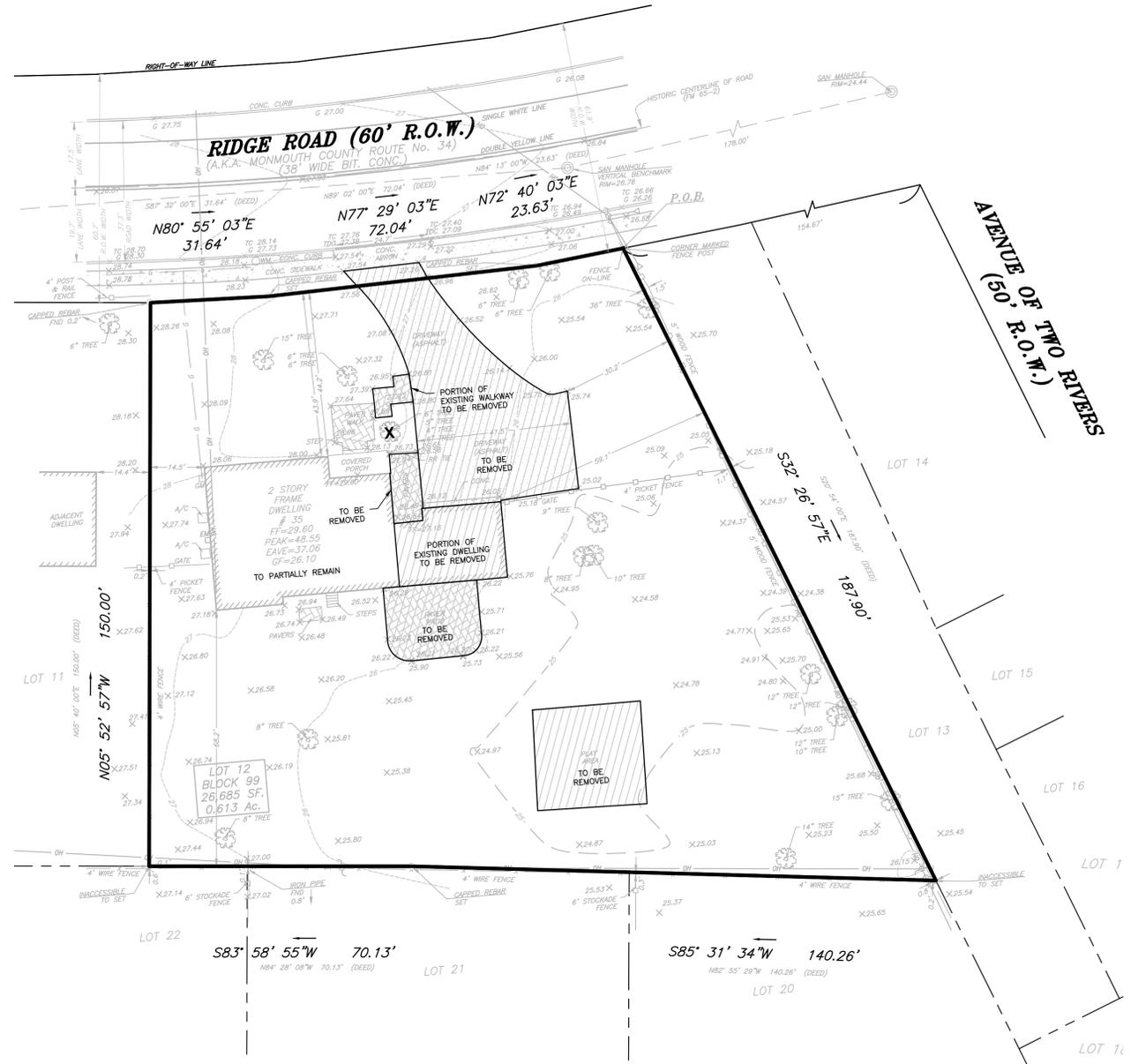
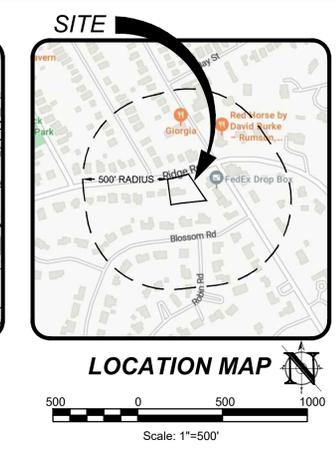
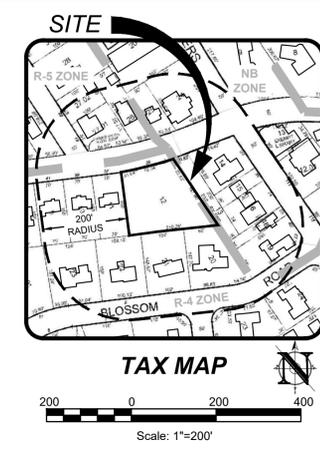
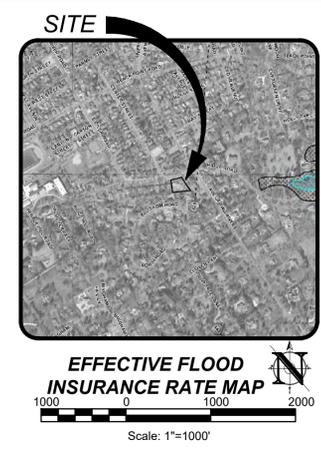
NOT FOR CONSTRUCTION APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

