



ENGINEERING REPORT

**EVALUATION OF POTENTIAL
DEVELOPMENT OF PROPERTY FOR**

**91 RUMSON ROAD
&
132 BINGHAM AVENUE**

PREPARED FOR:

RUMSON OPEN SPACE AND AFFORDABLE HOUSING, INC.

SUBMITTED BY:

**J. MICHAEL PETRY, PE, PP, AIA
PETRY ENGINEERING, LLC
155 PASSAIC AVENUE
FAIRFIELD, NEW JERSEY 07004**

MARCH 5, 2020

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MARCH 5, 2020



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INTRODUCTION

On January 16, 2020 the Borough of Rumson (Rumson) and Yellow Brook Property Co, LLC (Yellow Brook) entered into an Affordable Housing Settlement Agreement (the “Agreement”). Yellow Brook is the owner of one property within the Borough, at 62 Carton Street (Block 59, Lot 10), and is in contract to acquire two others at 132 Bingham Avenue (Block 94, Lot 5) and 91 Rumson Road (Block 124, Lot 31) which are the subject of the above-mentioned Agreement (Fig A1). Separately, Rumson and Fair Share Housing Center (FSHC) entered in a separate settlement agreement.

Under the Agreement, Yellow Brook will dedicate the Carton Street Property to the Borough for use as an affordable housing project site to be constructed by others (with some contribution toward the construction of this project by Yellow Brook) and in return the Borough will create zoning incentives to allow for luxury market-rate duplex and triplex housing units to be constructed at 132 Bingham Avenue and 91 Rumson Road.

Under the Agreement, Chapter XXII Section 22-5 will be amended for two single-parcel zoning districts to allow for the construction of the proposed luxury housing:

- The BA District for duplex dwellings which will permit a maximum of 18 dwelling units, 25% maximum building coverage and 55% maximum impervious coverage. This zoning would be applied to the Bingham Avenue property only.
- The same chapter and section will also be amended to allow for a RR District which will permit triplex and carriage home dwellings. A maximum of 16 dwelling units, 15% building coverage and 32% impervious coverage will be permitted. This zoning would be applied to the Rumson Road property only.

Plans were not available for review for the proposed improvements to 62 Carton Street, however, conceptual plans were available for review for both 132 Bingham Avenue and 91 Rumson Road. They will be discussed in further detail later in the report.



Our firm was engaged for the purpose of evaluating the various plans prepared by French and Parrello as they relate to both the existing zoning ordinances for the current properties and the proposed ordinances created for the properties. We will also examine the effects of the proposed zone changes on the surrounding community. Finally, we will evaluate the impact of the proposed improvements on wetlands and the historic structures.



LIST OF DOCUMENTS REVIEWED

- Agreement To Resolve Issues Between The Borough Of Rumson And Fair Share Housing Center Concerning The Borough's Mount Laurel Fair Share Obligations And The Means By Which The Borough Shall Satisfy Same, dated January 16, 2020.
- Land Use Permitting Report – Freshwater Wetlands
- French and Parrello's Letter To Rumson To Apply For A Letter Of Interpretation and all plans & reports that accompanied the request
- Affordable Housing Settlement Agreement between Borough of Rumson and Yellow Brook, dated January 16, 2020.
- FEMA Flood Map FIRM Panels
- NJDEP Mapping of Wetlands via NJ GEOWEB
- CAFRA Regulations relating to the properties
- National Register of Historic Places
- Rumson's Historic Preservation Commission - <http://www.rumsonnj.gov/rhpc/welcome>



DESCRIPTION OF EXISTING CONDITIONS

Rumson, New Jersey is a Borough located in Monmouth County. It is approximately 7.11 square miles and contains primarily single-family residences. There are 11 zones in Rumson, 6 of which permit single family residential development. That consumes a majority of the Borough. The typical single-family lot size ranges from 1 acre to greater than 5 acres with the Borough experiencing a rural feel.

The property located at 132 Bingham Avenue is a 5.15-acre lot located in the Residential Zone District (R-1) of Rumson, New Jersey. It contains a 16,192 square foot single-family dwelling that was built in 2008 with swimming pool and tennis court in the rear yard and associated improvements. The area surrounding 132 Bingham Avenue is composed of single-family dwellings.

