



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

LSP, LLC t/a Barnacle Bill's pquigley5@gmail.com 732-915-3618

Name of Applicant	Email	Phone Number
1 First Street		5 2
Property Address		Block Lot

LSP, LLC

Name of Owner (IF NOT APPLICANT)

A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Rick Brodsky, Esq., Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 732-922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)

Anthony M. Condouris, Anthony M. Condouris Architect, Inc.
20 Bingham Avenue, 2nd Floor, Rumson, NJ 07760 732-842-3800 tony@amcarchitect.com

Applicant's Architect and contact information (if any)

Andrew R. Comi, P.E., LEED A.P., Kennedy Consulting Engineers, LLC
211 Maple Avenue, Red Bank, NJ 07701 732-212-9398 acomi@k-c-e.com

Applicant's Engineer and contact information (if any)
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

9/18/25

By: Signature of Applicant or Agent RICK BRODSKY, ESQ.

Date

Preliminary and Final Major Site Plan Approval for the
Proposed plan construction of outdoor dining improvements consisting of temporary floor decking, stabilized lawn areas
and landscaping.

The benefits of granting the variances substantially outweigh any detriment, especially where, as here,
~~Hardship Encountered~~ DEP approval has been received for all proposed improvements, and outdoor dining has been functioning
at the site, without incident, for an extended period of time, without any detriment to neighbors, the zone plan
or zoning ordinance.

Variances Requested

(i) Restaurants are conditionally permitted in the General Business (GB) Zone. Since these requirements are not met, a "d(3)" variance is required.

(ii) A bulk "c" variance is required for an exacerbation of the pre-existing parking space deficiency, where 133 or 144 spaces are required, and 61 spaces are existing and proposed.



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80 East River Road
Rumson, New Jersey 07760-1689
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Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: May 14, 2025

Applicant: LSP, LLC t/a Barnacle Bill's

Property Address: 1 First Street, Rumson, NJ 07760

Block, Lot & Zone: Block 5, Lot 2, Zone GB

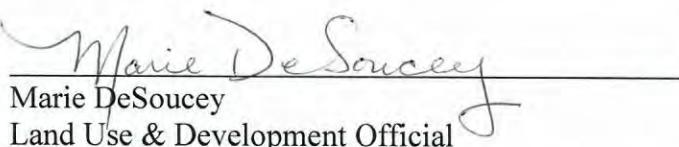
I have reviewed the Land Use & Development Permit application for the construction of outdoor dining improvements consisting of temporary decking, stabilized lawn areas and landscaping.

The application has been **denied** for the following:

- Expansion of Conditional Use, not meeting conditions
- Parking Space Deficiency - intensified

Supporting documents include the Preliminary/Final Major Site Plan prepared, signed and sealed by James A. Kennedy, P.E., dated March 10, 2025, no revisions, consisting of two sheets. As per the telephone conversation between myself and Mr. Kennedy, the lot coverage of the proposed outdoor dining will be added to the Site Plan.

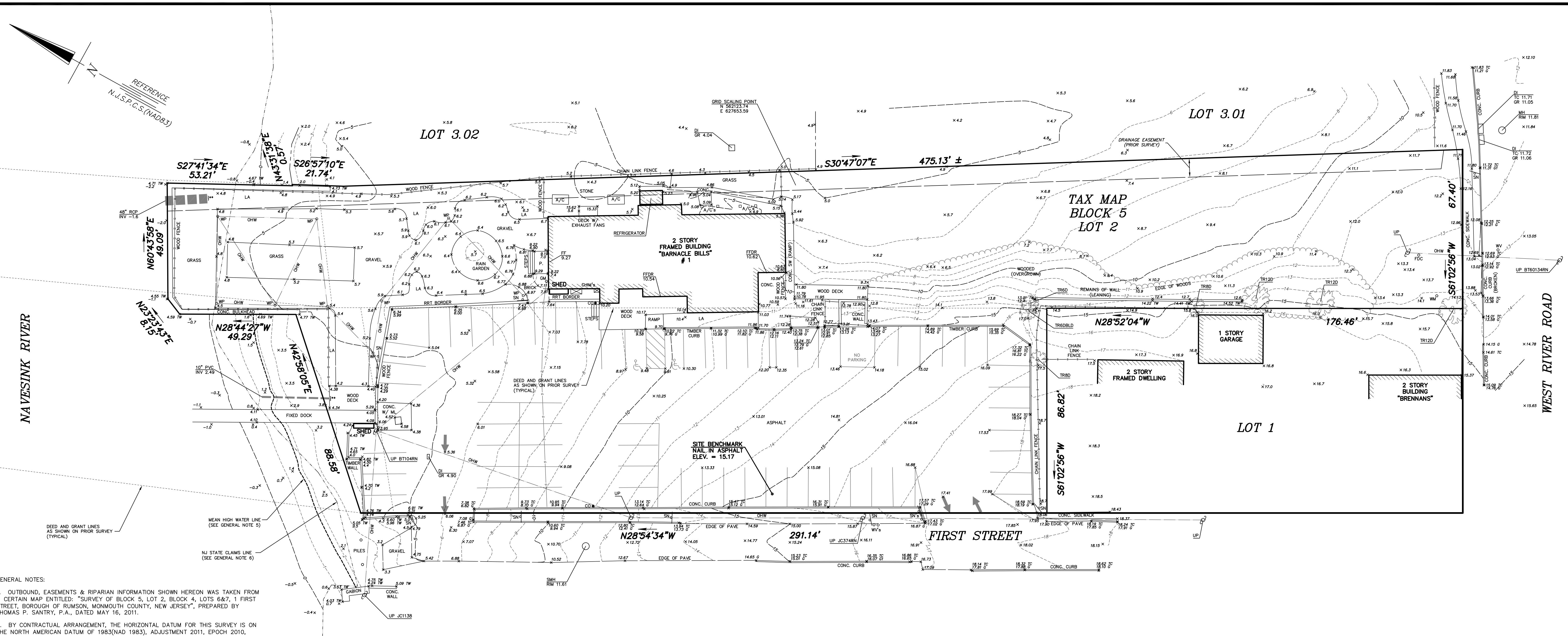
If you have any questions or require additional information, please do not hesitate to contact me.



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

NAVESENK RIVER



GENERAL NOTES:

1. OUTBOUND EASEMENTS & RIPARIAN INFORMATION SHOWN HEREON WAS TAKEN FROM A CERTAIN MAP ENTITLED, "SURVEY OF BLOCK 5, LOT 2, BLOCK 4, LOTS 6&7, FIRST STREET, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS P. SANTRY, P.A., DATED MAY 16, 2011.

2. BY CONTRACTUAL ARRANGEMENT, THE HORIZONTAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN DATUM OF 1983(NAD 1983), ADJUSTMENT 2011, EPOCH 2010, AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.

3. BY CONTRACTUAL ARRANGEMENT, THE VERTICAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 1988), GEOD12A AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.

4. LOCAL SITE BENCHMARK IS THE NAIL SET IN THE ASPHALT PARKING LOT, AS SHOWN HEREON, HAVING AN ELEVATION OF 15.17.

5. THE MEAN HIGH WATER ELEVATION SHOWN HEREON HAS BEEN COMPUTED FROM PUBLISHED DATA REFERENCED TO NOAA TIDE GAUGE 8531753 ON THE NAVESINK RIVER AS REFERENCED TO TIDAL BENCHMARK "NO 3 1934". THE COMPUTED MEAN HIGH WATER ELEVATION IS 1.78 FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 1988), GEOD12A.

6. THE NEW JERSEY STATE CLAIMS LINE WAS RECONSTRUCTED USING PUBLISHED DATA WITHIN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELANDS CO, SERIES 1, VOLUME 4, (TIDE GRID TS60-217B).

7. BY CONTRACTUAL ARRANGEMENT, NO INVESTIGATION INTO THE FLOOD ELEVATION OR FLOOD MAPS HAS BEEN MADE.

8. AS OF THE DATE OF THIS SURVEY, NO INVESTIGATION INTO FRESH WATER WETLANDS, IF ANY, ON OR ADJACENT TO THE SUBJECT PROPERTY HAS BEEN MADE.

9. UTILITIES SHOWN HEREON WERE DERIVED FROM MARKOUTS DONE BY THE PROPER UTILITY AUTHORITY AS OF THE DATE OF THIS FIELD SURVEY AND ARE SHOWN HEREON AS MARKED FOR THE SURVEY. UTILITIES NOT LOCATED, UTILITIES SUCH AS STORM AND SANITARY SEWER INVERTS WERE DERIVED USING CONVENTIONAL SURVEYING METHODS TO OBSERVE THE INVERT. DUE TO THE CONFIGURATION OF THE DRAINAGE STRUCTURE AND THE GEOMETRY OF THE PIPE, THE OBSERVED INVERTS HAVE A TOLERANCE OF 0.1 FEET.

10. UTILITIES REFERENCED ARE TO BE USED FOR DESIGN PURPOSES AND ARE OF A CRITICAL NATURE, PRIOR TO CONSTRUCTION OR DESIGN, SAMPLE TEST PITS SHOULD BE MADE TO VERIFY THE EXACT LOCATION. PRIOR TO CONSTRUCTION, THE DESIGN PLAN OR THIS SURVEY SHALL BE FORWARDED TO THE APPROPRIATE UTILITY COMPANY FOR VERIFICATION OF UTILITIES.

11. BY CONTRACTUAL ARRANGEMENT, AS OF THE DATE OF THIS MAP, NO BOUNDARY WORK HAS BEEN PERFORMED.

TIDE RANGE CHART

Mean Higher High Water (MHHW) = +2.08 Feet
 Mean High Water (MHW) = +1.78 Feet
 Mean Tide Level (MTL) = +0.09 Feet
 Mean Sea Level (MSL) = -0.01 Feet
 Mean Low Water (MLW) = -1.63 Feet
 Mean Low Low Water (MLLW) = -1.75 Feet

The above Tide Range Chart was derived from Oceanic, Navesink River Station ID: 8531753, Publication Date 07/26/2004, Tidal Epoch 1983-2001.

