

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

RECEIVED
 JAN 20 2026
 ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

SEBASTIAN CINA AUTOPROCOLL@AOL.COM 1-917-699-4603
 Name of Applicant Email Phone Number


19 HARBOR DRIVE, Rumson, NJ 07719 111 22*22.01
 Property Address Block Lot

N/A
 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 BROOSKY, ESQ. 732-922-1000 RBROOSKY@ANSSELL.LAW
 Applicant's Attorney and contact information (if any)

DAVID J. DARCY, RA 201-826-4712 DARCYRASS@GMAIL.COM
 Applicant's Architect and contact information (if any)

A.J. GARITO, JR. PE 732-866-0111 AJG@TWO RIVER ENG.COM
 Applicant's Engineer and contact information (if any)

X  1-9-26
 Signature of Applicant or Agent Date

Proposed plan NEW 120 SF WINE ROOM ADDITION WITH BALCONY ABOVE; CONSTRUCT
A REAR 1,234 SF COVERED PORCH WITH OUTDOOR KITCHEN AND RESTROOM; CONSTRUCT
NEW 1,390 SF POOL & SPA; NEW 1,227 SF POOL PATIO; NEW 473 SF GUEST SUITE
PATIO; AND REQUEST TO KEEP A NONCONFORMING CARPORT THAT WAS TO BE REMOVED.
Hardship Encountered

PROPERTY HAS WATER ON THREE SIDES AND IS UNUSUAL IN SHAPE.

Variations Requested
LISTED ON THE FOLLOWING PAGE.

VARIANCES REQUESTED

- Schedule 5-3 Floor Area Ratio 0.15 whereas .014 is permitted (D-variance required);
- Schedule 5-3 Permitted Maximum Floor Area of 9,250 square feet, whereas 8,626 square feet is permitted (intensified, 7% over);
- Schedule 5-4 Maximum Permitted Building Coverage of 7,659 square feet, whereas 5,273 square feet is permitted (intensified, 45% over);
- Schedule 5-4 Maximum Permitted Lot Coverage of 18,862 square feet, whereas 13,788 square feet is permitted (intensified, 37% over);
- 22-7.32 Lots Bordering on a River require 50' setback from waterways
 - Proposed Pergola on masonry patio at 41.9' (new);
 - Existing cabana at 19' (new);
- 22-7.8g Accessory Pool requires 25' setback – existing pool at 19'.



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BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
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Marie DeSoucey
Land Use & Development Official

office 732.842.3300, ext. 107
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: December 11, 2025

Applicant: Sebastian Cina
Address: 16 Harbor Dr, Rumson, NJ 07760
Block 111, Lot 22& 22.01, Zone: R-2

RE: Land Use & Development Permit Application Denial

Description of work: New 120 SF wine room addition with balcony above; construct a rear 1,234 SF covered porch with outdoor kitchen and restroom; construct new 1,399 SF pool & spa; new 1,227 SF pool patio; new 473 SF guest suite patio; and request to keep a nonconforming cabana that was to be removed as part of previous permit.

Property description: Oversized, irregular shaped property with water on three sides. The required yards have been designated by the applicant as such: primary frontage is at the cul-de-sac; secondary frontage at the lagoon side (front porch credit taken); side yard adjacent to Lot 21; secondary side adjacent to Lot 23; rear yard along the Shrewsbury River. While the existing principal building conforms to these setbacks, the maximum permitted floor area and building coverage is exceeded. The existing inground pool and spa (proposed koi pond) does not conform to the ordinance's 25-foot setback. The existing cabana was to be removed as part of a 2024 Zoning Permit which permitted expansion of front great room.

The application was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations

- Schedule 5-3 Floor Area Ratio 0.15 whereas .014 is permitted (D-variance required);
- Schedule 5-3 Permitted Maximum Floor Area of 9,250 square feet, whereas 8,626 square feet is permitted (intensified, 7% over);
- Schedule 5-4 Maximum Permitted Building Coverage of 7,659 square feet, whereas 5,273 square feet is permitted (intensified, 45% over);
- Schedule 5-4 Maximum Permitted Lot Coverage of 18,862 square feet, whereas 13,788 square feet is permitted (intensified, 37% over);
- 22-7.32 Lots Bordering on a River require 50' setback from waterways
 - Proposed Pergola on masonry patio at 41.9' (new);
 - Existing cabana at 19' (new);
- 22-7.8g Accessory Pool requires 25' setback – existing pool at 19'.

Supporting documents to the application include:

- Plot Plan, prepared, signed and sealed by A.J. Garito, Jr. PE, dated August 11, 2025, last revision (2) December 9, 2025, consisting of six (6) sheets (#'s 1-5, 2A).
- Architectural Plot Plan, Zoning Information & General Notes prepared, signed and sealed by David J. Darcy, RA, dated June 15, 2023, last revision (19) November 6, 2025, consisting of three (3) plan sheets (A-001.02, SK-001.00, SK-002.00) and two (2) sheets of photos (Photo-1.0, Photo 2.0).

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

BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY
 SCHEDULE OF ZONING DISTRICT REGULATIONS
 ZONE DISTRICT: R-2 SINGLE FAMILY

| REGULATION: | REQUIREMENT: | EXISTING: | COMPLY: |
|--|---|----------------------------|---------------|
| INTERIOR LOTS: | | | |
| MIN. LOT AREA | 1.0 ACRE/43,560 S.F. | 1.48 ACRES/64,465.186 S.F. | YES |
| MIN. LOT WIDTH AND FRONTAGE | 150 FEET | 150 FEET | YES |
| MIN. YARD REQUIREMENTS: | | | |
| (PRINCIPAL) | | | |
| FRONT | 75 FEET | 76.2 FEET | YES |
| ONE SIDE | 25 FEET | 53.5 FEET | YES |
| TOTAL OF TWO SIDES | 50 FEET | N/A | N/A |
| REAR | 40 FEET | 55.8 FEET | YES |
| (ACCESSORY BUILDING) | | | |
| SIDE | 15 FEET | N/A | N/A |
| REAR | 15 FEET | 19.3 FEET | YES |
| INTERIOR LOT SHAPE | 100 FEET DIAMETER | >100 FEET | YES |
| (PRINCIPAL) | | | |
| MAX. BUILDING HEIGHT | | | |
| STORIES | 2 1/2 STORIES | 2 1/2 STORIES | YES |
| HEIGHT RIDGE | 40 FEET | 39.3 FEET | YES |
| HEIGHT EAVES | 32 FEET | - | - |
| (ACCESSORY) | | | |
| STORIES | 1 1/2 STORIES | 1 STORY | YES |
| HEIGHT | 24 FEET | 15.0 FEET | YES |
| MAX. LOT AND BUILDING COVERAGE: | | | |
| (LOTS 10,000-70,000 S.F.) | | | |
| LOT COVERAGE | 3,970 S.F. + 0.1915 X SF OVER 10,000 S.F. | 13,786 S.F. | 13,639.2 S.F. |
| BUILDING COVERAGE | 2,095 S.F. + 0.0620 X SF OVER 10,000 S.F. | 5,273 S.F. | 5,731.3 S.F. |
| ZONING CHART SUBJECT TO REVIEW AND APPROVAL BY THE BOROUGH ZONING OFFICER. | | | |
| (CABANA ROOF PEAK ELEVATION=23.6') | | | |

SCHEDULE OF COVERAGE:

| | |
|----------------------|------------------|
| HOUSE | 4,915.5 S.F. |
| COVERED PORCH (LF) | 28.6 S.F. (2) |
| STEPS | 12.0 S.F. |
| COVERED PORCH (CF) | 224.0 S.F. (2) |
| STEPS | 13.5 S.F. |
| COVERED PORCH (RF) | 45 S.F. (2) |
| STEPS | 8 S.F. |
| SCREENED PORCH | 141.2 S.F. |
| COVERED DECK (LR) | 172.5 S.F. |
| STEPS | 62.1 S.F. |
| WOOD DECK | 442.5 S.F. (1) |
| COVERED DECK (RR) | 125.0 S.F. |
| STEPS | 45.0 S.F. |
| COVERED PORCH (RR) | 89.6 S.F. |
| STEPS | 45.0 S.F. |
| CABANA | 287.5 S.F. |
| POOL/HOT TUB | 837.1 S.F. |
| BLUESTONE PATIO | 775.2 S.F. (1) |
| GRANITE DRIVE | 5,403.6 S.F. |
| BRICK PAVER APRON | 232.5 S.F. |
| BRICK PAVER WALK | 88.0 S.F. (1) |
| SLATE WALK | 442.5 S.F. |
| CONCRETE WALK/APRONS | 156 S.F. |
| WOOD WALK | 1,350.0 S.F. (1) |
| STONE PILLARS | 15 S.F. |
| STONE WALLS | 338 S.F. |
| TOTAL | 16,619.9 S.F. |

(1) EXCLUDED IN LOT COVERAGE CALCULATION.
 (2) EXCLUDED IN BUILDING COVERAGE CALCULATION.

BUILDING HEIGHT:

(PRINCIPAL)

AVERAGE GRADE AROUND BUILDING = 9.8'
 ROOF PEAK = 49.1'

BUILDING HEIGHT = 39.3'