MINOR SUBDIVISION

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.:
C200



SCALE: 1" = 20'

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

VARIANCES REQUIRED (4)

ORD. SECTION	REQUIREMENT	REASON FOR NONCOMPLIANCE
22 ATTACH. 4	MIN. LOT WIDTH OF 75 FT IS REQUIRED	MIN. LOT WIDTH OF 62.70 FT IS PROPOSED FOR PROPOSED LOT 12.02
22 ATTACH. 4	MIN. LOT FRONTAGE OF 75 FT IS REQUIRED	MIN. LOT FRONTAGE OF 50.76 FT IS PROPOSED FOR PROPOSED LOT 12.02
22-7.26.H	MAX. DEPRESSED CURB OPENING OF 14 FT IS PERMITTED	MAX. DEPRESSED CURB OPENING OF 22.00 FT IS PROPOSED FOR PROPOSED LOT 12.01
22-7.26.H	MAX. DEPRESSED CURB OPENING OF 14 FT IS PERMITTED	MAX. DEPRESSED CURB OPENING OF 22.00 FT IS PROPOSED FOR PROPOSED LOT 12.02

File: X:\data\3486 - Proj. 25 - Ridge Road\3486-01 - 35 Ridge Road_Rumson, NJ\25-2486-01\DWG\101-3486.dwg -> C200.DWG
 Copyright 2025, InSite Engineering, LLC. All Rights Reserved.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. THE EFFECTIVE 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 FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A. 4:24-39 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 SEDIMENTATION AND SITE WORK.
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 PERMITS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW 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 ACCESS 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 LOTS 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 WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL, WASHED, DROPPED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEED 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 SUITABLE VEGETATIVE SUPPORT ADEQUATE VEGETATIVE 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 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE, OR 50 LBS/1,000 SQ FT OF SURFACE AREA COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5.0 OR MORE, OR 4" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED Dewatering IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL Dewatering OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY Dewatering METHODS USED MUST BE ACCORDING TO THE STANDARD FOR Dewatering OPERATIONS.
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 LOCATIONS 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. 19-1.
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. SOIL SAMPLE MALERS ARE AVAILABLE 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. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE STANDARD FOR ESTABLISHING THE ABILITY OF LIMING 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 4.0 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 CULTIPACKED SEEDINGS, 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 SOIL.
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 MAY BE APPLIED TO THE SEEDBED PRIOR TO SEEDING. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE NOT INCORPORATED INTO THE SOIL NOR SEED TO SOIL CONTACT OCCURS. HYDROSEEDING MAY BE USED 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 DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
A. STRAW OR HAY. UNROTTED 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. 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 IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. 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 OF 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.
C. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 24, 2016GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
D. 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 SEEDBED AREA AND WATERED, FORM 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 AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE.
E. APPLYING THE FULL 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 DRIED UP TO TWICE DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY 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 MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. FOLLOW-UP TOP DRESSING SHOULD 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 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 90% VEGETATIVE COVER (OF THE SEEDBED SPECIES) AND MOWED ONCE. NOTE: THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

