



BOROUGH OF RUMSON

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

Date of Application

Month: 09 Date: Year: 2025

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

MAJOR SUBDIVISION <input type="checkbox"/>	MINOR SUBDIVISION <input checked="" type="checkbox"/>
MAJOR SITE PLAN <input type="checkbox"/>	MINOR SITE PLAN <input type="checkbox"/>

PROJECT NAME N/A

	35 Rumson Road	134	9
Location of subdivision/site plan	Street Address	Block	Lot

Vanessa Berry	35 Rumson Road	Rumson	NJ	07760
Name of Applicant	Address	City	State	Zip code

(732) 693-4082	vanessakberry@yahoo.com
Applicant Phone	Applicant email

Owner (if other than Applicant)	Address	City	State	Zip code	Phone
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DEVELOPMENT PLANS:

Number of proposed lots 2

Area of entire tract 27,245.3 sq. ft.

Area being subdivided 27,245.3 sq. ft.

Signature of applicant

[Handwritten signature]

* Minor subdivision of existing residential lot to form two (2) lots.
No construction is proposed as part of this application, and no
variance relief is required. All existing structures (i.e., 2 story dwelling,
pool, pavers, 2-story barn) will be removed.

Received by _____ Date _____



BOROUGH OF RUMSON

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

PROJECT CONTACT INFORMATION

ATTORNEY

Name: Rick Brodsky, Esq. Address: 1500 Lawrence Avenue, CN7807, Ocean, New Jersey 07712

Phone: (732) 922-1000 Email: RB@ansellgrimm.com

ARCHITECT

Name: _____ Address: _____

Phone: _____ Email: _____

ENGINEER

Name: Charles V. Bell Associates, Inc. Address: 40 Meredith Drive, Tinton Falls, New Jersey 07724

Phone: (732) 542-1616 Email: BellSurveying@gmail.com

ENVIRONMENTAL ENGINEER

Name: _____ Address: _____

Phone: _____ Email: _____

PLANNER

Name: _____ Address: _____

Phone: _____ Email: _____



Borough of Rumson

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

Marie DeSoucey

Land Use & Development Official

office 732.842.3300
fax 732.219.0714

mdesoucey@rumsonnj.gov

Denial Memorandum

Date: October 31, 2025

Applicant: Vanessa Berry
Address: 35 Rumson Road, Rumson, NJ 07760
Block 134, Lot 9, Zone: R-5

I have reviewed the Land Use & Development Permit application for minor subdivision. All existing structures are to be removed. No other approvals are being sought. No variances are required.

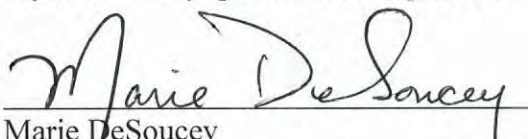
The application was **denied** for the following:

- (22-4.1) Planning Board approval for Minor Subdivision required.
- The zoning chart on the proposed Subdivision Plan shall be revised.
 - Per Sched 5-1 for the R-5 Zone, the required bulk requirements that shall be corrected are: FYSB, Combined SYSB, RYSB, Accessory side and rear setbacks.
 - The existing Lot 9 width is 110 feet.
 - As per of the application, there are no structures to remain. The proposed building and lot coverages shall be removed from the plan. New development will proceed through the Land Use & Development Department at a late time.

Supporting documents to the application include:

- Minor Subdivision Plan & Survey, prepared, signed & sealed by Charles V. Bell Jr., PLS, PP, dated May 19, 2025, no revisions, consisting of one sheet.
- Survey of Property, 335 Rumson Road, Block 134, Lot 9, prepared, signed & sealed by Charles V. Bell Jr., PLS, PP, dated February 26, 2025, no revisions, consisting of one sheet.

