YOUR GOALS. OUR MISSION.

RMPB-R2080

October 20, 2026
Via Email (mdesoucey@rumsonnj.gov)

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

Re: Rumson Country Club
163 Rumson Road; Block 112, Lot 1.01, R-1 Zone
Preliminary & Final Major Site Plan
Completeness Review, Fee Determination, and Engineering Review

Dear Ms. DeSoucey:

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

The applicant, Rumson Country Club, is proposing improvements to its existing country club property located at 163 Rumson Road (County Route 520), Block 112, Lot 1.01, in the R-1 Residential Zone. The application includes numerous improvements, including, but not limited to:

- Marina improvements consisting of extensions to 4 floating docks and 12 additional boat slips;
- Renovations to the Riverhouse and a 885-squarefoot addition with a 203-squarefoot covered porch;
- Tennis facility improvements, including additional courts and a new 810-squarefoot pro shop with a 315-square-foot covered porch.
- A 439-square-foot addition to the shooting facility for storage and restrooms;
- Renovations and a 1,585-squarefoot partial second-story addition to the Greens and Grounds Maintenance Facility;
- Widening of the Riverhouse access road to 24 feet;
- Construction of two 945-squarefoot on-course pavilions with member amenities;
- Expansion of the paddle tennis facility, including a 1,958-square-foot café, 2,775 square feet of decking and patios, and a 2,713-squarefoot golf simulator; and
- Miscellaneous grading and drainage improvements throughout the golf course.
- Inclusion of four overflow parking areas.

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

1. Preliminary & Final Major Site Plan prepared by InSite Engineering, LLC, dated August 14, 2026, consisting of nine (9) sheets;
2. Boundary, Topographic, and Wetland Survey, prepared by Frank Barlowski, PLS, of InSite Engineering, LLC, dated June 15, 2026, consisting of thirty-seven (37) sheets;
3. Architectural Plans prepared by Monteforte Architectural Studio, LLC,dated August 14, 2026, consisting of thirty-seven (37) sheets;
4. Landscaping Plans prepared by Steven R. Krogg, Landscape Architect, P.C, dated August 14, 2026;
5. Environmental Impact Report prepared by InSite Engineering, LLC.dated August 14, 2026;
6. Stormwater Management Report prepared by InSite Engineering, LLC, dated August 14, 2026;
7. NJDEP Flood Hazard Area Verification & Applicability Determination Approval dated April 15, 2025;
8. NJDEP Freshwater Wetlands Verification Line Determination dated June 29, 2026;
9. Planning Board Submission Letter, prepared by John B. Anderson, III, Esq, dated September 9, 2026.
10. Planning Board of Adjustment Application form.

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11. Narrative of Development
12. Statement of Variances and Submission Waivers
13. Planning Board Escrow Agreement
14. Draft Notice of hearing
15. List of Prior Planning Board and Zoning Board Resolutions with copies of Resolutions.
    a. 2022 Resolution Granting Preliminary and Final Site Plan Approval with Variances (for 8,700 square foot expansion of Main Clubhouse).
    b. 2018 Resolution Granting Preliminary and Final Site Plan Approval with Variances (for New Platform Tennis Court, Driveway and Parking Lot Reconfiguration).
    c. 2014 Resolution Granting Preliminary and Final Site Plan Approval with Variances & Waivers (Pole Barn/Storage Building).
    d. 2010 Resolution Granting Preliminary and Final Site Plan Approval with Variances (Riverhouse).
    e. 2010 Resolution Denying Height Variance
    f. 1991 Resolution Approving New Maintenance Facility

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 C6** – Lighting plan to include location and height of all proposed fixtures and details for construction of the fixtures. (*The lighting plan excludes details for the light fixtures. However, I have no objection to deeming this item complete provided that details are submitted for review as a condition of approval)*

- **Item C7** – Construction details for all improvements, including: roadways, curb, sidewalk, driveway aprons, drainage inlets, pipe bedding, outfalls, manholes, gutters, plantings, soil erosion and sediment control structures, and parking lots. (S*everal construction details have been excluded. However, I have no objection to deeming this item complete provided that details are submitted for review as a condition of approval)*

- **Item D7** – Payment of all applicable fees. ***(I recommend this item be provided prior to the application being deemed complete.)***

We find that the application is adequately complete for the purpose of performing a first engineering review and have no objection to the board granting the above completeness waivers. The Board should consider memorializing the above completeness waivers prior to commencing the hearing. As noted above, we recommend that Item D7 be provided prior deeming the application complete and scheduling a 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. We have calculated the application fee to be $10,250.00 and the escrow fee to be $15,000.00. Please see Schedule "A" attached. Any remaining fee balances should be posted as separate checks.