The property located at 91 Rumson Road is a 5.79-acre lot located in the Residential Zone District (R-1) of Rumson, New Jersey. It fronts on Rumson Road, but is bounded by Osprey Lane to the east and Tuxedo Road to the west. It contains an 11,169 square foot single-family dwelling that was constructed in 1870 and is known as Lauriston Estate. The area surrounding 91 Rumson Road is composed of single-family dwellings.

This property also contains a significant amount of wetlands that are separated into two distinct areas; one abutting Tuxedo Road and the other abutting Osprey Lane. The applicant has had these two areas delineated and has submitted the delineation to NJDEP. As part of the review process, NJDEP will independently investigate the site to determine if the delineation is accurate. They will check to see if the property is subject to threatened and endangered species and then assign a transition area and classification prior to issuing a Letter of Interpretation. The applicant's professionals have suggested a 50-foot transition area, based upon the data submitted to NJDEP (Fig A2).



An LOI is a legal document that establishes the location, classification and transition areas for wetlands. The LOI is considered accurate for a period of five years and an applicant can rely on that LOI for any development application that they choose to undertake.

The R-1 Zone permits single-family homes and golf courses or country clubs. Places of worship, schools, public utilities, and accessory apartment units are all conditional uses. The zone has a maximum floor area ratio, lot coverage and building coverage depending on lot size. Under the original R-1 zoning, for 132 Bingham Avenue 56,084 square feet would be the allowable FAR, 28,603 square feet would be the allowable lot coverage, and 7,852 square feet would be the allowable building coverage. Under the original R-1 zoning, for 91 Rumson Road 63,054 square feet would be the allowable FAR, 32,158 square feet would be the allowable lot coverage, and 8,828 square feet of building coverage. The new zoning would drastically increase these numbers.



ANALYSIS OF GOVERNING REGULATORY REQUIREMENTS

Ordinance for Bingham Avenue Development (BA Zone)

As part of the agreement between Rumson and Yellow Brook, a new ordinance for 132 Bingham Avenue was created. This ordinance was developed based upon the conceptual plans prepared for the property by French and Parrello. The allowed permitted uses will be Duplex Dwellings and public and private open space and parks. Off-street parking, fences and walls, site furnishings, and accessory structures shown on the conceptual plan are all permitted as accessory uses. The buildings shall not exceed 38-feet in height or 2 ½ stories. There can be a maximum of 18 dwelling units, 25% building coverage and 55% impervious coverage. A comparative chart is shown below to depict the drastic change from the R-1 zone to the newly created BA Zone.

CHART 1-1

	R-1 Permitted	Area	Newly Created BD Zone	Area	Difference
Lot Area		224,334 SF		224,334 SF	
Max. Units	1 single family		18 (duplex)		
Max. Building Coverage	0.0350 X SF over 150,000 + 9,575 SF	12,177 SF	25%	56,084 SF	43,907 SF (460% increase)
Max. Impervious (Lot) Coverage	0.1275 X SF over 150,000 + 29,060 SF	38,537 SF	55%	123,384 SF	84,847 SF (220% increase)
Front Setback	100 FT		100' From ROW		
Rear Setback	50 FT		40' excluding patio / 20' for patio		
Side Setback	40/80 + 1.5' for every 5' over 200	60' one / 140' total	40' excluding patio / 20' for patio		

As shown in the chart above, the difference in allowable building and lot coverage is extreme. The increase represents approximately 4.6 times the original allowable building coverage and 2.2 times



the original coverage. The setback to the adjacent property lines are also being reduced for this development. There is a 10-foot decrease for the rear yard, up to a 40-foot decrease for buildings, and 60-foot decrease to patios. This is not fitting within the current neighborhood development pattern as shown on the aerial photograph (A1, A5, & A6).

Ordinance for Rumson Road Development (RR Zone)

As part of the agreement between Rumson and Yellow Brook, a new ordinance for 91 Rumson Road was created. This ordinance was developed based upon the conceptual plans prepared for the property by French and Parrello. The allowed permitted uses will be Triplex and Carriage House Dwellings and public and private open space and parks. Off-street parking, fences and walls, site furnishings, and accessory structures shown on the conceptual plan are all permitted as accessory uses. The triplex and carriage house buildings shall not exceed 35-feet in height or 2 ½ stories and the garage buildings shall not exceed 22-feet or 1 ½ stories. There can be a maximum of 16 dwelling units, 15% building coverage and 32% impervious coverage. A comparative chart is shown below to depict the drastic change from the R-1 zone to the newly created RR Zone. We note that 91 Rumson Road has an area of roughly 33,000 square feet of wetlands on site, which is considered “unusable area” within the ordinance. This rough estimate has been taken into consideration in the following chart.