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

Marie DeSoucey
Land Use & Development Official

office 732.842.3022
mdesoucey@rumsonnj.gov

DENIED

LAND USE & DEVELOPMENT PERMIT

Date: 9/22/25

Fee: \$ 50

Check # 141929

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- ** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.**
***** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.**
Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:
Street Address: 35 Rumson Road Block: 134 Lot 9 Zone: R-5
2. Applicant's Name: Vanessa Berry Address: 35 Rumson Road, Rumson, NJ 07760
Email vanessakberry@yahoo.com Tel. (732) 693-4082
3. Property Owner's Name: Same as Applicant Address: _____
Email _____ Tel. _____
4. Description of Work: Minor subdivision of existing residential lot to form two (2) residential lots. No construction is
proposed as part of this application, and no variance relief is required. All existing structures (i.e., 2-story dwelling, pool,
pavers, 2-story barn) will be removed.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☐ No ☒ If yes, state date: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application. All Zoning ANSELL GRIMM & AARON, PC, Attorneys for Applicant

By: _____
Signature of Applicant: RICK BRODSKY, ESQ. *as attorney*

Date 9/29/25

Vanessa Berry
Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Same as Applicant
Print Owner's Name (if different than applicant)

----- **FOR OFFICE USE** -----

Approved _____ Denied ☒

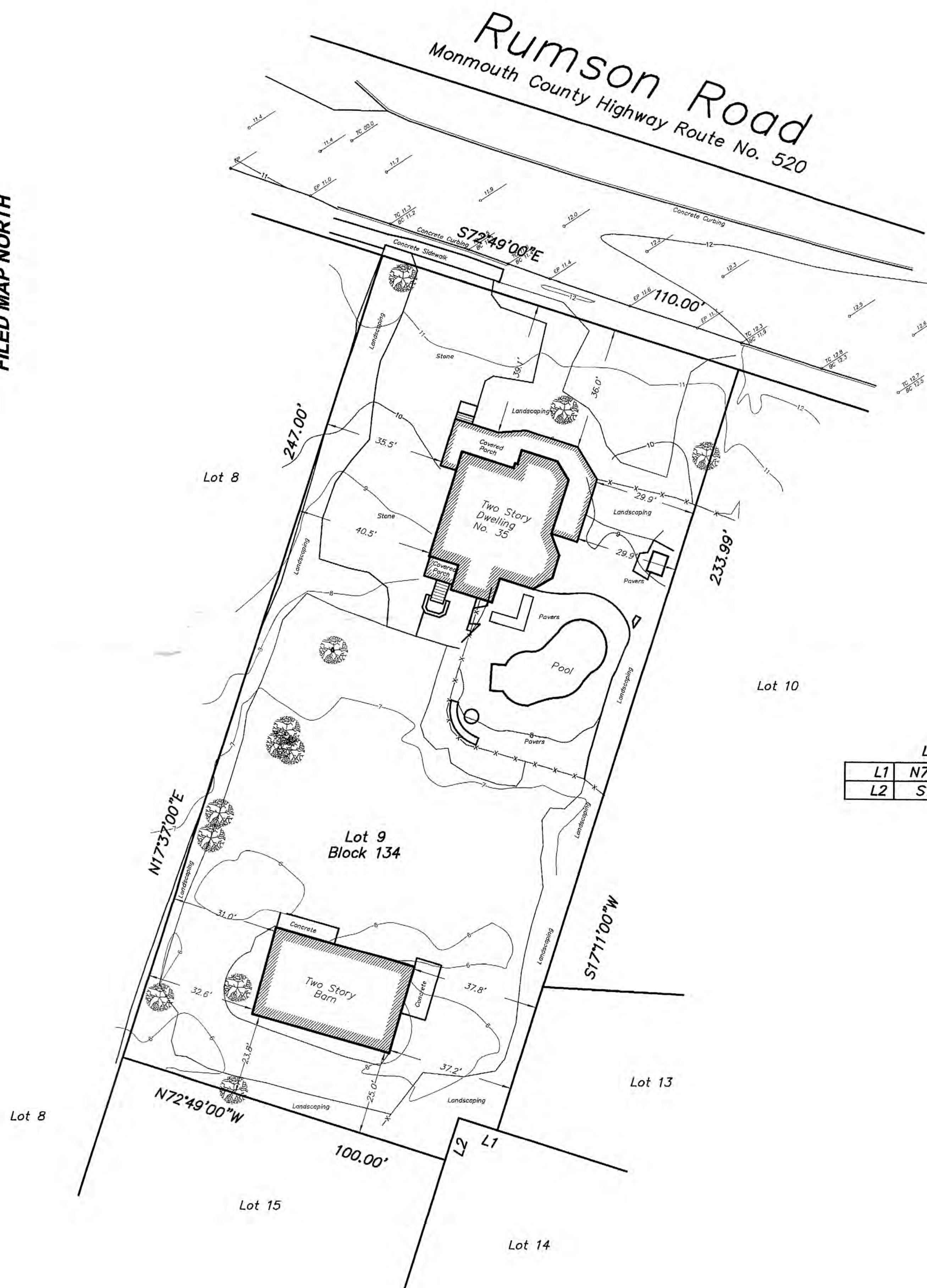
COMMENTS:

Planning Board approval required for
Minor Subdivision.

