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

Date of Application

Month:_____ **Date:**_____ **Year:**_____

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

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

PROJECT NAME Preliminary and Final Major Site Plan for Rumson Country Club

163 Rumson Road, Rumson, NJ 07760 — 112 — 1.01
Location of subdivision/site plan **Street Address** **Block** **Lot**

Rumson Country Club — 163 Rumson Road, Rumson, NJ 07760
Name of Applicant **Address** **City** **State** **Zip code**

563-299-4972 — ben@rumsoncc.org
Applicant Phone **Applicant email**

N/A
Owner (if other than Applicant) Address **City** **State** **Zip code** **Phone**

DEVELOPMENT PLANS:

Number of proposed lots 1 (no change)

Area of entire tract 157.4 acres (6,855,151 ±)

Area being subdivided N/A

Signature of applicant X _____

Received by_____ **Date** _____

BOROUGH OF RUMSON
80 East River Road,
Rumson, NJ 07760
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PROJECT CONTACT INFORMATION

ATTORNEY

Name: John Anderson **Address:** Foss, San Filippo & Milne LLC, 225 Broad Street PO Box 896, Red Bank, NJ 07701

Phone: 732-741-2525 **Email:** janderson@fsfm-law.com

ARCHITECT

Name: James Monkeforte **Address:** Monkeforte Arch Studio, 733 Highway 35, Suite C, Ocean, NJ 07712

Phone: 732-988-1900 **Email:** jim@mas-aia.com

ENGINEER

Name: Stephen Musto **Address:** InSite Eng., 1955 Route 34, Suite 1A Wall, NJ 07719

Phone: 732-531-7100 **Email:** Stephen.musto@insiteeng.net

ENVIRONMENTAL ENGINEER - See above re: Engineer

Name: " **Address:** "

Phone: " **Email:** "

PLANNER

TBD (if applicable)

Name: _____ **Address:** _____

Phone: _____ **Email:** _____

Rumson Country Club
163 Rumson Road
Block 112, Lot 1.01 (f/k/a Lot 1)
Zone R-1 (Residential Zone District)
Rumson, New Jersey 07760
FSM File No. 6326.19802

NARRATIVE OF DEVELOPMENT

Rumson Country Club ("Applicant") maintains a private Country Club at the above-location (the "Club"). The Club includes, but is not limited to, the Main Clubhouse, golf course, Riverhouse, marina, swimming pool and customary and incidental recreational uses such as tennis courts, trap and skeet shooting and platform tennis. All facilities are located on Applicant's approximately 157.4 acre property (the "Property"). The Property is bounded on the north by Rumson Road (CR-520), on the west by Club Way and on the south by the South Shrewsbury River and lands recently acquired from the Applicant by the State of New Jersey.

The Applicant is proposing the following:

1. Riverhouse Renovation: The Applicant proposes to renovate the front of the Riverhouse to remove an existing ADA ramp and ADA lift and to install a covered entry and enclosed lower lobby at grade with an elevator and stairs accessing a new upper foyer at the first finished floor. The proposed addition is approximately 885 square feet with a 203 square foot covered porch.

2. Tennis Facilities: The Applicant proposes to improve the existing tennis courts adjacent to the Riverhouse and to construct an approximately 810 square foot single-story tennis pro shop with 315 square foot covered porch.

3. Shooting Facility: The Applicant proposes to renovate and expand the existing shooting facility to construct a storage room and men's and women's restrooms. The addition will be approximately 439 square feet.

4. Marina: The Applicant proposes extensions to 4 floating docks and to add 12 boat slips.

5. Greens and Grounds Maintenance Facility: The Applicant proposes interior renovations to the first floor of the existing Greens and Grounds Maintenance Facility as well as an approximately 1,585 square foot partial second-story addition within the existing footprint.