CHART 1-2

	R-1 Permitted	Area	Bingham Avenue Development Permitted	Area	Difference
Lot Area (Viable)		250,906 SF		250,906 SF	
Max. Units	1 single family		16 (triplex/carriage house)		
Max. Building Coverage	0.0350 X SF over 150,000 + 9,575 SF	11,952 SF	15%	37,636 SF	25,684 SF (315% increase)
Max. Impervious Coverage	0.1275 X SF over 150,000 + 29,060 SF	37,719 SF	32%	80,290 SF	42,571 SF (113% increase)

Front Setback	100 FT		55' From ROW		
Rear Setback	50 FT		40'		
Side Setback	40/80 + 1.5' for every 5' over 200 width	72.5' one / 177.5' total	40'		

As shown in the chart above, the difference in allowable building and lot coverage is extreme. The increase represents approximately 3.15 times the original allowable building coverage and 1.13 times the original lot coverage. The setbacks to the adjacent property lines are also being reduced for this development. There is a 45-foot decrease in setback distance for the front yard, 10-foot decrease for the rear yard, and up to 65-foot decrease for buildings. This is not fitting within the current neighborhood development pattern as shown on the aerial photograph (A1, A5, A6).



REVIEW OF THE CONCEPTUAL PLANS PREPARED BY FRENCH AND PARRELLO

The conceptual plan prepared for 132 Bingham Avenue by French and Parrello presents 9 duplex structures stemming off a proposed road through the property. Each building will be composed of 2 units, Unit A and Unit B. Unit A will offer 3,349 square feet of living space and a two-car garage. Unit B will offer 2,974 square feet of living space and a two-car garage. Each unit will offer an unfinished basement. The proposed design offers limited offsite visitor parking, a total of only 12 parking stalls, 3 of which are designed as handicap stalls. The site as a whole proposes 21% building coverage and 47% lot coverage. This equates to 56,084 square feet of building coverage and 123,384 square feet of lot coverage. The proposed plans are within the allowable limits of the new ordinance.

The conceptual plan prepared for 91 Rumson Road by French and Parrello presents 4 triplex units and 2 carriage houses. Overall, this lot proposes 16 dwelling units. Triplex 1 Program will have 2,405 square feet with a one-car garage, Triplex 2 Program will have 2,342 square feet with a one-car garage, Triplex 3 Program will have 2,347 square feet with one-car garage. Each unit in the Carriage House's will have 1,885 square feet with a two-car garage. According to the zoning chart, the development will meet all of the requirements set forth in the new ordinance. However, these requirements are only given as rough estimates, since the LOI has not been issued and therefore the useable lot area has not been established.

Within the 91 Rumson Road property there is a large portion of wetlands adjacent to Tuxedo Road. These wetlands have a buffer associated with them, which the LOI submittal suggests is a 50-foot requirement. The current design has one triplex and one carriage house expanding into this wetland buffer area. To mitigate this buffer disturbance, a compensation buffer area has been proposed adjacent to Tuxedo Road. However, the NJDEP website indicates there are threatened and endangered species on or near the property as well as a vernal habitat that would affect the property. As such, the wetland transition area may increase and the ability to average may be affected.



The Wetland & Topographic Survey Plan submitted to the NJDEP by French and Parrello not only shows the wetlands adjacent to Tuxedo Road, but also shows an area of wetlands adjacent to Osprey Lane. The wetlands adjacent to Osprey Lane have been disregarded in the conceptual plans submitted by French and Parrello. Upon review of the LOI submitted, it appears that the development at 91 Rumson Road will not be feasible should the NJDEP agree with the areas of wetlands on site that were identified by French and Parrello. The wetlands will have a buffer area associated with ranging from 50 to 150 feet. Additional investigation as to the appropriateness of the proposed site design may be necessary and appropriate following the issuance of the LOI.



REVIEW OF RUMSON 2015 MASTER PLAN REEXAMINATION REPORT AND AMENDMENTS & BOROUGH OF RUMSON STRATEGIC RECOVERY PLANNING REPORT

The Borough of Rumson adopted its last comprehensive Master Plan in 1988. The Borough has subsequently adopted Reexamination Reports in 1994, 1997, 2002, 2012 and 2015. This review is based upon the 2015 Master Plan Reexamination Report.