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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 Bulk 'C' Variances:

1.1 Shooting Facility: Per Ordinance §22-7.8.h.2, accessory buildings exceeding 1,400 square feet must meet principal-building setbacks. Schedule 5-1 requires a 195-foot side yard setback, while 145 feet is proposed to the southeast property line. A 545-foot combined side yard setback is also required, while 353 feet is proposed to the northwest property line.

1.2 Greens & Grounds Facility: Ordinance §22-5.4.e, Schedule 5-2 limits accessory buildings to 24 feet and 1½ stories; the proposed building is 25.55 feet and 2 stories.

1.3 Paddle Center: Ordinance §22-7.8.b.2, requires accessory buildings to be in the side or rear yard, whereas the Paddle Center is located on the front yard of Club Way and is proposed to be expanded.

1.4 Paddle Center: Ordinance §22-5.4.e, Schedule 5-2 limits accessory buildings to 24 feet in height; 25.55 feet is proposed.

1.5 Tennis Courts: Ordinance §22-5.4.e, Schedule 5-1 requires accessory structures to be at least 15 feet from side and rear property lines; an 11.1-foot side yard setback is proposed.

1.6 Snack Pavilion 1: Ordinance §22-7.8.b.2 requires accessory buildings to be in a side or rear yard; Snack Pavilion 1 is proposed within the Rumson Road front yard.

1.7 Ordinance §22-7.8.h.1 – requires the aggregate ground floor area of all accessory buildings to not exceed 30%, whereas an aggregate floor area of 106.2% is proposed for the accessory buildings.

1.8 Ordinance §22-9.2.b.1.(c) requires one parking space per 100 square feet of gross floor area for private clubs. The proposed 7,179-square-foot building expansions and 12 new boat slips require 84 additional spaces, while 62 are proposed. The plans shall provide the total parking requirement and verify the total parking supply deficiency.

This application requires the following Design Waivers:

1.9 Ordinance §22-9.2.a.(4) requires curbing for drainage, safety, and pavement-edge protection. No curbing is proposed around the reconstructed parking lot.

1.10 The plans identify four overflow parking areas: a grass area along the access road near the clubhouse, a paved area within the outdoor shooting facility, and gravel and paved areas near the marina. Under Ordinance §22-9.2.b.5.(a), Parking is only permitted in parking areas and drives intended for that purpose. Parking is not permitted in lawns or other unimproved areas.

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1.11 Ordinance §22-9.3.c.4 establishes lighting standards within pedestrian and vehicular areas. Rumson Country Drive is proposed to be widened; however, no existing or proposed lighting is shown.

1.12 Ordinance §22-8.4.f.1 requires landscaping within parking lots equal to at least 5% of the interior parking area and 1 tree per 10 spaces. It also requires a 5-foot-wide perimeter screen. No interior plantings or perimeter screen are proposed within the reconstructed parking lot.

2. Off-Site Improvements

2.1 As the property contains frontage on Rumson Road (CR-520), we defer review of impacts to the right-of-way to the County.

2.2 The applicant proposes new electric service and water service from Rumson Road (CR-520) to proposed Pavilion 1.

2.3 As a condition of approval, we recommend the applicant replace and/or repair any existing curb, sidewalk, or pavement along the property frontage that is in disrepair or is damaged as a result of this development. Same shall subject to the approval of the Borough Engineer.

2.4 We defer further review and approval to the Borough Engineer and DPW regarding any necessary Road Opening Permit.

3. Site Requirements/Layout, Parking, & Site Access/Circulation

3.1 The following is a summary of the required parking spaces for the proposed additional improvements, as per Borough Ordinance §22-9.2.b.(5):

Community Club, Private Club, Lodge
1 space per 100 SF GFA @ 7,179 SF GFA = 72 spaces

Marina, Boatyard, Boat Sales
1 space per boat slip @ 12 boat slips = 12 spaces

Total *New* Parking Required = 84 spaces
Total *New* Parking Proposed = 62 spaces
Total Parking Required = ***Applicant to Confirm***
Total Parking Proposed = 475 spaces (Including 142 'overflow parking' spaces)

The proposed expansion requires 84 additional off-street parking spaces; however, the applicant proposes 62 additional spaces.

No expansion to the overall parking areas is proposed, and the parking area near the marina tennis courts will be reduced. The proposed increase in parking appears to rely on the designated overflow areas noted above.

The applicant shall provide testimony confirming that the proposed parking supply can accommodate both the existing use and the proposed expansions. The testimony shall address

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existing and proposed operations, including hours, club membership, and anticipated effects on on-site parking and circulation.

3.2 The applicant shall clarify how the overflow parking will be identified. I.e will these areas include signs or will staff direct members/visitors to these areas when necessary.

3.3 The applicant should provide testimony regarding anticipated utilization of the additional boat slips, any corresponding increase in seasonal demand and clarify where boat trailers are stored.