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 TOPSOILING, 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 MALERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://PAJES.RUTGERS.EDU/EXT/). 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 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. HIGH ACID PRODUCING SOILS HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

- 3. SEEDING (ZONE 7A)
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 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 (1) (45)
*ACCEPTABLE SEEDING DATES: 2/15-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED
SEED MIXTURE #7 FOR BASIN SIDE SLOPES AND SWALES
PLANTING RATE LBS/7,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE 3 (130)
KENTUCKY BLUEGRASS 0.5 (20)
PERENNIAL RYEGRASS 0.25 (10)
OR REDTOP 0.25 (10)
PLUS WHITE CLOVER 0.10 (5)
*ACCEPTABLE SEEDING DATES: 2/15-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/30
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED
3. SEEDING RATES SPECIFIED ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85°F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. 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 ARE NOT ACTIVE AT 50°F. 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 CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING. 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 SOIL.
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 MAY BE APPLIED TO THE SEEDBED PRIOR TO SEEDING. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4 MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE NOT INCORPORATED INTO THE SOIL NOR SEED TO SOIL CONTACT OCCURS. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.
E. 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 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 DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
A. STRAW OR HAY. UNROTTED 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 MULCH. DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET 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 MOWED.
3. CRIMPER (MULCH ANCHORING COOLER 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. 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 IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. 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 OF 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 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 24, 2016GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH 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 SEEDBED AREA AND WATERED, FORM 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 AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEEDBED 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 DRIED UP TO TWICE DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY 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 MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL. FOLLOW-UP TOP DRESSING SHOULD 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 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 90% VEGETATIVE COVER (OF THE SEEDBED SPECIES) AND MOWED ONCE. NOTE: THIS DESIGNATION OF MOWED 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 OR ANY RESTRICTION.
WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "MUDS" 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.

Table with 4 columns: MATERIALS, WATER DILUTION, TYPE OF NOZZLE, APPLY GALLONS/ACRE. Includes rows for ANIONIC ASPHALT EMULSION, LATEX EMULSION, RESIN IN WATER, POLYACRYLAMIDE (PAM) - SPRAY ON, POLYACRYLAMIDE (PAM) - DRY SPREAD, and ACIDULATED SOY BEAN SOAP STICK.

- TILLAGE - TO ROUGHEN SURFACE AND BRING CLOSURE 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 FENCES, 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 FINE ENOUGH 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.

- 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 OR 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 IN MULCH ANCHORING TOOL. EQUIVALENT 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 WITH THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED.
C. CRIMPER MULCH ANCHORING COOLER 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. 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.
D. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES 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 IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER. 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 OF 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 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 24, 2016GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH 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 SEEDBED AREA AND WATERED, FORM 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 AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWNS OR RENOVATION AREAS. SEEDBED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL, OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

CONSTRUCTION SEQUENCE

Table with 2 columns: Activity and Duration. Activities include 1. TEMPORARY SOIL EROSION FACILITIES, 2. CLEANING AND GRADING, 3. TEMPORARY SEEDING, 4. UTILITY INSTALLATION, 5. DRAINAGE CONSTRUCTION, 6. CURB CONSTRUCTION, 7. CONSTRUCTION OF BUILDINGS, 8. MAINTENANCE OF TEMPORARY EROSION CONTROL MEASURES, 9. PRELIMINARY INSTALLATION OF LANDSCAPE, 10. FINAL CONSTRUCTION/STABILIZATION OF SITE.

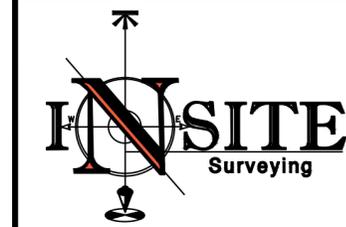
- *TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.
THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.
DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.
STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)
ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

STANDARD FOR TOPSOILING

- 1. MATERIALS
A. TOPSOIL SHOULD BE FRABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMOS PER CENTIMETER. MORE THAN 0.5 MILLIMOS MAY DECAICATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.5 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL, NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
B. STRIPPING SHALL BE DEFINED TO THE IMMEDIATE CONSTRUCTION AREA.
C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5.
D. A 4-8 INCH STRIP OF TIE IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSED OFF-SITE ENVIRONMENTAL DAMAGE.
F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN. SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE

