



Borough of Rumson
BOROUGH HALL
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rumsonnj.gov

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Memorandum

Date: February 4, 2020
To: Dennis Peras, Construction Official
Cc: Thomas Rogers, Borough Clerk/Administrator (via email)
Fred Andre, Zoning Officer (via email)
Lynda Doyle, Building Department (via email)
Sabine O'Connor, Building Department (via email)
Nick Fabiano, Building Department (via email)
Re: **Grading Plan Review for In-Ground Pool**
71 Buena Vista Avenue
Block 115 Lot 30; Borough of Rumson

As requested, I have reviewed the pool grading plan for the above referenced property. The Grading Plan was prepared by Alec P. Shissias, RA, RLA, dated December 23, 2019, consisting of one (1) sheet. Based on the existing survey, the area of the project generally drains in a southeasterly direction. The applicant proposes the construction of an in-ground pool, gazebo, and patio. The proposed plan involves minor re-grading, but generally keeps similar drainage and grading patterns. The applicant has demonstrated compliance with the Borough's Stormwater Management Ordinance.

The plan is conditionally approved pursuant to Subsection 22-7.27 of the Planning and Development Regulations because, in the opinion of the Borough Engineer, the proposed work will not have a significant impact on adjacent properties or surrounding municipal infrastructure. No opinion is expressed regarding the correctness, suitability or practicality of the plan for development of the property.

The applicant's continued compliance with Subsections 16.2.11.2(a) and/or 16-2.11.c.2.(b) of the Borough Stormwater Management Ordinance should be a condition of any zoning or building permit, as well as a condition of the issuance of any Certificate of Occupancy.

Please note Ordinance 22-7.27.g requires engineering inspections at the following milestones (as applicable): (1) at the time of initial lot clearing and the establishment of soil erosion and sediment control measures; (2) at the time of Stormwater Management system installation (prior to backfilling); (3) at the time of final grading (prior to installation of vegetative measures) and; (4) final site inspection for recommendation on the issuance of a certificate of occupancy.

By copy of this letter, we are advising the applicant that, as a condition of any approval, they will be required to replace any curb and/or pavement damaged as a result of this project. Furthermore, should any adverse drainage impacts occur to neighboring properties as a result of the proposed development, the applicant will be responsible to correct these impacts. An as-built survey will also be required prior to issuance of a Certificate of Occupancy.

If you have any questions or require additional information, please do not hesitate to contact me.

David M. Marks, P.E., C.M.E., CFM
Borough Engineer