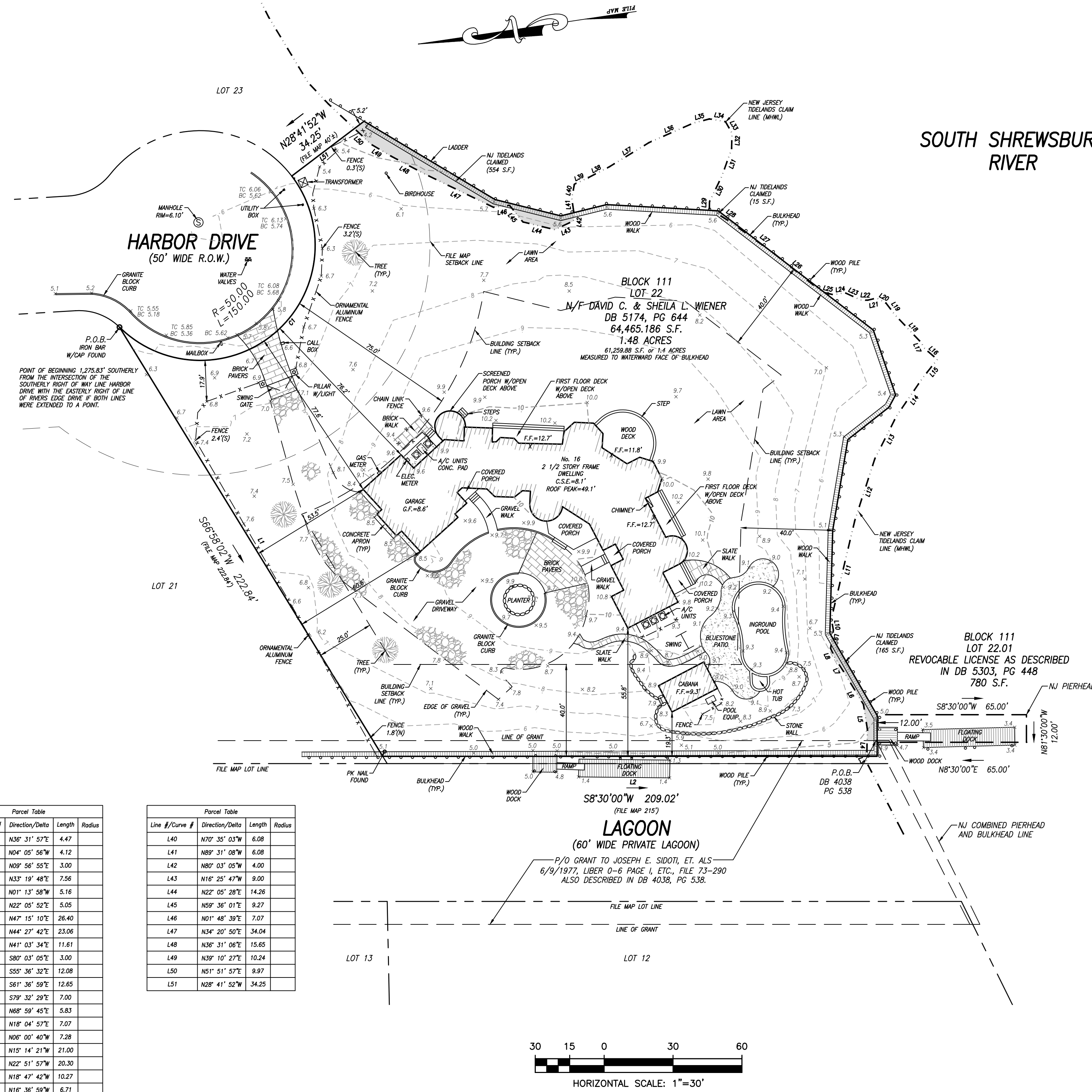
(ACCESSORY)

AVERAGE GRADE AROUND BUILDING = 8.6'
 ROOF PEAK = 23.6'

BUILDING HEIGHT = 15.0'

LEGEND

| | |
|----------------------|-----------------------|
| STREET SIGN | IRON BAR FOUND |
| CLEANOUT | MALIBOX |
| SANITARY MANHOLE | STREET TREE |
| DRAINAGE MANHOLE | EXIST. SPOT ELEVATION |
| CATCH BASIN | EXISTING CONTOUR LINE |
| CATCH BASIN | GAS LINE |
| SOIL BORING | WATER LINE |
| GUY WIRE | GAS VALVE |
| UTILITY POLE | WATER VALVE |
| P.K. NAIL FOUND | FIRE HYDRANT |
| CONC. MONUMENT FOUND | LIGHT POST |



Parcel Table

| Line #/Curve # | Direction/Delta | Length | Radius |
|----------------|-----------------|--------|--------|
| C1 | 171.8873 | 150.00 | 50.000 |
| L1 | S68° 58' 02" W | 222.84 | |
| L2 | S08° 30' 00" W | 209.02 | |
| L3 | N71° 17' 46" E | 0.72 | |
| L4 | S79° 46' 59" E | 14.00 | |
| L5 | N69° 38' 16" E | 11.18 | |
| L6 | N67° 28' 26" E | 13.04 | |
| L7 | N66° 32' 38" E | 10.78 | |
| L8 | N73° 43' 04" E | 4.53 | |
| L9 | S72° 52' 07" E | 8.00 | |
| L10 | N88° 37' 53" E | 5.10 | |
| L11 | S88° 04' 17" E | 43.86 | |
| L12 | S63° 32' 39" E | 28.16 | |
| L13 | S54° 33' 10" E | 21.03 | |
| L14 | S47° 02' 44" E | 20.19 | |
| L15 | S42° 54' 03" E | 10.04 | |
| L16 | N49° 45' 04" E | 7.81 | |
| L17 | N73° 20' 45" E | 2.23 | |
| L18 | N55° 05' 49" E | 17.02 | |
| L19 | N61° 17' 36" E | 6.40 | |

Parcel Table

| | | | |
|-----|----------------|-------|--|
| L20 | N36° 31' 57" E | 4.47 | |
| L21 | N04° 05' 56" W | 4.12 | |
| L22 | N09° 56' 55" E | 3.00 | |
| L23 | N33° 19' 48" E | 7.56 | |
| L24 | N01° 13' 58" W | 5.16 | |
| L25 | N22° 05' 28" E | 14.26 | |
| L26 | N59° 36' 01" E | 9.27 | |
| L27 | N44° 27' 42" E | 23.06 | |
| L28 | N41° 03' 34" E | 11.61 | |
| L29 | S80° 03' 05" E | 3.00 | |
| L30 | S55° 36' 32" E | 12.08 | |
| L31 | S61° 36' 59" E | 12.63 | |
| L32 | S78° 32' 29" E | 7.80 | |
| L33 | N68° 59' 45" E | 5.03 | |
| L34 | N18° 04' 57" E | 7.07 | |
| L35 | N06° 00' 40" W | 7.28 | |
| L36 | N15° 14' 21" W | 21.00 | |
| L37 | N22° 51' 57" W | 20.30 | |
| L38 | N18° 47' 42" W | 10.27 | |
| L39 | N16° 36' 59" W | 6.71 | |

Parcel Table

| | | | |
|-----|----------------|-------|--|
| L40 | N70° 35' 03" W | 6.08 | |
| L41 | N89° 31' 08" W | 6.08 | |
| L42 | N80° 03' 05" W | 4.00 | |
| L43 | N16° 25' 47" W | 9.00 | |
| L44 | N22° 05' 28" E | 14.26 | |
| L45 | N59° 36' 01" E | 9.27 | |
| L46 | N01° 13' 58" W | 5.16 | |
| L47 | N54° 20' 50" E | 34.04 | |
| L48 | N36° 31' 08" E | 15.65 | |
| L49 | N39° 10' 27" E | 10.24 | |
| L50 | N51° 51' 57" E | 9.97 | |
| L51 | N28° 41' 52" W | 34.25 | |



AERIAL IMAGE

DESCRIPTION:

BEING KNOWN AND DESIGNATED AS BLOCK 111, LOT 22 & 22.01 AS SHOWN ON THE BOROUGH OF RUMSON TAX ASSESSMENT MAP, SHEET 34.
 BEING MORE COMMONLY KNOWN AS NO. 16 HARBOR DRIVE, BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY.

BEING ALSO KNOWN AND DESIGNATED AS LOT 22, BLOCK 58F AS SHOWN ON "MAP OF RIVER'S EDGE AT RUMSON" SITUATED IN THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, WHICH MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 7, 1967 IN CASE No. 87-1.

NOTES:

1. I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MAY 15, 2023, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.

2. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

3. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH A TITLE REPORT PREPARED BY TRIDENT ABSTRACT TITLE AGENCY, DATED MAY 8, 2023, TITLE No. TA-157893.

1. NORTH MERIDIAN IS BASED ON FILE MAP 87-1.
2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.
3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
6. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIALS.
7. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATIONS.
8. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45-8-36.3) AND N.J.A.C. 13:40-5.1(d).

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY IS SUBJECT TO ALL DOCUMENTS OF RECORD.

EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COMPLETED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

THE PROPERTY IS LOCATED IN ZONE X, A58 & A10 AS PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FIRM FLOOD INSURANCE RATE MAP FOR MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 184 OF 457 MAP 34025D0184H LAST REVISED JUNE 15, 2022. THE BUILDING IS LOCATED IN ZONE X.

SUBJECT TO:

1. 50 FOOT SETBACK AS SHOWN ON FILE MAP CASE No. 87-1.
2. PERMIT AS REQUIRED IN DB 8820, PG 3397.
3. UTILITY EASEMENTS AS RECORDED IN DB 2443, PG 441; DB 3598, PG 312; DB 5610, PG 325; AND DB 8099, PG 8881.
4. REVOCABLE LICENSES AS RECORDED IN DB 5303, PG 448; DB 5610, PG 325; AND DB 8099, PG 8881.
5. TERMS AND CONDITIONS AS RECORDED IN DB 4956, PG 419.
6. THE RIGHTS OF ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES SERVING THE PREMISES IN QUESTION.
7. TIDELAND SEARCH, WHICH DISCLOSES 8% CLAIMED.
8. GRANT TO JOSEPH E. SIDOTI, ET ALS, DATED JUNE 9, 1997, IN LIBER O-6, FILE 73-290.
9. FILE 1342-09-0006.1, 10 YEAR LICENSE TD1140001.

NEW JERSEY TIDELANDS CLAIM LINE (MHWL) TAKEN FROM NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP), BUREAU OF TIDELANDS MANAGEMENT, TIDELANDS CLAIM LINE NEW JERSEY EDITION 20161214 (HYD, WATER, TIDELANDS CLAIM), PUBLISHED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) DIVISION OF INFORMATION TECHNOLOGY, MAP DATES 1971-1991.

CERTIFIED TO:

SEBASTIAN CINA & GIOVANNA CINA
 BCD COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS/ATIMA
 TRIDENT ABSTRACT TITLE AGENCY, LLC
 CLARY, GIACONNE, ALFIERI & JACOBS, LLC
 DANTE ALFIERI, ESQ

REVISION TABLE

| | | |
|---|------------|-------------------------------|
| 1 | 07-09-2023 | ADDED NJ TIDELANDS CLAIM LINE |
|---|------------|-------------------------------|

BOUNDARY & TOPOGRAPHIC SURVEY
 16 HARBOR DRIVE
 BLOCK 111, LOT 22 & 22.01
 BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY
 DATE 05-31-2023 SCALE 1" = 30' JOB NO 23008

Professional Land Surveyors
 P.O. BOX 521
 COLTS NECK TOWNSHIP, MONMOUTH COUNTY
 NEW JERSEY 07722
 TEL (908) 692-7853 FAX (609) 698-5350

KENNETH P. FRANK
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 38727

GENERAL DATA

BLOCK 111
 LOT 22 & 22.1
 HOUSE # 16
 TOWNSHIP BOROUGH OF RUMSON
 COUNTY MONMOUTH

SCOPE OF WORK

PROPOSED ALTERATION / EXTENSION TO A DETACHED ONE FAMILY DWELLING.