PROJECT NAME:
BOUNDARY & TOPOGRAPHIC SURVEY
 OF
 BLOCK 99, LOT 12
 35 RIDGE ROAD

SITUATED IN:
 BOROUGH OF RUMSON
 MONMOUTH COUNTY
 NEW JERSEY



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
2	06/11/2025	REVISED FOR COUNTY SUBMISSION
1	03/19/2025	CORNER MARKERS ADDED
0	03/11/2025	INITIAL RELEASE (FJB)

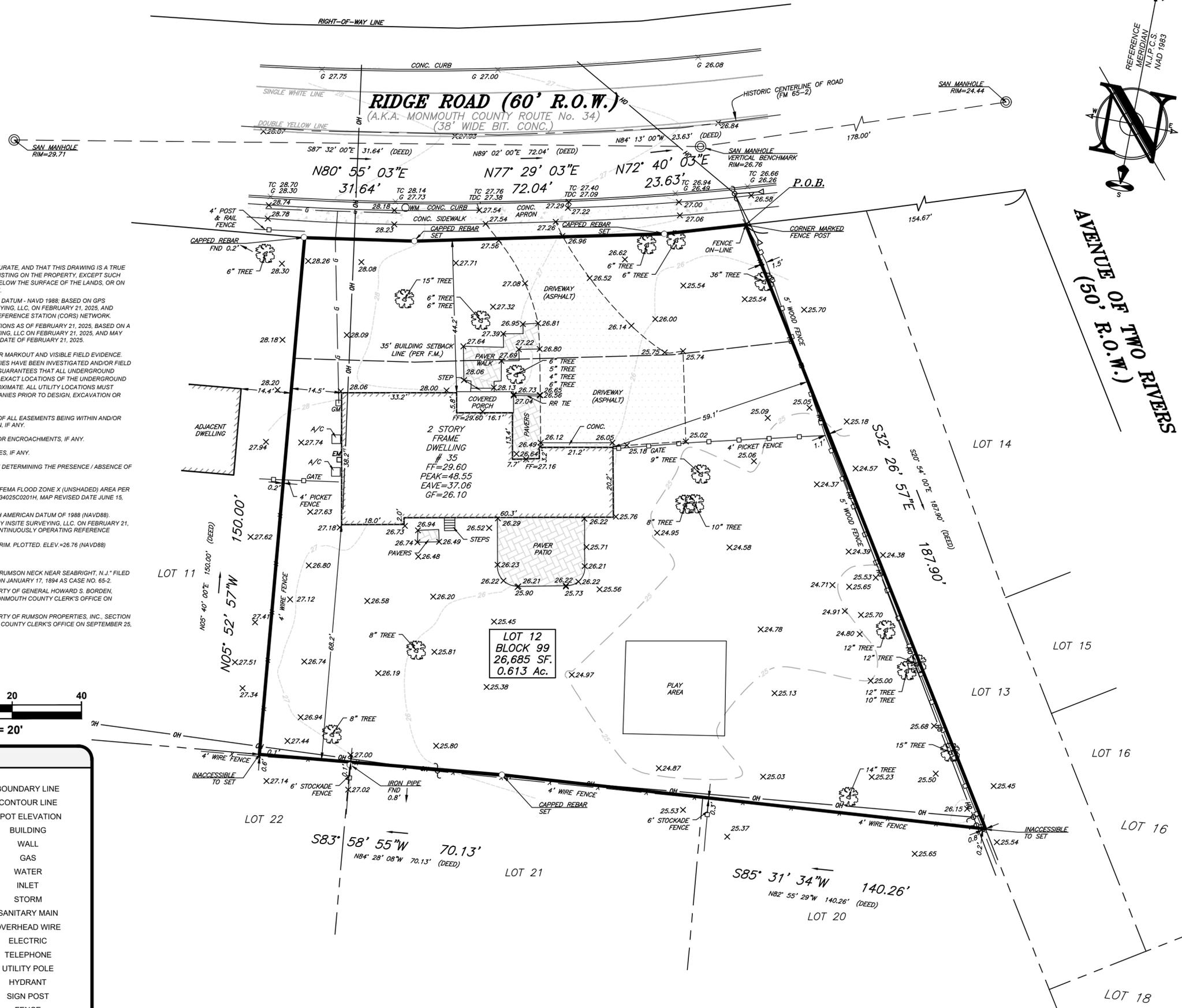
SCALE: 1"=20' DRAWN BY: GS/TS
 FIELD DATE: 03/05/2025 CHECKED BY: FJB
 JOB #: 25-S001-1040