The above elevations are on NAVD 1988 Datum.

LEGEND:
 A/C DENOTES AIR CONDITIONER
 CO DENOTES CLEANOUT
 DI DENOTES DRAIN INLET
 EM DENOTES ELECTRIC METER
 EP DENOTES GAS ELECTRIC
 FFDR DENOTES FINISHED FLOOR AT DOOR
 G DENOTES GUTTER
 GM DENOTES GAS METER
 GV DENOTES GAS VALVE
 LA DENOTES LEADPIPE
 LP DENOTES LIGHT POLE
 MH DENOTES MANHOLE
 ML DENOTES METAL LID
 P. DENOTES PORCH
 OHW DENOTES OVERHEAD WIRES
 RRT DENOTES RAILROAD TIE
 SM DENOTES SANITARY SEWER MANHOLE
 SN DENOTES SANITARY SEWER
 TC DENOTES TOP OF CURB
 TW DENOTES TOP OF WALL
 UP DENOTES UTILITY POLE
 WM DENOTES WATER METER
 WP DENOTES WOOD POST
 WV DENOTES WATER VALVE
 * DENOTES ELEVATION/DEPTH UNKNOWN
 # DENOTES EDGE OF WOODS
 @ DENOTES APPROXIMATE LOCATION OF GAS MAIN
 x.4.9 DENOTES SPOT ELEVATION
 TR200 (OR E) ↑ DENOTES DECIDUOUS (OR EVERGREEN)
 ↑ DENOTES SIZE
 ↑ DENOTES TREE

THIS SURVEY MAP IS CERTIFIED TO:

LSP LLC
 SING SONG INC. t/a BARNACLE BILL'S RESTAURANT

1.	3/7/22	CONTINUATION SURVEY	J.T.L.
NO.	DATE	DESCRIPTION	BY

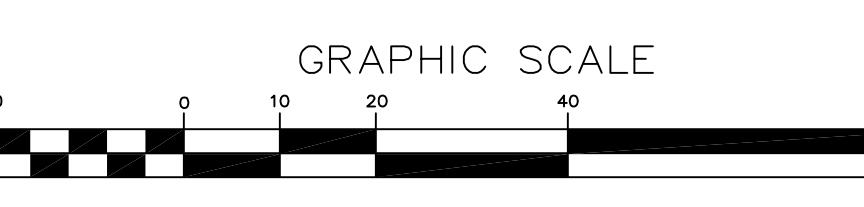
TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS
LOT 2 IN BLOCK 5

BOROUGH OF RUMSON
MONMOUTH COUNTY - NEW JERSEY

YORKANIS & WHITE, INC.
 PROFESSIONAL LAND SURVEYORS & PLANNERS
 23 VILLAGE COURT, HAZLET, N. J. 07730 (732-888-3211)
 CERTIFICATE OF AUTHORIZATION NUMBER: 24GA27960900

SCALE: 1" = 20' DWG. NO.: 20040-T
 DRAWN: CHKD: R.M. J.T.L.
 DATE OF SURVEY: SEPTEMBER 11, 2020
 FILE NO. 20040

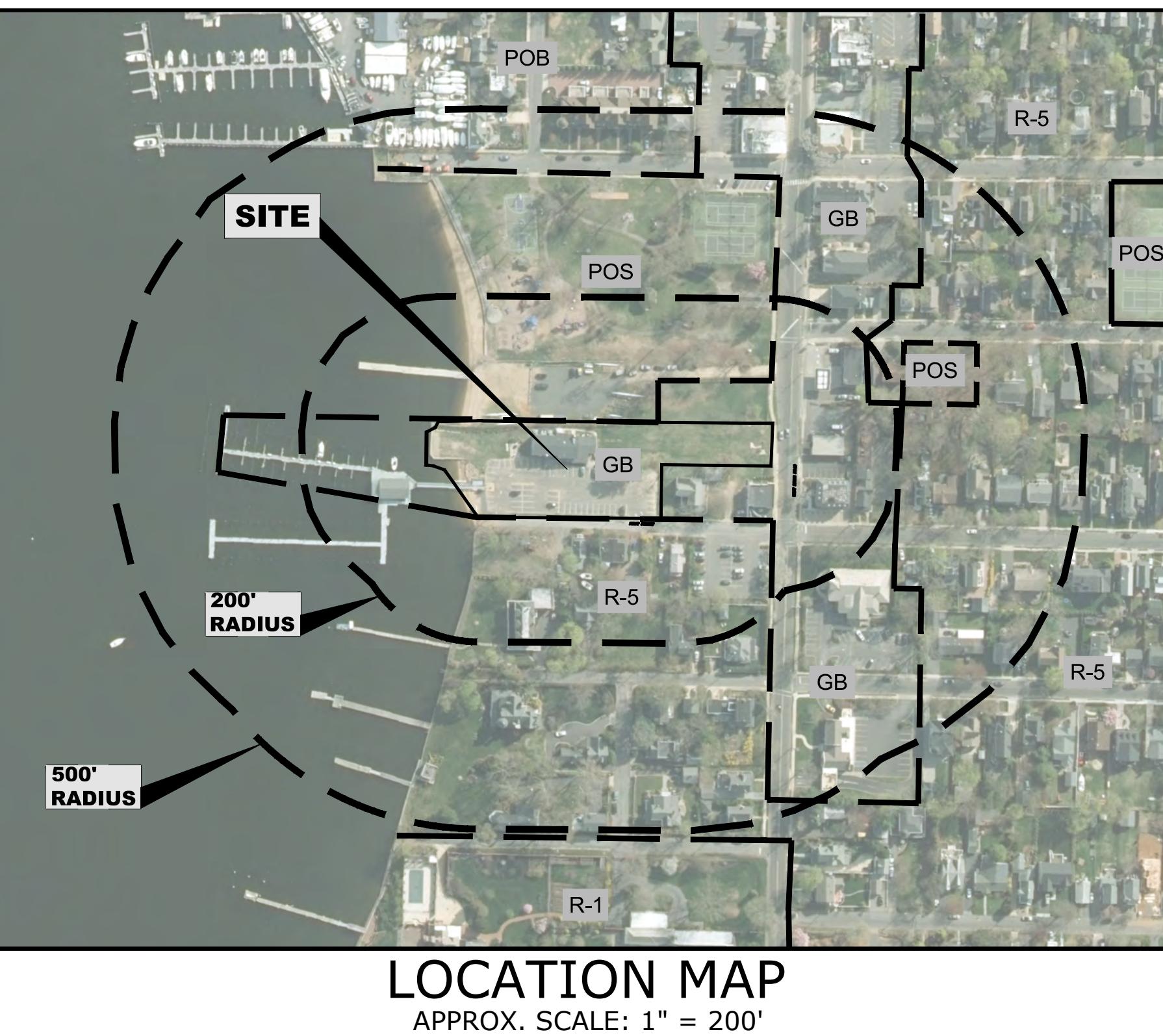
JOHN T. LUTS
 PROFESSIONAL LAND SURVEYOR GS4320



PRELIMINARY/FINAL MAJOR SITE PLAN OF BARNACLE BILL'S RESTAURANT

LOT 2 IN BLOCK 5
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET 2

200' PROPERTY OWNERS									
BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS				
4	1	JNM HOLDINGS, INC. 95 AVE OF TWO RIVERS RUMSON, NJ 07760	5	2.01	L.S.P., LLC. 1 FIRST STREET RUMSON, NJ 07760				
4	2	CAREY, TIMOTHY J & KIM M 54 WEST RIVER ROAD RUMSON, NJ 07760	5	2.02	L.S.P., LLC. 1 FIRST STREET RUMSON, NJ 07760				
4	3	ERWIN, ANNE MARIE & DONALD E 15 SECOND STREET RUMSON, NJ 07760	5	2.03	L.S.P., LLC. 1 FIRST STREET RUMSON, NJ 07760				
4	4.01	NELSON, RYAN P & LAUREN E 9 SECOND STREET RUMSON, NJ 07760	4	8.01	HECK, DIANE ELAINE 10 FIRST STREET RUMSON, NJ 07760				
4	5	PIERINI, GEOFFREY & KATHRYN 1 SECOND ST. RUMSON, NJ 07760	5	3.02	BOROUGH OF RUMSON 80 EAST RIVER ROAD RUMSON, NJ 07760				
4	6	L.S.P., LLC 1 FIRST STREET RUMSON, NJ 07760	27	1	45 WEST RIVER ROAD, LLC 180 AVENUE AT THE COMMONS SHREWSBURY, NJ 07702				
4	7	8 FIRST STREET, LLC 1 FIRST STREET RUMSON, NJ 07760	27	26	B&J DEVELOPMENT LLC 15 FIRST ST. RUMSON, NJ 07760				
5	1	SIX BLACK SWANS, LLC 9 RIVERVIEW TERRACE HILLSBOROUGH, NJ 08844	28	1	OCEANIC HOOK & LADDER CO. 25 W. RIVER RD/FIRE HOUSE RUMSON, NJ 07760				
5	4	BORO OF RUMSON VICTORY PARK RUMSON, NJ 07760	4	9.01	KOSH, MEREDITH 14 FIRST STREET RUMSON, NJ 07760				
27	2	FIORE, THOMAS & MALICK, JAMES 951 WOODLAND AVE ORADEA, NJ 07649	5	3.01	2300 NEPTUNE REALTY, LLC 70 FAIR HAVEN ROAD FAIR HAVEN, NJ 07704				
27	3	RGR ENTERPRISES LLC 27 WEST RIVER ROAD RUMSON, NJ 07760	26	1	JNM HOLDINGS, INC 95 AVENUE OF TWO RIVERS RUMSON, NJ 07760				
27	4	STROUSE, CLAIRE S TULIP TREE LANE RUMSON, NJ 07760							
4	4.02	TURN KEY RESOURCE, LLC 1160 AMBOY AVENUE PERTH AMBOY, NJ 08861							



PROJECT ATTORNEY:

RICK BRODSKY, ESQ.
ANSELL, GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN, NJ 07712

PROJECT SURVEYOR:

JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

GENERAL NOTES:				
1. PROPERTY BEING KNOWN AS LOT 2 IN BLOCK 5 AS SHOWN ON SHEET 2 OF THE CURRENT OFFICIAL TAX MAP OF THE BOROUGH OF RUMSON, DATED JANUARY 1, 1973, AND LAST REVISED ON NOVEMBER 30, 1991.				
2. PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR CONSTRUCTION OF OUTDOOR DINING IMPROVEMENTS CONSISTING OF TEMPORARY DECKING, STABILIZED LAWN AREAS AND LANDSCAPING.				
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL BUSINESS ZONE DISTRICT (GB). RESTAURANTS ARE CONDITIONALLY PERMITTED IN THIS ZONE. SINCE THESE REQUIREMENTS ARE NOT MET, A (3) VARIANCE IS REQUIRED.				
4. SURVEY INFORMATION TAKEN FROM "BOUNDARY & TOPOGRAPHICAL SURVEY MAP FOR PROPERTY KNOWN AS LOT 2 IN BLOCK 5 BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YORCANIS & WHITE, INC. ON SEPTEMBER 21, 2020, REVISED 3/7/22 AND SIGNED 3/9/22 AND CERTIFIED TO LSP, LLC, & SING SONG INC. TIA BARNACLE BILLS RESTAURANT.				
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE AND ZONE X AS SHOWN ON THE INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 34025C0069F, DATED SEPTEMBER 25, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.				
6. PROPERTY OWNER / APPLICANT: L.S.P., LLC. 1 FIRST STREET RUMSON, NJ 07760				
7. UTILITIES: WATER SERVICE: N.J. AMERICAN WATER COMPANY SEWER SERVICE: TWIN RIVERS WATER RECLAMATION AUTHORITY TELEPHONE SERVICE: VERIZON ELECTRIC SERVICE: JERSEY CENTRAL POWER & LIGHT CO. CABLE SERVICE: COMCAST CABLEVISION OF MONMOUTH COUNTY, INC. GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY				

ZONING SUMMARY				
GB-ZONE				
DESCRIPTION		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA-GB-ZONE	12,000 SF	58,800.2 SF	58,800.2 SF	
MIN. LOT AREA-RESTAURANTS (C)	20,000 SF	58,800.2 SF	58,800.2 SF	
MIN. LOT WIDTH/FRONTAGE-GB-ZONE	RIVER RD 15 FIRST ST.	67.4 FT	67.4 FT	
RIVER RD 15 FIRST ST.	100 FT	291.14 FT	291.14 FT	
MIN. LOT WIDTH-RESTAURANTS (C)	RIVER RD 15 FIRST ST.	125 FT	67.4 FT	67.4 FT
RIVER RD 15 FIRST ST.	125 FT	291.14 FT	291.14 FT	
MIN. PRINCIPAL FRONT YARD-GB-ZONE	RIVER RD 15 FIRST ST.	20 FT	287.2 FT	287.2 FT
RIVER RD 15 FIRST ST.	20 FT	94.9 FT	94.9 FT	
MIN. PRINCIPAL SIDE YARD-GB-ZONE	10 FT	105.3 FT	105.3 FT	
TOTAL PRINCIPAL SIDE YARDS-GB-ZONE	20 FT	215.9 FT	215.9 FT	
MIN. PRINCIPAL REAR YARD-GB-ZONE	30 FT	12.2 FT	12.2 FT	
MIN. RESTAURANT TO STREET LINE (C)	RIVER RD 15 FIRST ST.	50 FT	287.2 FT	287.2 FT
RIVER RD 15 FIRST ST.	50 FT	84.8 FT	84.8 FT	
MIN. RESTAURANT TO LOT LINE (C)		25 FT	12.2 FT	12.2 FT
MIN. ACCESSORY SIDE YARD-REFRIGERATOR	5 FT	200.5 FT	200.5 FT	
MIN. ACCESSORY REAR YARD-REFRIGERATOR	5 FT	6.1 FT	6.1 FT	
MIN. ACCESSORY SIDE YARD-AC UNIT	5 FT	163.4 FT	163.4 FT	
MIN. ACCESSORY REAR YARD-AC UNIT	5 FT	6.5 FT	6.5 FT	
MIN. DIA. LOT SHAPE	60 FT	93.5 FT	93.5 FT	
MAX. LOT COVERAGE	36,780.12 SF	29,011 SF	32,897 SF	
MAX. BUILDING COVERAGE	15,700.05 SF	3,558 SF	3,558 SF	
MAX. FLOOR AREA RATIO	0.317	0.1	0.1	
BUILDING HEIGHT (RIDGE)	35 FT	N/A	N/A	
BUILDING HEIGHT (EAVES)	26 FT	YES	YES	
PARKING IN FRONT YARD		NOT PERMITTED		
REQUIRED NUMBER OF ACCESSIBLE SPACES	5	2	2	
PARKING RESTAURANT (1 PER 3 SEATS) OR (20/1,000 SF)	27 OR 25			
OUTDOOR SEATING (1 PER 3 SEATS) OR (20/1,000 SF)	16 OR 15			
MARINA PARKING (1 PER BOAT SUP) 80 SUPS TOTAL (3 PER 300 SF OFFICE)	80			
TOTAL PARKING	29011	32897	3886	
LOT COVERAGE	49.3%	56.0%	+6.6%	
	133 OR 144	61 (TOTAL)	61 (TOTAL)	
		EXISTING NON-COMPLIANCE	EXISTING NON-COMPLIANCE	

07/21/25	CLARIFIED PROPOSED DECKING	ARC
05/14/25	REVISED PER ZONING OFFICER COMMENTS	KS/ARC

PRELIMINARY/FINAL MAJOR SITE PLAN

BARNACLE BILL'S RESTAURANT

TAX MAP LOT 2 IN BLOCK 5, TAX MAP 2
BOROUGH OF RUMSON
MONMOUTH COUNTY - NEW JERSEY



KCE
COA 24G28049700
Kennedy Consulting Engineers, LLC

211 Maple Avenue
Red Bank, New Jersey 07701

732.212.9393 TEL • 732.212.9399 FAX

DATE: 03/10/25

TITLE SHEET

1 OF 2

FILENAME: TS-1

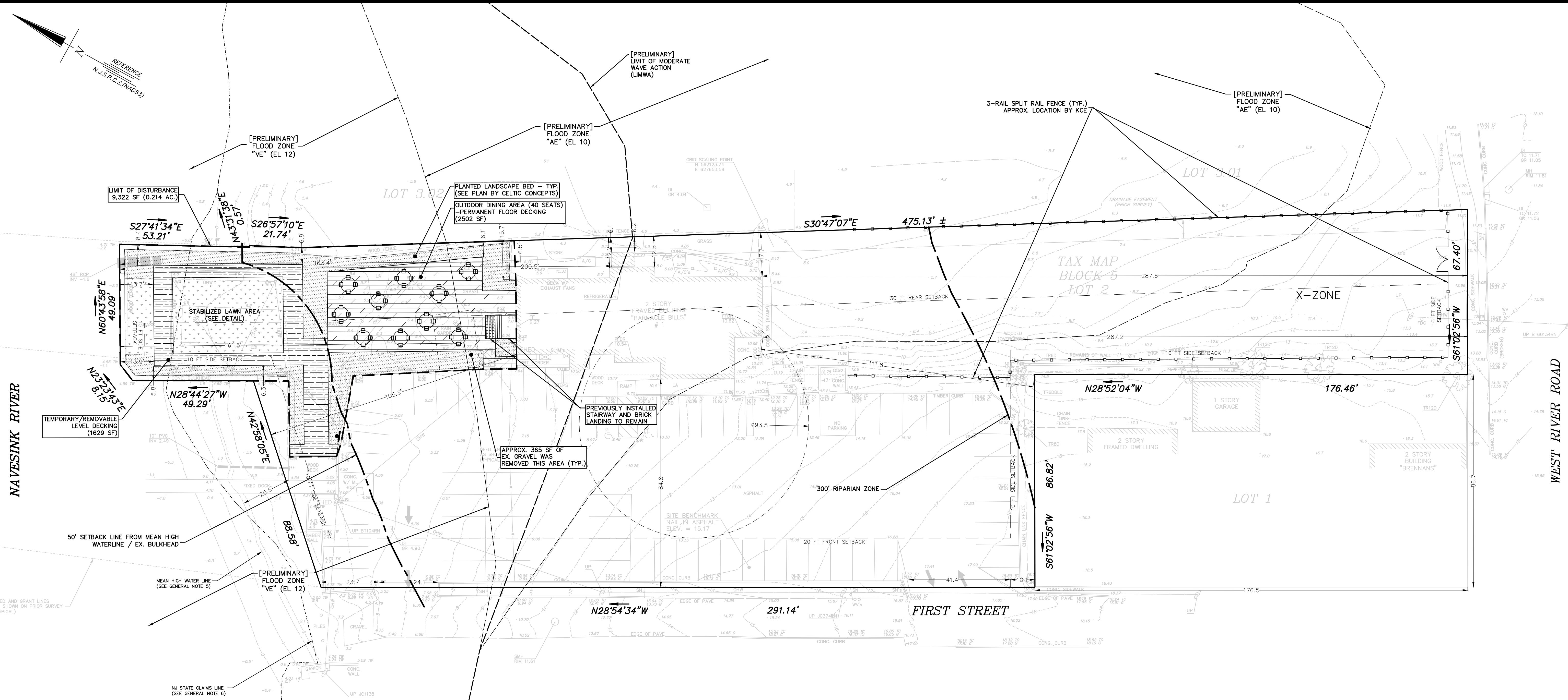
DRAWN BY: KTS/ARC

DATE: 03/10/25

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

DIGITAL SIGNATURE VALID FOR PDF ONLY

NAVESINK RIVER



Construction Notes

- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
-NJDOE SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
-MONMOUTH COUNTY DESIGN STANDARDS
-MUNICIPAL DESIGN STANDARDS
-CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
-CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
- ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AMERICANS WITH DISABILITY ACT, AND THE NJ BARRIER FREE SUBCODE.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
- THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
- THERE WILL BE NO CHANGES TO UTILITIES, LIGHTING AND/OR LANDSCAPING.
- EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- SURVEY INFORMATION SHOWN HEREON TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOT 2, IN BLOCK 5, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YORKANIS & WHITE, INC ON 9/11/2020, REVISED 3/7/22 AND SIGNED 3/9/22 AND CERTIFIED TO LSP, LLC, & SING SONG INC. T/A BARNACLE BILL'S RESTAURANT.
- IMPROVEMENTS SHOWN HEREON TAKEN FROM PLAN ENTITLED "BARNACLE BILL'S - RESIDENCE - 1 FIRST STREET, RUMSON, NJ" PREPARED BY CELTIC CONCEPTS LAST REVISED OCTOBER 11, 2024.

