



BOROUGH OF RUMSON

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

Date of Application

Month: 09 Date: 08 Year: 2025

APPLICATION TO THE PLANNING BOARD

Please check all appropriate boxes below

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

PROJECT NAME _____

54 Rumson Road	103	2
Location of subdivision/site plan	Street Address	Block Lot

TagCap Atlantic 54 Rumson, LLC	10 Broadmoor Drive	Rumson	NJ	07760
Name of Applicant	Address	City	State	Zip code

(732) 261-5157	atlanticdn@gmail.com and rob@tagcapitalgroup.com
Applicant Phone	Applicant email

Same as Applicant				
Owner (if other than Applicant)	Address	City	State	Zip code
				Phone

DEVELOPMENT PLANS:

Number of proposed lots 3

Area of entire tract 139,055 sf (3.192 acres)

Area being subdivided 139,055 sf (3.192 acres)

ANSELL GRIMM & AARON, Attorneys for Applicant

Signature of applicant By: RICK BRODSKY, ESQ.

Received by _____ Date _____

Minor subdivision to subdivide the existing single-family residential lot into three (3) single-family residential lots, with the existing house on proposed lot 2.01 to remain). Various existing non-conformities exist with respect to the existing single-family home which is proposed to remain.



BOROUGH OF RUMSON

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

PROJECT CONTACT INFORMATION

ATTORNEY

Name: Rick Brodsky, Esq. Address: Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712

Phone: (732) 922-1000 Email: rbrodsky@ansell.law

ARCHITECT N/A

Name: Address:

Phone: Email:

ENGINEER

Name: Patrick R. Ward, PE, PP
InSite Engineering, LLC Address: 1955 Route 34, Suite 1A
Wall, NJ 07719

Phone: (732) 531-7100 Email: patrick@insiteeng.net

ENVIRONMENTAL ENGINEER N/A

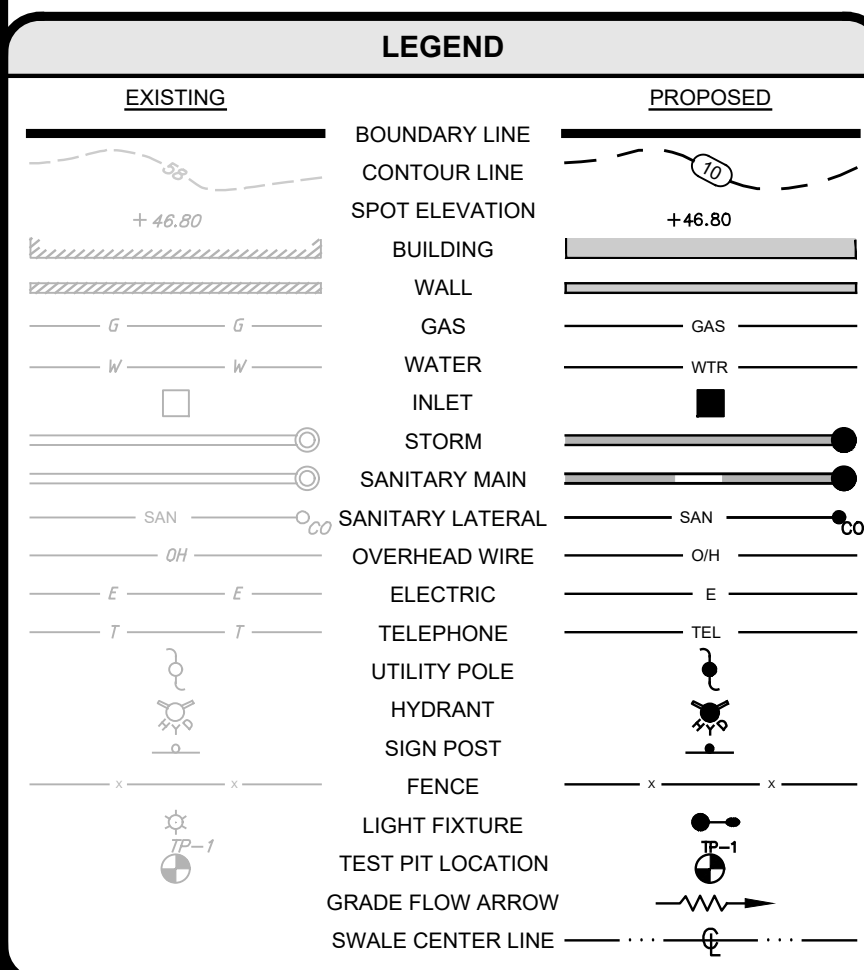
Name: Address:

Phone: Email:

PLANNER

Name: Address:

Phone: Email:



ANTICIPATED TREE REMOVAL		
SPECIES	TREE STATUS	DIAMETER AT BREAST HEIGHT (DBH)
BALD CYPRESS	HEALTHY - REMOVE DUE TO CONSTRUCTION	6"
LONDON PLANE	LEANING	15"
LONDON PLANE	HEALTHY - REMOVE DUE TO CONSTRUCTION	42"
NORWAY MAPLE	HEALTHY - REMOVE DUE TO CONSTRUCTION	12"
FALSE CYPRESS	DECLINING	32"
FALSE CYPRESS	DECLINING	8"
MAPLE	HEALTHY - REMOVE DUE TO CONSTRUCTION	7"
ELM	DEAD	36"
SILVER MAPLE	DEAD	40"
SYCAMORE	HEALTHY - REMOVE DUE TO CONSTRUCTION	10"
TOTAL DBH TO BE REMOVED:		208"

ZONING COMPLIANCE CHART

R-2 (RESIDENTIAL ZONE DISTRICT) ZONE (S225-F)