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



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.
 HORIZONTAL DATUM - NAD 1983 AND VERTICAL DATUM - NAVD 1988, BASED ON GPS OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC, ON FEBRUARY 21, 2025, AND REFERRING TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.
 THIS SURVEY REFLECTS THE EXISTING CONDITIONS AS OF FEBRUARY 21, 2025, BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC ON FEBRUARY 21, 2025, AND MAY NOT SHOW CURRENT CONDITIONS AFTER THE DATE OF FEBRUARY 21, 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.
 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.
 THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.
 SUBJECT PROPERTY IS ENTIRELY LOCATED IN FEMA FLOOD ZONE X (UNSHADED) AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 34025C0201H, MAP REVISED DATE JUNE 15, 2022.
 ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88). BASED ON GPS OBSERVATIONS PERFORMED BY INSITE SURVEYING, LLC, ON FEBRUARY 21, 2025 AND REFERRING TO LEICA SMARTNET CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK.
 VERTICAL BENCHMARKS: SANITARY MANHOLE RIM. PLOTTED. ELEV.=26.76 (NAVD88)

FILED MAP REFERENCES:
 A MAP ENTITLED, "MAP OF BUILDING LOTS, ON RUMSON NECK NEAR SEABRIGHT, N.J." FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 17, 1894 AS CASE NO. 65-2.
 A MAP ENTITLED, "MAP OF PINE RIDGE, PROPERTY OF GENERAL HOWARD S. BORDEN, SECTION NO. 1, RUMSON, N.J." FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1940 AS CASE NO. 17-2.
 A MAP ENTITLED, "MAP OF PINE RIDGE, PROPERTY OF RUMSON PROPERTIES, INC., SECTION NO. 1, RUMSON, N.J." FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON SEPTEMBER 25, 1941 AS CASE NO. 17-3.

DEED REFERENCES:
 OR BK 8698 PG 9511



LEGEND

EXISTING	
	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:\14\2501 - InSite Engineering\25-S001-1040 - 35 Ridge Road, Rumson, NJ\25S0011040.dwg - 18-24 SURVEY
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MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Status

FILE NUMBER: RMSB995

Application:	35 Ridge Road Minor Subdivision	Municipality:	Rumson
Applicant:	Ivo Pascucci and Katie Keenan	Municipal Agency:	Planning Board
Owner:	Applicant	Block:	99
Design Professional:	InSite Engineering	Lot:	12
Plan Date:	12/19/2025	Date Received:	1/7/2026
Project Description:	Two-lot subdivision		

Application Status & Actions

Correspondence	Date Issued	Application Status
Status Update	1/29/2026	Conditional Final Approval
Development Review Committee Action	12/8/2025	Conditional Final Approval

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.

Conditions:

1. Receipt of a performance guarantee in the amount of **\$17,304.10**, to assure the satisfactory installation of required improvements within the Ridge Road (County Route 34) right-of-way. Ten percent (**\$1,730.41**) shall be in the form of a bank/certified check. The remaining amount (**\$15,573.69**) may be in the form of a surety bond, letter of credit, or bank/certified check. Sample formats for bonds/letters of credit acceptable to the County are found at the Planning webpage at www.visitmonmouth.com. See attached calculation of bond estimate.
- The inspection fee (**\$346.08**) shall be submitted prior to inspection of installed improvements. Submit inspection requests to DevelopmentReview@co.monmouth.nj.us with photographs of installed improvement and guarantor's contact information.

Addressed Conditions:

- All prior technical comments have been addressed.

Submit all questions via email to DevelopmentReview@co.monmouth.nj.us. Plat signing is by appointment only.