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

10/8/25
Date



Line Table		
L1	N72°49'00"W	11.87'
L2	S17°11'00"W	13.00'

Notes:

Offset Dimensions From Structures To Property Lines Shown Hereon Are Not To Be Used To Re-Establish Property Lines.

Underground Encroachments, If Any, Have Not Been Shown.

This Surveyor Is Not Qualified To Make Any Determination As To The Existence Or Non-Existence Of Wetlands And/Or Toxic Wastes. No Statement Is Being Made Or Implied Hereon, Nor Should It Be Assumed Or Construed That Any Statement Is Being Made By The Fact, No Wetlands And/Or Toxic Wastes Is Portrayed Hereon. The Client Should Pursue These Matters As Items Separate And Apart From This Survey.

The Use Of The Word Certify Or Certification Constitutes An Expression Or Professional Opinion Regarding Those Facts Or Findings Which Are Subject To The Undersigned Professional Knowledge And Belief And In Accordance With The Common Accepted Procedure Consistent With The Applicable Standards Of Practice And Does Not Constitute A Warranty Or Guarantee Either Expressed Or Implied

Offsets To Fences Are As Follows:

Chain Link Fence To Center Of Post
Wrought Aluminum Fence To Center Of Post
Post And Rail Fence To Center Of Post
Picket Fence To Edge Of Board
Stockade Fence To Edge Of Board

Offsets To Dwellings, Sheds And Buildings To Edge Of Siding, Brick Or Stone
For Foundation To Edge Of Block

Do Not Scale Drawing, As Reproduction Methods May Cause The Distances To Be Short Or Long.

A Written Waiver And Direction Not To Set Corners 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)

Tax Map Reference:

Lot 9 Block 134
Borough Of Rumson
Tax Map Sheet No. 48

Filed Map Reference:

Lot 9 Block 134
"Minor Subdivision For John L. And Florence M. Minugh, H/W Owners, Rumson Road And South Shrewsbury Drive, Borough Of Rumson, Monmouth County, New Jersey." Prepared By Harold J. Seldin, P.E. L.S., Dated January 7 1976.
Filed In The Monmouth County Clerk's Office On March 12, 1976 In Case No. 137-10.

Lot Area: 27,245.3 S.F. (0.166 Acres)

Record Owner Deed: Official Record 9187 Page 2970

Parcel Located In The

This Survey Was Prepared Without The Benefit Of A Title Report And Is Subject To Change Based On Information That Would Be Found In An Accurate Title Report.

Verical Datum: NVD 1988

Benchmark: Mag Nail In Curb. Elevation = 12.10

Deed References:

Lot 8: Official Record 9701 Page 3146

"Survey Of Property, 39 Rumson Road, Lot 8 Block 134, Borough Of Rumson, Monmouth County New Jersey"
Prepared By Charles V. Bell Associates, Inc., Dated September 10 2024.

Lot 10: Official Record 8429 Page 2883

Lot 13: Deed Book 5619 Page 503

Lot 14: Official Record 9378 Page 9085

Lot 15: Official Record 8310 Page 623

SURVEY OF PROPERTY
35 RUMSON ROAD
LOT 9 BLOCK 134
BOROUGH OF RUMSON
MONMOUTH COUNTY NEW JERSEY

I Hereby Certify To The Best Of My Knowledge, Information And Belief, That This Survey Has Been Performed In Accordance With The Accepted Standard Of The Profession As Practiced In The State Of New Jersey

Date	Description

CvB CHARLES V. BELL ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS AND PLANNERS
40 MEREDITH DRIVE TINTON FALLS, NEW JERSEY 07724
732-542-1616 732-542-2999 FAX BellSurveying@gmail.Com

CHARLES V. BELL JR.