6. Miscellaneous Road and Course Work: The Applicant proposes to widen the private road accessing the Riverhouse to 24 feet width, to reconstruct a culvert and to reconstruct a pedestrian bridge on the golf course. The Applicant also proposes grading and drainage improvements to several existing holes on the golf course.

7. On Course Pavilions: The Applicant proposes two (2) covered, on course, pavilions to provide lighting shelters and member amenities. The pavilions will be handsomely

constructed of cedar shake. They will be approximately 945 square feet including the covered porch. They will be roofed and partially open with a central area with enclosed sanitary facilities and discrete storage. Other amenities will include shaded benches, water bottle filling stations, trash and recycling, ice and light snacks.

8. Paddle Tennis Facility: The Applicant proposes to renovate and expand the existing paddle facility adjacent to the existing platform tennis courts to create an approximately 1,958 square foot enclosed café, 2,775 square feet of additional decking and patios to connect the paddle facility to the platform tennis courts on two (2) sides and to allow for an attached one-story 2,713 square foot enclosed golf simulator space.

STATEMENT OF VARIANCES AND SUBMISSION WAIVERS

Rumson Country Club
163 Rumson Road
Block 112, Lot 1.01
Zone: R-1 (Residential Zone District)
Rumson, New Jersey 07760
FS&M File No.: 6326.19082

STATEMENT OF VARIANCES

1. DEVELOPMENT REGULATIONS, SCHEDULE 5-1, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to permit the renovated and expanded shooting facility to be located 145 feet from the side lot line of the Property where accessory buildings larger than 1,400 square feet are required to maintain the same setbacks as principal buildings and where a principal building on a lot of this width within the R-1 zone district must be located a minimum of 195 feet from the side lot line.

   A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

   i. This variance is the product of the exceptional width of the Property at the Rumson Road frontage which increases dramatically the required side setback.

   ii. This variance is also the product of a recent forcible taking through eminent domain of 49 acres of property from the Rumson Country Club by the NJDOT.

   iii. The side setback variance will not result in any substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good because this building is not visible from the road or any adjacent (privately owned) property. Instead, the side setback abuts 49 acres owned by the NJDOT and utilized for storage of dredge spoils.

2. DEVELOPMENT REGULATIONS, SCHEDULE 5-1, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to permit the renovated and expanded shooting facility to maintain a 353-foot combined side setback where accessory buildings larger than 1,400 square feet are required to maintain the same setbacks as principal buildings and where a principal building on a lot of this width within the R-1 zone district must maintain a minimum of a 545-foot combined side setback.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. See No. 1 above.

3. DEVELOPMENT REGULATIONS, SCHEDULE 5-2, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to allow the proposed renovated and expanded Grounds and Greens Maintenance Facility to have a maximum height of 25.37 feet where accessory buildings are permitted to be 24 feet in height.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. The Grounds and Greens facility is bordered by Holes 6 and 8 as well as sensitive environmental (wetlands) areas meaning that any expansion must be vertical.

ii. The expansion of the Grounds and Greens facility is long overdue and will facilitate more efficient and comprehensive maintenance of the course and facilities creating aesthetic benefits for members, guests and the community at large.

iii. Given the remote location of the Grounds and Greens facility, the *de minimis* nature of the variance, the fact that the addition is only a partial 2nd story and in light of planned landscaping, the variance will not result in any substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good.

4. DEVELOPMENT REGULATIONS, SCHEDULE 5-2, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to allow the proposed renovated and expanded Grounds and Greens Maintenance Facility to be two (2) stories where accessory buildings are allowed to be 1.5 stories in height.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. See No. 3 above.

5. DEVELOPMENT REGULATIONS, SCHEDULE 5-2, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to allow the proposed renovated and expanded paddle tennis center with golf simulators to have a maximum height of 25.55 feet where accessory buildings are permitted to be 24 feet in height.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. The *de minimis* height variance is driven by the need to locate the first finished floor of the renovated building at the same height as the deck of the previously approved adjacent platform tennis courts. The essence of these courts is that they are raised above grade to allow for heaters below for seasonal play.

ii. The *de minimis* nature of the variance and planned landscaping allow the variance to be granted without any substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good.