DETACHED SINGLE-FAMILY DWELLING- PERMITTED

ORD SECTION	STANDARD	REQUIRED	EXISTING LOT 2	PROPOSED LOT 2.01	COMPLIES	PROPOSED LOT 2.02	COMPLIES	PROPOSED LOT 2.03	COMPLIES
22 ATTACH. 4	MIN. LOT 2.0 (AREA) (AC)	1	3.192 (139,055 SF)	1.078 (46,979 SF)		1.000 (43,567 SF)		1.000 (43,565 SF)	YES
22 ATTACH. 4	MIN. LOT LOT MIN CORNER LOT (FT)	200	654.1	255.56	YES	N/A	-	N/A	-
	INTERIOR LOT (FT)	150	N/A	N/A	-	195.92	YES	193.91	YES
22 ATTACH. 4	MIN. LOT FRONTAGE (FT)	200	151.9 (N)	154.80 (V)	NO	N/A	-	N/A	-
	CORNER LOT (FT)	150	N/A	N/A	-	195.90	YES	196.09	YES
22 ATTACH. 4	MIN. LOT DIAMETER (FT)	N/A	>100	89.70 (V)	NO	108.3	YES	111.00	YES
	MIN. DEPTH (FT)	N/A	228.8	197.71	YES	224.21	YES	225.97	YES
PRINCIPAL BUILDING									
22 ATTACH. 4	MIN. FRONT YARD SETBACK (FT)	75 (1)	130.5	125.54	YES	TO COMPLY	YES	TO COMPLY	YES
	RUMSON ROAD (FT)	75 (1)	69.5 (N)	64.14 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	40	40.0	52.13	YES	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK- ONE SIDE (FT)								
	EXISTING LOT 2 (FT)	25 (2)(3)(4)	417.1	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	28.7 (2)(3)(4)	N/A	42.38	YES	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	26 (2)(3)(4)	N/A	N/A	-	TO COMPLY	N/A	YES	N/A
	PROPOSED LOT 2.03 (FT)	27.7 (2)(3)(4)	N/A	N/A	-	N/A	-	TO COMPLY	YES
22 ATTACH. 4	MIN. SIDE YARD SETBACK- BOTH SIDES (FT)								
	EXISTING LOT 2 (FT)	50 (3)(4)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	62 (3)(4)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	59 (3)(4)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	58 (3)(4)	N/A	N/A	-	N/A	-	TO COMPLY	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (FT) (GABLE/HIP ROOF)								
	RIDGE HEIGHT (FT)	40	39.9	39.88	YES	TO COMPLY	YES	TO COMPLY	YES
	EAVE HEIGHT (FT)	32	26.8	26.81	YES	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH. 5	MAX. BUILDING HEIGHT (STORES)	2.5	3 (N)	3 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
22 ATTACH. 4	MIN. GROSS GROUND FLOOR AREA (SF) (2-STORIES)	1,200	(a)	(a)	-	TO COMPLY	YES	TO COMPLY	YES
SWIMMING POOL									
22-7.8.g	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.i.1	MIN. POOL SIDE YARD SETBACK (FT)	25	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.i.2	MIN. POOL REAR YARD SETBACK (FT)	25	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.g.2	MIN. POOL ACCESSORY IMPROVEMENT SIDE YARD SETBACK (EQUIPMENT, SPA, PATIO, ETC.) (FT)	15	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.g.2	MIN. POOL ACCESSORY IMPROVEMENT REAR YARD SETBACK (EQUIPMENT, SPA, PATIO, ETC.) (FT)	15	N/A	TO COMPLY	YES	TO COMPLY	YES	TO COMPLY	YES
DRIVEWAY									
22-7.8.d	MAX. NUMBER OF DRIVEWAYS	2	2	1	YES	1	YES	1	YES
22-7.8.b	MAX. FRONT YARD WIDTH (FT)	15	19.2 (N)	19.2 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
22-7.8.c	MIN. SIDE YARD SETBACK (FT)	5	>5	>5	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.c	MIN. REAR YARD SETBACK (FT)	5	>15	>15	YES	TO COMPLY	YES	TO COMPLY	YES
22-7.8.b	MAX. DEEPRESSED CURB OPENING	DW + 6	26.6 (N)	26.6 (V)	NO	TO COMPLY	YES	TO COMPLY	YES
DETACHED GARAGE									
22 ATTACH. 4	MIN. SIDE YARD SETBACK (FT)	15	N/A	TO COMPLY	YES	N/A	-	N/A	-
22 ATTACH. 4	MIN. REAR YARD SETBACK (FT)	15	N/A	TO COMPLY	YES	N/A	-	N/A	-
LOT COVERAGE									
22 ATTACH. 8	MAX. BUILDING COVERAGE								
	EXISTING LOT 2 (FT)	9,060 (-5.7)	9,698 (N)	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	4,387 (-5.7)	N/A	5,887 (V)	NO	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	4,176 (-5.7)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	4,176 (-5.7)	N/A	N/A	-	N/A	-	TO COMPLY	YES
LOT COVERAGE									
22 ATTACH. 8	EXISTING LOT 2 (FT)	27,199 (-5.8)	24,389 (N)	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	11,051 (-5.8)	N/A	10,860 (V)	YES	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	10,398 (-5.8)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	10,398 (-5.8)	N/A	N/A	-	N/A	-	TO COMPLY	YES
MAX. FLOOR AREA									
22 ATTACH. 6	EXISTING LOT 2 (FT)	14,679 (a)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	7,197 (a)	N/A	6,571 (V)	NO	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	6,856 (a)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	6,856 (a)	N/A	N/A	-	N/A	-	TO COMPLY	YES
MAX. FLOOR AREA PATIO									
22 ATTACH. 6	EXISTING LOT 2 (FT)	0.11 (a)	N/A	N/A	-	N/A	-	N/A	-
	PROPOSED LOT 2.01 (FT)	0.15 (a)	N/A	0.14 (V)	NO	N/A	-	N/A	-
	PROPOSED LOT 2.02 (FT)	0.16 (a)	N/A	N/A	-	TO COMPLY	YES	N/A	-
	PROPOSED LOT 2.03 (FT)	0.16 (a)	N/A	N/A	-	N/A	-	TO COMPLY	YES

(N) EXISTING NON-CONFORMITY

(E) EXISTING VARIANCE

(V) PROPOSED VARIANCE

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) PER BULK CHART NOTE #19, ROOFED, OPEN SIDE, ONE-STORY PORCHES MAY BE PERMITTED TO EXTEND UP TO FIVE (5) FEET BEYOND THE FRONT YARD SETBACK

(2) PER BULK CHART NOTE #11, THE MINIMUM SIDE YARD WHICH SHALL NOT BE PLACED ADJACENT TO ONE ANOTHER, OR, ALTERNATIVELY THE DISTANCE BETWEEN PRINCIPAL STRUCTURES ON THE ADJACENT LOTS MUST BE EQUAL TO THE MINIMUM REQUIRED COMBINED SIDE YARD

(3) PER BULK CHART NOTE #12, IF THE LOT WIDTH EXCEEDS THE MINIMUM PRESCRIBED, THE COMBINED TOTAL SIDE YARD SETBACK SHALL BE INCREASED 1.5 FEET FOR EACH FULL 5 FEET BY WHICH LOT WIDTH EXCEEDS THE MINIMUM. ONE-SIDE YARD SHALL BE INCREASED BY AT LEAST 1/3 OF THE ADDITIONAL, DISTANCE BEYOND REQUIRED.

