ENVIRONMENTAL IMPACT REPORT

for

RUMSON COUNTRY CLUB

Located at

BLOCK 112, LOT 1.01
163 RUMSON ROAD
BOROUGH OF RUMSON
MONMOUTH COUNTY, NJ

Has been prepared for

RUMSON COUNTRY CLUB

163 RUMSON ROAD
RUMSON, NJ 07760

On

August 14, 2026

InSite Project No. 24-1664-03

Stephen G. Musto, PE, CME
NJPE 54884

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INTRODUCTION

This environmental impact report is being submitted as part of the development application entitled Rumson Country Club, located on Block 112, Lot 1.01 as shown on Sheet 35 of the Official Tax Map of Borough of Rumson, Monmouth County, New Jersey. This report has been prepared in compliance with the municipal ordinance section 22, Attachment 3.

PROJECT LOCATION

The property is located at 163 Rumson Road and is zoned as "R-1 Single Family Residential". The surrounding area consists of R-1 and R-2 single family residential. The site has frontage on Rumson Road and Club Way.

PROJECT DESCRIPTION

The property is currently developed lot with an existing 18-hole golf course, clubhouse, and other amenities. The project includes widening of the roadway in areas to provide a 24-foot wide cartway width to allow safer circulation for the two-way private road. This will also include the installation of new underground utility lines and reconstruction of existing utilities, such as relocating the overhead electric lines to underground. The golf course renovations include regrading, drainage improvements, and construction of two pavilions for bathrooms and lightning shelter. The construction, reconstruction, and additions to the various buildings onsite are proposed for the benefit of the employees and members. The legally existing bridge and road crossings will also be reconstructed for maintenance and safety. Upgrades to the shooting facility building include raising of the building and the renovation of the bathrooms and parking. Improvements near the marina include reconstruction of the tennis courts, a clubhouse and clubhouse additions, paved parking lot and the addition of a new entrance to River House

EXISTING CONDITIONS

TOPOGRAPHY & HYDROLOGY

Elevations for the site range from 28 to 0. Portions of the property slope towards the surrounding rights-of-way, Rumson Road and Club Way. The majority of the property slopes in the southeasterly direction towards the Shrewsbury River. Stormwater management is handled via inlets and pipes collecting the runoff and discharging to the few irrigation ponds onsite.

These ponds are used to irrigate the golf course. Any runoff that does not enter these ponds ultimately reaches the Shrewsbury River which is a tidal water body.

GEOLOGY

According to NJDEP's GeoWeb, the bedrock geology for the subject site is within the Lower Member Kirkwood Formation and is composed of quartz, sand, and clay.

AIR QUALITY

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

NOISE

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

BIOLOGY

The golf course is not a conducive habitat for wildlife other than the occasional birds, small mammals such as squirrels, and deer that may cross the property. The majority of the property is grass lawn with trees on the edges of the holes and property.

SOCIOECONOMICS

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

TRANSPORTATION

The entrance to the property is from Club Way, which is a municipal road in a residential area. The property also has frontage on Rumson Road (CR 520) but does not have access from this road.

ENERGY

The property operates as a typical golf course and club house and has typical energy demands.

LAND USE

The property is zoned within the Single Family Residential (R-1) zone where a golf course and clubhouse are permitted uses.

ARCHEOLOGY

The Property is not identified on the New Jersey and National Register of Historic Places. Per NJ-Geoweb, the Property is not classified as a historic property and is not within a historic district. The proposed development will not have impact on historic or archaeological resources.

AESTHETIC FEATURES

The Club has served its members and their families for over 100 years as one of the premier locations on the Jersey Shore to enjoy its rich history and traditions. In addition to a well-maintained 18-hole golf course, members take pleasure in all of the other amenities the Club has to offer including croquet, platform tennis, marina, swimming pool, tennis and trap and skeet shooting.

ANTICIPATED IMPACTS

TOPOGRAPHY & HYDROLOGY

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

GEOLOGY

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

AIR QUALITY

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

NOISE

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

BIOLOGY

There are no proposed adverse impacts to wildlife or vegetation in the surrounding area. The project will remove a few trees around the buildings to construct the additions, however trees will be planted to comply with the Boroughs tree replacement requirements.

SOCIOECONOMICS

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

TRANSPORTATION

There are no proposed adverse impacts to the traffic in the surrounding area. The bulk of the construction, reconstruction, and additions are not intended to service additional members or guests, but instead, the various updates onsite are proposed for the benefit of the employees, existing membership and their guests.

ENERGY

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

LAND USE

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

ARCHEOLOGY

The property is not listed as historic property and therefore does not have significant archeologic value.

AESTHETIC FEATURES

The improvements to the building, outdoor areas, and landscaping provide addition aesthetic beauty to the property and Borough.

REVIEW AGENCIES

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

- Borough of Rumson Planning Board
- Monmouth County Planning Board
- Freehold Soil Conservation District
- New Jersey Department of Environmental Protection

CONCLUSION

In summary, the proposed improvements will result in minimal environmental impact on the site or the surrounding area and are designed in substantial conformance with the Borough of Rumson Ordinance. The site is currently developed with an 18-hole golf course, clubhouse, asphalt parking lot and additional amenities throughout the site. Alternative design concepts are always possible; however, the impacts to the environment from alternative designs with similar uses would be the same as proposed.