GENERAL NOTES (SURVEY):

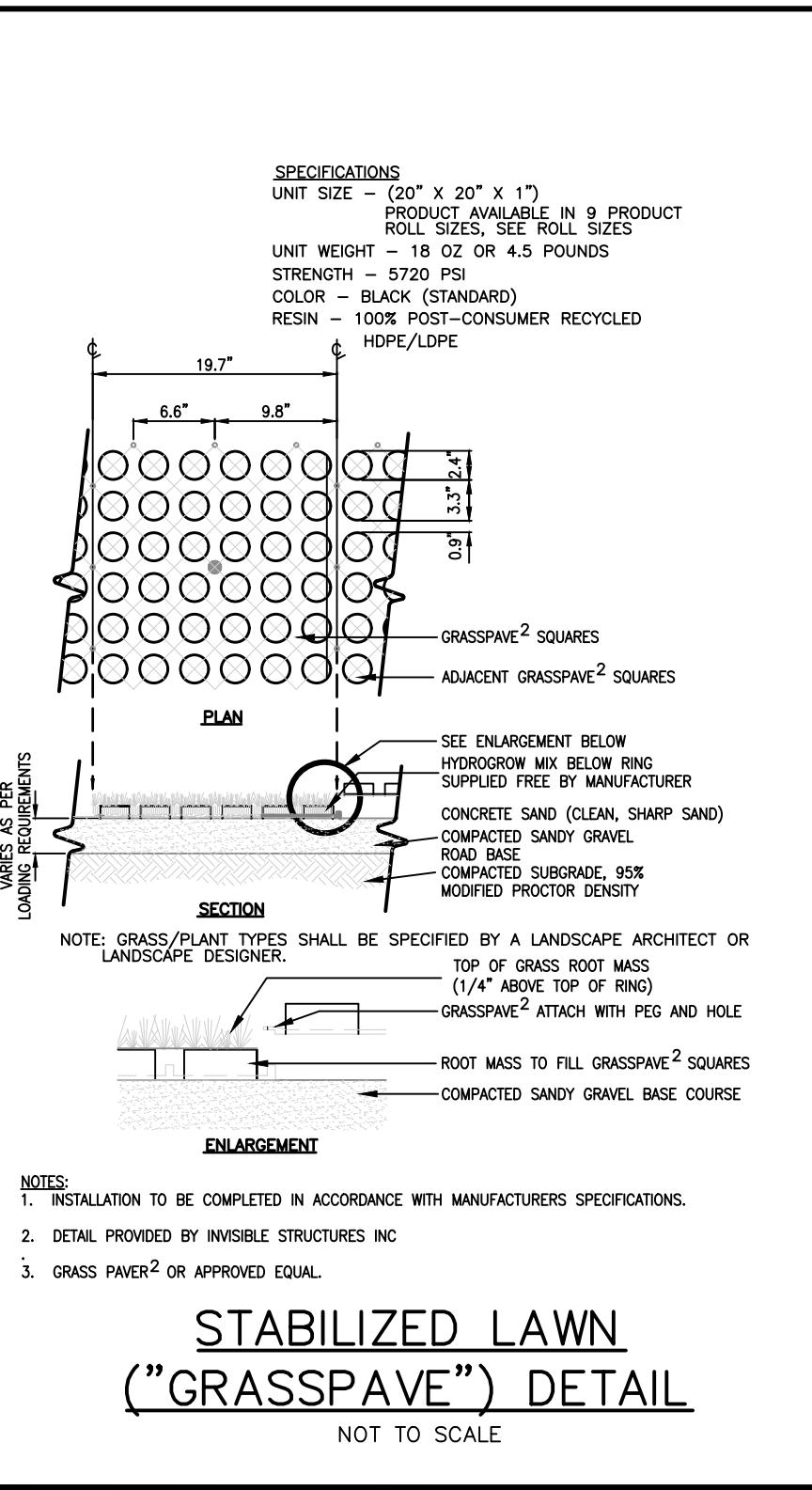
- OUTBOUND, EASEMENTS & RIPARIAN INFORMATION SHOWN HEREON WAS TAKEN FROM A CERTAIN MAP ENTITLED: "SURVEY OF BLOCK 5, LOT 2, BLOCK 4, LOTS 6&7, 1 FIRST STREET, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS P. SANTRY, P.A., DATED MAY 16, 2011.
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- LOCAL SITE BENCHMARK IS THE NAIL SET IN THE ASPHALT PARKING LOT, AS SHOWN HEREON, HAVING AN ELEVATION OF 15.17.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON HAS BEEN COMPUTED FROM PUBLISHED DATA REFERENCED TO NOAA TIDE GAUGE 853-1753 ON THE NAVESINK RIVER AS REFERENCED TO TIDAL BENCHMARK "NO 3 1934". THE COMPUTED MEAN HIGH WATER ELEVATION IS 1.79 FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 1988), GEOD12A.
- THE NEW JERSEY STATE CLAIMS LINE WAS RECONSTRUCTED USING PUBLISHED DATA WITHIN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELEVELS CD, SERIES 1, VOLUME 4, (TIDE GRID T560-2178).
- FLOOD LIMITS AND ELEVATIONS TAKEN FROM FIRM PANEL 69 OF 457 MAP NUMBER 34025C0069G, MAP REVISED JUNE 15, 2022. PRELIMINARY AND EFFECTIVE MAPS ARE THE SAME.

TIDE RANGE CHART

Mean Higher High Water (MHHW)	= +2.08 Feet
Mean High Water (MHW)	= +1.78 Feet
Mean Tide Level (MTL)	= +0.09 Feet
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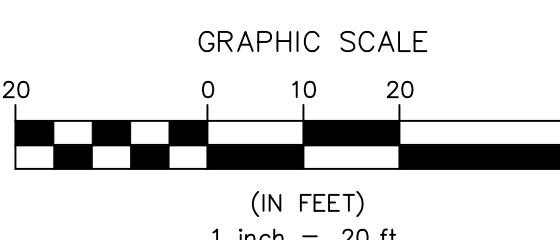
The above Tide Range Chart was derived from Oceanic, Navesink River Station ID: 8531753; Publication Date 07/26/2004; Tidal Epoch 1983-2001.

The above elevations are on NAVD 1988 Datum.



STABILIZED LAWN ("GRASSPAVE") DETAIL

NOT TO SCALE



07/21/25	CLARIFIED PROPOSED DECKING	ARC
05/14/25	REVISED PER ZONING OFFICER COMMENTS	KS/ARC

PRELIMINARY/FINAL MAJOR SITE PLAN

BARNACLE BILL'S RESTAURANT

TAX MAP LOT 2 IN BLOCK 5, TAX MAP 2
BOROUGH OF RUMSON
MONMOUTH COUNTY - NEW JERSEY



KCE
COA 24GA28049700
Kennedy Consulting Engineers, LLC
211 Maple Avenue
Red Bank, New Jersey 07701
732.212.9391 TEL • 732.212.9399 FAX

LAYOUT PLAN

2 OF 2

FILENAME: LP-1
DRAWN BY: KTS/ARC
DATE: 03/10/25


JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

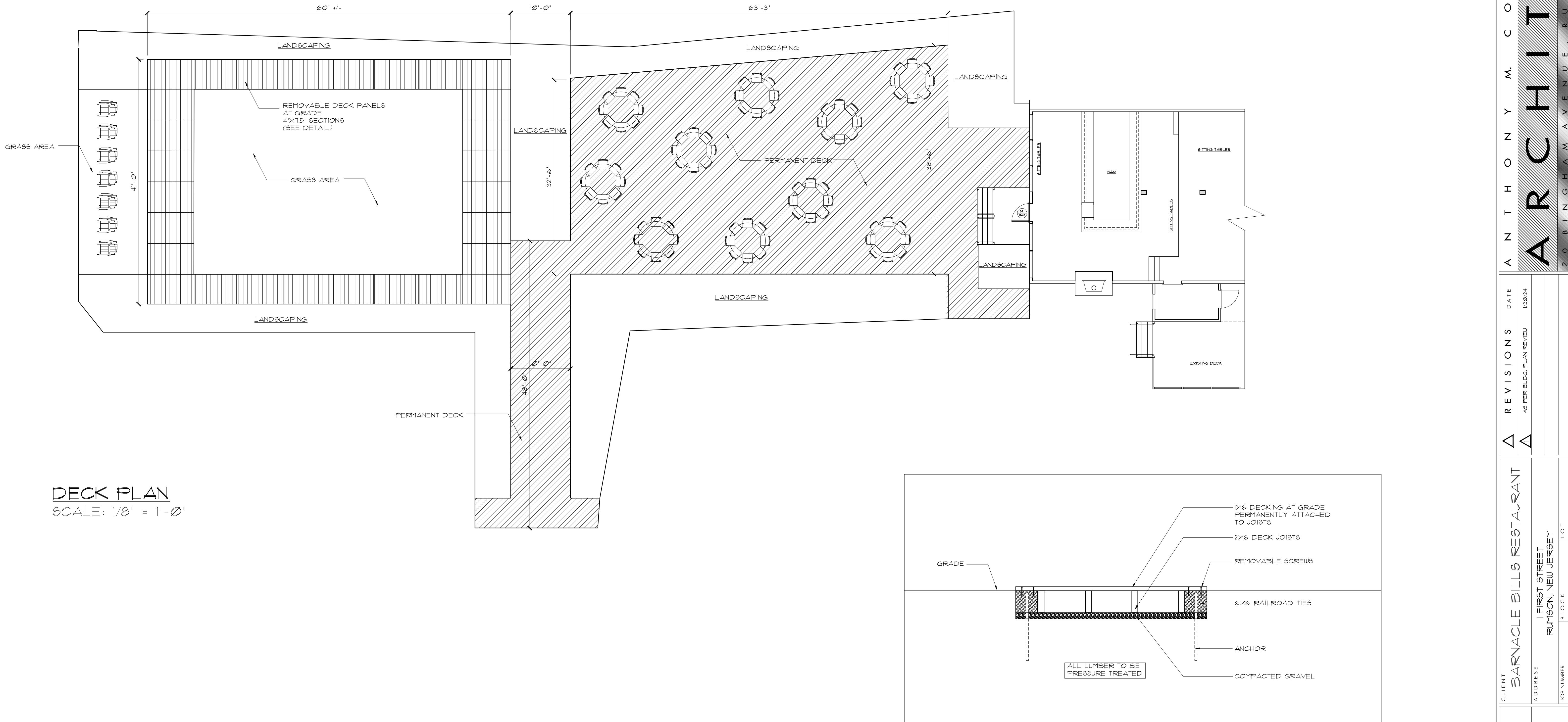
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WEST RIVER ROAD