In 1988, Rumson had expressed many objectives it sought to improve upon. Maintaining Rumson's character as a residential community and the quality of life that it offers, encouraging the most appropriate use of land consistent with neighborhood character and its suitability for development, and establishing appropriate population densities and limiting the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well-being, are listed as numbers 1 through 3 on the list.

Objective number 12 cites conserving historic sites and districts. The building located at 91 Rumson Road was constructed in 1870, and is listed as "significant" by the Historic Preservation Commission of Rumson (See Figure A3). It is also listed on the National Register of Historic Places and the New Jersey Register of Historic Places. As this site is significantly historic by municipal, state and federal standards, its destruction should be avoided. Under requirements of the New Jersey Historic Preservation Office, the plans for 91 Rumson Road need to be submitted to their office for review. During the review process, they will assess any adverse effects from the proposed development and attempt to resolve them. If there is not resolution, they could terminate the project.

Further in the report, Section VII, the Planning Board found that there were no areas within the Borough of Rumson that require investigation as possible "areas in need of redevelopment." That being the case, the changes to the ordinance allowing these multi-family units are not warranted.

As a response to Hurricane Sandy, the Borough of Rumson adopted a Strategic Recovery Planning Report in 2014. Its purpose was to outline recommendations to guide the Borough in promoting recovery from the impacts of Hurricane Sandy and resiliency to future storms.



While most of the report focuses on categories directly related to storms, it does go over the demographics of Rumson and the Zoning Board of Adjustment Annual Report.

The latest information available online for Board of Adjustment was from 2013. In 2013, the Board of Adjustment held 12 regular Board meetings and heard a total of 46 applications, of which 26 were for Hurricane Sandy damage. Of the 46 applications:

- Twenty-one were for the construction of new single-family residences;
- Sixteen were for expansion and renovation to existing single-family residences;
- One was for driveway relocation;
- Four were for in-ground pools;
- One was for the renovation of an existing secondary residential cottage;
- One was for relocation of an existing carriage house; and
- Two were site plans (a school security entrance and a multi-family residence).

Looking closely, we see only one application was for a multi-family residence. In 2013 there were no variances granted for lot coverage. Reviewing the data above, the lot coverage for both developments would be substantially greater than what is allowed in the R-1 zone.

The Borough of Rumson has made it adamantly clear they are looking to preserve the residential neighborhoods and limit intense development. The addition of two multi-family sites within such close proximity and in a dominantly large-lot single-family area, is extremely out of place and disregards most of the objectives the Borough has put into its' Master Plan.



REVIEW OF CAFRA REQUIREMENTS

The Borough of Rumson is fully located within the limits of the Coastal Area Facility Review Act (CAFRA). From mapping provided by CAFRA, Rumson appears to be divided into the Coastal Environmentally Sensitive Planning Area and the Coastal Metropolitan Planning Area, with both sites being located within the Coastal Metropolitan Planning Area. It also falls under the CAFRA Urban Lands designation. The subject parcels are both located outside of the Flood Hazard Areas, however (See Fig A4)

CAFRA requires lands under their jurisdiction to comply with the rules they apply. Most construction within their limits falls under a permit-by-rule, general permit-by-rule, general permit by certification, general permit or individual permit. After reviewing the permits offered, it appears the applicant would have to submit an individual permit as general permits only cover one or two duplexes constructed.

During an individual permit review, CAFRA reviews how the project complies with subchapters of their code. This review consists of the environmental impacts to the community that would take place if the development were to be built. This may negatively impact the site suitability for these developments.



REVIEW OF THREATENED AND ENDANGERED SPECIES

When French and Parrello submitted the Freshwater Wetland LOI, NJDEP requested that the area be reviewed by the Threatened and Endangered Species Group. The application is pending review upon date of this report. As noted earlier in the report, threatened and endangered species are noted within this area along with a Vernal Habitat (See Fig A5).

The impacts of threatened or endangered species being located on or adjacent to the site is the potential buffer area in need of protection. Some species warrant a 150-foot buffer area that would greatly impact the conceptual plans provided. Others only affect the types of permits available for a property. In the event of a change from what was submitted, the development would need to be significantly reduced to accommodate the threatened or endangered species.

An LOI was filed for 91 Rumson Road because of the wetlands, however, upon completion of an NJ-GEOWEB search of 132 Bingham Avenue, there may be endangered species on this property as well. In the southern portion of the site, there is a strip of Landscape 3.3 – Atlantic Coastal Rank 1. I offer that this development cannot move forward until the NJDEP has the chance to review 132 Bingham Avenue for threatened and endangered species as the area containing buildings 6-9 may have adverse effects on the environment for those species. Figure A4 contains a map of both properties with the layers for Landscape 3.3 – Atlantic Coastal Rank 1 turned on in yellow.