PROPOSED EXTERIOR IMPROVEMENTS INCREASE IN BUILDING COVERAGE AND INCREASE IN IMPERVIOUS AREA, SUBJECT TO VARIANCE APPROVAL.

LEGEND

- < > PROPOSED GRADE
- () EXISTING GRADE
- ⊙ DENOTES DIRECTION OF PHOTOGRAPH
- STREET LINE
- - - ZONING LOT LINE
- - - - - REQUIRED YARD SETBACK
- - - - - PROPOSED DRIVEWAY, DECK AND WALKWAYS

ARCHITECTURAL DRAWING

A-001.00 - ARCHITECTURAL PLOT PLAN, ZONING INFORMATION & GENERAL NOTES

SITE PLAN NOTES

TOPOGRAPHIC SURVEY PREPARED BY KFST PROFESSIONAL LAND SURVEYORS AND IS INCLUDED IN THE APPLICATION.
 KFST PROFESSIONAL LAND SURVEYORS TO PROVIDE TOPOGRAPHIC DESIGN & GRADING.
 OWNER/BUILDER OF THE REFERENCED PROPERTY STATE THAT WORK DONE UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES CONCERNING STORM WATER DRAINAGE. MOREOVER, HE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING DONE, THE SURROUNDING PROPERTIES WILL BE PROTECTED.

KOI POND CONSTRUCTION NOTE: REMOVAL OF CHLORINE FILTRATION SYSTEM AND REPLACE WITH NATURAL FILTRATION SYSTEM. DEPTH OF KOI POND TO BE MAINTAINED AS A MINIMUM OF 4'-0", AND EQUIPPED WITH UV LIGHT AND AERATION SYSTEM.

INGROUND POOL GENERAL SOIL GUIDELINES AND PREPARATION DETAILING TO BE PROVIDED BY POOL DESIGNER AND INSTALLER. NEW INFINITY EDGE POOL TO BEAR ON FIRM STABLE SOIL, AS INDICATED ON THE SOIL BORING LOG AND ANALYSIS FOR THIS SITE. EXCAVATION TO THIS DEPTH, IT IS ANTICIPATED, WILL REQUIRE DEWATERING AND STABILIZATION OF ADJACENT SOIL. THE BACKFILLING OF CLEAN SOIL AND A GRAVEL BASE FOR BEARING DISTRIBUTION OF THE POOL WILL REQUIRE LIFTS AS RECOMMENDED BY THE SOIL ENGINEER FOR PROPER COMPACTION.

CODE DATA

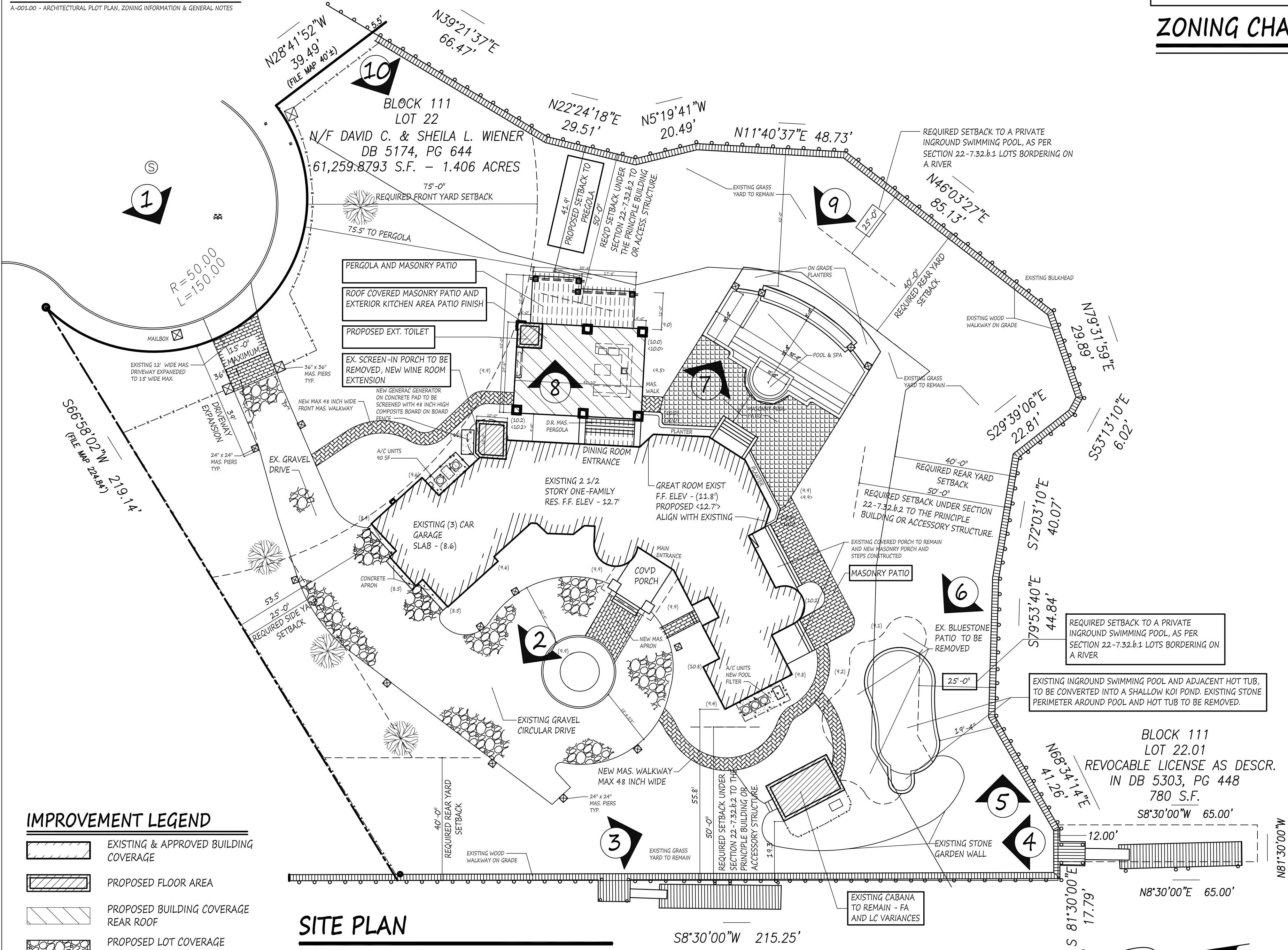
IDENTICAL OF PROJECT:
 16 HARBOR DRIVE,
 BOROUGH OF RUMSON, NJ
 BUILDING / SITE CHARACTERISTICS:
 NUMBER OF STORIES - (2)
 MAX LIVE LOAD - 40#
 LOCATED WITHIN A FLOOD ZONE
 NO CHANGE IN OCCUPANCY
 CONSTRUCTION CLASS - WOOD FRAME
 APPLICABLE CONSTRUCTION CODES:
 2021 INTERNATIONAL BUILDING CODE, NJ EDITION
 2020 NATIONAL ELECTRIC CODE
 2021 NATIONAL STANDARD PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2021 ENERGY SUBCODE

ELEVATION CERTIFICATE INFORMATION
 ELEVATION CERTIFICATE AS PROVIDED AND CERTIFIED BY
 KENNETH P. FRANK, PROFESSIONAL LAND SURVEYOR, KFST
 PROFESSIONAL LAND SURVEYORS
 MAP/PANEL - 540250184
 SURFEX - H
 FIRM INDEX DATE - 06-15-2022
 FIRM PANEL EFF. REVISED DATE - 06-15-2022
 FLOOD ZONE - AE (E1-1)
 BASE FLOOD ELEVATION(S) - NA

| MAXIMUM PERMITTED FLOOR AREA RATIO PER SCHEDULE 5-3A | | | | |
|---|---------------------|---|------------------------------|-----------|
| FACTOR | USABLE LOT AREA | F.A.R. PERMITTED | MAXIMUM PERMITTED FLOOR AREA | |
| USABLE LOT AREA OF LOT IF LESS THAN OR EQUAL TO 5,000 SF - USE 5,000 SF IF USABLE LOT AREA IS OVER 5,000 SF | 5,000 SF | (X) 0.4 | 2,000 SF | - |
| USABLE LOT AREA OF LOT OVER 5,000 SF - USE 5,000 SF IF USABLE LOT AREA IS 10,000 SF OR MORE. | 5,000 SF | (X) 0.3 | 1,500 SF | - |
| USABLE LOT AREA OF LOT OVER 10,000 SF - USE 60,000 SF IF USABLE LOT AREA IS 70,000 SF OR MORE. | 51,259.87 SF | (X) 0.1 | 5,125.98 SF | - |
| ADD MAX. PERMITTED FA COLUMNS | - | - | 8,625.98 SF | - |
| MAXIMUM PERMITTED FAR | - | - | .14 | - |
| | PERMITTED / ALL.OV. | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES |
| FLOOR AREA SUMATION | 8,626 SF | 8,792.4 SF | 9,250 SF (*457.5 SF) | NO YES |

*EXISTING CABANA, NEW WINE ROOM AND EXTERIOR TOILET

ZONING CHART



IMPROVEMENT LEGEND

- [Pattern] EXISTING & APPROVED BUILDING COVERAGE
- [Pattern] PROPOSED FLOOR AREA
- [Pattern] PROPOSED BUILDING COVERAGE REAR ROOF
- [Pattern] PROPOSED LOT COVERAGE DRIVEWAY
- [Pattern] PROPOSED LOT COVERAGE DRIVEWAY, MASONRY APRONS, PATIO
- [Pattern] EXCLUDED WALKWAYS PER SCHEDULE 5-1, NOTE 5.a
- [Pattern] EXCLUDED PATIO PER SCHEDULE 5-1, NOTE 5.b

SITE PLAN

SCALE: 1"=20'