N.J. Professional Land Surveyor Licence No. 24650-0100
N.J. Professional Planner License No. 33100244800

Scale	Date	File No.	Drawn	Checked
1" = 20'	February 26 2025	14537		

msoadfile 0-SC2025/14537-35 Rumson Road



RMPB-R9200

December 15, 2025

Via Email (mdesoucey@rumsonnj.gov)

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

**Re: Berry Residence
Minor Subdivision Plan
35 Rumson Road (CR 520); Block 134 Lot9, R-5 Zone
Completeness Review, Engineering Review and Fee Determination**

Dear Board Members:

As requested, we have reviewed the above-referenced Minor Subdivision Plan application, plans and supplemental information submitted for the above-referenced project.

The subject property, Lot 9 of Block 134, is a 27,245.3 SF (0.625 acre) parcel fronting on Rumson Road (County Route 520). The existing property contains a two-story dwelling, a two-story barn, and ancillary site features.

With this application, the applicant proposes to subdivide the property into proposed Lot 9.01 (13,584.5 SF (0.312 acre)) and proposed Lot 9.02 (13,660.8 SF (0.314 acre)). No new construction is proposed at this time, however schematic dwellings and associated improvements have been included for review.

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

1. Minor Subdivision Plan & Survey for 35 Rumson Road, Lot 9 Block 134, prepared by Charles V. Bell Jr, PLS, PP of Charles V. Bell Associates, Inc, dated May 19, 2025, consisting of one (1) sheet.
2. Survey of Property for 35 Rumson Road, Lot 9 Block 134, prepared by Charles V. Bell Jr, PLS, PP of Charles V. Bell Associates, Inc, dated February 26, 2025, consisting of one (1) sheet.
3. Submission Letter, prepared by Rick Brodsky of Ansell Law dated October 1, 2025.
4. Borough of Rumson Planning Board Application, dated September 2025.
5. Borough of Rumson List of Property Owners 200 feet of the property, dated October 3, 2025.
6. Borough of Rumson Planning Board Escrow Agreement, dated September 22, 2025.
7. Borough of Rumson Statement of Property Taxes, dated September 25, 2025.



Re: Berry Residence
Minor Subdivision Plan
35 Rumson Road (CR 520); Block 134 Lot9, R-5 Zone
Completeness Review, Engineering Review and Fee Determination

A. Completeness Review

Based on our review of the Minor Subdivision Plan application, the applicant has submitted all applicable checklist items, with the exception of the following:

- **Item No. B2** – Notarized Signature. *(I have no objection to the Board granting a completeness waiver for this item provided that the notarized plan is submitted prior to filing.)*
- **Item No. B5** – Key map at specified scale showing location to surrounding properties, streets, municipal boundaries, etc., within 500 feet of property. *(The key map does not appear to be to scale. I have no objection to the Board granting a completeness waiver for this item provided the key map is revised to include features within 500 feet of the property prior to the Board Hearing.)*
- **Item No. B15** – Monumentation as specified by map filing law. *(Monuments are not depicted on the plan. I have no objection to the Board granting completeness waivers for this item provided that same is submitted as a condition of approval.)*
- **Item No. B14** – Metes and Bounds description showing dimensions, bearings of original and proposed lots. *(I have no objection to the Board granting completeness waivers for this item provided that same is submitted as a condition of approval.)*
- **Item No. D3** – Freshwater Wetlands “Letter of Interpretation” (LOI) for the project area. *(We have no objection to the Board granting a completeness waiver for this item, provided that the plans are revised to include a note stating that there are no wetlands onsite.)*
- **Item No. D5** – Statements from utility companies as to serviceability of the site. *(We have no objection to the Board granting a completeness waiver as the preexisting dwelling had utility service. These statements should be provided as a condition of approval.)*

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.

B. Fee Determination

We have prepared a fee determination for the application in accordance with Section 22-3.14 of the Borough Ordinance. I have calculated the application fee to be \$760 and the escrow fee to be \$4,000.00. Please see Schedule “A” attached. It is our understanding that the application and escrow fees have been paid, however, any remaining balances should be posted as separate checks.