EVALUATION OF THE DEVELOPMENT POTENTIAL

While the conceptual plans for 132 Bingham Avenue and 91 Rumson Road fall within the required ordinances designed for each, I offer that the detriment to the Borough of Rumson and its residents will outweigh the potential good. While the agreement states that Carton Street will be dedicated to Rumson to ease the affordable housing burden, the installation of multi-family housing in such a high density on the properties located at 132 Bingham Avenue and 91 Rumson Road will degrade the surrounding community, which is fully developed with detached single-family homes.

Looking at the Coastal Floodplain Boundaries Preliminary Work Map in the Borough of Rumson's Strategic Recovery Planning Report (Figure 4), all of the buildings in Rumson are a dark grey color. Within the subject development area, there are solely single-family dwellings with a largely rural feel. Incorporating multi-family housing at the incredible density at which it is proposed, is introducing an urban feel into this environment.

Finally, the 91 Rumson Road development plan includes filling a significant area of wetlands, which will likely require an individual permit. This is a difficult permit to secure, as an alternatives analysis is required. Additionally, the development of this site will require the demolition of the only single-family residence within the Borough of Rumson that is listed on the National Register.



CONCLUSIONS

While we understand the need to incorporate inclusionary housing into the Borough, the steps taken in this particular approach are more detrimental to the community than other alternatives.

Based upon the Municipal Land Use Law (MLUL) NJSA 40:55D-1 et seq., the zoning being implemented on the properties known as 91 Rumson Road and 132 Bingham Avenue is completely out of character with the neighborhoods in which those properties are located. Coverage increases of two to four times what is currently permitted is both intrusive and devaluing to the abutting and surrounding neighbors. This is in direct conflict with many of the purposes of planning as set forth in the MLUL. These include the promotion of General Welfare of the surrounding community, providing Light, Air and Open Space, the Establishment of Appropriate Population Densities, and in the instance of 91 Rumson Road, the Conservation of Historic Sites.

Along with the MLUL, the Rumson Master Plan is completely disregarded with the proposed zoning. The main objectives of the Master Plan are to maintain Rumson's character as a residential community and the quality of life that it offers, encouraging the most appropriate use of land consistent with neighborhood character and its suitability for development and, establish appropriate population densities and limit the intensity of development to both preserve the natural environment and to ensure neighborhood, community, and regional well-being. Looking at Figures A6 and A7, it is easy to see that the proposed developments are not consistent with the neighborhood character nor are they consistent with the established densities. These proposals are intrusive, with reduced setbacks and increased impervious, will also eliminate wetlands.

The demolition of a structure that is listed on the National Register is a very significant step to take. The entire purpose of the Register is to protect buildings and properties that are either significant from an architectural perspective or hold a place in history based upon events or persons that visited/owned the property. In this instance, Lauriston Estate represents an architectural style that crosses Colonial Revival with Italian Renaissance Revival. It has stood in the same location since 1870 and the overall property (once over 30 acres) was reduced by subdivision in the 1950's. It has been listed on the State Register since 12/20/01 and on the National Register since 3/8/02.



Its National Register Reference Number is 02000134. It is one of only four structures in Rumson that are listed on the National Register and it is the only home in that category (the remaining include two churches and the Seabright Lawn Tennis and Cricket Club). The removal of this building would be in direct conflict with MLUL item (j). NJSA 40:55D-2(j)

Additionally, the 91 Rumson Road property contains wetlands. While Yellow Brook has submitted to the State for an LOI, that document has not been issued as of this writing. We do note that the submittal indicates less wetlands than those shown on the State mapping. We also note that the State website includes listings for endangered species and vernal habitat on or adjacent to the property. This could negatively affect the applicant's ability to implement their plan. Additionally, the plan constitutes filling of one of the wetlands areas in its entirety.

While 132 Bingham Avenue is not designated as a historic structure, many of the surrounding homes along that stretch of road are locally designated as historic. In total, 18 homes along Bingham Avenue have been listed by the Rumson Historic Preservation Commission, including #138 and #139 (the latter designated as "significant"). This proposed zoning will be clearly detrimental to a neighborhood that includes so many historically significant structures.