(4) PER BULK CHART NOTE #13, IF FLOOR AREA EXCEEDS 85% OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF:

(a) THE MINIMUM YARD REQUIREMENTS (7 FT FOR ONE SIDE, 18 FT FOR BOTH SIDES), OR

(b) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE #4 ABOVE

(5) PER BULK CHART NOTE #19, EXCLUSIONS FROM LOT AND BUILDING COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

(a) EAVES-FIRST TWELVE (12") INCHES OF THE EAVE WIDTH

(b) PERGOLA OR COVERED PATIO, DECK OR TERRACE MAY EXCLUDE THAT PORTION OF THE PERGOLA, WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA FROM THE CALCULATION OF MAXIMUM BUILDING COVERAGE

(6) PER ORDINANCE SECTION 22-7.26.e, THAT PORTION OF THE FLOOR AREA OF DETACHED GARAGES, EQUAL TO THE LESSER OF 50% OF THE GARAGE FLOOR AREA OR 130 SF, SHALL NOT BE CONSIDERED IN DETERMINING FLOOR AREA

(7) PER BULK CHART NOTE #9, THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT 2.0 AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.

(8) PER BULK CHART NOTES #6, EXCLUSIONS FROM LOT 2.03 COVERAGE FOR PERMITTED SINGLE-FAMILY DWELLINGS:

(a) WALKWAYS CONSTRUCTED ON GRADE

(b) THAT PORTION OF UNROOFED PATIOS AND TERRACES WHICH DOES NOT EXCEED 30% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA

(c) THAT PORTION OF UNROOFED PORCHES AND DECKS WHICH DOES NOT EXCEED 20% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA

[illegible]

File: X:\Joba\2551 - Tag Cap Atlantic @ 54 Rumson\25-2551-01 - 54 Rumson Road_Rumson, NJ\252551(01.dwg\Support\Minor Sub Exhibit - 54 Rumson.dwg, C301 - Dev Complaint 2025, InSite Engineering, LLC. All Rights Reserved.



RMPB-R9180

September 26, 2025

Via Email (mdesoucey@rumsonnj.gov)

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

**Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 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 2 of Block 103, is a 139,055 SF (3.192 acre) parcel fronting on Rumson Road (County Route 520) and Belknap Lane. The existing property contains a 3-story frame dwelling and three 1-story dwellings, and ancillary site features. The remainder of the property is generally undeveloped with open space areas and trees/vegetation.

With this application, the applicant proposes to subdivide the property into three lots; proposed Lot 2.01 (46,969 SF (1.078 acres)), proposed Lot 2.02 (43,567 SF (1.000 acres)), and proposed Lot 2.03 (43,567 SF (1.000 acres)). A 5 FT wide right-of-way dedication is proposed along the Rumson Road (CR 520) property frontage. A variable width right-of-way dedication is proposed along the Belknap Lane property frontage. No new construction is proposed at this time, however schematic dwellings and associated improvements have been included for review. The plans depict future construction of two 2.5 story residential dwellings with associated pools, driveways, landscaping, utilities, and stormwater management features. The existing 3-story dwelling will remain and be modified, with a new detached garage, pool, and ancillary improvements to be construction. The dwellings are currently proposed to be accessed from the existing access points on Belknap Lane.

It should be noted that this project was subject of a similar minor subdivision application in 2015. It is our understanding that said subdivision was never filed with the county.

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

1. Minor Subdivision Plan for 54 Rumson Road, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 19, 2025, revised August 22, 2025, consisting of thirteen (13) sheets.
2. Topographic & Boundary Survey, Block 103, Lot 2, prepared by Frank J. Barlowski, PLS of Insite Engineering, dated June 26, 2025, revised August 13, 2025, consisting of one (1) sheet.
3. Stormwater Management Report, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
4. Stormwater Management Facilities Operation & Maintenance Manual, Block 103, Lot 2, prepared by Patrick R. Ward, PE, PP of Insite Engineering, dated August 22, 2025.
5. Submission Letter, prepared by Rick Brodsky of Ansell Law dated September 8, 2025.
6. Borough of Rumson Planning Board Application, dated September 8, 2025.
7. Borough of Rumson List of Property Owners 200 feet of the property, dated July 2, 2025.
8. Borough of Rumson Planning Board Escrow Agreement, dated September 6, 2025.
9. Borough of Rumson Statement of Property Taxes, dated September 8, 2025.



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 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. B10** – Certification Blocks as required by map filing law. *(I have no objection to the Board granting a completeness waiver for this item provided that the Land Surveyor's certification is included on the plan prior to filing.)*
- **Item No. B15** – Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all centerlines and rights-of-way and centerline curves on streets. *(As no roadways are proposed as part of this application, we have no objection to the Board granting a waiver for this item. The County may request metes & bounds descriptions for the proposed right-of-way dedication on County Route 520 (Rumson Road).)*
- **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 for this item as the existing dwelling have utility service. These statements should be provided as a condition of approval.)*
- **Item No. 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 to the 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. I have calculated the application fee to be \$1,510.00 and the escrow fee to be \$6,000.00. Please see Schedule “A” attached. Any remaining fee balances should be posted as separate checks.