PROPOSED OUTDOOR DECKS

BARNACLE BILLS RESTAURANT

1 FIRST STREET
RUMSON, NEW JERSEY
BLOCK 5 ~ LOT 2



REMOVABLE PANEL DETAIL

— N.O. —



YOUR GOALS. OUR MISSION.

RMZB-R9190

November 5, 2025

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

Via Email (mdesoucey@rumsonnj.gov)

Re: Barnacle Bills
1 First Street; Block 5, Lot 2, GB Zone
Preliminary & Final Major Site Plan
Completeness Review, Engineering Review, and Fee Determination

Dear Board Members:

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

The subject property, Lot 2 of Block 5, is a 1.35-acre tract of land containing an existing restaurant and marina, also known as Barnacle Bill's. The applicant is seeking preliminary and final site plan approval for the construction of an outdoor café seating area over permanent decking, temporary/removable decking, a stabilized lawn area, and landscaping areas. The outdoor café seating area will include 40 seats for dining and additional casual seating along the water. No other site improvements are currently proposed. It is noted that this property has been operating with outdoor dining for an extended period of time.

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

1. Preliminary/Final Major Site Plan prepared by James A. Kennedy, P.E., of KCE Consulting Engineers, LLC, dated March 10, 2025, last revised July 21, 2025, consisting of two (2) sheets.
2. Proposed Outdoor Decks plan, prepared by Anthony M. Condouris, AIA, Architect Inc, dated June 29, 2005, last revised January 30, 2024, consisting of one (1) sheet.
3. Topographic Survey Map of Property prepared by John T. Luts, PLS, of Yorkanis & White Inc dated September 11, 2020, last revised March 7, 2022, consisting of one (1) sheet.
4. Resolution of Findings and Conclusions, Board of Adjustment, Borough of Rumson #5440, adopted on November 18, 2003.
5. Zoning Board of Adjustment Application form received September 22, 2025.
6. Land Use & Development Permit Approval, approved May 14, 2025.
7. Draft Notice of Hearing, prepared by Rick Brodsky, Esq.



Re: Barnacle Bills
1 First Street; Block 5, Lot 2, GB Zone
Preliminary & Final Major Site Plan
Completeness Review, Engineering Review, and Fee Determination

A. Completeness Review

Based on our review of the Preliminary & Final Major Site Plan application, the applicant has submitted all applicable checklist items with the exception of the following:

- **Item B9** – Proof that taxes are current. (*I recommend this item be provided to the administrative office prior to the application being deemed complete.*)
- **Item B12** – Date of current property survey. (*It is noted that the property survey, dated 2022, does not depict the existing outdoor dining area which currently exists on site. I have no objection to the Board granting a completeness waiver for this item.*)
- **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 a completeness waiver for this item*)
- **Item No. B24** – Location of streams, floodplains, wetlands or other environmentally sensitive areas on or within 200 feet of the project site. (*I have no objection to the Board granting a completeness waiver for this item.*)
- **Item No. C6** – Lighting Plan (*I have no objection to the Board granting completeness waivers for this item provided that testimony is given regarding lighting within the outdoor dining area.*)
- **Item No. D1** – List of all federal, state, regional, and/or municipal approvals or permits required. (*I have no objection to the Board granting completeness waivers for these items provided that same is submitted as a condition of approval.*)
- **Item No. D7** – Payment of all applicable fees. (*I recommend this item be provided to the administrative office prior to the application being deemed complete.*)

We find that the application is adequately complete for the purpose of performing a first engineering review and have no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend that Items B9 & D7 be provided prior to the public hearing.

B. Fee Determination

We have prepared a fee determination for the application in accordance with Borough Ordinance §22-3.14. We have calculated the application fee to be \$7,950.00 and the escrow fee to be \$4,000.00. Please see Schedule "A" attached. Any remaining fee balances should be posted as separate checks.



Re: **Barnacle Bills**
1 First Street; Block 5, Lot 2, GB Zone
Preliminary & Final Major Site Plan
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C. Engineering Review

Based on our review of the application, we offer the following comments for the Board's consideration:

1. Planning and Zoning

This application requires the following Use 'D' Variance:

- 1.1 Per Borough Ordinance §22-5.11d., a restaurant is a conditionally permitted use in the GB Zoning District, provided that the use and building adhere to the minimum standards of the zoning district and to the requirements of Ordinance §22-6.10. The existing property and building exhibit several deficiencies of §22-6.10. Therefore, a conditional use variance is required. The applicant shall provide testimony regarding relief requested from this section.
 - a. Ordinance §22-6.10.a requires a minimum lot frontage of 125 feet. The existing lot has 67.4 feet of frontage on West River Road.
 - b. Ordinance §22-6.10.c requires the building to be located a minimum of 25 feet from any lot line, whereas the existing building is 12.2 feet from the rear lot line.
 - c. Ordinance §22-6.10.d requires driveways to be 25 feet from any side lot line. The existing east driveway has a setback of 10.1 feet from the east property line and the existing west driveway has a setback of 23.7 feet from the west property line.
 - d. Ordinance §22-6.10.h requires a 25-foot planted landscape buffer abutting a residential zone; where none is provided.
 - e. Ordinance §22-6.10.i requires outdoor cafes to conform to the standards set forth in Ordinance §22-7.37, whereas the proposed outdoor cafe does not comply as noted below.
 - i. Ordinance §22-7.37.a.2.(1) notes that outdoor cafes not result in any changes from the existing site improvements. The applicant proposes to construct an outdoor seating area and decking.
 - ii. Ordinance §22-7.37.a.2.(2) notes that outdoor cafes be located between the restaurant use and the front property/street line on an existing improved surface. The applicant proposes the improvements in the side yard over an existing gravel area.
 - iii. Ordinance §22-7.37.a.2.(3) requires that outdoor cafes not result in any additional seating. The applicant proposes forty (40) additional seats within the outdoor café area and does not appear to propose to remove interior seating.
 - iv. Ordinance §22-7.37.a.2.(4) requires that outdoor cafes not result in additional lot coverage. The proposed improvements increase the lot coverage by 3,886 square feet.
 - v. Ordinance §22-7.37.b requires outdoor cafés to be setback from a lot line by 50% of the required setback as noted in §22-6.10c. Therefore, the outdoor café requires a side/rear setback 17.5 feet. The applicant proposes a setback of 6.1 feet from the rear property line to the outdoor area.



Re: **Barnacle Bills**
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vi. The applicant should confirm during testimony that the proposed outdoor café will conform with Ordinance §22-7.37.c.1 and §22-7.37.c.4 through §22-7.37.c.10. Unless variance relief is obtained for these provisions, these requirements should be listed as conditions of approval.

This application requires the following Bulk 'C' Variances:

1.2 Per Schedule 9-2 of the Borough Ordinance, the site plans indicate that the proposed outside dining seating expansion as well as the existing restaurant use and marina use requires one hundred and forty-four (144) on-site parking spaces, whereas sixty-one (61) spaces are provided. Therefore, a variance will be required. The site plan should be revised to clarify this as a new variance which is required.

The following existing non-conformities are present on site:

1.3 Ordinance §22-5.11.e requires minimum lot width and lot frontage of 100 feet in the GB Zone. Additionally, the conditional use requirements of Ordinance §22-6.10 requires restaurants to be situated in a lot with a minimum lot width 125 FT. The lot has an existing lot width and lot frontage of 67 feet along the West River Road frontage.

1.4 Ordinance §22-5.11.e requires a minimum rear yard setback of 30 feet. Additionally, the conditional use requirements of Ordinance §22-6.10 requires restaurants to be setback a minimum of 25 FT. The existing building is located 12.2 FT from the rear property line.

1.5 Ordinance §22-9.2.b.5.(c) does not permit parking within the required front yard area, whereas existing parking extends into the front yard.

1.6 Ordinance §22-9.2.b.4. requires a minimum of 3 accessible parking spaces for the 61 existing parking spaces within the lot, whereas 2 accessible parking spaces are present.

As part of the 2003 minor site plan approval, the following use and bulk variances were granted by the Board: (Note: At the time of this application, the property was zoned under both the GB and R-5 Zones, whereas the property is located only within the GB Zone)

1.7 The R-5 Zone does not permit restaurants uses; therefore, a use "d" variance was granted for an expansion of use. (*R-5 Zone regulations – no longer applicable*)

1.8 Ordinance §22-5.8.e requires a minimum 35-foot rear yard setback. The existing restaurant is located approximately 15 feet from the rear property line. A bulk "c" variance was granted. (*R-5 Zone regulations – no longer applicable*)

1.9 Ordinance §22-5.11.e requires minimum lot width and lot frontage of 100 feet in the GB Zone. The lot has an existing lot width and lot frontage of 67 feet along the West River Road frontage. A bulk "c" variance was granted.

