



Borough of Rumson
BOROUGH HALL
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Memorandum

Date: November 4, 2021
To: Nick Fabiano, Construction Official
Cc: Thomas Rogers, Borough Clerk/Administrator
Fred Corcione, Building Subcode Official
Fred Andre, Zoning Officer
Lynda Doyle, Senior Technical Assistant
Sabine O'Connor, Technical Assistant

**Re: Grading Plan Review for In-ground Pool
10 Fair Haven Road
Block 84, Lot 17; Borough of Rumson**

As requested, I have reviewed the Grading Plan for the above referenced property. The plan was prepared by Adam J. Bowles, LLA, of Twin Industries, dated October 12, 2021, consisting of four (4) sheets. The applicant is proposing the construction of an in-ground swimming pool, paver patios, wood decking, and bluestone walkways. The project area generally drains in a westerly direction towards the adjoining lots. The project consists of considerable site re-grading to accommodate the proposed improvements, but generally maintain existing drainage patterns. With a modest increase of impervious area draining offsite, the applicant shall provide a small drywell to mitigate the increases in runoff generated by the project. The drywell can be located at the downstream end of the proposed drainage system.

The applicant has addressed the concerns of my previous letter, therefore grading 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: at the time of initial lot clearing and the establishment of soil erosion and sediment control measures; at the time of Stormwater Management system installation (prior to backfilling); at the time of final grading (prior to installation of vegetative measures); and 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