The Bingham Avenue property is also mapped as having endangered species on and near the property. As both parcels are subject to CAFRA approval, therefore, it should be anticipated that there could be certain restrictions that may affect the conceptual plans submitted (in both instances).

As shown with the reasons above, the constraints found during this review raise substantial doubt as to whether 91 Rumson Road and 132 Bingham Avenue can be developed as shown in the conceptual plans.





AERIAL PHOTOGRAPH

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



Designer: JWP
Checker: JWP
CheckedBy: JWP
Project No. 20-0004
Scale: 1" = 400'
Sheet: A1



HOME

FIND-A-PROPERTY

HISTORY

MISSION

GLOSSARY

ARTICLES

REFERENCES

MEMBERSHIP

NOT FORGOTTEN

AWARDS PROGRAM



Historic Preservation Commission - Rumson, NJ

TEL 732.842.3300 | CONTACT

Rumson, New Jersey 07760

91 RUMSON ROAD

Historic Name: Lauriston

Block: 124 Lot: 31 Year Built: 1870

Style: Renaissance Revival with Colonial Revival influences

Architect: Leon Cubberly

Structure: Tile and Stucco

This structure is considered: Significant - it is listed on the National Register of Historic Places

Comment: See Rumson Vol. II p 42, 43; Shaping a Superlative Suburb pp 136- 137 for additional information. The first Rumson home placed on the list.



(Historic information updated 1/50/18.)

7 ALLEN STREET	23 LAFAYETTE STREET	27 RUMSON ROAD
11 ALLEN STREET	27 LAFAYETTE STREET	31 RUMSON ROAD
28 ALLEN STREET	28 LAFAYETTE STREET	33 RUMSON ROAD
35 ALLEN STREET	30 LAFAYETTE STREET	35 RUMSON ROAD
37 ALLEN STREET	35 LAFAYETTE STREET	39 RUMSON ROAD
39 ALLEN STREET	36 LAFAYETTE STREET	43 RUMSON ROAD
40 ALLEN STREET	38 LAFAYETTE STREET	54 RUMSON ROAD
48 ALLEN STREET	43 LAFAYETTE STREET	55 RUMSON ROAD
47 ALLEN STREET	52 LAFAYETTE STREET	59 RUMSON ROAD
56 ALLEN STREET	57 LAFAYETTE STREET	62 RUMSON ROAD
60 ALLEN STREET	58 LAFAYETTE STREET	67 RUMSON ROAD
68 ALLEN STREET	64 LAFAYETTE STREET	79 RUMSON ROAD/ CR AVENUE TWO RIVERS
1 ALLENCREST ROAD	66 LAFAYETTE STREET	83 RUMSON ROAD
111 AVENUE OF TWO RIVERS	71 LAFAYETTE STREET	85 RUMSON ROAD
121 AVENUE OF TWO RIVERS	76 LAFAYETTE STREET	86 RUMSON ROAD
2 AVENUE OF TWO RIVERS SOUTH	78 LAFAYETTE STREET	87 RUMSON ROAD
30 BAY STREET	84 LAFAYETTE STREET	91 RUMSON ROAD
3 BELKNAP LANE	85 LAFAYETTE STREET	99 RUMSON ROAD
6 BELKNAP LANE	7 LINCOLN AVENUE	105 RUMSON ROAD
20 BELLEVUE AVENUE	13 LINCOLN AVENUE	108 RUMSON ROAD
35 BELLEVUE AVENUE	15 LINCOLN AVENUE	128 RUMSON ROAD
36 BELLEVUE AVENUE	17 LINCOLN AVENUE	141 RUMSON ROAD
45 BELLEVUE AVENUE	23 LINCOLN AVENUE	147 RUMSON ROAD
29 BINGHAM AVENUE	27 LINCOLN AVENUE	

HISTORIC PRESERVATION COMMISSIONS REFERENCE TO 91 RUMSON ROAD

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24G20020800
155 PASSAIC AVENUE • FAIRFIELD • NEW JERSEY • 07004
TEL (973) 227-7004 FAX (973) 227-7074