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

C. Engineering Review

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

1. Planning and Zoning

- 1.1 Schedule 5-1, 22 Attachment 4, of the Ordinance requires a minimum lot frontage of 200 FT for corner lots, whereas Proposed Lot 2.01 depicts a lot frontage of 154.80 FT along Rumson Road. Therefore, a variance is required. Please note this is a pre-existing non-conformity which is being lessened as a result of this application.
- 1.2 Schedule 5-1, 22 Attachment 4, of the Ordinance, requires a minimum lot shape diameter of 100 FT for corner lots, whereas Proposed Lot 2.01 depicts a shape diameter of 89.7 FT. Therefore, a variance is required.
- 1.3 Schedule 5-1, 22 Attachment 4, of the Ordinance requires a minimum front yard setback of 75 FT, whereas Proposed Lot 2.01 depicts a front yard setback of 64.14 FT from the existing dwelling to Belknap Lane. Therefore, a variance is required. Please note this is a pre-existing non-conformity which is being intensified as a result of this application.
- 1.4 Schedule 5-2, 22 Attachment 5, of the Ordinance permits a maximum building height of 2.5 stories, whereas the existing dwelling on Proposed Lot 2.01 contains a 3-story dwelling. Therefore, a variance is required. Please note this is a pre-existing non-conformity.
- 1.5 Schedule 5-4, 22 Attachment 8, of the Ordinance permits a maximum building coverage of 4,387 SF on Proposed Lot 2.01, whereas a building coverage of 5,695 SF is proposed. Therefore, a variance is required. It is noted that a portion of the existing dwelling and a wooden deck (approximately 815 SF) is proposed to be removed and a new 24 FT x 24 FT (576 SF) garage is proposed.
- 1.6 Ordinance §22-7.8.b.2 prohibits detached accessory buildings from being located in a front yard, whereas Proposed Lot 2.01 depicts the proposed detached garage within the front yard, with a setback of approximately 60.7 FT from Belknap Lane. Therefore, a variance is required.
- 1.7 Ordinance §22-7.26.h permits a maximum driveway width of 15 FT and a maximum curb cut width of 6 FT greater than the driveway width. The existing driveway on proposed Lot 2.01 has a width of approximately 19.2 FT and a curb cut width of approximately 26.6 FT. Therefore, a variance is required for the driveway and curb cut width. Please note this is a pre-existing non-conformity.
- 1.8 Ordinance §22-5.5.b.1 requires at least 2, but not more than 5, garage spaces be provided for each dwelling. The plans suggest that the dwellings on Proposed Lots 2.02 and 2.03 will have attached garages. The plans should clarify the number of garage spaces. The plans should also confirm that the garage will be oriented away from the street frontages, as per Ordinance §22-7.26.b.
- 1.9 The plans should be revised to confirm that the width of each lot is measured at the minimum required front yard setback.



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

2. Off-Site Improvements

- 2.1 The property is within the RSC Rumson Road Scenic Roadway, Monmouth County Scenic Roadway Plan (2001). The applicant should advise if they have corresponded with the County regarding this application as it relates to the County's Plan.
- 2.2 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.
- 2.3 As a condition of approval, we recommend the applicant replace and/or repair any existing 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 Permits at the time of building permit applications.

3. Site Layout, Parking & Traffic Circulation

- 3.1 The plans shall be revised to clarify bedroom count of the proposed dwellings and if the parking requirement of Ordinance §22-9.2.b.1(b), Exhibit 9-1 will be met.
- 3.2 A detail has been provided for a 48" tall aluminum fence. Revise the plan to clarify where this is proposed.
- 3.3 The applicant should provide testimony on the available sight distance at each proposed driveway, including due to existing/proposed landscaping.
- 3.4 We defer to the Borough Fire Official for further review of the application with respect to emergency vehicle access and maneuvering.

4. Grading & Drainage

Please note: We have no objection to the technical comments contained within this section and review of compliance with N.J.A.C. 7:8 to be addressed at the time of building permits once the final dwelling footprint and site layout is determined. As a condition of any approval, the applicant shall submit Plot Grading and Stormwater Management Plans documenting compliance with these elements.

- 4.1 The proposed area of disturbance (3.08 acres) exceeds 1 acre, and the project proposes a increase in impervious surface exceeding $\frac{1}{4}$ acre, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management standards.
- 4.2 The applicant indicates that the project meets the stormwater quantity requirements by meeting the reductions for the 2, 10 and 100-year storm event peak runoff by using two (2) underground detention basins.
- 4.3 Per NJAC 7:8-5.8(c), maintenance for stormwater facilities shall not be assigned to the owner or tenant of an individual property in a residential development, unless such owner or tenant



Re: **TagCap Atlantic 54 Rumson, LLC**
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- owns or leases the entire residential development or project. The applicant shall advise on the applicability of this requirement on this application and the Operations & Maintenance Manual should be revised to reflect this.
- 4.4 Provide a narrative and calculations to demonstrate water quality and groundwater recharge is being addressed and meet both requirements.
- 4.5 Provide the new net impervious area and new motor vehicle area in the report.
- 4.6 According to NJDEP BMP Manual Chapter 5, an assumed Tc value may not be used in Post-construction Time of concentration.
- 4.7 Revise the proposed drainage areas to match with areas of existing drainage areas. The offsite drainage areas should be included in Post-Development Flow Calculations.
- 4.8 Depict the drainage areas that are detained in the underground detention basins and the undetained drainage areas in Post Development Plan.
- 4.9 According to NJBMP Chapter 12 – Soil Testing Criteria, section 2a: a minimum of two soil profile pits are required at each BMP area.
- 4.10 Provide the following items,
- Drawdown calculation for each basin. Ensure both basins can draw down in 72 hours. If the exfiltration will be used for routing. If the exfiltration will be used for routing, a groundwater mounding shall provide for review.
 - A form of pretreatment is a requirement prior to entry into the infiltration system, per NJDEP Stormwater BMP Manual. Revise the plans/details to indicate same.
 - Verify that a minimum two (2) foot separation between all infiltration systems and SHGW is provided.
 - Details and locations of the inspection ports for both underground detention basins.
 - Pipe calculations and the inlet drainage area map.
 - The dimensions of each underground detention basins.
 - Outlet control structures for review.
- 4.11 The applicant is connecting to the outfall pipe from proposed Lot 2.03 at an existing drainage inlet in Belknap Lane. The applicant shall confirm that the downstream system has capacity for the additional flows.
- 4.12 The survey depicts existing stormwater infrastructure on site, including an 8" PVC pipe depicted as traversing into adjacent Lot 3, north of the subject property. The applicant should clarify what this feature is, and if any drainage easement agreement is in place with Lot 3.
- 4.13 Revise the plan to clarify where the open bottom yard drains are proposed.
- 4.14 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.