(718) 351-5875
 (973) 351-2644
 FAX (973) 351-5851

DAVID J. DARCY, RA
 ARCHITECT
 N. J. REGISTRATION No. 023831
 P. A. LICENSE No. RA408637

| NO. | ISSUE / REVISION | DATE | BY |
|-----|---|------------|----|
| 19 | ZONING CHART REVISIONS | 11/8/25 | DD |
| 18 | REVISIONS TO PLAN - NOTES, DM AND PERGOLA | 10/20/2020 | DD |
| 17 | BC AND LC REVISIONS | 8/3/25 | DD |
| 16 | REVISIONS BASED UPON ZD LETTER | 7/15/25 | DD |
| 15 | REVISIONS BASED UPON DENIAL LETTER | 5/31/25 | DD |
| 14 | VARIANCE CALC. REVISED | 1/24/25 | DD |
| 13 | SITE PHOTOS | 1/15/25 | DD |
| 12 | REVISED ZONING FOR VARIANCE | 11/17/24 | DD |
| 11 | REV. FOR MASONRY & COVERED PORCH | 10/20/24 | DD |
| 10 | REVISED ZONING FOR VARIANCE | 1/24/24 | DD |
| 9 | ISSUE SET TO TOWN | 1/24/24 | DD |
| 8 | ISSUE FOR ZONING REVIEW | 1/22/24 | DD |
| 7 | ISSUE SET TO TOWN | 3/5/24 | DD |
| 6 | PERGOLA/POOL CHANGES | 2/20/24 | DD |
| 5 | GRADES AT REAR | 1/5/24 | DD |
| 4 | REVISIONS FOR ZONING REVIEW | 5/24/23 | DD |
| 3 | REVISIONS FOR ZONING REVIEW | 3/14/23 | DD |
| 2 | ISSUE SET TO TOWN | 7/24/23 | DD |
| 1 | ISSUE SET TO TOWN | 6/28/23 | DD |

PROJECT TITLE:
 PROPOSED ALTERATION / EXT. TO A ONE FAMILY RES. FOR MR. & MRS. CINA
 16 HARBOR DRIVE
 BOROUGH OF RUMSON, NJ

TOTAL AREA:
 SHEET TITLE:
 ARCHITECTURAL PLOT PLAN, ZONING INFORMATION & GENERAL NOTES

PROJECT NO: 23-000
 DATE: 8/15/2023
 SCALE: AS NOTED
 DESIGNED BY: DD
 REVIEWED BY: DD
 APPROVED BY: DD
 SHEET NO.

A-001.02
 SHEET 1 OF 19

ZONING CHART:

| BOROUGH OF RUMSON SCHEDULE 5-1 | PERMITTED / ALLOWABLE | EXISTING | PROPOSED | COMPLIES | VARIANCE REQUIRED |
|--|-----------------------|----------------------------------|----------------------------------|----------|-------------------|
| ZONING DISTRICT | R-2 | EXISTING SINGLE-FAMILY RESIDENCE | EXISTING SINGLE-FAMILY RESIDENCE | YES | NO |
| MIN. LOT AREA (INTERIOR LOT) | 1.0 ACRE (43,560 SF) | 1.406 ACRE (61,259.88 SF) | 1.406 ACRE (61,259.88 SF) | YES | NO |
| MIN. LOT WIDTH AND FRONTAGE | 150 FT. | 150 FT. | 150 FT. | YES | NO |
| INTERIOR SHAPE LOT | 100 FT. | > 100 FT. | > 100 FT. | YES | NO |
| MIN. YARD REQUIREMENTS (PRINCIPAL BUILDING) | | | | | |
| FRONT YARD | 75 FT. | 76.2 FT. | 75.0 FT. AT CORNER OF PERGOLA | NO | NO |
| ONE SIDE YARD | 25 FT. | 53.5 FT. | 53.5 FT. | YES | NO |
| TOTAL OF (2) SIDE YARDS | 50 FT. | NA | NA | YES | NO |
| REAR YARD | 40 FT. | 55.8 FT. | 41.33 FT. (ACCESSORY PERGOLA) | YES | NO |
| MIN. YARD REQUIREMENTS (ACCESSORY BUILDING - CABANA) | | | | | |
| SIDE YARD | 15 FT. | NA | NA | YES | NO |
| REAR YARD | 15 FT. | 19.3 FT. | 19.3 FT. | YES | NO |
| MIN. YARD REQUIREMENTS (ACCESSORY STRUCTURE) | | | | | |
| SIDE YARD | 15 FT. | NA | NA | YES | NO |
| REAR YARD | 15 FT. | NA | NA | YES | NO |
| MAX. BUILDING HEIGHT (PRINCIPAL BUILDING) | | | | | |
| STORIES | 2 1/2 | 2 1/2 | 2 1/2 | YES | NO |
| HEIGHT RIDGE | 40 FT. | 39.3 FT. | 39.3 FT. | YES | NO |
| HEIGHT EAVE | 32 FT. | 19 FT. | 19 FT. | YES | NO |
| MAX. BUILDING HEIGHT (ACCESSORY BUILDING CABANA) | | | | | |
| STORIES | 1 1/2 | 1 | 1 | YES | NO |
| HEIGHT | 24 FT. | 15 FT. | 15 FT. | YES | NO |

Zoning Chart 8/5/2025

BOROUGH OF RUMSON LAND USE ORDINANCE UNDER SECTION 22-7.32 - LOTS BORDERING ON A RIVER

| SECTION 22-7.32 - b.1 & b.2 | PERMITTED / ALLOWABLE | EXISTING | PROPOSED | COMPLIES | VARIANCE REQUIRED |
|--|-----------------------|---|--|----------|-------------------|
| b.1 - PRIVATE INGROUND SWIMMING POOL AND RELATED STRUCTURES | 25 FT. | EX. SWIMMING POOL - 19.75 FT. | NEW SWIMMING POOL PLANTER - 45.0 FT. EX. SWIMMING POOL (KOI POND) - 19.75 FT. | YES | NO |
| b.2 - PRINCIPAL OR ACCESSORY STRUCTURE - EXISTING CABANA | 50 FT. | PRINCIPAL BLDG. - 55.8 FT. EX. CABANA - 19.3 FT. | PRINCIPAL/ACC (PERGOLA) - 41.33 FT. EX. CABANA - 19.3 FT. | NO | YES |
| MAXIMUM LOT AND BUILDING COVERAGE PER SCHEDULE 5-4 (LOTS 10,000 SF - 70,000 SF) | | | | | |
| LOT COVERAGE CALCULATIONS | | | | | |
| SCHEDULE 5-4 | PERMITTED / ALLOWABLE | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES | VARIANCE REQUIRED |
| 3,970.00 SF + (0.1915 X 51,259.87 SF) | 13,788.26 SF | 12,040.29 SF Actual = 12,969 SF | 18,748 SF | NO | YES |
| *EXISTING KOI POND (837 SF), INGROUND POOL/SPA (1399 SF) = 2,236 SF PORTION OF THE VARIANCE REQUEST, ABOVE | | | | | |
| BUILDING COVERAGE CALCULATIONS | | | | | |
| SCHEDULE 5-4 | PERMITTED / ALLOWABLE | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES | VARIANCE REQUIRED |
| 2,095.00 SF + (0.0620 X 51,259.87 SF) | 5,273 SF | 5,962 SF (13.1% OVER) | **7,659 SF | NO | YES |
| **EXISTING CABANA, REAR ROOF COVERED PATIO, AND COVERED ENTRANCE PORCH | | | | | |


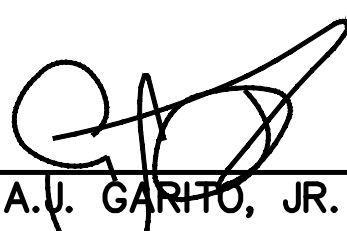
Zoning Chart 8/5/2025

MAXIMUM PERMITTED FLOOR AREA RATIO PER SCHEDULE 5-3A

| FACTOR | USABLE LOT AREA | F.A.R. PERMITTED | MAXIMUM PERMITTED FLOOR AREA | | |
|---|--------------------|---|-----------------------------------|----------|-------------------|
| USABLE LOT AREA OF LOT IF LESS THAN OR EQUAL TO 5,000 SF - USE 5,000 SF IF USABLE LOT AREA IS OVER 5,000 SF | 5,000 SF | (X) 0.4 | 2,000 SF | - | - |
| USABLE LOT AREA OF LOT OVER 5,000 SF - USE 5,000 SF IF USABLE LOT AREA IS 10,000 SF OR MORE. | 5,000 SF | (X) 0.3 | 1,500 SF | - | - |
| USABLE LOT AREA OF LOT OVER 10,000 SF - USE 60,000 SF IF USABLE LOT AREA IS 70,000 SF OR MORE. | 51,259.87 SF | (X) 0.1 | 5,125.98 SF | - | - |
| ADD MAX. PERMITTED FA COLUMNS | - | - | 8,625.98 SF | - | - |
| MAXIMUM PERMITTED FAR | - | - | .14 | - | - |
| | PERMITTED / ALLOW. | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES | VARIANCE REQUIRED |
| FLOOR AREA SUMATION | 8,626 SF | 8,792.4 SF (2.0% OVER) | 9,250 SF (7.2% OVER) *457.5 SF | NO | YES |

*EXISTING CABANA, NEW WINE ROOM AND EXTERIOR TOILET

Zoning Chart 8/5/2025

| REV. | DATE | DESCRIPTION |
|--|------|---|
|  <p>TWO RIVER ENGINEERING www.tworivereng.com P.O. Box 155 Colts Neck, N.J. 07722 Tel: 732.866.0111 Fax: 732.866.4348</p> <ul style="list-style-type: none"> ■ Civil Engineers ■ Forensic Experts ■ Environmental Consultants | | |
| <p>NJDEP PERMIT PLAN BUILDING PERMIT PLOT PLAN SOIL EROSION AND SEDIMENT CONTROL PLAN 16 HARBOR DRIVE FOR BLOCK 111 LOT 22 BOROUGH OF RUMSON MONMOUTH COUNTY NEW JERSEY</p> | | <p>PROJECT NO.: 23112 DATE: AUGUST 11, 2025 DRAWING NO.: 23112PP DRAWN BY: AJG CLIENT: CINA SCALE: AS SHOWN</p> <p style="text-align: center;"> A.J. GARITO, JR. 08-11-25 DATE N.J. Professional Engineer License No. 24GE03799700</p> |
| | | SHEET NO. 2A OF 5 |

SOUTH SHREWSBURY RIVER

'R-2' RESIDENTIAL ZONE DISTRICT

| | REQUIRED | PROPOSED | VARIANCE |
|-----------------------------------|----------|-------------------|----------|
| ACCESSORY STRUCTURES | | | |
| REAR YARD SETBACK | 15 FT | 124.78 FT (PATIO) | NO |
| SIDE YARD SETBACK | 15 FT | 55.75 FT (PATIO) | NO |
| MAXIMUM LOT AND BUILDING COVERAGE | 30% | 34.6% | YES |