3.4 The plans propose to widen Rumson Country Club Drive, from the Paddle Center to the Riverhouse to 24-feet-wide.

3.5 We defer to the Borough Fire Official for further review of the application with respect to emergency vehicle access and maneuvering.

3.6 Ordinance §22-9.3.c.3.(a) and Exhibit 9-10 requires the pavement section with a minimum; HMA surface course 1½" thick, HMA base course 2 thick, & gravel base course 4½" thick. The plans comply at this time.

3.7 The Site Layout Plan shall be revised to clearly label and dimension all proposed improvements specifying material for items such as, sidewalk, parking areas, cart paths, pavers, patios, etc.

3.8 The plans shall be revised to include directional and traffic control markings in all drive aisles and parking areas, as applicable.

3.9 Construction details shall be provided for all improvements, including but not limited to: trench drains, sewer cleanouts, sidewalk, paver walkway/patio, signs, & EVSE stations.

3.10 The plans depict dock expansion/modification, gabion replacement and bulkhead reconstruction. The Applicant should provide testimony identifying all applicable NJDEP waterfront/coastal permits and any other outside-agency approvals associated with this work. Prior to construction, structural details and design calculations for proposed bulkhead/gabion reconstruction should also be provided.

4. Grading & Drainage

4.1 Provide an Operations and Maintenance (O&M) Manual in accordance with N.J.A.C. 7:8-5.8 and Chapter 8 of the NJDEP Stormwater Best Management Practices (BMP) Manual.

4.2 The Stormwater Management Report states that golf course runoff sheet-flows to inlets and is piped to surrounding tidal and wetland areas; therefore, no runoff quantity analysis is required.

Several of the apparent receiving ponds and watercourses appear to be connected by culverts and other hydraulic control features. The applicant shall demonstrate that each drainage area qualifies for the runoff quantity exemption pursuant to N.J.A.C. 7:8-5.6(b)4. Drainage area/outfall maps shall identify each discharge point and receiving water. Where runoff does not directly discharge to a qualifying tidal waterbody or downstream watercourse reach, runoff quantity analyses will be required.

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4.3 The project appears to comply with stormwater quality requirements. However, the report should provide stormwater quality calculations demonstrating compliance with the applicable NJDEP Total Suspended Solids (TSS) removal requirements. The calculations shall clearly identify the areas and quantities of motor vehicle surface removed/added, the TSS treatment requirement and removal provided by each proposed BMP, and that the cumulative treatment satisfies the applicable requirement.

4.4 The project includes grading and drainage improvements throughout the golf course area. However, stormwater analyses have been provided only for limited portions of the overall disturbance area.

Provide drainage area mapping, and drainage system evaluations for all proposed drainage improvement areas necessary to demonstrate that the proposed conveyance system and associated improvements have been appropriately designed.

4.5 Provide hydraulic calculations demonstrating that the 12-inch HDPE pipe drainage systems can convey the proposed design flows. At a minimum, include tributary drainage area and design flow; pipe diameter, material, length, and slope; upstream and downstream invert elevations; Manning's roughness coefficient; calculated capacity and velocity; and the NOAA rainfall intensities used for Rational Method pipe sizing.

4.6 Clarify whether the perforated pipe bedding detail applies to the 12-inch HDPE drainage systems. If so, revise the plans to identify these pipes as perforated. If solid wall pipe is proposed, provide the applicable construction detail.

4.7 The P2 value shall be 3.38 inches for current design storms and 4.02 inches for future design storms. The HydroCAD model shall be updated accordingly.

4.8 The pervious paving system detail shall be revised to include the underdrain system, filter fabric, minimum 1-foot separation from the seasonal high groundwater table, and all elements required by the NJDEP Stormwater BMP Manual. In addition, the plans and report shall be coordinated to clearly identify the bottom elevation of the system.

The report references a bottom elevation of elevation that appears to differ from elevations shown on the plans and within the HydroCAD model. Reconcile these elevations and demonstrate compliance with groundwater separation requirements.

4.9 Drain time calculations shall be provided in accordance with Chapter 9.6 of the NJDEP Stormwater BMP Manual.

4.10 The Stormwater Management Report references Test Pits SPP-8 and SPP-9 in support of the seasonal high groundwater table (SHGWT) evaluation; however, only SPP-9 appears to be located within the proposed BMP area.

The proposed BMP encompasses approximately 21,095 square feet. Pursuant to the NJDEP Stormwater BMP Manual, provide documentation demonstrating that the required subsurface investigations have been completed for the proposed BMP, including the required number and location of soil borings and test pits.

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4.11 Delineate the Hydrologic Soil Group (HSG) classifications on the Drainage Area Maps.