6. DEVELOPMENT REGULATIONS, SCHEDULE 5-1, SCHEDULE OF ZONING DISTRICT REGULATIONS: A variance to permit the accessory tennis courts to be located 11.1 feet from the side lot line where accessory sports courts are required to be 15' from side lot lines.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. See No. 1 above. This variance is directly attributable to the forcible taking of 49 acres by the NJDOT and the tennis courts abut the land taken by the NJDOT for storage of dredge spoils.

7. DEVELOPMENT REGULATIONS, SECTION 22-7.8 H. 1.: A variance to allow aggregate floor area of accessory buildings to be 106.2% of the size of the principal buildings on the lot where accessory buildings in the R-1 zone district are required to maintain a ratio to principal buildings of 30% or less.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. This variance is highly technical in nature.

ii. It is submitted that the ratio of accessory buildings to principal buildings is intended to cover single-family homes and to prevent accessory structures from occupying too much of any one single-family lot.

iii. The proposed accessory structures are customary, incidental and subordinate to the principal use golf course/country club.

iv. Unlike a residential single-family home, the Club occupies over 157 acres and the accessory structures are diffused throughout that site making the ratio of accessory buildings to principal buildings entirely imperceptible.

8. DEVELOPMENT REGULATIONS, SECTION 22-9.2 B. 5.: A variance to allow the Property to provide 62 additional parking spaces inclusive of ADA and EV parking where the new improvements would require 84 parking spaces.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. There is no reasonable opportunity to create additional parking on the site because of the combination of the 18-hole golf course and environmentally sensitive areas.

ii. The health, safety, aesthetic, recreational and other benefits of the improvements outweigh any detriments.

iii. There will be no substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good because the planned improvements essentially do not allow for increased capacity, but instead provide things like shelter from lightning, ADA accessibility, sanitary facilities, convenience and comfort. To the extent that one or more expanded or newly constructed accessory structures generates additional parking demand, that demand is weather dependent, seasonal and/or time sensitive meaning that the Club's ample shared parking will remain adequate for the mix of principal and accessory uses throughout the day and night each day and night of the year.

9. DEVELOPMENT REGULATIONS, SECTION 22-7.8 B. 2.: A variance to allow one of the two on course covered golf pavilions to be located within the front yard where accessory buildings are not permitted in front yards.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. The health and safety aspects of the pavilion in the form of shelter from lightning, water/ice and sanitary facilities substantially outweighs any detriments.

ii. There will be no substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good because the pavilion is set back a substantial distance from the street, shielded by landscaping and handsomely appointed with cedar shake etc.

10. DEVELOPMENT REGULATIONS, SECTION 22-7.8 B. 2.: A variance to allow the accessory paddle tennis center with golf simulators to be located within the (secondary) front yard where accessory buildings are not permitted in front yards.

A) FACTUAL/LEGAL CONTENTIONS: The Applicant believes that the following are relevant in consideration of this variance request, namely:

i. The lawfully existing 18-hole golf course, Main Clubhouse, Clubhouse parking lot and platform tennis courts dictate the placement of this structure within the (secondary) front yard.

ii. There will be no substantial detriment to the zone plan or zoning ordinance or any substantial detriment to the public good because the structure is a single-story with the narrow side facing the nearest neighbors (whose homes are set across Club Way) and there is substantial landscaping on both lots shielding the structure from view.

STATEMENT OF SUBMISSION WAIVERS

Applicant seeks the following submission waivers:

SECTION 22-12.2 C. 3., PROFILES OF EXISTING AND PROPOSED ROADWAYS: Applicant seeks a waiver of the submission requirement for profiles of existing and proposed roadways. The waiver is warranted because the Applicant is not altering any existing public street nor creating any new public streets.