Designer: JMP

Draftsman: AHH

Checked By: JMP

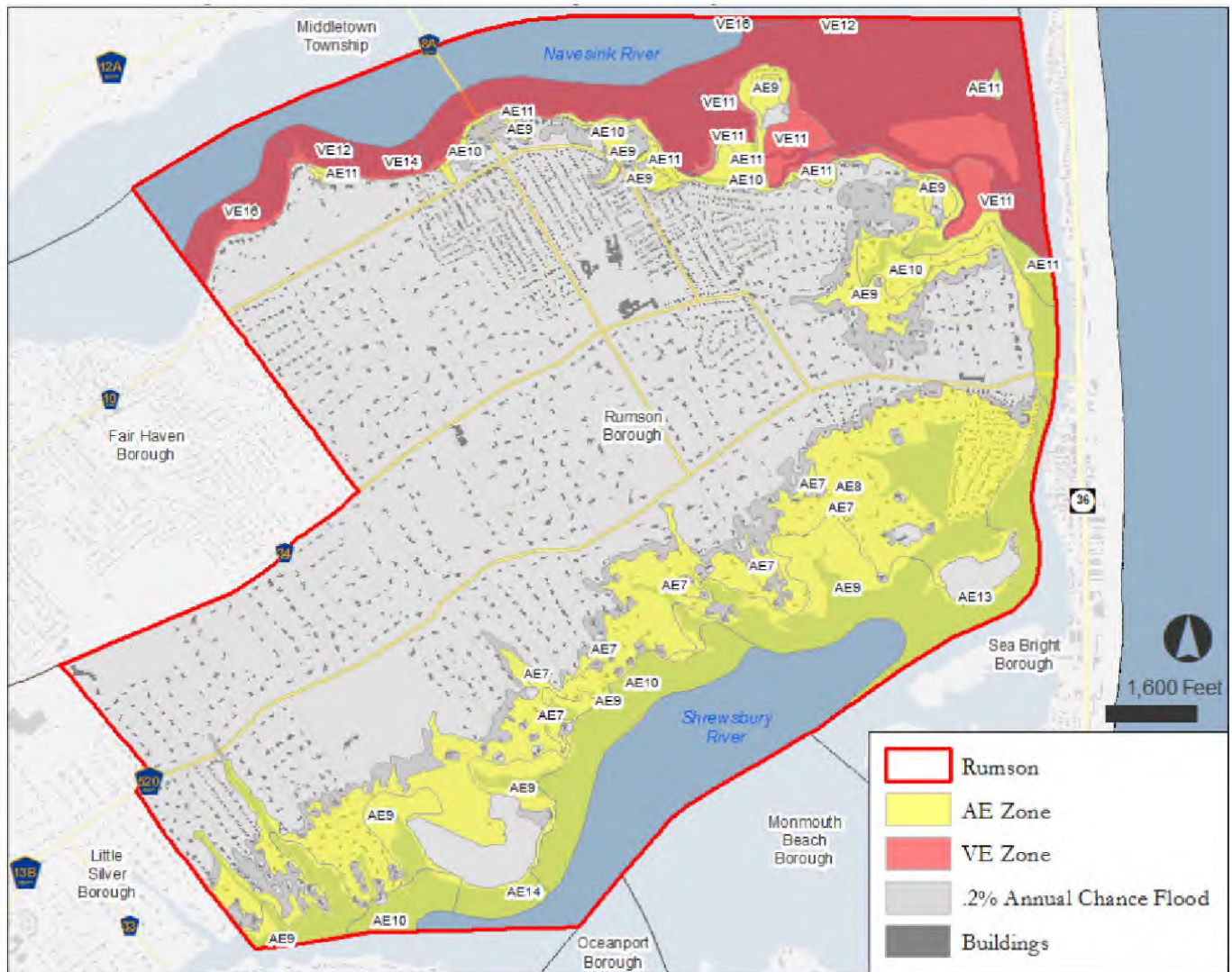
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A3

Map 4: Coastal Floodplain Boundaries Preliminary Work Map



BOROUGH OF RUMSON'S STRATEGIC RECOVERY PLANNING REPORT DEPICTING BUILDINGS IN RUMSON ALONG WITH AREAS OF POTENTIAL FLOODING