KEY MAP

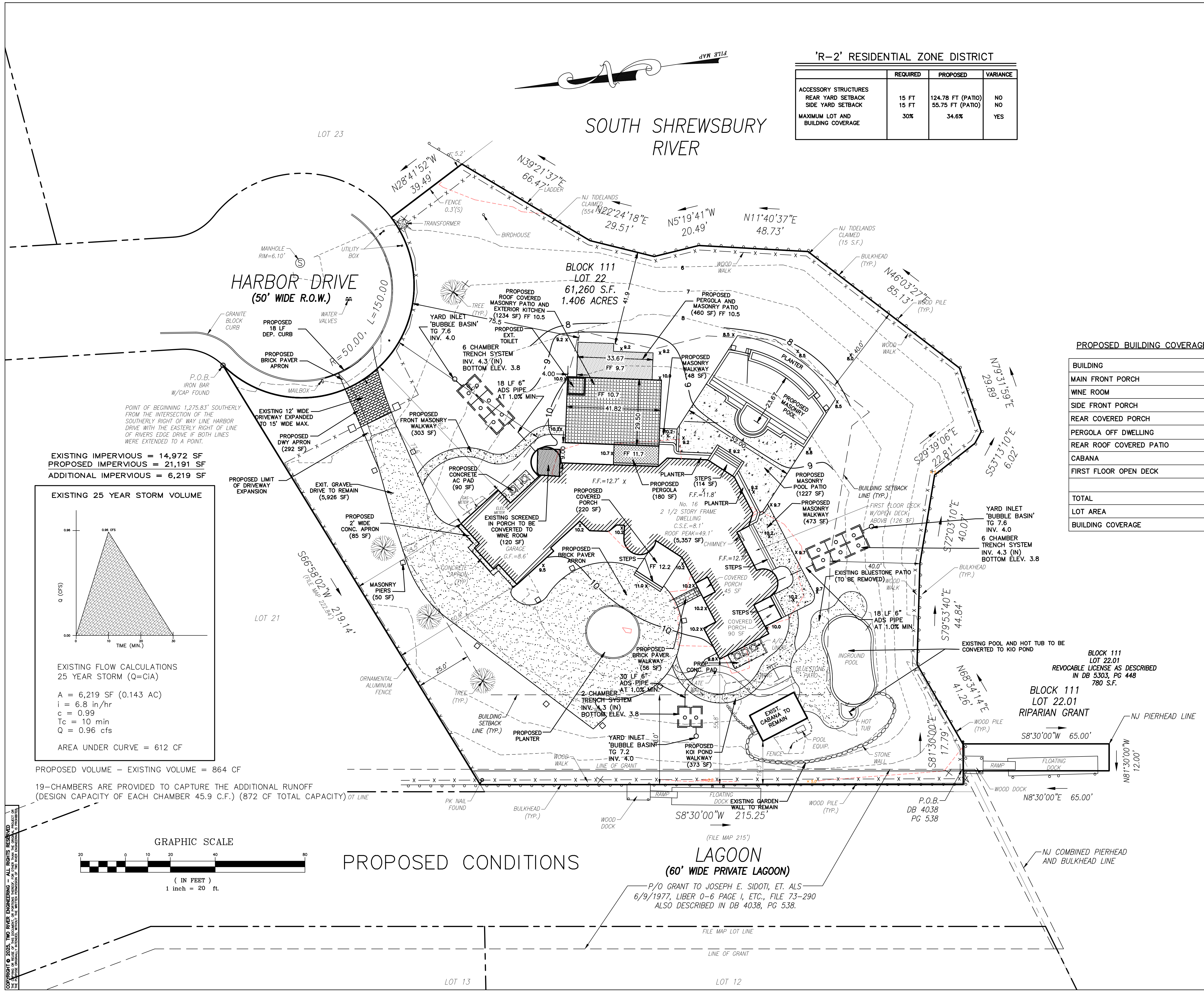
PROPOSED LOT COVERAGE CALCULATION

| | |
|---------------------------------|-------------------|
| DWELLING | 5,357 SF |
| DRIVEWAY APRON | 292 SF |
| DRIVEWAY | 5,926 SF |
| MASONRY PIERS | 50 SF |
| FRONT WALKWAY | 56 SF* |
| FRONT PORCH | 220 SF |
| FRONT PORCH STEPS | 27 SF |
| FRONT MASONRY WALKWAY | 303 SF* |
| FRONT AC PAD | 90 SF |
| PERGOLA OFF DWELLING | 180 SF |
| COVERED REAR MASONRY PATIO | 1,234 SF |
| REAR MASONRY PERGOLA | 460 SF |
| NEW WINE ROOM | 120 SF |
| WALKWAY TO POOL PATIO | 48 SF |
| STEPS TO POOL PATIO | 114 SF |
| NEW POOL PATIO | 1,227 SF |
| FIRST FLOOR OPEN DECK | 126 SF |
| FIRST FLOOR OPEN DECK STEPS | 44 SF |
| WALKWAY FROM OPEN DECK | 473 SF |
| REAR COVERED PORCH | 90 SF |
| REAR COVERED PORCH STEPS | 21 SF |
| BLUESTONE PATIO (TO BE REMOVED) | |
| KIO POND WALKWAY | 373 SF* |
| FRONT COVERED PORCH | 45 SF |
| 2' CONCRETE APRON | 85 SF |
| GARDEN STONE WALLS | 100 SF* |
| CABANA | 287 SF |
| CONC. EQUIP PAD | 110 SF |
| IN-GROUND POOL AND SPA | 1,399 SF |
| KOI POND | 837 SF |
| | 19,694 SF |
| TOTAL | 18,862 SF* |
| LOT AREA | 61,260 SF |
| LOT AND BUILDING COVERAGE | 30.8% |

*EXCLUDED FROM LOT COVERAGE PER SCHEDULE 5-1 (5)

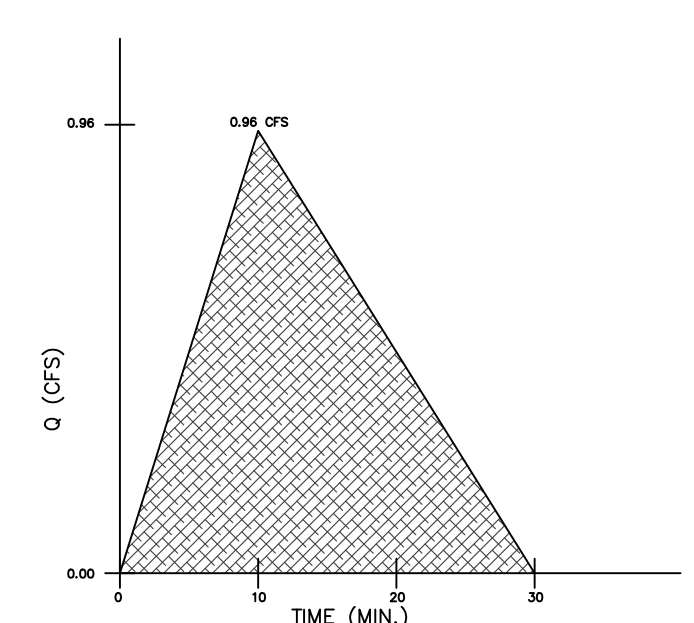
PROPOSED BUILDING COVERAGE CALCULATION

| | |
|-------------------------|-----------------|
| BUILDING | 5,357 SF |
| MAIN FRONT PORCH | 220 SF |
| WINE ROOM | 120 SF |
| SIDE FRONT PORCH | 45 SF |
| REAR COVERED PORCH | 90 SF |
| PERGOLA OFF DWELLING | 180 SF |
| REAR ROOF COVERED PATIO | 1,234 SF |
| CABANA | 287 SF |
| FIRST FLOOR OPEN DECK | 126 SF |
| | |
| TOTAL | 7,659 SF |
| LOT AREA | 61,260 SF |
| BUILDING COVERAGE | 12.5% |



EXISTING IMPERVIOUS = 14,972 SF
 PROPOSED IMPERVIOUS = 21,191 SF
 ADDITIONAL IMPERVIOUS = 6,219 SF

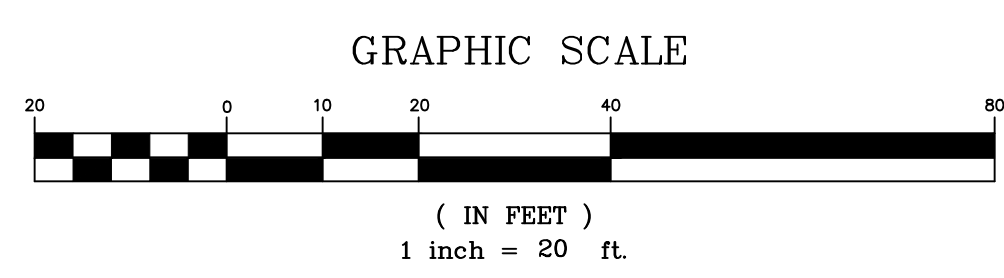
EXISTING 25 YEAR STORM VOLUME



EXISTING FLOW CALCULATIONS
 25 YEAR STORM (Q=CiA)
 A = 6,219 SF (0.143 AC)
 i = 6.8 in/hr
 c = 0.99
 Tc = 10 min
 Q = 0.96 cfs
 AREA UNDER CURVE = 612 CF

PROPOSED VOLUME - EXISTING VOLUME = 864 CF

19-CHAMBERS ARE PROVIDED TO CAPTURE THE ADDITIONAL RUNOFF (DESIGN CAPACITY OF EACH CHAMBER 45.9 C.F.) (872 CF TOTAL CAPACITY) OF LINE



PROPOSED CONDITIONS

LAGOON (60' WIDE PRIVATE LAGOON)

P/O GRANT TO JOSEPH E. SIDOTI, ET. ALS
 6/9/1977, LIBER 0-6 PAGE 1, ETC., FILE 73-290
 ALSO DESCRIBED IN DB 4038, PG 538.