22 Attachment 2

Borough of Rumson

DOCUMENTS REQUIRED TO BE SUBMITTED
[Ord. No. 08-015D, § 1; Ord. No. 12-013D; 12-13-2022 by Ord. No. 22-008D]

				MINOR APPLICATION			MAJOR APPLICATION			
						Subdivision		Site Plan		
Item No.	Description	Variance	Concept Plan	Subdivision	Site plan	Preliminary	Final	Preliminary	Final	
A.	Application Form	X		X	X	X	X	X	X	X
B.	Project Plan Information									
1.	Name and address of owner and applicant	X	X	X	X	X	X	X		X
2.	Notarized signature			X (Final plat prior to filing)		X (Final plat prior to filing)				
3.	Name, signature, license number seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat	X	X	X	X	X	X	X	X	X
4.	Title block denoting type of application, Tax Map sheet, county, name of municipality, block and lot, and street location	X	X	X	X	X	X	X	X	X
5.	Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500 feet of property	X		X	X	X	X	X	X	X
6.	North Arrow and scale	X	X	X	X	X	X	X	X	X
7.	Schedule of required zone district requirements, including lot area, width, lot shape circle, lot coverage, floor area ratio, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X	X

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Item No.	Description	Variance	Concept Plan	Subdivision	Site plan	Preliminary	Final	Preliminary	Final	
8.	Signature blocks for Chairman, Secretary, and Municipal Engineer			X	X	X	X	X	X	X
9.	Proof that taxes are current	X		X	X	X	X	X	X	X
10.	Certification blocks required by map filing law			X			X			
11.	Monumentation as specified by map filing law			X			X			
12.	Date of current property survey.			X	X	X	X	X	X	X
13.	Plans to a scale of not less than 1 inch = 100 feet on 1 of 4 of the following standard sheet sizes: 8 ½ inches x 13 inches 15 inches x 21 inches 24 inches x 36 inches 30 inches x 42 inches			X	X	X	X	X	X	X
14.	Metes and bounds description showing dimensions, bearings of original and proposed lots			X			X			
15.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets			X		X	X		X	X
16.	Acreage of tract to the nearest tenth of an acre	X		X	X	X	X	X	X	X
17.	Date of original preparation and of each subsequent revision; include brief narrative of each revision			X	X	X	X	X	X	X
18.	Size and location of any existing and proposed structures with all setbacks dimensioned	X	X	X	X	X	X	X	X	X
19.	Size and location of all existing structures within 200 feet of the site boundaries			X	X	X	X	X	X	X

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						Subdivision		Site Plan		
Item No.	Description	Variance	Concept Plan	Subdivision	Site plan	Preliminary	Final	Preliminary	Final	
20.	Tax lot and block numbers of existing and proposed lots			X		X	X			
21.	Area of proposed lots in square feet		X	X		X	X			
22.	Any existing or proposed easement or land reserved for or dedicated to public use	X	X	X	X	X	X	X	X	X
23.	Property owners within 200 feet of subject property			X	X	X	X	X	X	X
24.	Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site (Note: variance applications need only show these features on-site)	X		X	X	X	X	X	X	X
25.	List of variances required or requested	X		X	X	X	X	X	X	X
26.	List of requested design waivers or exceptions			X	X	X	X	X	X	X
27.	Phasing plan as applicable to include:									
	1. Circulation plan, including signage, separating construction traffic from traffic generated by intended use of site					X	X	X	X	X
	2. Timetable and phasing sequence									
28.	Preliminary architectural plans and elevations	X	X		X			X	X	X
29.	Site identification signs, traffic control signs, and identification signs				X	X	X	X	X	X
30.	Sight triangles			X	X		X	X	X	X
31.	Proposed street names when new road is proposed					X	X	X	X	N/A
32.	Parking plan showing 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				X			X	X	X