1.10 The site had an existing lot coverage of 25,977 square feet. Ordinance §22-5.8 permits a maximum lot coverage of 13,164 square feet. A bulk "c" variance was granted. (*R-5 Zone regulations – no longer applicable*)



Re: **Barnacle Bills**
1 First Street; Block 5, Lot 2, GB Zone
Preliminary & Final Major Site Plan
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1.11 The Ordinance required 300 parking spaces. The site contained 58 existing parking spaces. A bulk "c" variance was granted. (*It appears the parking requirement have been amended since the 2003 approval*).

2. Site Requirements & Layout

2.1 The Site Plan indicates a maximum of 144 parking spaces are required. 61 existing parking spaces are provided which will not satisfy the Borough's parking requirements of Ordinance §22-9.2b.1.(c), Exhibit 9-2. A variance is required. A parking calculation shall be provided to confirm how the parking requirement was determined.

Testimony shall be provided regarding total amount of additional seating proposed, parking demands for employees & customers, and the parking lot on the corner of W River Road and First Street if to be used as overflow parking. It is noted that this property has been operating with an outdoor dining area since around 2020.

2.2 The applicant shall confirm that an ADA accessible route will be provided from the parking lot to the outdoor dining area.

2.3 The applicant should clarify if any lighting is proposed or if existing lighting will be sufficient for the outdoor areas.

2.4 The site plan references a separate landscaping plan prepared by Celtic Concepts. However, this was not provided. This should be provided prior to the hearing.

3. Grading/Drainage

3.1 The project is not subject to the Borough's Stormwater Management & Control Ordinance §16-2.11 'Stormwater Management Requirements for Other Than Major Development's as lot coverage is below 85% and less than 4,000 SF of additional lot coverage is proposed.

3.2 The applicant should ensure any landscaping proposed within the existing drainage easement area doesn't include larger trees to avoid conflicts with the existing 48" RCP drainage pipe.

4. General

4.1 The applicant shall provide testimony regarding New Jersey's Legislation S3608/A4866 which has since been signed into law and allows holders of temporary expansion permits issued by the Division of Alcoholic Beverage Control to be converted into permanent permits.

4.2 The applicant has indicated that NJDEP approval was previously received for all proposed site improvements. A copy of said approval shall be provided.

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



Re: Barnacle Bills
1 First Street; Block 5, Lot 2, GB Zone
Preliminary & Final Major Site Plan
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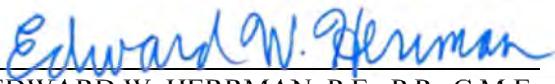
4.4 Approvals or letters of no interest should be obtained from any agencies having jurisdiction. These may include, but shall not be limited to, the following:

- a. NJDEP
- b. Borough Construction Official
- c. Borough Fire Official/Fire Sub-Code HHS

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

Very truly yours,

T&M ASSOCIATES


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

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator (trogers@rumsonnj.gov)
David M. Marks, PE, CME, CFM, Borough Engineer (dmarks@rumsonnj.gov)
Matthew J. Palmer, Chief Financial Officer (mpalmer@rumsonnj.gov)
Michael B. Steib, Esq., Zoning Board Attorney (msteib@mbslaw.net)
Kendra Lelie, Zoning Board Planner (klelie@kylemcmanus.com)
LSP, LLC t/a Barnacle Bills, Applicant (pquigley5@gmail.com)
Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)
Andrew R. Comi, PE, LEED AP., Applicant's Engineer (acomii@k-c-e.com)
Anthony Condouris, AIA, Applicant's Architect (tony@amcarchitect.com)

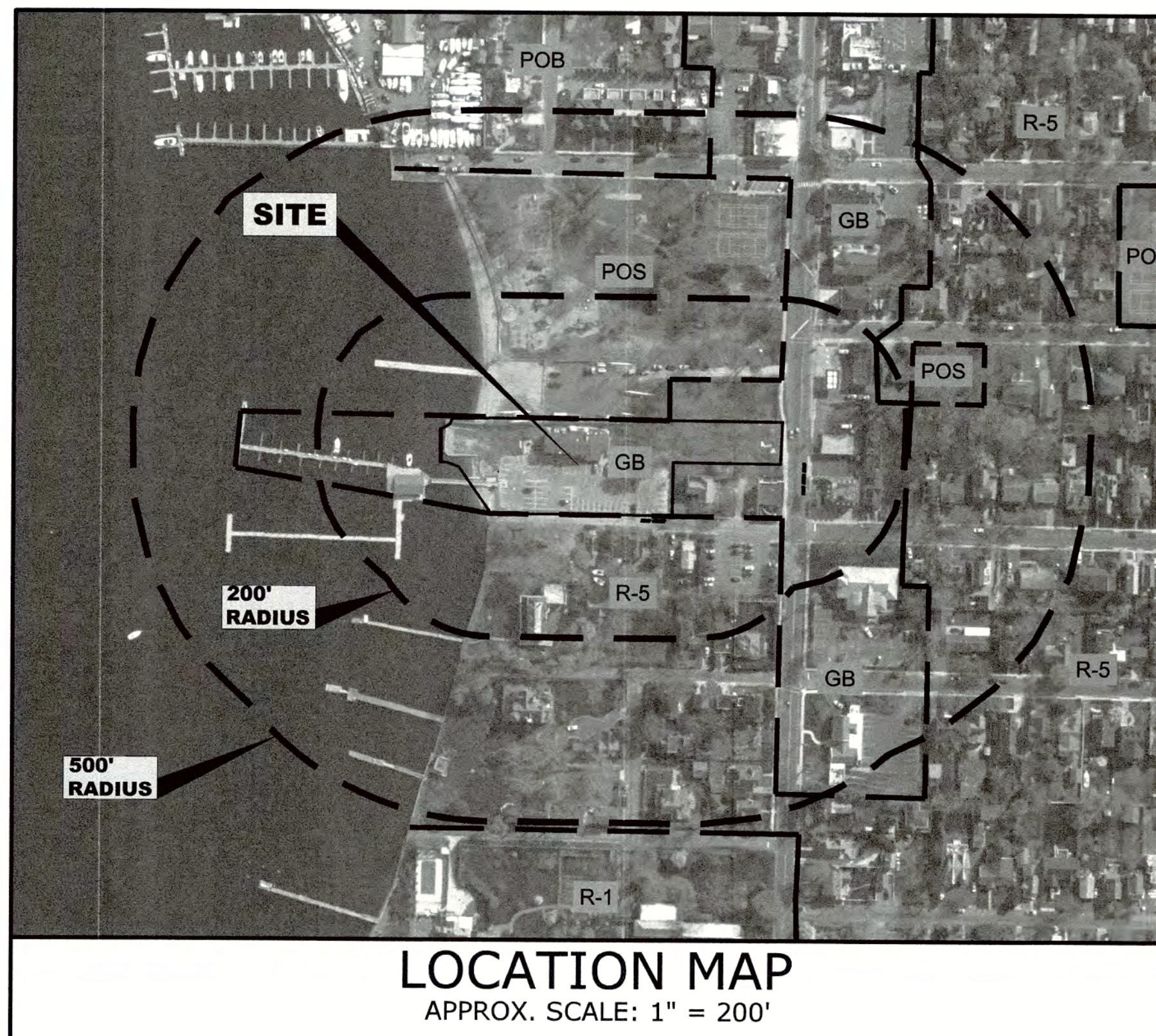
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**PRELIMINARY/FINAL MAJOR SITE PLAN
OF
BARNACLE BILL'S RESTAURANT**

LOT 2 IN BLOCK 5
BOROUGH OF RUMSON
MONMOUTH COUNTY, NEW JERSEY
TAX MAP SHEET 2

200' PROPERTY OWNERS

BLOCK	LOT	ADDRESS	BLOCK	LOT	ADDRESS
4	1	JNM HOLDINGS, INC. 95 AVE OF TWO RIVERS RUMSON, NJ 07760	5	2.01	L.S.P., L.L.C. 1 FIRST STREET RUMSON, NJ 07760
4	2	CAREY, TIMOTHY J & KIM M 54 WEST RIVER ROAD RUMSON, NJ 07760	5	2.02	L.S.P., L.L.C. 1 FIRST STREET RUMSON, NJ 07760
4	3	ERWIN, ANNE MARIE & DONALD E 15 SECOND STREET RUMSON, NJ 07760	5	2.03	L.S.P., L.L.C. 1 FIRST STREET RUMSON, NJ 07760
4	4.01	NELSON, RYAN P & LAUREN E 9 SECOND STREET RUMSON, NJ 07760	4	8.01	HECK, DIANE ELAINE 10 FIRST STREET RUMSON, NJ 07760
4	5	PIERINI, GEOFFREY & KATHRYN 1 SECOND ST. RUMSON, NJ 07760	5	3.02	BOROUGH OF RUMSON 80 EAST RIVER ROAD RUMSON, NJ 07760
4	6	L.S.P., LLC 1 FIRST STREET RUMSON, NJ 07760	27	1	45 WEST RIVER ROAD, LLC 180 AVENUE AT THE COMMONS SHREWSBURY, NJ 07702
4	7	8 FIRST STREET, LLC 1 FIRST STREET RUMSON, NJ 07760	27	26	B&J DEVELOPMENT LLC 15 FIRST ST. RUMSON, NJ 07760
5	1	SIX BLACK SWANS, LLC 9 RIVERVIEW TERRACE HILLSBOROUGH, NJ 08844	28	1	OCEANIC HOOK & LADDER CO. 25 W. RIVER RD/FIRE HOUSE RUMSON, NJ 07760
5	4	BORO OF RUMSON VICTORY PARK RUMSON, NJ 07760	4	9.01	KOSH, MEREDITH 14 FIRST STREET RUMSON, NJ 07760
27	2	IORE, THOMAS & MALICK, JAMES 951 WOODLAND AVE ORADELL, NJ 07649	5	3.01	2300 NEPTUNE REALTY, LLC 70 FAIR HAVEN ROAD FAIR HAVEN, NJ 07704
27	3	RGR ENTERPRISES LLC 27 WEST RIVER ROAD RUMSON, NJ 07760	26	1	JNM HOLDINGS, INC 95 AVENUE OF TWO RIVERS RUMSON, NJ 07760
27	4	STROUSE, CLAIRE S TULIP TREE LANE RUMSON, NJ 07760			
4	4.02	TURN KEY RESOURCE, LLC 1160 AMBOY AVENUE PERTH AMBOY, NJ 08861			