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| REV. | DATE | GENERAL REVISIONS DESCRIPTION |
|------|---------|-------------------------------|
| 1 | 11-1-25 | GENERAL REVISIONS |

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 P.O. Box 155
 Colts Neck, N.J. 07722
 Tel: 732.866.0111
 Fax: 732.866.4348

PROJECT NO.: 23112
 DATE: AUGUST 11, 2025
 DRAWING NO.: 23112PP
 DRAWN BY: AJG
 CLIENT: CINA
 SCALE: AS SHOWN

**NJDEP PERMIT PLAN
 BUILDING PERMIT
 PLOT PLAN
 SOIL EROSION AND
 SEDIMENT CONTROL PLAN**
 16 HARBOR DRIVE
 FOR
 BLOCK 111
 LOT 22
 BOROUGH OF RUMSON
 MONMOUTH COUNTY
 NEW JERSEY

A.J. GARITO, JR.
 11-01-25
 DATE
 N.J. Professional Engineer
 License No. 24GE03799700

SHEET NO. 2 OF 5

ZONING CHART:

| BOROUGH OF RUMSON SCHEDULE 5-1 | PERMITTED / ALLOWABLE | EXISTING | PROPOSED | COMPLIES | VARIANCE REQUIRED |
|---|-----------------------|----------------------------------|----------------------------------|----------|-------------------|
| ZONING DISTRICT | R-2 | EXISTING SINGLE-FAMILY RESIDENCE | EXISTING SINGLE-FAMILY RESIDENCE | YES | NO |
| MIN. LOT AREA (INTERIOR LOT) | 1.0 ACRE (43,560 SF) | 1.406 ACRE (61,259.88 SF) | 1.406 ACRE (61,259.88 SF) | YES | NO |
| MIN. LOT WIDTH AND FRONTAGE | 150 FT. | 150 FT. | 150 FT. | YES | NO |
| INTERIOR SHAPE LOT | 100 FT. | > 100 FT. | > 100 FT. | YES | NO |
| MIN. YARD REQUIREMENTS (PRINCIPAL BUILDING) | | | | | |
| FRONT YARD | 75 FT. | 76.2 FT. | 75.5 FT. AT CORNER OF PERGOLA | YES | NO |
| ONE SIDE YARD | 25 FT. | 53.5 FT. | 53.5 FT. | YES | NO |
| TOTAL OF (2) SIDE YARDS | 50 FT. | NA | NA | YES | NO |
| REAR YARD | 25 FT. | 55.8 FT. | 41.9 FT. (ACCESSORY PERGOLA) | NO | YES |
| MIN. YARD REQUIREMENTS (ACCESSORY BUILDING - CABANA) | | | | | |
| SIDE YARD | 15 FT. | NA | NA | YES | NO |
| REAR YARD | 25 FT. | 19.3 FT. | 19.3 FT. | NO | YES |
| MIN. YARD REQUIREMENTS (ACCESSORY STRUCTURE) | | | | | |
| SIDE YARD | 15 FT. | NA | NA | YES | NO |
| REAR YARD | 15 FT. | NA | NA | YES | NO |
| MAX. BUILDING HEIGHT (PRINCIPAL BUILDING) | | | | | |
| STORIES | 2 ½ | 2 ½ | 2 ½ | YES | NO |
| HEIGHT RIDGE | 40 FT. | 39.3 FT. | 39.3 FT. | YES | NO |
| HEIGHT EAVE | 32 FT. | 19 FT. | 19 FT. | YES | NO |
| MAX. BUILDING HEIGHT (ACCESSORY BUILDING CABANA) | | | | | |
| STORIES | 1 ½ | 1 | 1 | YES | NO |
| HEIGHT | 24 FT. | 15 FT. | 15 FT. | YES | NO |


Zoning Chart 8/5/2025

BOROUGH OF RUMSON LAND USE ORDINANCE UNDER SECTION 22-7.32 - LOTS BORDERING ON A RIVER

| SECTION 22-7.32 - b.1 & b.2 | PERMITTED / ALLOWABLE | EXISTING | PROPOSED | COMPLIES | VARIANCE REQUIRED |
|--|-----------------------|---|--|----------|-------------------|
| b.1 - PRIVATE INGROUND SWIMMING POOL AND RELATED STRUCTURES | 25 FT. | | NEW SWIMMING POOL PLANTER - 45.0 FT. | YES | NO |
| | | EX. SWIMMING POOL - 19.75 FT. | EX. SWIMMING POOL (KOI POND) - 19.75 FT. | NO | YES |
| b.2 - PRINCIPAL OR ACCESSORY STRUCTURE - EXISTING CABANA | 50 FT. | PRINCIPAL BLDG. - 55.8 FT. | PRINCIPAL/ACC (PERGOLA) - 41.9 FT. | NO | YES |
| | | EX. CABANA - 19.3 FT. | EX. CABANA - 19.3 FT. | NO | YES |
| MAXIMUM LOT AND BUILDING COVERAGE PER SCHEDULE 5-4 (LOTS 10,000 SF - 70,000 SF) | | | | | |
| LOT COVERAGE CALCULATIONS | | | | | |
| SCHEDULE 5-4 | PERMITTED / ALLOWABLE | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES | VARIANCE REQUIRED |
| 3,970.00 SF + (0.1915 X 51,259.87 SF) | 13,788.26 SF | 12,040.29 SF Actual = 12,969 SF | 18,862 SF | NO | YES |
| *EXISTING KOI POND (837 SF), INGROUND POOL/SPA (1399 SF) = 2,236 SF PORTION OF THE VARIANCE REQUEST, ABOVE | | | | | |
| BUILDING COVERAGE CALCULATIONS | | | | | |
| SCHEDULE 5-4 | PERMITTED / ALLOWABLE | EXISTING / APPROVED PER ZONING PERMIT - 4/26/2024 | PROPOSED | COMPLIES | VARIANCE REQUIRED |
| 2,095.00 SF + (0.0620 X 51,259.87 SF) | 5,273 SF | 5,962 SF (13.1% OVER) | **7,659 SF | NO | YES |
| **EXISTING CABANA, REAR ROOF COVERED PATIO, AND COVERED ENTRANCE PORCH | | | | | |

Zoning Chart 8/5/2025

| REV. | DATE | DESCRIPTION |
|------|---------|-------------------|
| 1 | 11-1-25 | GENERAL REVISIONS |

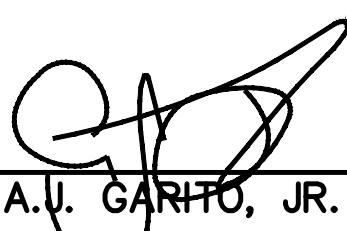


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- Environmental Consultants

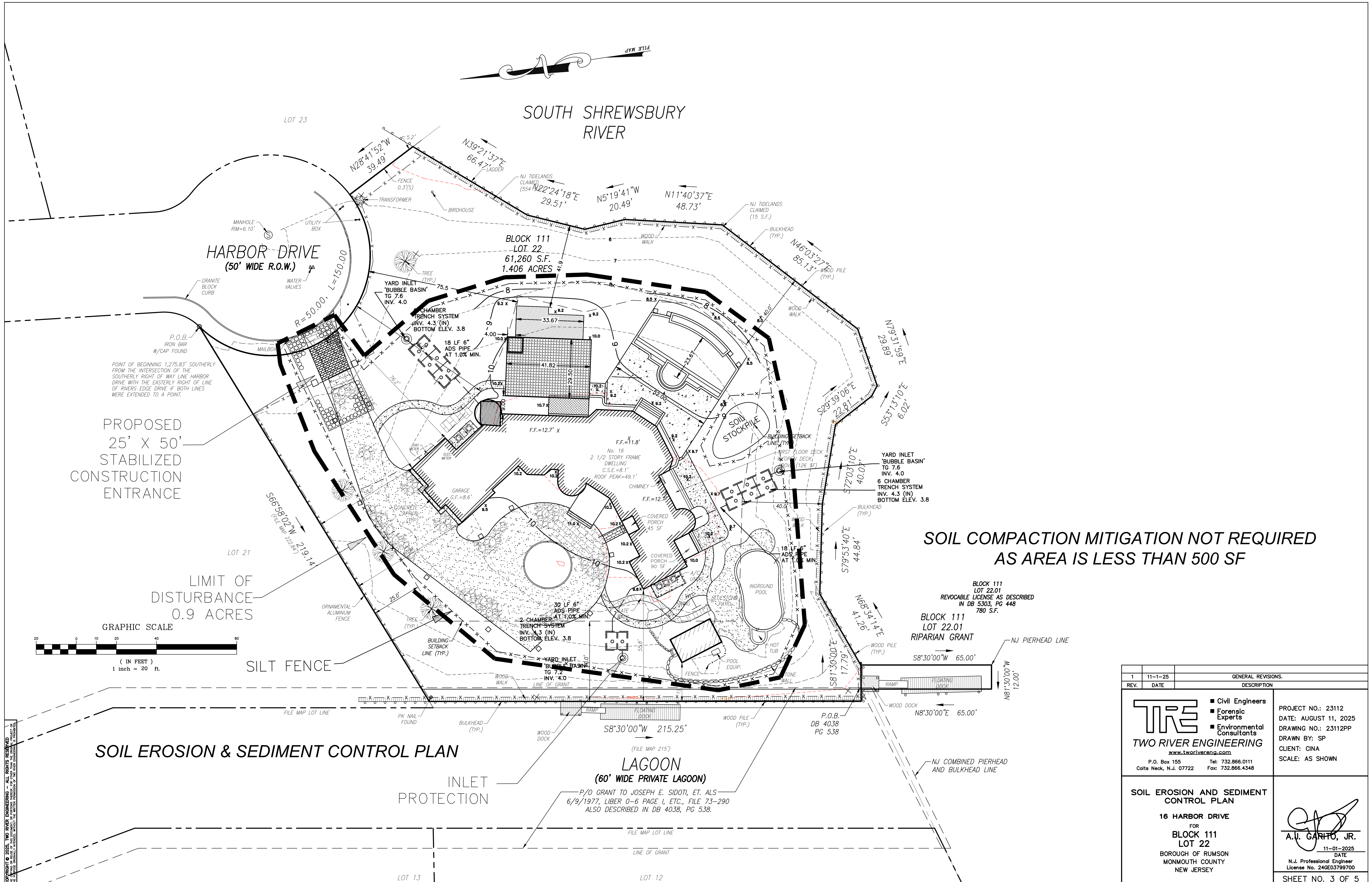
PROJECT NO.: 23112
DATE: AUGUST 11, 2025
DRAWING NO.: 23112PP
DRAWN BY: AJG
CLIENT: CINA
SCALE: AS SHOWN

**NJDEP PERMIT PLAN
BUILDING PERMIT
PLOT PLAN
SOIL EROSION AND
SEDIMENT CONTROL PLAN
16 HARBOR DRIVE
FOR
BLOCK 111
LOT 22
BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY**



A.J. GARITO, JR.
11-01-25
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 2A OF 5



SOUTH SHREWSBURY RIVER

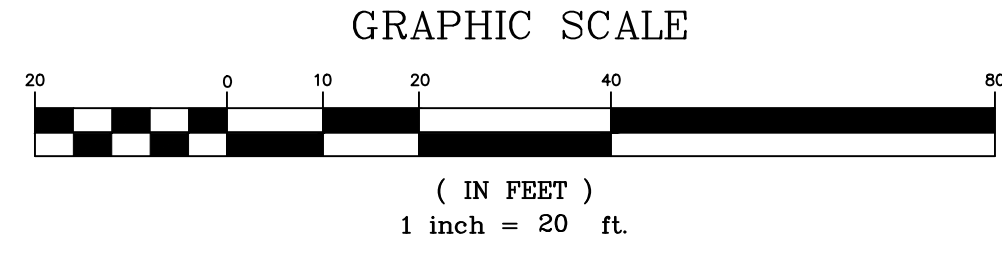
HARBOR DRIVE
(50' WIDE R.O.W.)