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 4.15 The proposed stormwater management system must be reflected in a deed notice recorded in the Office of the Monmouth County Clerk, per NJAC 7:8-5.2(m). A form of deed notice should be submitted to the Borough before filing.
- 4.16 As part of the NJDEP Stormwater reporting procedures the applicant should complete and submit to the Borough Engineer the NJPDES Tier A, MS4 – Attachment D – Major Development Stormwater Summary sheet upon final approval from the Board.

5. Utilities

- 5.1 The plans should be revised to show the location of the existing sanitary sewer services and main that will serve the lots.
- 5.2 Based on the location of the existing sanitary sewers manholes on Belknap Lane and available sewer infrastructure mapping, the sanitary lateral for the existing dwelling on proposed Lot 2.01 may require a utility easement through Proposed Lot 2.02 if it is not to be relocated. Further, the applicant should confirm that the proposed drainage improvements will not conflict with the existing sanitary sewer lateral location, or if it will require relocation.
- 5.3 The lateral location and sanitary sewer lateral and cleanout details must be submitted for review and approval by the Superintendent of Sewers. Please note, a cleanout must be provided at the property line for both lots and the plans revised to include same.
- 5.4 It is recommended that the applicant coordinate with the Borough on televising the existing sanitary sewer main where they intend to connect their proposed sewer lateral from the upstream manhole to the downstream manhole and make any necessary repairs or improvements to support the proposed development.

6. Landscaping

- 6.1 The survey and landscaping plans do not adequately demonstrate compliance with Ordinance §16-1.4 – Prohibited Activities. The survey shall be updated to identify tree species. The plans shall identify compliance with the following subsections:
 - a. *Removing, causing or permitting the removal of any significant specimen tree as defined in subsection 16-1.3 above without first obtaining variance relief.*
 - c. *Removing, causing or permitting the removal of any ornamental tree having a size as follows:*
 1. *One inch DBH or larger for any Dogwood (Cornus Florida) or American Holly (Ilex Opaca);*
 2. *Two and one-half (2 1/2) inches DBH or larger for any other ornamental tree.*
 - d. *Clear cutting or the removal of more than 20% of the total number of trees, six inches in caliper or greater of any size or type of trees within an area on a lot and located outside of the necessary footprint as defined in subsection 16-1.3 or removal of 20% of the trees on slopes steeper than 15%.*
 - e. *Undertaking, causing or permitting any activities including occupancy, demolition or construction on, or adjacent to, any lot which may damage; or otherwise causing or permitting any damage, injury or disfigurement to any tree or ornamental tree described in paragraph a above.*



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 6.2 The site contains eighty-one (81) existing onsite trees, fifty-six (56) of which are proposed to be removed. Replacement trees are proposed. The plan shall be revised to demonstrate compliance with the tree mitigation and replacement requirements of Ordinance §16-1.8.
- 6.3 All tree removal must comply with the Borough's Tree Protection Ordinance and will require a Tree Removal Permit in accordance with Sections 16-1.5 and 16-1.6.
- 6.4 The plans shall be revised to specify the spacing of proposed plantings which serve for screening and buffering purposes.
- 6.5 It is recommended that the applicant consider substituting the proposed London Plane & Green Giant Arborvitae species for Monmouth County Native species.

7. **General**

- 7.1 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.
- 7.2 As 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.
- 7.3 All proposed lot numbering shall be approved by the Tax Assessor.
- 7.4 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:
 - a. Location and distances of all existing and proposed property lines.
 - b. Location of all existing and proposed easements.
 - c. Existing and proposed roadways (edge of pavement and/or curb).
 - d. Location of all existing and proposed sanitary and storm sewers.
 - e. 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.

- 7.5 The final plan submitted for signatures must be signed by the owner and notarized.
- 7.6 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.
- 7.7 As a condition of approval, As-Built drawings of final construction with all revisions will be required.



Re: TagCap Atlantic 54 Rumson, LLC
Minor Subdivision Plan
54 Rumson Road (CR 520); Block 103 Lot 2, R-2 Zone
Completeness Review, Engineering Review and Fee Determination

- 7.8 Will serve letters from the respective utility companies shall be required as part of any future construction.
- 7.9 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. Freehold Soil Conservation District
 - b. Monmouth County Planning Board
 - c. All other agencies having jurisdiction.

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

Very truly yours,

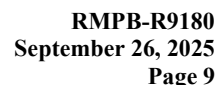
T&M ASSOCIATES

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
TagCap Atlantic 54 Rumson, LLC, Applicant
(atlanticdn@gmail.com & rob@tagcapitalgroup.com)
Rick Brodsky, Esq., Applicant's Attorney (rbrodsky@ansell.law)
David A. Hals, PE, PLS, PP, Applicant's Engineer (patrick@insiteeng.net)

G:\Projects\RMPB\R9180\Correspondence\EWH_54 Rumson Road_Major Site_Completeness 1st Eng_RMPB-R9180.docx



September 24, 2025

**TAGCAP ATLANTIC 54 RUMSON, LLC
54 RUMSON ROAD (CR 520); BLOCK 103 LOT 2, R-2 ZONE
DETERMINATION OF REQUIRED FEES**

b.	Minor Subdivision Approval Fees	
	2. Application Fee	\$250.00
	3. Plat Review Fee (3 lots x \$200.00 per lot)	\$600.00
f.	Variances	
	3. Hardship or Bulkhead Variances	
	(a) Single and/or Two Family Residential Uses (4 Variance x \$100.00 per Variance, \$200.00 minimum)	\$400.00
	(b) Single and/or Two Family Residential Uses - pre-existing: (3 pre-existing x \$50.00/total)	\$150.00
h.	Public Hearing	\$100.00
i.	List of Property Owners	\$10.00
	SUBTOTAL	<u>\$1,510.00</u>
m.	Refundable Application Escrow Fee	<u>\$6,000.00</u>
	(Minor Subdivision - 3 lots x \$2,000.00 per lot proposed)	
	TOTAL FEES	<u>\$7,510.00</u>



MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

Development Application Action

FILE NUMBER: RMSB966

Application:	54 Rumson Road	Municipality:	Rumson
Applicant:	TAGCAP Atlantic 54 Rumson, LLC	Municipal Agency:	Planning Board
Owner:	Applicant	Block:	103
Design Professional:	InSite Engineering	Lot:	2
Plan Date:	8/22/2025	Date Received:	9/2/2025
Project Description:	3-lot residential subdivision		
Action Taken By:	☒ Development Review Committee Planning Director		
Approval Status:	Conditional Final Approval		
Action Date:	9/22/2025		

If conditionally approved, the conditions listed below or on the attached sheet shall be satisfactorily addressed before final approval is issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated September 22, 2025.
2. Receipt of a deed of dedication to widen the Rumson Road (County Route 520) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and description to the Division of Planning for review and approval. Following approval, submit executed deed to this office for filing with the County Clerk.
3. Receipt of a hold harmless agreement to allow the stone wall to remain within the County right-of-way. The preparation fee (\$500.00) shall be submitted prior to preparation of the agreement.

Provide an itemized response to these comments. Revised plans shall be accompanied by the plan revision fee; **\$150.00**. Submit questions via email to DevelopmentReview@co.monmouth.nj.us. Plat signing by appointment only.

Joseph Barris, P.P., A.I.C.P., C.F.M.
Director of Planning
For the Development Review Committee

cc: InSite Engineering
Rick Brodsky, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; T. Lombardi; V. Zabat; M. Brusca
Highway Department/Construction Official
RMSB966 1476 CFA

Monmouth County Planning Board
Hall of Records Annex
1 E. Main Street
Freehold, NJ 07728-1255

Phone: 732-431-7460
Email: DevelopmentReview@co.monmouth.nj.us

The Board of County Commissioners of the County of Monmouth

DIVISION OF ENGINEERING

JOSEPH M. ETTORE, P.E.
County Engineer
Email: engineer@co.monmouth.nj.us



Hall of Records Annex
1 East Main Street
Freehold, New Jersey 07728
Telephone: (732) 431-7760
Fax: (732) 431-7765

September 22, 2025

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Michael T. Brusca – Assistant Engineer

RE: RMSB966 - TAGCAP Atlantic 54 Rumson, LLC
Block 103 – Lot 2
Borough of Rumson

The following items were received by this office in connection with the above-referenced application:

1. Minor Subdivision Plan for 54 Rumson Road, Block 103, Lot 2, Tax Map Sheet #30, 54 Rumson Road, Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 19, 2025, last revised August 22, 2025, received September 2, 2025.
2. Stormwater Management Report for a Minor Subdivision Plan of Block 103, Lot 2 (New Lots 2.01, 2.02, & 2.03), 54 Rumson Road in the Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.
3. Stormwater Management Facilities Operation & Maintenance Manual for the 54 Rumson Road, Block 103, Lot 2 (New Lots 2.01, 2.02, & 2.03), in Borough of Rumson, Monmouth County, New Jersey, prepared by Patrick Ward, P.E., of Insite, dated August 22, 2025, received September 2, 2025.

To: Joe Barris, Director of Planning
9/22/25

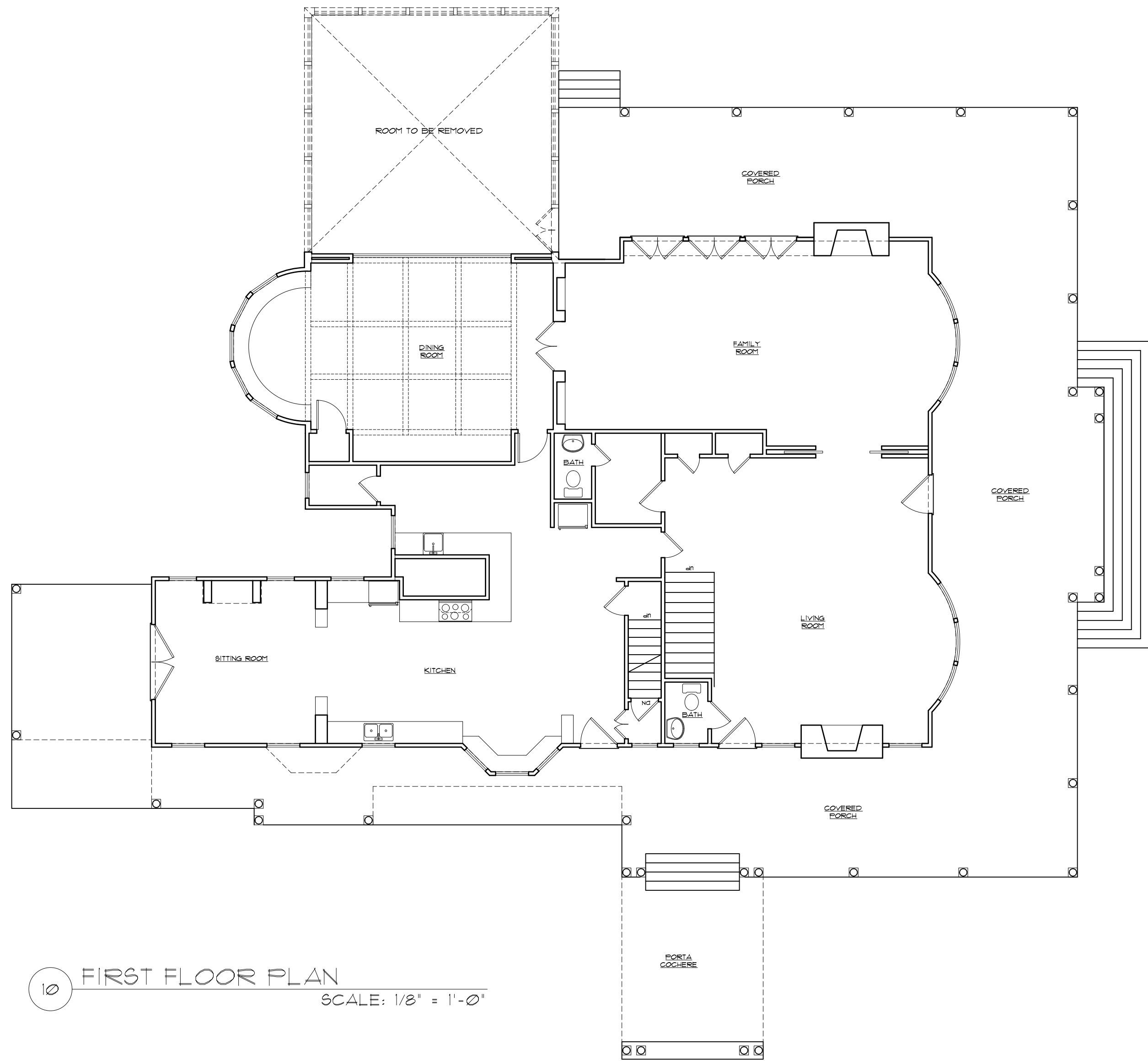
Page: 2 of 2
RMSB966_TAGCAP Atlantic 54 Rumson, LLC