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



Designer: JMP

Draftsman: AHH

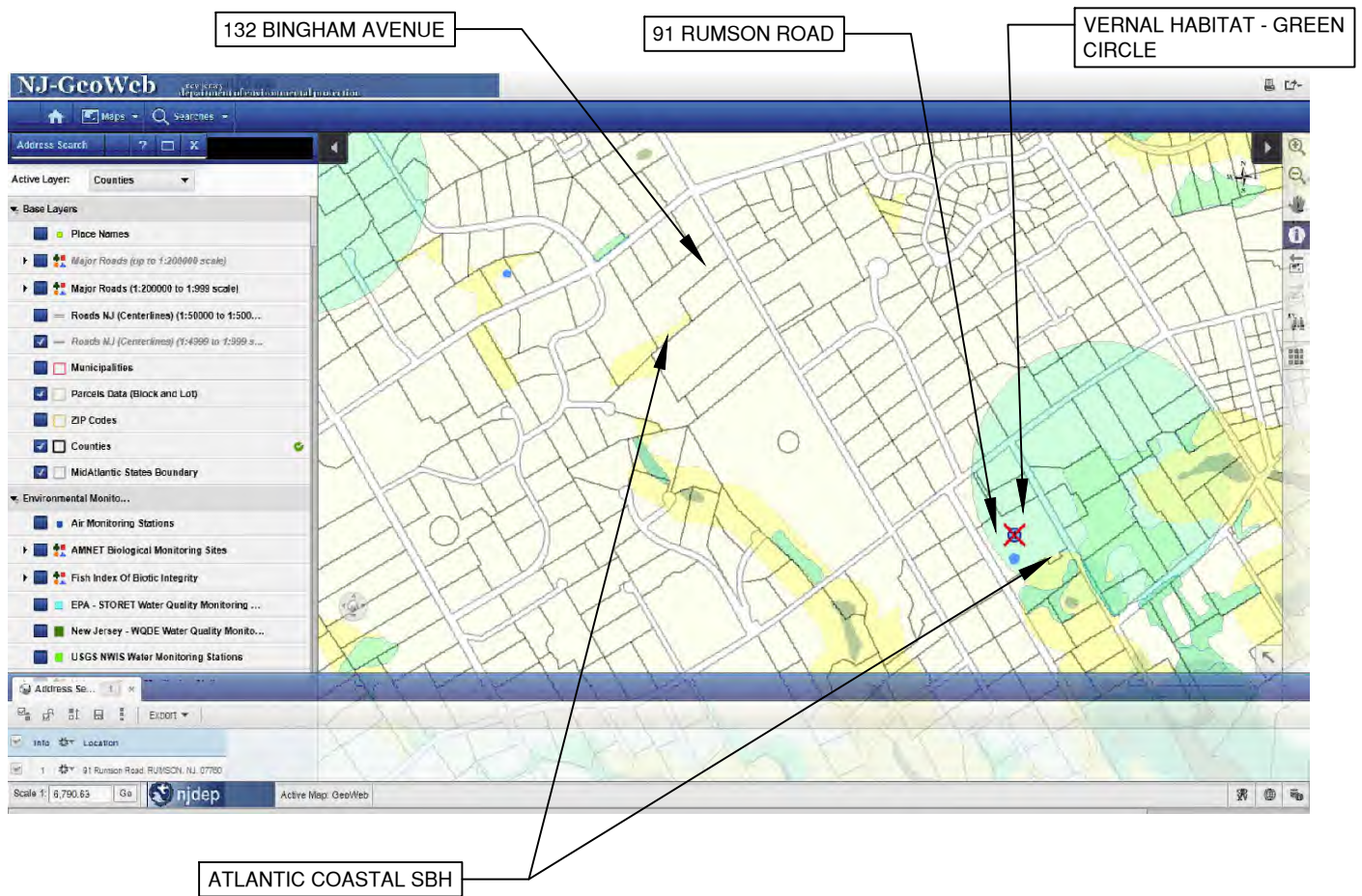
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NJ-GEOWEB DEPICTING THREATENED AND ENDANGERED SPECIES AND VERNAL HABITATS LOCATED ON 132 BINGHAM AVENUE AND 91 RUMSON ROAD IN RUMSON, NEW JERSEY.

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



Designer: JMP
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AERIAL PHOTOGRAPH DEPICTING 91 RUMSON ROAD'S PROPOSED DEVELOPMENT IN RELATIONSHIP TO THE SURROUNDING NEIGHBORHOOD

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



Designer: JMP

Draftsman: AHH

Checked By: JMP

Project No.: 20-0054

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AERIAL PHOTOGRAPH DEPICTING 132 BINGHAM AVENUE'S
PROPOSED DEVELOPMENT IN RELATIONSHIP TO THE
SURROUNDING NEIGHBORHOOD

EVALUATION OF POTENTIAL DEVELOPMENT OF PROPERTY FOR 91 RUMSON ROAD AND 132 BINGHAM AVENUE



Designer: JMP

Draftsman: AHH

Checked By: JMP

Project No.: 20-0054

Scale: 1:200

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