PROJECT ATTORNEY:

RICK BRODSKY, ESQ.
ANSELL, GRIMM & AARON, PC
1500 LAWRENCE AVENUE
OCEAN N1 07712

PROJECT SURVEYOR

JOHN T. LUTS, PLS
YORKANIS & WHITE, INC.
23 VILLAGE COURT
HAZLET, NJ 07730

OTHER CONDITIONAL USE REQUIREMENTS (22-6.10)	
d. DRIVEWAY REQUIREMENTS	EXISTING NON-CONFORMANCE
e. ILLUMINATION	EXISTING CONDITION
f. SIGNAGE	EXISTING CONDITION
g. BUFFER	EXISTING CONDITION
i. OUTDOOR CAFÉ REQUIREMENTS	SEE CHART
j. LIVE ENTERTAINMENT	EXISTING CONDITION

OUTDOOR CAFE REQUIREMENTS (22-7.37)	
a. GENERAL	APPROVAL REQUIRED
b. LOCATION	APPROVAL REQUIRED
c. GENERAL STANDARDS	INFORMATIONAL & APPROVAL REQUIRED FOR SEASONAL

IMPERVIOUS COVERAGE	EXISTING (SF)	PROPOSED (SF)	NET (SF)
BUILDING	3558	3558	0
MOTOR VEHICLE AREA (PARKING LOT)	22683	22683	0
DECKS / CONCRETE WALKWAYS	1805	1805	0
BRICK LANDING & STEPS	0	120	120
GRAVEL	365	0	-365
BULKHEAD	347	347	0
FIXED DOCK	105	105	0
AC UNITS / EXHAUST FANS	93	93	0
REFRIGERATOR	55	55	0
TOTAL	29011	28766	-245

INDEX OF SHEETS			
<u>SHEET</u>	<u>FILE</u>	<u>NO.</u>	<u>PLAN DATE</u>
TITLE SHEET	TS-1	1 OF 2	03/10/25
LAYOUT PLAN	LP-1	2 OF 2	03/10/25

OWNER'S CERTIFICATION:

I/WE ARE THE OWNER (S) OF THE SUBJECT PROPERTY
AND HEREBY GIVE CONSENT TO THE DEVELOPMENT AS
DEPICTED ON THESE PLANS.

DATE

CERTIFICATION:
CLASSIFIED AND APPROVED AS A PRELIMINARY/FINAL MAJOR SITE PLAN
BY THE BOROUGH OF RUMSON ZONING BOARD ON _____.
DATE

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THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR
THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN APPROVAL OF KENNEDY CONSULTING ENGINEERS, LLC IS PROHIBITED.

GENERAL NOTES:

1. PROPERTY BEING KNOWN AS LOT 2 IN BLOCK 5 AS SHOWN ON SHEET 2 OF THE CURRENT OFFICIAL TAX MAP OF THE BOROUGH OF RUMSON, DATED JANUARY 1, 1973, AND LAST REVISED ON NOVEMBER 30, 1991.
2. PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL IS HEREBY REQUESTED FOR CONSTRUCTION OF OUTDOOR DINING IMPROVEMENTS CONSISTING OF TEMPORARY DECKING, STABILIZED LAWN AREAS AND LANDSCAPING.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL BUSINESS ZONE DISTRICT (GB). RESTAURANTS ARE CONDITIONALLY PERMITTED IN THIS ZONE. SINCE THESE REQUIREMENTS ARE NOT MET, A D(3) VARIANCE IS REQUIRED.
4. SURVEY INFORMATION TAKEN FROM "BOUNDARY & TOPOGRAPHICAL SURVEY MAP FOR PROPERTY KNOWN AS LOT 2 IN BLOCK 5 BOROUGH OF RUMSON MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YORCANIS & WHITE, INC. ON SEPTEMBER 21, 2020, REVISED 3/7/22 AND SIGNED 3/9/22 AND CERTIFIED TO LSP, LLC, & SING SONG INC. T/A BARNACLE BILLS RESTAURANT.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE AND ZONE X AS SHOWN ON THE INSURANCE RATE MAP COMMUNITY- PANEL NUMBER 34025C0069F, DATED SEPTEMBER 25, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. PROPERTY OWNER / APPLICANT:
L.S.P., L.L.C.
1 FIRST STREET
RUMSON, NJ 07760
7. UTILITIES:
WATER SERVICE: N.J. AMERICAN WATER COMPANY
SEWER SERVICE: TWO RIVERS WATER RECLAMATION AUTHORITY
TELEPHONE SERVICE: VERIZON
ELECTRIC SERVICE: JERSEY CENTRAL POWER & LIGHT CO.
CABLE TELEVISION: COMCAST CABLEVISION OF MONMOUTH COUNTY, INC.
GAS SERVICE: NEW JERSEY NATURAL GAS COMPANY

ZONING SUMMARY			
GB-ZONE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA-GB-ZONE	12,000 SF	58,800.2 SF	58,800.2 SF
MIN. LOT AREA-RESTAURANTS (C)	20,000 SF	58,800.2 SF	58,800.2 SF
MIN. LOT WIDTH/FRONTAGE-GB-ZONE			
RIVER RD		67.4 FT	67.4 FT
FIRST STREET	100 FT	291.14 FT	291.14 FT
MIN. LOT WIDTH-RESTAURANTS (C)			
RIVER RD		67.4 FT	67.4 FT
FIRST STREET	125 FT	291.14 FT	291.14 FT
MIN. PRINCIPAL FRONT YARD- GB-ZONE			
RIVER RD	20 FT	287.2 FT	287.2 FT
FIRST STREET	20 FT	84.8 FT	84.8 FT
MIN. PRINCIPAL SIDE YARD-GB-ZONE	10 FT	105.3 FT	105.3 FT
TOTAL PRINCIPAL SIDE YARDS-GB-ZONE	20 FT	215.9 FT	215.9 FT
MIN. PRINCIPAL REAR YARD-GB-ZONE	30 FT	12.2 FT	12.2 FT
MIN. RESTAURANT TO STREET LINE (C)			
RIVER RD	50 FT	287.2 FT	287.2 FT
FIRST STREET	50 FT	84.8 FT	84.8 FT
MIN. RESTAURANT TO LOT LINE (C)	25 FT	12.2 FT	12.2 FT
MIN. ACCESSORY SIDE YARD-REFRIGERATOR	5 FT	200.5 FT	200.5 FT
MIN. ACCESSORY REAR YARD-REFRIGERATOR	5 FT	6.1 FT	6.1 FT
MIN. ACCESSORY SIDE YARD-AC UNIT	5 FT	163.4 FT	163.4 FT
MIN. ACCESSORY REAR YARD-AC UNIT	5 FT	6.5 FT	6.5 FT
MIN. DIA. LOT SHAPE	60 FT	93.5 FT	93.5 FT
MAX. LOT COVERAGE	36,780.12 SF	29,011 SF	28,766 SF
MAX. BUILDING COVERAGE	15,700.05 SF	3,558 SF	3,558 SF
MAX. FLOOR AREA RATIO	0.317	0.1	0.1
BUILDING HEIGHT (RIDGE)	35 FT	N/A	N/A
BUILDING HEIGHT (EAVES)	26 FT	N/A	N/A
PARKING IN FRONT YARD	NOT PERMITTED	YES	YES
REQUIRED NUMBER OF ACCESSIBLE SPACES	5	2	2
PARKING RESTAURANT (1 PER 3 SEATS) OR (20/1,000 SF)	27 OR 25		
OUTDOOR SEATING (1 PER 3 SEATS) OR (20/1000 SF)	16 OR 45		
MARINA PARKING (1 PER BOAT SLIP) 80 SLIPS TOTAL (1 PER 300 SF OFFICE)	80		
TOTAL PARKING	133 OR 144	61 (TOTAL)	61 (TOTAL)