The following comments/recommendations are made to the Development Review Committee (DRC) pursuant to the Design Standards set forth in the Monmouth County Development Regulations (MCDR):

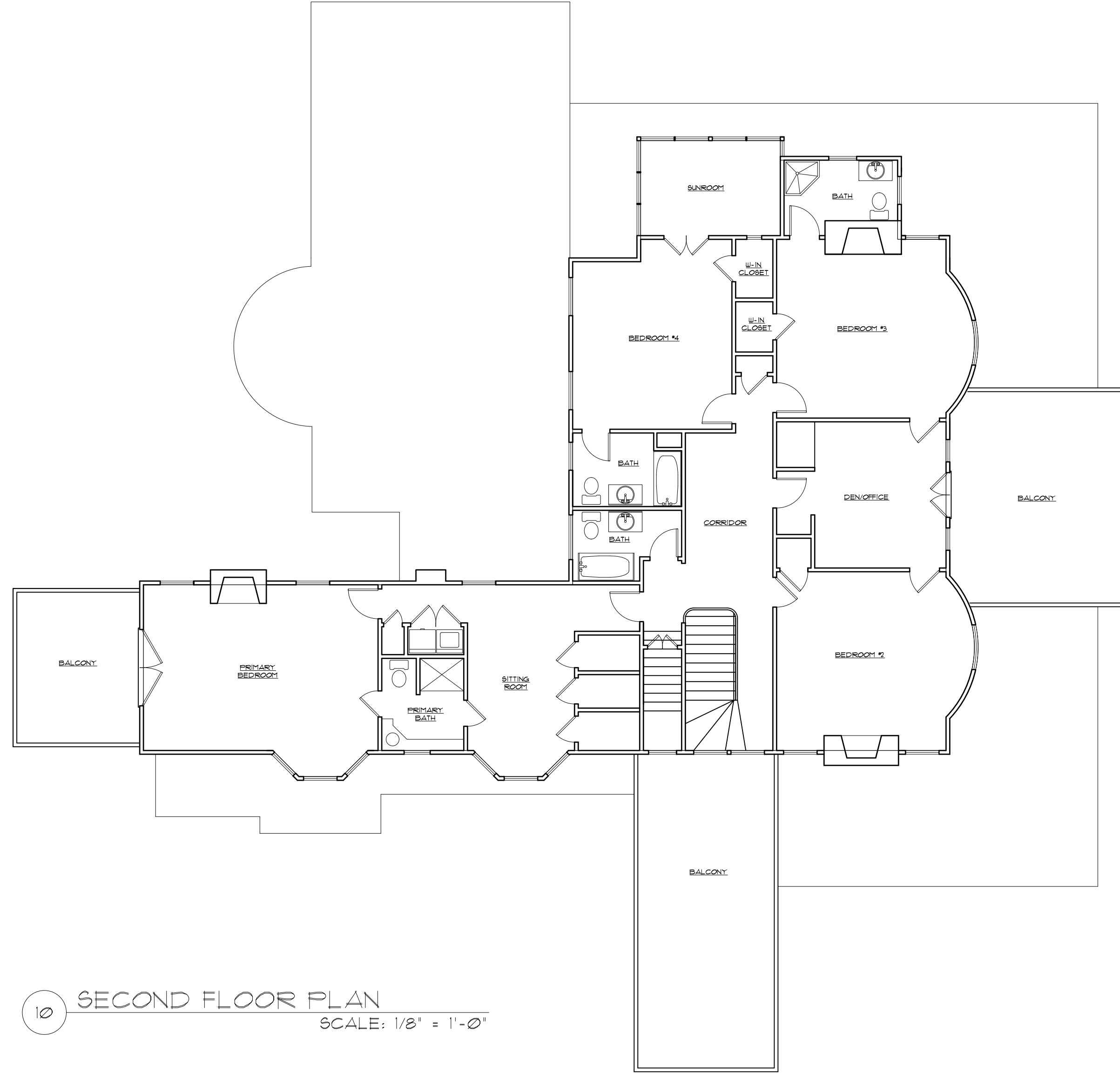
1. A 5-ft right-of-way dedication is proposed for the C.R. 520, Rumson Road frontage. The 5-ft dedication brings the right-of-way to the correct half-width at 30-ft. Submit a deed of dedication with parcel description for review by the county surveyor.
2. In addition to the right-of-way dedication noted above, a 25-ft radius corner arc dedication to Monmouth County should be indicated at the corner of C.R. 520 and Belknap Lane (Proposed Lot 2.01). Provide the following parcel data:
 - a. Radius;
 - b. Arc length;
 - c. Central angle;
 - d. Chord bearing & length.
 - e. Incorporate into the deed of dedication noted in comment 1 above.
3. An existing brick wall indicated on the Existing Conditions & Tree Removal Plan, sheet C200 was not indicated on the Development Plan. Per sheet C200, the wall's location would fall within the boundary of the proposed dedication. Relocate the wall or provide an indemnification agreement to the County for potential damage to or damage caused by the location of the wall within the right-of-way.
4. Discharge into a County storm drainage system was not indicated on the plans. Minimal impact.