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						Subdivision		Site Plan		
Item No.	Description	Variance	Concept Plan	Subdivision	Site plan	Preliminary	Final	Preliminary	Final	
33.	Solid waste management and recycling plan showing holding location and provisions for waste and recyclables				X	X	X	X	X	X
C.	Construction Plans									
1.	Site layout showing all roadways, circulation patterns, curb, sidewalk, buffers, structures, open space, recreation, etc., as applicable				X	X	X	X	X	X
2.	Grading and utility plan to include as applicable:	X*			X	X	X	X	X	X
	a. Existing and proposed contours at 1-foot intervals for grades 3% or less and at 2-foot 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 cross sections at 50-foot intervals; horizontal and vertical scales to be the same					X	X	X	X	W
4.	Landscaping plan to include:				X	X	X	X	X	X
	a. Location of existing vegetation and clearing limits; tree save plan for major applications									

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	b. Proposed buffer areas and method of protection during construction									
	c. Proposed landscaped areas									
	d. Tree removal plan									
*For the construction of a new dwelling or a substantial addition resulting in a 25% or greater increase in floor area										
	e. Number, type and location of proposed plantings including street trees									
	f. Details for method of planting, including optimum planting season									
5.	Soil erosion and sediment control plan prepared in accordance with the standards for Soil Erosion and Sediment Control Standards in New Jersey				X	X	X	X	X	X
6.	Lighting plan to include:				X	X	X	X	X	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	X
	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 and sediment control structures 12) Parking lots									
8.	Soil borings with seasonal high-water table based on mottling data	X*		X*	X*	X*	X*	X*	X*	X
D.	Supplementary Documents									
1.	List of all federal, state, regional and/or municipal approvals of permits required			X	X	X	X	X	X	X

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2.	Copies of any existing or proposed deed restrictions or covenants			X	X	X	X	X	X	X
*For any application involving the construction of a basement or cellar or a stormwater management basin or recharge system										
3.	Freshwater wetlands letter of interpretation for the project area			X	X	X	X	X	X	X
4.	Disclosure statement (see N.J.S.A. 40:55D-48.1 et seq.)				X	X	X	X	X	X
5.	Statement from utility companies as to serviceability of the site			X	X	X	X	X	X	X
6.	Stormwater management calculations					X	X	X	X	X
7.	Payment of all applicable fees		X	X	X	X	X	X	X	X
8.	Environmental impact report					X			X	X

Rumson Country Club
163 Rumson Road
Block 112, Lot 1.01
Zone R-1 (Residential Zone District)
Rumson, New Jersey 07760
FSM File No. 6326.19802

LIST OF PRIOR PLANNING AND ZONING RESOLUTIONS

Name of Application/Resolution	Date of Resolution	Nature of Application
In the Matter of the Application of Rumson Country Club Block 112, Lot 1	April 4, 2022	Resolution Granting Preliminary and Final Site Plan Approval with Variances (for 8,700 square foot expansion of Main Clubhouse).
In the Matter of the Application of Rumson Country Club Block 112, Lot 1	February 5, 2018	Resolution Granting Preliminary and Final Site Plan Approval with Variances (for New Platform Tennis Court, Driveway and Parking Lot Reconfiguration).
In the Matter of the Application of Rumson Country Club Block 112, Lot 1	March 3, 2014	Resolution Granting Preliminary and Final Site Plan Approval with Variances & Waivers (Pole Barn/Storage Building).
In the Matter of the Application of Rumson Country Club Block 112, Lot 1	March 1, 2010	Resolution Granting Preliminary and Final Site Plan Approval with Variances (Riverhouse).
In the Matter of the Application of Rumson Country Club Block 112, Lot 1	March 1, 2010	Resolution Denying Height Variance
Resolution Re: Block 112, Lot 1 Property of Rumson Country Club (Maintenance Facilities)	January 3, 1991	Resolution Approving New Maintenance Facility