PRELIMINARY/FINAL MAJOR SITE PLAN

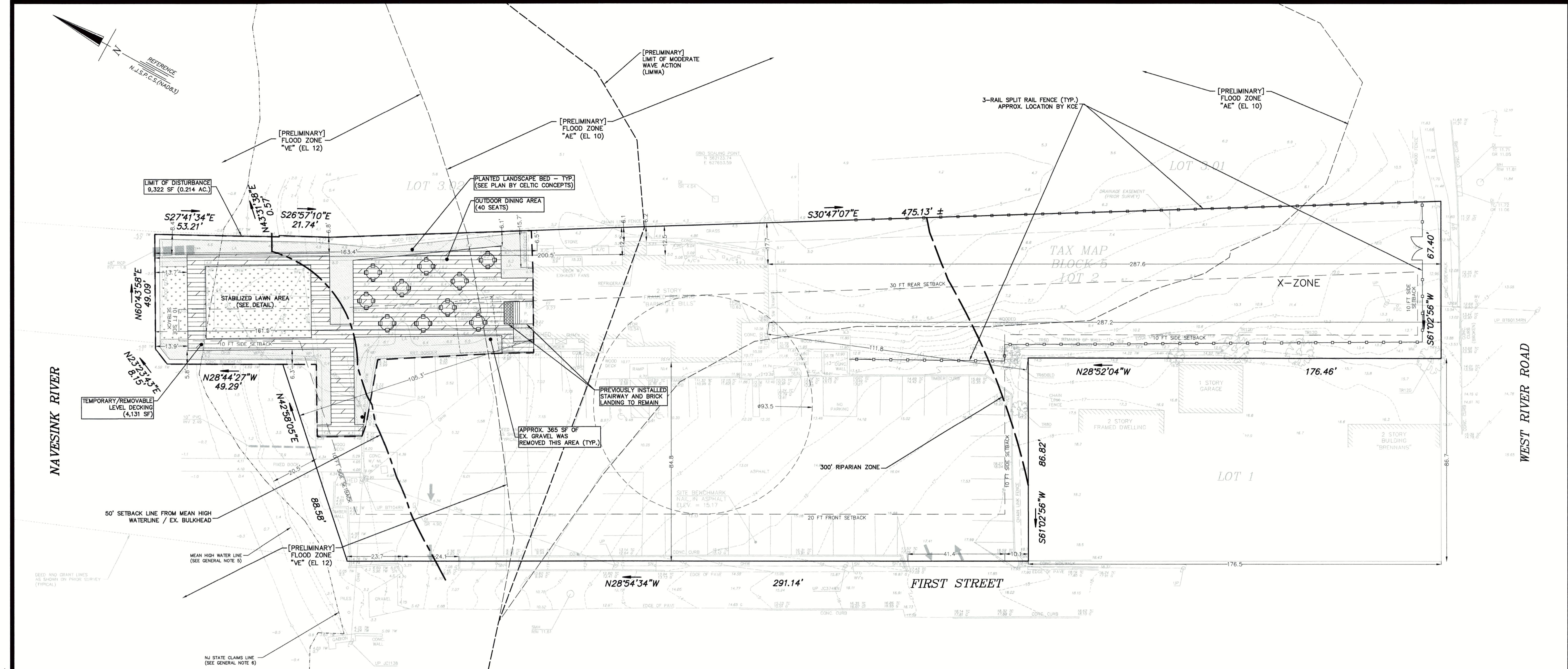
BARNACLE BILL'S RESTAURANT

TAX MAP LOT 2 IN BLOCK 5, TAX MAP 2
BOROUGH OF RUMSON
MONMOUTH COUNTY - NEW JERSEY

The logo consists of the letters 'KCE' in a large, bold, serif font, enclosed within a thick oval border. Below the oval, the text 'COA 24GA28049700' is printed in a smaller, sans-serif font. Below this, the company name 'nnedy Consulting Engineers, LLC' is written in a large, bold, sans-serif font. Underneath the company name, the address '211 Maple Avenue' and 'Red Bank, New Jersey 07701' is listed, followed by the phone number '732.212.9393' and the fax number '732.212.9299'.

JAMES A. KENNEDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

TITLE SHEET



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Construction Notes

- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
-NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
-MONMOUTH COUNTY DESIGN STANDARDS
-MUNICIPAL DESIGN STANDARDS
-CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
-CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
- ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE AMERICANS WITH DISABILITY ACT, AND THE NJ BARRIER FREE SUBCODE.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS DESIGNATED AS THE RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT, AND OVERSIGHT.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
- THE NEW JERSEY ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
- THERE WILL BE NO CHANGES TO UTILITIES, LIGHTING AND/OR LANDSCAPING..
- EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- SURVEY INFORMATION SHOWN HEREON TAKEN FROM "TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOT 2, IN BLOCK 5, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY JOHN T. LUTS, PLS GS43220 OF YOKANIS & WHITE, INC ON 9/11/2020, REVISED 3/7/22 AND SIGNED 3/9/22 AND CERTIFIED TO LSP, LLC, & SING SONG INC, T/A BARNACLE BILL'S RESTAURANT.
- IMPROVEMENTS SHOWN HEREON TAKEN FROM PLAN ENTITLED "BARNACLE BILL'S - RESIDENCE - 1 FIRST STREET, RUMSON, NJ" PREPARED BY CELTIC CONCEPTS LAST REVISED OCTOBER 11, 2024.

GENERAL NOTES (SURVEY):

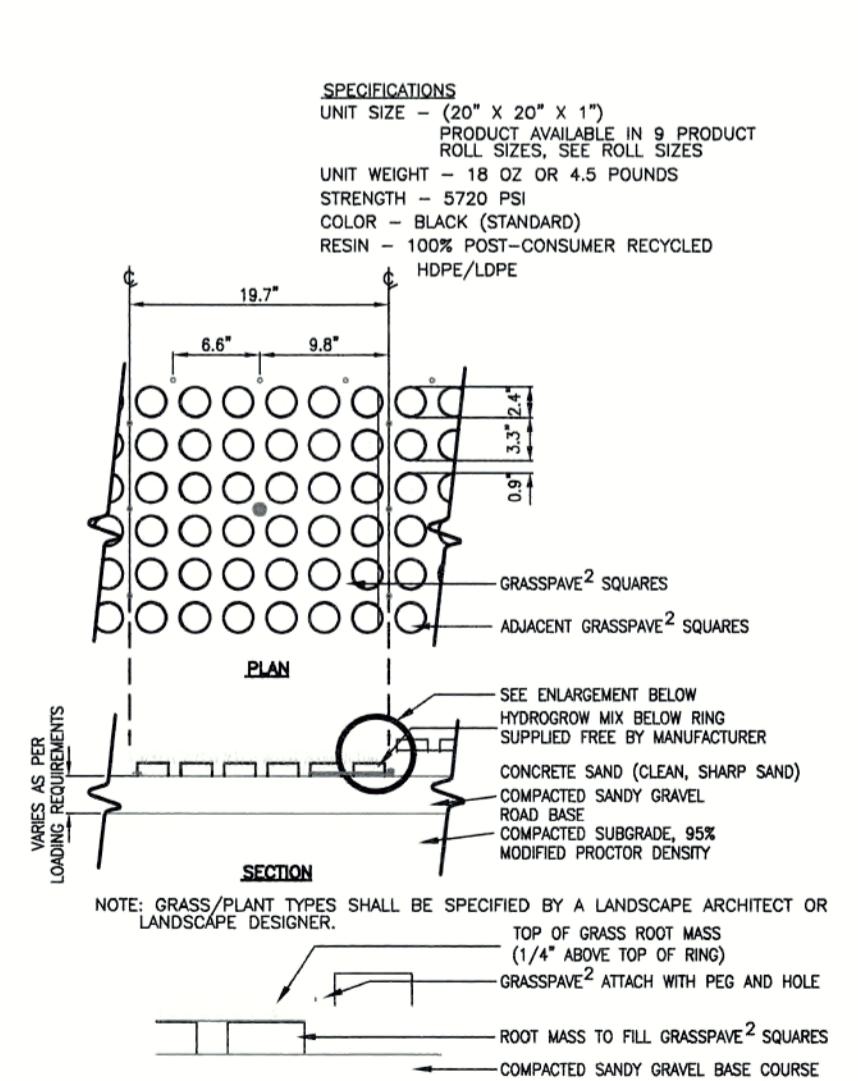
- OUTBOUND, EASEMENTS & RIPARIAN INFORMATION SHOWN HEREON WAS TAKEN FROM A CERTAIN MAP ENTITLED: "SURVEY OF BLOCK 5, LOT 2, BLOCK 4, LOTS 6&7, 1 FIRST STREET, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS P. SANTRY, P.A., DATED MAY 16, 2011.
- BY CONTRACTUAL ARRANGEMENT, THE HORIZONTAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN DATUM OF 1983(NAD 1983), ADJUSTMENT 2011, EPOCH 2010, AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.
- BY CONTRACTUAL ARRANGEMENT, THE VERTICAL DATUM FOR THIS SURVEY IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 1988), GEOD12A AND WAS TRANSFERRED TO THE SITE USING GPS REAL TIME KINEMATIC (RTK) TECHNOLOGY WITH THE LEICA GEOSYSTEMS "SMARTNET NORTH AMERICA" REAL TIME NETWORK.
- LOCAL SITE BENCHMARK IS THE NAIL SET IN THE ASPHALT PARKING LOT, AS SHOWN HEREON, HAVING AN ELEVATION OF 15.17.
- THE MEAN HIGH WATER ELEVATION SHOWN HEREON HAS BEEN COMPUTED FROM PUBLISHED DATA REFERENCED TO NOAA TIDE GAUGE 853-1753 ON THE NAVESINK RIVER AS REFERENCED TO TIDAL BENCHMARK "NO 3 1934". THE COMPUTED MEAN HIGH WATER ELEVATION IS 1.78 FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 1988), GEOD12A.
- THE NEW JERSEY STATE CLAIMS LINE WAS RECONSTRUCTED USING PUBLISHED DATA WITHIN THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELEVELS CD, SERIES 1, VOLUME 4, (TIDE GRID T560-2178).
- FLOOD LIMITS AND ELEVATIONS TAKEN FROM FIRM PANEL 69 OF 457 MAP NUMBER 34025C0069G, MAP REVISED JUNE 15, 2022. PRELIMINARY AND EFFECTIVE MAPS ARE THE SAME.

TIDE RANGE CHART

Mean Higher High Water (MHHW) = +2.08 Feet
 Mean High Water (MHW) = +1.78 Feet
 Mean Tide Level (MTL) = +0.99 Feet
 Mean Sea Level (MSL) = -0.01 Feet
 Mean Low Water (MLW) = -1.65 Feet
 Mean Low Low Water (MLLW) = -1.75 Feet

The above Tide Range Chart was derived from Oceanic, Navesink River Station ID: 8531753; Publication Date 07/26/2004; Tidal Epoch 1983-2001.

The above elevations are on NAVD 1988 Datum.



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DETAIL PROVIDED BY INVISIBLE STRUCTURES INC
 3. GRASS PAVER² OR APPROVED EQUAL

STABILIZED LAWN ("GRASSPAVE") DETAIL
 NOT TO SCALE

GRAPHIC SCALE
 20 0 10 20 40
 (IN FEET)
 1 inch = 20 ft.

PRELIMINARY/FINAL MAJOR SITE PLAN

BARNACLE BILL'S RESTAURANT
 TAX MAP LOT 2, IN BLOCK 5, TAX MAP 2
 BOROUGH OF RUMSON
 MONMOUTH COUNTY - NEW JERSEY



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 Red Bank, New Jersey 07701
 732.212.9393 TEL • 732.212.9399 FAX

JAMES A. KENNEDY, P.E.
 NEW JERSEY PROFESSIONAL ENGINEER NO. 41275

LAYOUT PLAN

2 OF 2

FILENAME: LP-1
 DRAWN BY: KTS/ARC
 DATE: 03/10/25

DIGITAL SIGNATURE VALID FOR PDF ONLY