Joseph Barris, P.P., A.I.C.P., C.F.M.
Director of Planning

cc: InSite Engineering
Jennifer S. Krimko, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department/Construction Official
RMSB995 CFA2 01292026

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

January 29, 2026

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Michael T. Brusca – Assistant Engineer

**RE: RMSB995 - 35 Ridge Road
County Route 34 – Ridge Road
Block 99 – Lot 12
Borough of Rumson**

MB

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

1. 35 Ridge Road, Minor Subdivision, Block 99, Lot 12, Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite Engineering, dated September 30, 2025, last revised December 19, 2025, received January 7, 2026.

Please find attached the Performance Bond Estimate for the above site plan application. Please incorporate this document into the permanent file. Additional recommendations or comments may be made upon submittal of additional or revised application documents.

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



MONMOUTH COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

BOROUGH OF RUMSON

COUNTY ROUTE 34 (RIDGE ROAD)

RMSB995

PROJECT: Minor Subdivision

BLOCK 99, LOT 12

BY: MTB
 DATE: 1/29/2026
 CHECKED:
 REVISED: 1/29/2026

PERFORMANCE BOND ESTIMATE

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
1	1	L.S.	MAINTENANCE AND PROTECTION OF TRAFFIC, INCL. POLICE OFFICERS	\$2,000.00	\$2,000.00
2	1	L.S.	CLEARING SITE	\$2,000.00	\$2,000.00
3	3	C.Y.	DENSE-GRADED AGGREGATE BASE COURSE, 6" THICK (pave repair)	\$40.00	\$120.00
4	84	L.F.	POLYMERIZED JOINT ADHESIVE (pave repair)	\$3.00	\$252.00
5	3	GAL.	TACK COAT (pave repair)	\$3.00	\$9.00
6	3	TON	HOT MIX ASPHALT 9.5M64 SURFACE COURSE (pave repair)	\$90.00	\$270.00
7	7	TON	HOT MIX ASPHALT, 19M64 BASE COURSE (pave repair)	\$90.00	\$630.00
8	80	L.F.	6" x 8" x 20" CONCRETE VERTICAL CURB	\$35.00	\$2,800.00
9	90	S.Y.	CONCRETE APRON, 6-IN. THICK, REINFORCED	\$85.00	\$7,650.00

SUB-TOTAL ALL ITEMS \$15,731.00

10% CONTINGENCIES \$1,573.10

TOTAL BOND AMOUNT \$17,304.10

2% INSPECTION FEE \$346.08

NOTE 10% OF THE BOND AMOUNT, OR **\$1,730.41** MUST BE IN THE FORM OF A BANK CHECK OR CERTIFIED CHECK. THE BALANCE OF **\$15,573.69** MUST BE IN THE FORM OF A BOND, LETTER OF CREDIT, BANK CHECK OR CERTIFIED CHECK.

REF. 35 Ridge Road, Minor Subdivision, Block 99, Lot 12, Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite Engineering, dated September 30, 2025, last revised December 19, 2025, received January 7, 2026.



RMPB-R2040

February 11, 2026

Via Email (mdesoucey@rumsonnj.gov)

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

**Re: Pascucci and Keenan Residence
Minor Subdivision Plan
35 Ridge Road; Block 99 Lot 12, R-4 Zone
Completeness Review, Engineering Review and Fee Determination**

Dear Ms. DeSoucey:

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 12 of Block 99, is a 26,685 SF (0.613 acre) parcel which fronts on Ridge Road County Route 34 and situated within the R-4 Residential Zone District. Uses surrounding the property include residential properties to the north, west, and south, as well as non-residential office properties to the east. The subject property is developed with a two-story dwelling and associated appurtenances.

With this application, the applicant proposes to subdivide the property into proposed Lot 12.01 (13,246 SF (0.304 acre)) and proposed Lot 12.02 (13,439 SF (0.309 acre)). Additionally, the applicant proposes to demolish a portion of the existing dwelling (garage and entry way), driveway, and patios on Lot 12.01 and construct a new detached garage, driveway, and walkway. No new construction is currently proposed for proposed lot 12.02.

