



BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760
(732)842-3300 • FAX (732)219-0714

David Marks, P.E., C.M.E., CFM
Borough Engineer
Email: dmarks@rumsonnj.gov

Memorandum

Date: February 25, 2019

To: Dennis Peras, Construction Official

Cc: Thomas S. Rogers, Municipal 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 New House**
71 Buena Vista Avenue
Block 115, Lot 30; Borough of Rumson

As requested, I have reviewed the Plot Plan for the above referenced property. The Plan was by Alec P. Shissias, RA, RLA, of Shissias Design & Development, dated December 17, 2018, **last revised February 12, 2019**, consisting of four (4) sheets. The applicant proposes to raze the existing structure, but keep the foundation, to allow for the construction of a new dwelling. Based on the existing survey, the property drains towards Buena Vista Avenue. The applicant proposes a 427 square foot increase in dwelling footprint and has confirmed the project does not require compliance with the Borough's Stormwater Management Ordinance. The applicant indicates that minimal property grading will occur and soil disturbance will not exceed 4,500 square feet and therefore not require Freehold Soil Conservation District Approval.

Based on my review, 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