BLOCK 111
LOT 22
61,260 S.F.
1.406 ACRES

SOIL COMPACTION MITIGATION NOT REQUIRED
AS AREA IS LESS THAN 500 SF

PROPOSED
25' X 50'
STABILIZED
CONSTRUCTION
ENTRANCE

LIMIT OF
DISTURBANCE
0.9 ACRES




SOIL EROSION & SEDIMENT CONTROL PLAN

LAGOON
(60' WIDE PRIVATE LAGOON)

INLET
PROTECTION

P/O GRANT TO JOSEPH E. SIDOTI, ET. ALS
6/9/1977, LIBER 0-6 PAGE 1, ETC., FILE 73-290
ALSO DESCRIBED IN DB 4038, PG 538.

| GENERAL REVISIONS. | | |
|--------------------|-------|-------------|
| REV. | DATE | DESCRIPTION |
| 1 | 11-25 | |



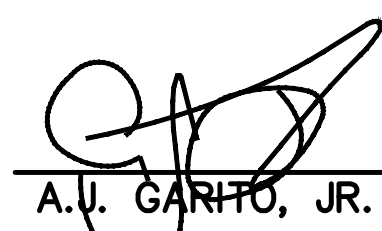
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Colts Neck, N.J. 07722

■ Civil Engineers
■ Forensic Experts
■ Environmental Consultants

PROJECT NO.: 23112
DATE: AUGUST 11, 2025
DRAWING NO.: 23112PP
DRAWN BY: SP
CLIENT: CINA
SCALE: AS SHOWN

SOIL EROSION AND SEDIMENT CONTROL PLAN

16 HARBOR DRIVE
FOR
BLOCK 111
LOT 22
BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY



A.J. GARITO, JR.
11-01-2025
DATE
N.J. Professional Engineer
License No. 24GE03799700

SHEET NO. 3 OF 5

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TOPSOIL SCHEDULE

- A. MATERIALS**
- TOPSOIL SHALL BE FRABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHALL NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER, MORE THAN 0.5 MILLIMHOS MAY DESIGNATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). TOPSOIL HAULED IN FROM OFFSITE SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
 - TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
- B. STRIPPING AND STOCKPILING**
- FIELD EXPLORATION SHALL BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
 - STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - LIME SHALL BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5. IN LIEU OF SOIL TESTS, SEE THE LIME RATE GUIDE IN THE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARD "SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION".
 - FULL-DEPTH TOPSOIL STRIPPING SHALL BE PERFORMED.
 - STOCKPILES OF TOPSOIL SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFFSITE ENVIRONMENTAL DAMAGE.
 - STOCKPILES SHALL BE VEGETATED IN ACCORDANCE WITH NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARD FOR "PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION" OR "TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION". WEEDS SHALL NOT BE ALLOWED TO GROW ON STOCKPILES.
- C. SITE PREPARATION**
- GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. THE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARD FOR "LAND GRADING" SHALL APPLY.
 - AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHALL BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHALL BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
 - IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHALL BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
 - EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARDS AS APPLICABLE.
- D. APPLY TOPSOIL**
- TOPSOIL SHALL BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
 - TOPSOIL SHALL BE APPLIED AT A UNIFORM DEPTH AS INDICATED ON THE PLANS. SOILS WITH A PH OF 4.0 OR LESS CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL STANDARD FOR "MANAGEMENT OF HIGH ACID PRODUCING SOIL".

SEEDING SCHEDULE

1. TEMPORARY SEEDING SHALL CONSIST OF EITHER:

| COOL SEASON GRASSES | RATES | SEEDING DATES | DEPTHS |
|---------------------|---------------|-----------------------|---------|
| PERENNIAL RYEGRASS | 1.0 LBS./S.F. | 3/1-5/15 OR 8/15-10/1 | 0.5 IN. |
| SPRING OATS | 2.0 LBS./S.F. | 3/1-5/15 OR 8/15-10/1 | 1.0 IN. |
| WINTER BARLEY | 2.2 LBS./S.F. | 8/15-10/1 | 1.0 IN. |
| ANNUAL RYEGRASS | 1.0 LBS./S.F. | 3/15-6/1 OR 8/1-9/15 | 0.5 IN. |
| WINTER CEREAL RYE | 2.8 LBS./S.F. | 8/1-11/15 | 1.0 IN. |

| WARM SEASON GRASSES | RATES | SEEDING DATES | DEPTHS |
|------------------------------|---------------|---------------|---------|
| PEARL MILLET | 0.5 LBS./S.F. | 5/15-8/15 | 1.0 IN. |
| MILLET (GERMAN OR HUNGARIAN) | 0.7 LBS./S.F. | 5/15-8/15 | 1.0 IN. |

2. SITE PREPARATION (PERMANENT)
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
 - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
 - TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

- SITE PREPARATION (TEMPORARY)
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
 - IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

3. SEEDBED PREPARATION (PERMANENT)
- UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED. ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
 - WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICABLE TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - HIGH ACID PRODUCING SOILS. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

4. SEEDBED PREPARATION (TEMPORARY)
- APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.
 - WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA BE RETILLED IN ACCORDANCE WITH THE ABOVE.
 - SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, LUMPS OR ANY OTHER UNSUITABLE MATERIAL.
- PERMANENT GROUND COVER OF SODDING OR SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

| SEEDING | RATES |
|----------------------------|---------------------|
| TALL FESCUE | 6.0 LBS./1,000 S.F. |
| KENTUCKY BLUEGRASS (BLEND) | 0.5 LBS./1,000 S.F. |
| PERENNIAL RYEGRASS (BLEND) | 0.5 LBS./1,000 S.F. |

 OPTIMAL SEEDING DATES: 8/15-10/15
 ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14
 SEED TO A DEPTH OF 0.5 IN.

- THE SEEDING SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER OR LIGHT DRAG.
- TACKING SHALL BE PERFORMED AS PER THE CURRENT STANDARDS OF THE FREEHOLD SOIL CONSERVATION DISTRICT. ASPHALT TACKIFIERS ARE NOT ACCEPTABLE.
- MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

- STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
 - PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
 - CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVELABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
 - LIQUID MULCH-BINDERS. -MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS -NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPED GROWTH OF TURFGRASS. USE A RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR THIS STATE.
 - SYNTHETIC BINDERS -HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

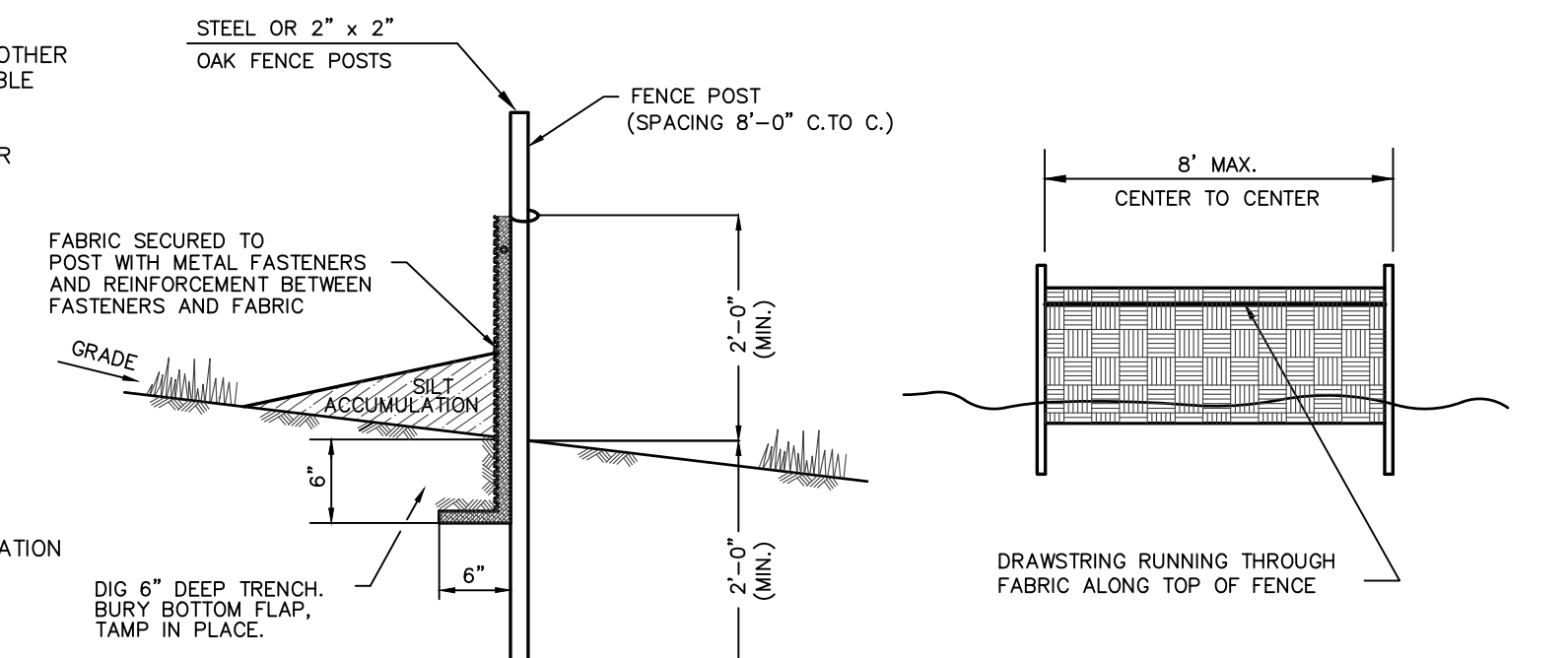
- PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
- CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVELABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
- LIQUID MULCH-BINDERS. -MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS -NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPED GROWTH OF TURFGRASS. USE A RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE. SOME OF WHICH MAY NEED FURTHER EVALUATION FOR THIS STATE.
 - SYNTHETIC BINDERS -HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

STANDARD FOR MULCH STABILIZATION WITH MULCH ONLY

- SITE PREPARATION**
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
 - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11-42.
- PROTECTIVE MATERIALS**
 - UNROTTED SMALL-GRAIN STRAW AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90-115 POUNDS PER 1,000 S.F. AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING THE DOWN. THE APPROVED RATED ABOVE HAY MULCH WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.
 - SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
 - WOOD-FIBER OR PAPER-FIBERMULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
 - MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.
 - WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.
 - GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 S.F. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- MULCH ANCHORING**

MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OR THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

 - PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2-3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.
 - CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.
 - LIQUID MULCH-BINDERS
 - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING:
 - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPED GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.
 - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

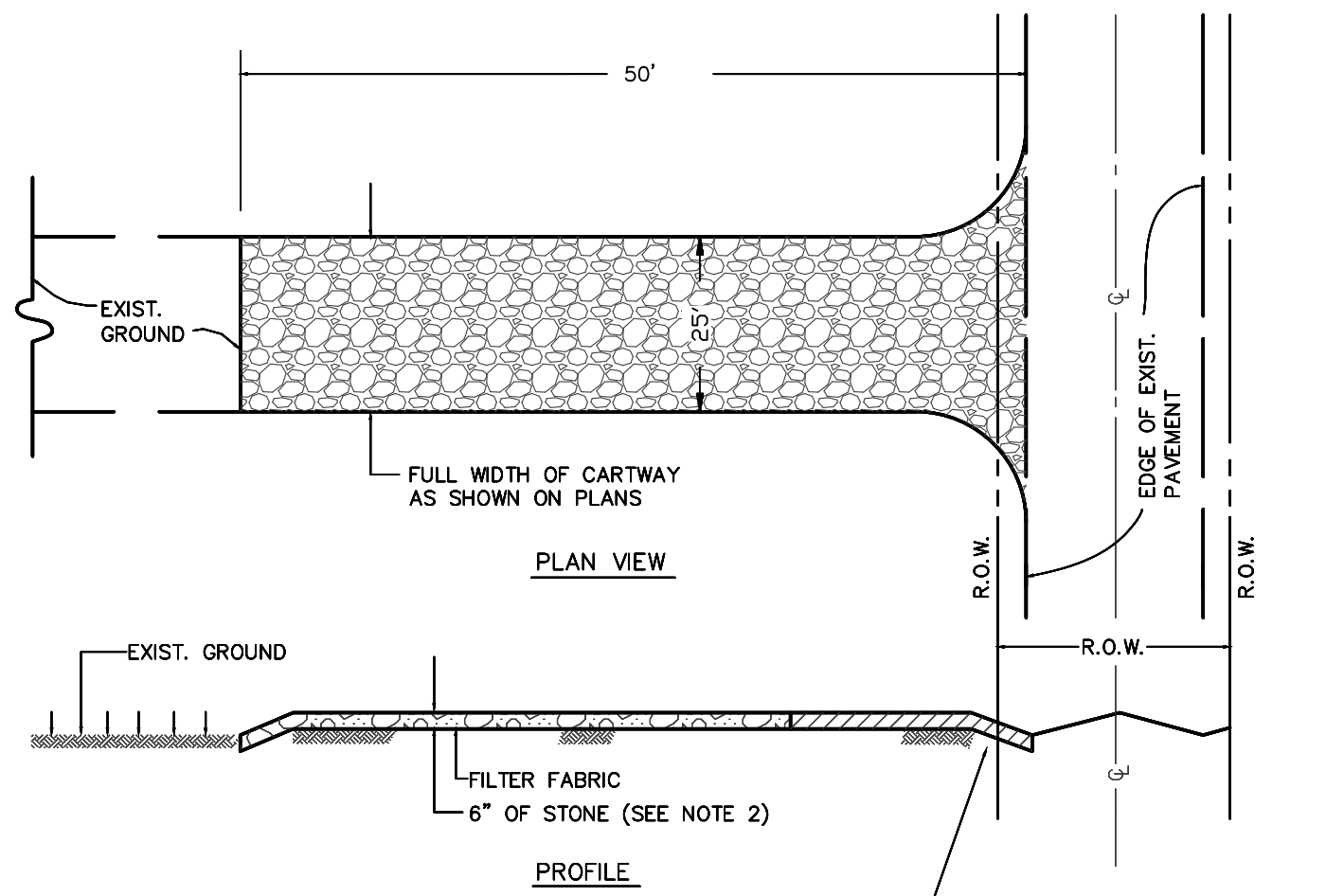


NOTE: SYNTHETIC FILTER FABRIC SHALL BE FIRMLY ATTACHED TO UPHILL SIDE OF FENCE POSTS. OPEN AREA SHALL BE GREATER THAN 4% BUT LESS THAN 10% MEETING U.S. ARMY CORPUS. OF ENGINEERS SPECIFICATION NO. CWO2215 FOR STRENGTH.

SILT FENCE DETAIL

NOTE: SILT FENCE TO BE PLACED AT ALL DOWNSTREAM SLOPES TO BE DISTURBED.

- MAINTENANCE NOTES:
- SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/3 THE BARRIER HEIGHT.
 - REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
 - BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.



- NOTES:
- PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - STONE SIZE SHALL BE ASTM C-33, SIZE NO.2 OR 3, CRUSHED STONE.
 - THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6".
 - THE WIDTH AT THE EXIST. PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
 - THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

| REV. | DATE | DESCRIPTION |
|------|---------|--------------------|
| 1 | 11-1-25 | GENERAL REVISIONS. |

TRE
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PROJECT NO.: 23112
 DATE: AUGUST 11, 2025
 DRAWING NO.: 23112PP
 DRAWN BY: AJG
 CLIENT: CINA
 SCALE: AS SHOWN

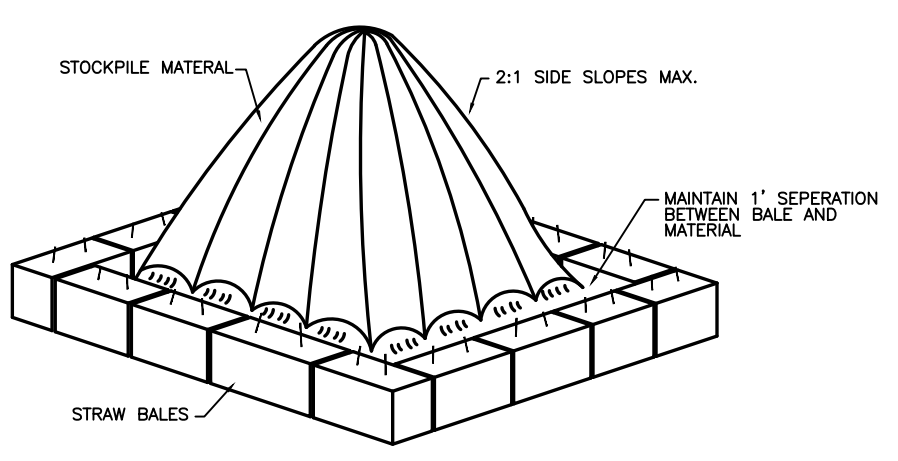
NJDEP PERMIT PLAN
BUILDING PERMIT
PLOT PLAN
SOIL EROSION AND
SEDIMENT CONTROL PLAN
16 HARBOR DRIVE
FOR
BLOCK 111
LOT 22
BOROUGH OF RUMSON
MONMOUTH COUNTY
NEW JERSEY

A.J. GARITO, JR.
 11-01-2025
 DATE
 N.J. Professional Engineer
 License No. 24GE03799700

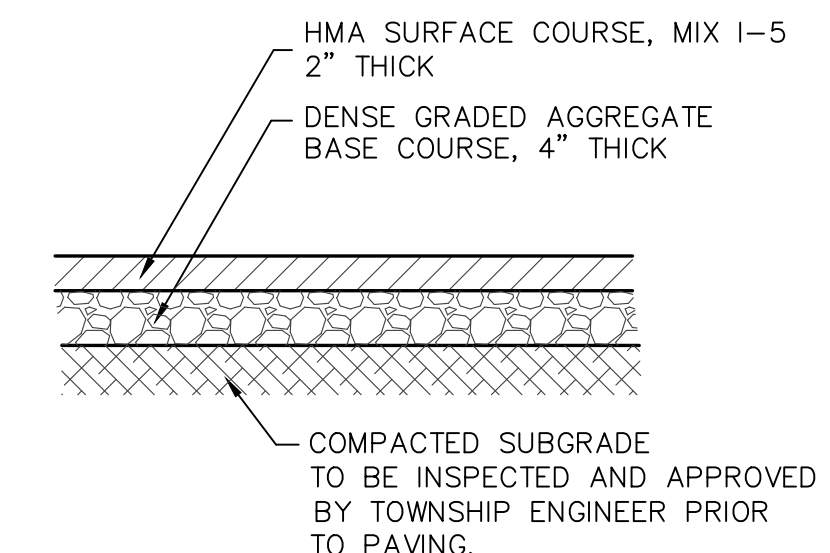
SHEET NO. 4 OF 5

CONSTRUCTION SCHEDULE AND PROCEDURE FOR IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

- INSTALL SILT FENCE AND INLET PROTECTION. 1 DAY
- PROVIDE TEMPORARY ACCESS PROTECTION (CONSTRUCTION ENTRANCE). 1 DAY
- CLEAR ALLOWABLE VEGETATION. 2 DAYS
- STRIP AND STOCKPILE TOPSOIL. APPLY TEMPORARY STABILIZATION. 2 DAYS
- ESTABLISH ROUGH GRADES AS NECESSARY TO CONSTRUCT IMPROVEMENTS. 2 DAYS
- CONSTRUCT IMPROVEMENTS. 3 MONTHS
- CONSTRUCT FINE GRADING TO FINISHED GRADES, RE-SPREAD TOPSOIL AND ESTABLISH PERMANENT VEGETATIVE COVER ON THE LOT. 1 WEEK
- REMOVE ACCESS PROTECTION, INLET PROTECTION, AND SILT FENCE AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED. 1 DAY



STOCKPILE CONTROL DETAIL



TYPICAL BIT. DRIVEWAY SECTION

- NOTES:
- INLET PROTECTION SHALL SAFELY FILTER OUT SEDIMENT FROM THE 1 YEAR, 24-HOUR DESIGN STORM. THE STORM SEWER SYSTEM SHALL SAFELY CONVEY ALL FLOW UP TO AND INCLUDING THE 25 YEAR DESIGN STORM.
 - INLET PROTECTION SHALL BE INSPECTED PERIODICALLY THROUGHOUT CONSTRUCTION. ACCUMULATED SILT SHALL BE REMOVED FROM AROUND THE INLET.
 - FOR TYPE "A" AND "B" INLETS, PROVIDE SECOND WIRE PANEL ALONG FOURTH EDGE.

INLET PROTECTION DETAIL

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NOTE: MULCHING IS REQUIRED ON ALL SEEDING