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

1. Minor Subdivision Plan & Survey for 35 Ridge Road, Lot 12 Block 99, prepared by Patrick R. Ward, PE, PP of Insite Engineering LLC, dated September 30, 2025, last revised December 19, 2025, consisting of seven (7) sheet.
2. Survey of Property for 35 Ridge Road, Lot 12 Block 99, prepared by Frank J. Barlowski, PLS, of Insite Engineering LLC, dated March 5, 2025, last revised June 11, 2025, consisting of one (1) sheet.
3. Monmouth County Development Review Committee Conditional Final Approval, dated December 9, 2025.
4. Borough of Rumson Planning Board Application, dated January 6, 2026.
5. Borough of Rumson Land Use & Development Application, dated October 15, 2025.
6. Denial Memo dated November 3, 2025.



Re: Pascucci and Keenan Residence
Minor Subdivision Plan
35 Ridge Road; Block 99 Lot 12, R-4 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. B9** – Proof that taxes are current. *(I recommend this item be provided to the administrative office prior to the public hearing.)*
- **Item No. B14** – Metes and Bounds description showing dimensions, bearings of original and proposed lots. *(I have no objection to the Board granting completeness waivers for this item provided that same is submitted as a condition of approval.)*
- **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. B23** – Property Owners within 200 feet of subject property. *(I recommend the administrative office confirm receipt of this item prior to scheduling the public hearing.)*
- **Item No. D7** – Payment of all applicable fees. *(I recommend this item be provided to the administrative office prior to the public hearing.)*

We find that the application is adequately complete for the purpose of performing the 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. Item B23 must be provided and adequate notice given prior to the scheduling of the public hearing. Additionally, 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. I have calculated the application fee to be \$1,150.00 and the escrow fee to be \$4,000.00. Please see Schedule “A” attached. It is our understanding that the application and escrow fees have been paid, however, any remaining balances should be posted as separate checks.

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**

This application requires Bulk “c” Variances for the following:

- 1.1 Per §22-5.4e. and Schedule 5-1 of the Borough Ordinance, a minimum lot width of 75 feet is required, whereas 62.70 feet is proposed for Lot 12.01.
- 1.2 Per §22-5.4e. and Schedule 5-1 of the Borough Ordinance, a minimum lot frontage of 75 feet is required, whereas 50.76 feet is proposed for Lot 12.02.



Re: Pascucci and Keenan Residence
Minor Subdivision Plan
35 Ridge Road; Block 99 Lot 12, R-4 Zone
Completeness Review, Engineering Review and Fee Determination

- 1.3 Per Borough Ordinance §22-5.7, a maximum curb opening of 14 feet is required, and 22 feet is proposed on Lot 12.01.
- 1.4 Per Borough Ordinance §22-5.7, a maximum curb opening of 14 feet is required, and 22 feet is proposed on Lot 12.02.

Additional Comments

- 1.5 Per Schedule 5-1 of the Borough Ordinance, the maximum floor area for single family dwellings in the R-4 Residential Zone District is 3,500 square feet. The existing dwelling has a non-conforming maximum floor of 3,996 square feet. The plans and floor area calculations indicate that, after portions of the existing dwelling are demolished and the detached garage is constructed, a conforming floor area of 3,500 square feet will remain.

It should be noted that Per Ordinance §22-7.26e., “--the lesser of 50% of the garage floor area or 130 square feet, shall not be considered in determining floor area, building and lot coverage”. It appears the floor area calculation does not account for this exemption, and a floor area of 3,370 square feet will remain in proposed conditions. The applicant shall confirm and revise the plan accordingly.

2. General

- 2.1 The applicant proposes new driveway aprons for both proposed lots. As the property fronts on County Route 34, we defer to further comment to the County. It is noted that the applicant has received conditional approval from the County, which required means of onsite vehicle turnaround. This has been depicted for proposed Lot 12.01 and noted for proposed Lot 12.02.
- 2.2 It is recommended that floor plans and elevation views are provided for the proposed garage.
- 2.3 It is recommended that street trees are provided in accordance with Ordinance §22-8.4d.
- 2.4 It is noted that approximately 5 existing trees may need to be removed at the time of construction on proposed Lot 12.02. Prior to construction on proposed Lot 12.02, the applicant will be required to demonstrate conformance with the Borough’s tree mitigation requirements.
- 2.5 The plan notes that monuments will be set at a later date. If to be set at a later date, a bond will be required to guarantee the future setting of monuments
- 2.6 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.
- 2.7 All proposed lot numbering shall be approved by the Tax Assessor.
- 2.8 The final plan submitted for signatures must be signed by the owner and notarized.
- 2.9 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.