Please advise the applicant that responses to this memo may result in additional requests and / or conditions on the application.

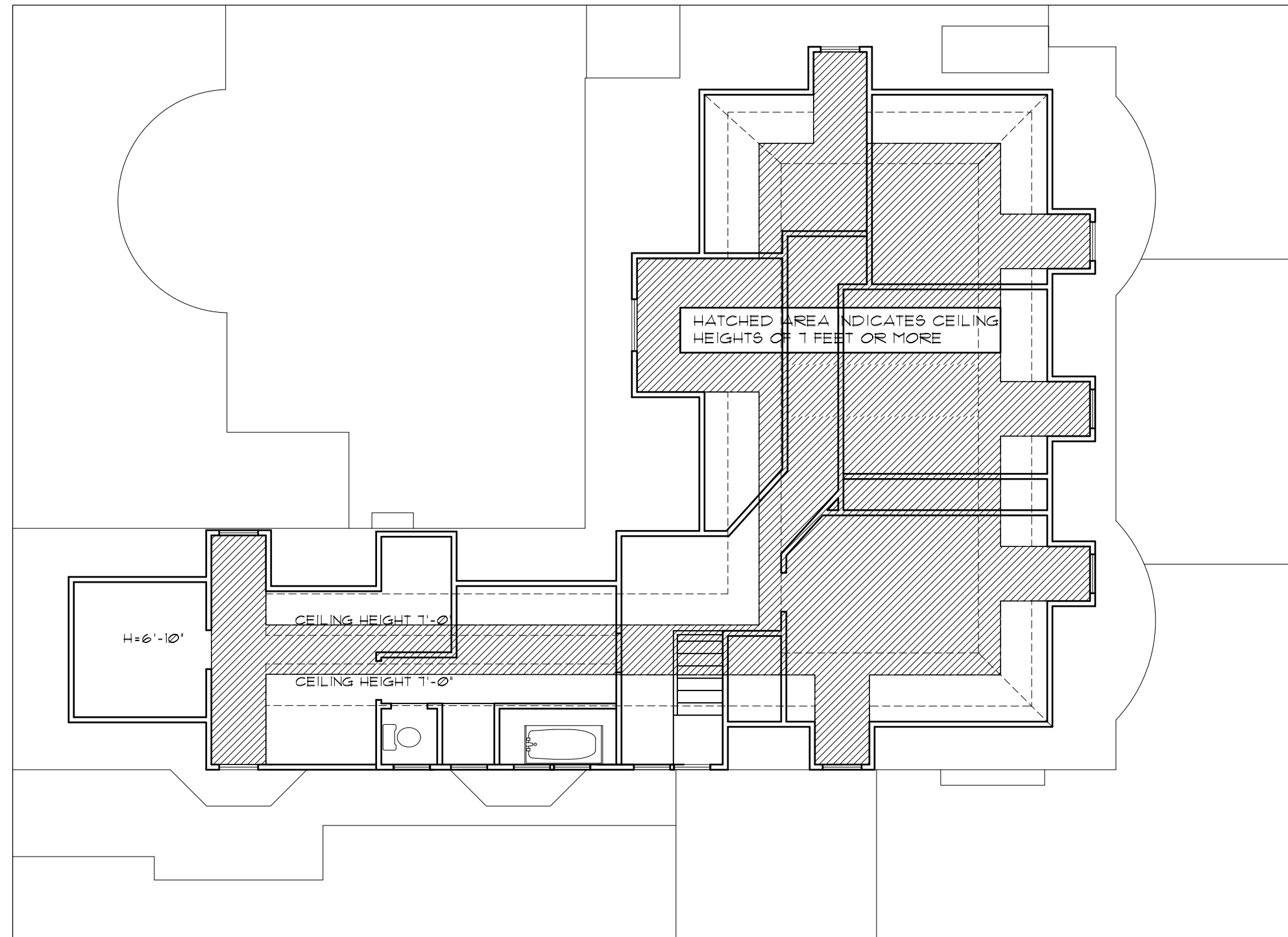
cc: Joseph M. Ettore, County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Victorino Zabat, Principal Engineer
Dave Schmetterer, Asst. Planning Director
Victor Furmanec, Principal Planner
Kyle DeGroot, Senior Planner
Jeannine Smith, Planning Aide
File



10 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 ATTIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING DEPARTMENT DATA	
FIRST FLOOR	2803 SQ. FT.
SECOND FLOOR	2343 SQ. FT.
FINISHED ATTIC (1 FOOT CEILING AND ABOVE)	849 SQ. FT.
DETACHED GARAGE	501 SQ. FT.
TOTAL	6,496 SQ. FT.

17319 allowed

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	4,701 SQ. FT.	4,246 SQ. FT. (PORTION OF HOUSE REMOVED)
FRONT PORCH (OPEN ON 3 SIDES)	931 SQ. FT.	931 SQ. FT.
GARAGE	N/A	528 SQ. FT.
SUB TOTAL	5,632 SQ. FT.	5,705 SQ. FT.
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST'G 4,701 X 10% = 470 SF PROP. 4,246 X 10% = 425 SF	-470 SQ. FT. -425 SQ. FT.
TOTAL BUILDING COVERAGE	5,162 SQ. FT. (699 SQ. FT. OVER)	5,280 SQ. FT. (811 SQ. FT. OVER)

4,463 allowed

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

DATE
10-30-25

DRAWN BY
TC

SHEET NO.
A-3

CLIENT
54 RUMSON ROAD
TAG CAP ATLANTIC 54 RUMSON, LLC

ADDRESS
54 RUMSON ROAD, RUMSON, NEW JERSEY

JOB NUMBER
25-051

BLOCK
103

LOT
201

REVISIONS
DATE

DATE

REVISIONS

ANTHONY M. CONDOURIS

ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

NJ STATE LIC #A13804