C. Engineering Review

Based on review of the Minor Subdivision Plan, we offer the following comments for the Board’s consideration:



Re: Berry Residence
Minor Subdivision Plan
35 Rumson Road (CR 520); Block 134 Lot9, R-5 Zone
Completeness Review, Engineering Review and Fee Determination

1. Planning and Zoning

- 1.1 The plan and bulk zoning schedule shall be revised to be consistent with the R-5 Residential Zones listed per the Borough's Schedule of Zone District Regulations, Schedule 5-1. Additionally:
 - a. The lot width of the existing lot and the depths of the existing and proposed lots shall be corrected.
 - b. The Interior Lot Shape Requirements shall be included in the schedule.
- 1.2 The applicant is advised of the following ordinance requirements which should be addressed, or variances may be required at the time of building permits.
 - a. Per Ordinance §22-5.8.b.3, an attached or detached garage is required for new single-family dwellings.
 - b. Per Ordinance §22-7.26.c, driveways are not permitted within 5 FT of a side yard line, whereas the driveways are depicted approximately 1.5 FT from the side yard lines.

The plans should be revised to confirm that the dwellings can be built without additional variance relief. It is recommended that conceptual architectural drawings are provided as well.

2. General

- 2.1 The subdivision plans shall be revised to conform to Title Recordation Law (Map Filing Law). This shall include, but not be limited to:
 - a. The survey did not identify any found property corners or monuments. The subdivision plan shall be revised to depict locations of proposed monument to be set.
 - b. The monumentation certification blocks are repeated for the Municipal Clerk and Engineer. The duplicates shall be removed.
 - c. The Surveyor's certification cites a 2021 survey, whereas the current survey is dated 2025. This shall be corrected.
- 2.2 The plan's certification blocks suggest that monuments will be set at a later date. If to be set at a later date, a bond will be required to guarantee the future setting of monuments
- 2.3 The subdivision plan notes cite a South Amboy flood map. Per FEMA FIRM Flood Insurance Rate Map #34025C0201H, the property is located in an AE-8 flood zone.
- 2.4 Per Ordinance §22-4.5.e., approval of a minor subdivision shall expire 190 days from the date of municipal approval unless within such period a plat is filed with the Borough and the County.
- 2.5 As the property contains frontage on Monmouth County Route 520 (Rumson Road), we defer review of impacts to the right-of-way to the County.
- 2.6 All proposed lot numbering shall be approved by the Tax Assessor.
- 2.7 The final plan submitted for signatures must be signed by the owner and notarized.
- 2.8 Two (2) copies of the final plans or deeds must be submitted for tax map revisions, as well as to our office and the Board attorney for review and approval. As a condition of approval, the applicant must post the tax map revision fee of \$200 per lot.



Re: Berry Residence
Minor Subdivision Plan
35 Rumson Road (CR 520); Block 134 Lot9, R-5 Zone
Completeness Review, Engineering Review and Fee Determination

- 2.9 In accordance with Section 22-4.6.c.6 of the Ordinance, prior to the signing of the final plans, the issuance of any construction permits or the start of any construction, the applicant shall submit one (1) standard AutoCAD .DWG or .DXF file copy (on a CD, DVD or other recordable media) of the final layout plan and/or final plat. The AutoCAD file shall be used for municipal purposes only. The file shall include the following minimum information:
- Location and distances of all existing and proposed property lines.
 - Location of all existing and proposed easements.
 - Existing and proposed roadways (edge of pavement and/or curb).
 - Location of all existing and proposed sanitary and storm sewers.
 - All existing and proposed block and lot numbers.

All line and text elements shall be on separate layers, and all the above items shall be on separate layers. Each CD, DVD or other recordable media shall be labeled with the name of the subdivision and/or site plan, the name of the applicant, and the tax map block and lot numbers for future identification.

- 2.10 Will serve letters from the respective utility companies shall be required as part of any future construction.
- 2.11 If approved, at the time of building permits, the applicant shall provide a detailed plot/grading plan to the Borough.
- 2.12 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:
- Monmouth County Planning Board
 - All other agencies having jurisdiction.

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 PLANNING BOARD ENGINEER

EWH:GMM

cc: Thomas S. Rogers, Borough Administrator
David M. Marks, PE, CME, CFM, Borough Engineer
Matthew J. Palmer, Chief Financial Officer
Michael B. Steib, Esq., Planning Board Attorney
Kendra Lelie, Planning Board Planner
Vanessa Berry, Applicant (vanessakberry@yahoo.com)
Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)
Charles V. Bell Associates, Inc, PLS, PP, Applicant's Engineer (bellsurveying@gmail.com)

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