Re: Pascucci and Keenan Residence
Minor Subdivision Plan
35 Ridge Road; Block 99 Lot 12, R-4 Zone
Completeness Review, Engineering Review and Fee Determination

- 2.10 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:
- Location and distances of all existing and proposed property lines.
 - Location of all existing and proposed easements.
 - Existing and proposed roadways (edge of pavement and/or curb).
 - Location of all existing and proposed sanitary and storm sewers.
 - 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.

- 2.11 Will serve letters from the respective utility companies shall be required as part of any future construction.
- 2.12 If approved, at the time of building permits, the applicant shall provide a detailed plot/grading plan to the Borough.
- 2.13 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:
- Monmouth County Planning Board – *Conditional Approval Received*
 - All other agencies having jurisdiction.

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:AJA

cc: Thomas S. Rogers, Borough Administrator
David M. Marks, PE, CME, CFM, Borough Engineer
Helen Graves, Temporary Chief Financial Officer
Michael B. Steib, Esq., Planning Board Attorney
Kendra Lelie, Planning Board Planner
Jennifer S. Krimko, Esq., Applicant's Attorney (Jkrimko@ansell.law)
Patrick R. Ward, PE, PP, Applicant's Engineer (patrick@insiteeng.net)

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Re: Pascucci and Keenan Residence
Minor Subdivision Plan
35 Ridge Road; Block 99 Lot 12, R-4 Zone
Completeness Review, Engineering Review and Fee Determination

RMPB-R2040

February 11, 2026

SCHEDULE "A"

**PASCUCCI AND KEENAN RESIDENCE
35 RIDGE ROAD (CR 520); BLOCK 99 LOT 12, R-4 ZONE
DETERMINATION OF REQUIRED FEES**

(REFERENCED IS MADE TO SECTION 22-3.14)

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	\$400.00
	3. Hardship or Bulkhead Variances	
	(a) Single Family and/or Two Family Residential Uses	
	(4 Variance x \$100.00 per Variance, \$200.00 minimum)	\$400.00
h.	Public Hearing	\$100.00
		SUBTOTAL
		<u>\$1,150.00</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>\$5,150.00</u>



MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Action

FILE NUMBER: RMSB995

Application:	35 Ridge Road - Minor Subdivision	Municipality:	Rumson
Applicant:	Ivo Pascucci and Katie Keenan	Municipal Agency:	Planning Board
Owner:	Applicant	Block:	99
Design Professional:	InSite Engineering	Lot:	12
Plan Date:	9/30/2025	Date Received:	11/20/2025
Project Description:	Two-lot subdivision		
Action Taken By:	X Development Review Committee Planning Director		Approval Status: Conditional Final Approval Action Date: 12/9/2025

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.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated December 8, 2025.
2. Receipt of a performance guarantee to assure the satisfactory installation of the required improvements within the Ridge Road (County Route 34) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. This application has been referred to Engineering for the preparation of a bond estimate.

Submit all questions via email to DevelopmentReview@co.monmouth.nj.us. Plat signing is 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
Jennifer S. Krimko, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department
Construction Official
RMSB995 1481 CFA

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 8, 2025

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Michael T. Brusca – Assistant Engineer

RE: RMSB995 - 35 Ridge Road
County Route 34 – Ridge Road
Block 99 – Lot 12
Borough of Rumson

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

1. 35 Ridge Road, Minor Subdivision, Block 99, Lot 12, Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite Engineering, dated September 30, 2025, received November 20, 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):

Review Contributors:
Vincent J. Cardone, P.E., Principal Engineer II, Traffic Safety and Operations

A handwritten signature in blue ink, appearing to read "VJC", is located to the right of the name Vincent J. Cardone.

General Comments:

- GC1. Per Monmouth County Development Regulations, vol. 2, §5.2-3.1C, provide a note on the plans stating: "Future driveway modifications for proposed Lot 12.02 shall include provisions for an onsite vehicle turnaround."

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

To: Joe Barris, Director of Planning
12/8/25

Page: 2 of 2
RMSB995_35 Ridge Road

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