4.12 Confirm whether a geotechnical report accompanies the soil testing logs in Appendix I of the Stormwater Management Report. If so, provide the report. If not, obtain and submit a report from the geotechnical engineer evaluating the soil testing performed.

4.13 Where runoff is being collected and discharged through outfalls, provide supporting calculations based on proposed flows, demonstrating that outlet protection, scour protection, and discharge conditions have been adequately addressed.

4.14 The HydroCAD model for the proposed pervious pavement system does not appear to represent the proposed outlet control structure (OCS) and underdrain configuration. The model depicts discharge through an 18-inch outlet pipe; however, the plans indicate that system discharge is controlled by the underdrain configuration. Revise the HydroCAD model to accurately represent the proposed outlet structure, underdrain system and outlet restrictions.

4.15 Given the site's proximity to tidally influenced receiving waters, the applicant should evaluate installation of backflow prevention devices at appropriate locations within the drainage systems to reduce the potential for tidal backflow and localized flooding.

4.16 The site plans should provide signage at the pervious pavement parking area identifying it as a porous pavement stormwater system and prohibiting the placement of dirt, landscaping materials, debris, or snow on the pavement.

4.17 Provide the NJDEP-approved Flood Hazard Area Verification and Applicability Determination plans referenced in the NJDEP approval letter.

Depict all applicable environmental constraints on the Site Plans, including but not limited to flood hazard area limits, flood hazard elevations, riparian zone limits, wetlands, wetlands transition areas, top of bank, and any other jurisdictional boundaries regulated by NJDEP.

Confirm that all proposed improvements, including any structures proposed within the flood hazard area, comply with applicable NJDEP regulations and shall provide documentation that the required NJDEP permit applications have been submitted. Prior to signature of final plans, copies of all applicable NJDEP permits and approvals shall be provided.

4.18 As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Township Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet.

4.19 Shop drawings signed and sealed by a New Jersey Professional Engineer for the drainage structures shall be submitted for review by the Borough Engineer prior to construction.

5. Utilities

5.1 Provide sanitary sewer flow calculations and demonstrate that the existing collection system has adequate capacity to serve the proposed improvements.

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5.2 Construction Details for all proposed water service and sanitary sewer service improvements shall be provided. This shall include but not be limited to, pipe installation, connections and taps, to existing mains and/or manholes, connections to existing sanitary pumps, and utility service crossings.

5.3 The plans indicate the water and sanitary sewer service for Pavilion 2 will exist east of the building. The plans indicate there is an existing water main on the abutting road. The location of the main should be verified. The plans should also verify vertical clearance of the proposed sanitary lateral to the existing water main.

5.4 As portions of the site are within FEMA Zone AE, sanitary manholes and cleanouts located in flood-prone areas should be designed to limit inflow and infiltration.

5.5 The applicant shall provide available fire-flow information and confirm that adequate fire protection is available for all proposed structures, subject to review by the Fire Official.

5.6 The applicant shall identify the locations of existing on-site fire hydrants and their proximity to the proposed buildings/additions. Further review and approval are deferred to the Fire Official.

6. Landscaping & Lighting

6.1 Ordinance §22-9.3.c.4 Exhibit 9-11 indicates the illumination requirements for all proposed developments. Based on the lighting plan, it appears the lighting levels are met in the new parking lot.

6.2 Light pole fixture catalog cut sheets and light pole foundation construction details shall be provided. The plans should confirm whether the fixtures are full-cutoff and/or downward directed.

6.3 The plans show the removal of five trees: four near the paddle tennis center and one near Pavilion 2. The applicant shall determine whether any qualify as specimen trees requiring variance relief under Ordinance §16-1.4.

6.4 The applicant should confirm whether an irrigation system is proposed in the newly landscaped areas.

6.5 We recommend the landscape & planting notes be revised to include the following:

a. At the time of planting, all trees shall have a minimum caliper of 2-1/2 inches in diameter breast height (DBH)
b. Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost and be in compliance with the USDA Standards for Nursery Stock.
c. Dead or dying plants shall be replaced by the developer during the following planting season.

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7. General

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

7.2 If required as a condition of approval, the applicant must post performance and maintenance guarantees and inspection fees, as necessary. Estimates will be provided at a later date.

7.3 As-Built drawings of final construction with all revisions will be required.

7.4 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. New Jersey Department of Environmental Protection
b. Monmouth County Planning Board
c. Freehold Soil Conservation District
d. Borough Fire Official/Fire Sub-Code HHS
e. Borough Environmental Commission
f. 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

cc: Thomas S. Rogers, Borough Administrator
David M. Marks, PE, CME, CFM, Borough Engineer
Michael B. Steib, Esq., Planning Board Attorney
John B Anderson III, Esq., Applicant's Attorney (janderson@fsfm-law.com)
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James J. Monteforte, AIA, Applicant's Architect (jim@mas-aia.com)

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