APPENDIX A

Tax Map

USGS Map

FEMA Map



PLAN

1000 0 1000

Scale 1"=1000'

TAX MAP EXHIBIT

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

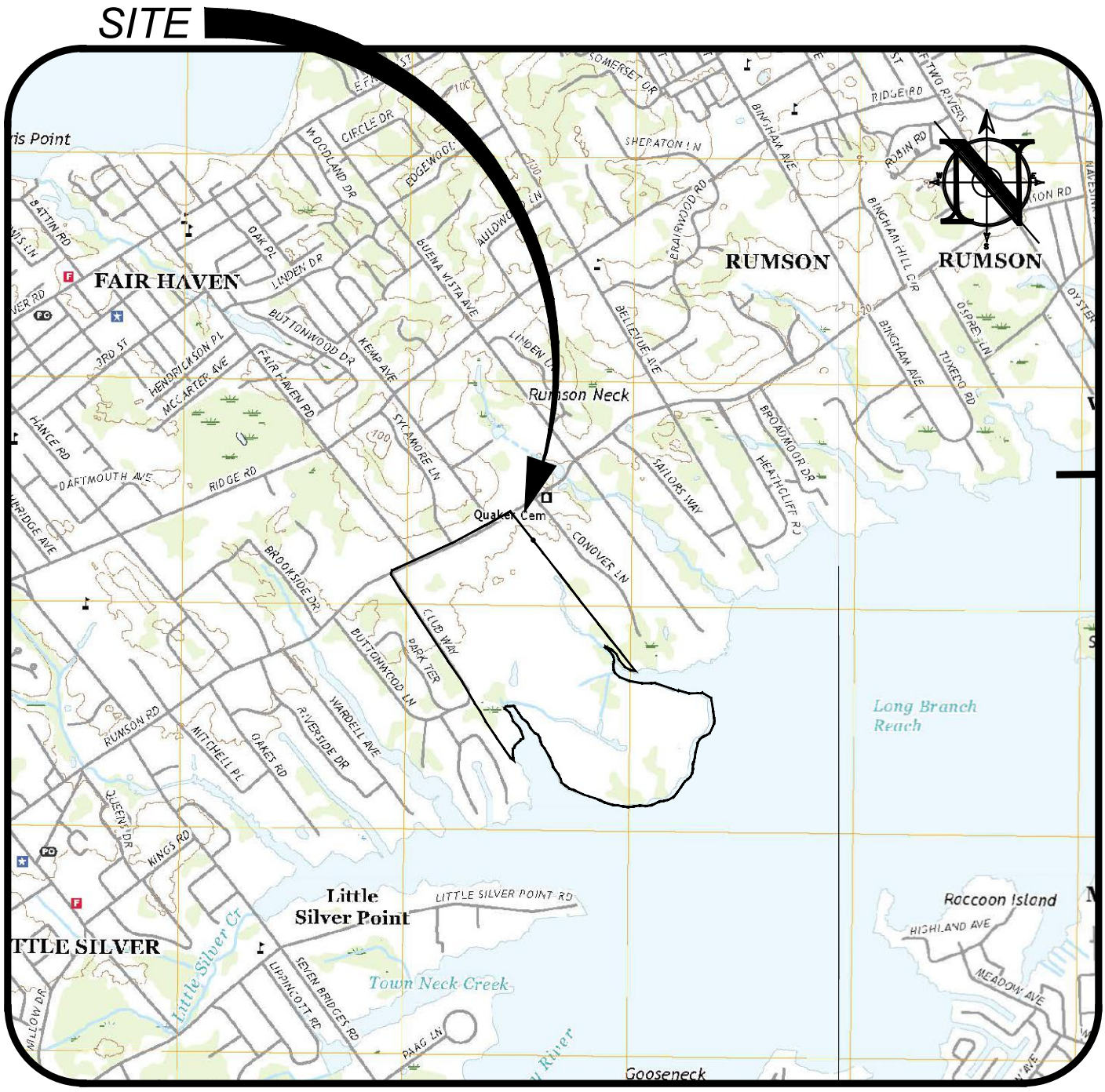
Site Location:

Rumson Country Club
163 Rumson Road
Borough of Rumson 07760
Monmouth County, NJ
Block 112, Lot 1

InSite Project No.
21-1664-01
Drawing No.
21-1664-01r0
Date
July 13, 2021

Reference:
Tax Map #20 (07/31/05) , 21 (07/31/12), 22 (07/31/12), 31 (07/31/12), 32 (07/31/12), 33 (07/31/97), 34 (10/31/03), 36 (07/31/12), 37 (07/31/12), 38 (07/31/12), 39 (11/30/91), 40 (07/31/12)

Revisions
r0



PLAN

2,000 0 2,000

Scale 1"=2,000'

USGS MAP EXHIBIT

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28083200
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
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21-1664-01r0
Date
July 13, 2021

Reference:
US Geological Survey
Long Branch West Quadrangle & Asbury Park Quadrangle

Revisions
r0



PLAN

1,000 0 1,000

Scale 1"=1,000'

EFFECTIVE FEMA FIRM EXHIBIT

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION:
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1955 ROUTE 34, SUITE 1A
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Reference:
Federal Emergency Management Agency
Effective Flood Insurance Rate Map
Map Number: #34025C0182G (dated June 20, 2018) & #34025C0184G (dated June 20, 2018)

Revisions
r0