

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, JANUARY 11, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
James Giannell (remotely)  
Marcy McMullen (remotely)  
Dave Schmetterer, PP, AICP (remotely)

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Ray Bragg, PE  
Charles Casagrande

Mr. Aikins read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 31, 2020 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on January 28, 2020 a copy was emailed to The Coast Star, and on January 28, 2020 a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

The Committee adopted a Resolution to enter into an executive session at 2:40 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 2:51 PM. There being no further business, the Meeting was adjourned at 2:53 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely), Kyle DeGroot (remotely) and John Ciufu (remotely).

\*\*Date of publication attached.

**DRC COMPLIANCE STATEMENT**

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, JANUARY 11, 2021 HAS BEEN COMPLIED WITH AS FOLLOWS:

**ADVERTISED:**

ASBURY PARK PRESS: **January 31, 2020**

**EMAILED TO:**

THE COAST STAR: **January 28, 2020**

**POSTED:**

FREEHOLDER'S BULLETIN BOARD **January 28, 2020**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 28, 2020**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

**2020**

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1363A, 1363B, 1363C, 1363D & 1363E by the Committee, Mr. Barris offered the following resolution and moved its adoption:

### RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1363A, 1363B, 1363C, 1363D & 1363E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1363A, 1363B, 1363C, 1363D & 1363E in relation to planning matters and conformance with the adopted Master Plan of the Monmouth County Planning Board;

WHEREAS, it has been determined that certain of the Subdivisions and Site Plans on said Schedules require review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.2, 6.3 AND 6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1363A, 1363B, 1363C, 1363D & 1363E are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Planning Board is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Ms. McMullen and passed upon the following vote:

In the affirmative:

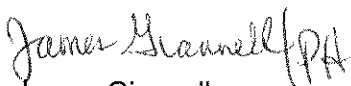
- Mr. Barris
- Mr. Ettore
- Mr. Giannell
- Ms. McMullen

In the Negative:

None

### CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on MONDAY, JANUARY 11, 2021.



James Giannell  
VICE-CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1363A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2021; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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**SCHEDULE1363B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Subhash Warrior Block 29 Lot 39 <b>Holmdel Road (County Route 4) County Bridge H-18</b>	Holmdel Township	HL426 ROW3983	12-29-20	2 (1 new)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 5.126 acres)				

Conditions:

1. Receipt of a deed for a bridge maintenance and reconstruction easement at County Structure H-18. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk. In addition, the subdivision plan shall be revised to show the boundaries of the easements, indicating metes and bounds.
2. Receipt of a deed for dedication for the widening of the Holmdel Road (County Route 4) right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk. In addition, the subdivision plan shall be revised to indicate a right-of-way widening dedication rather than an easement.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Holmdel Road (C.R. 4) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The application has been referred to Engineering for preparation of a bond estimate.
4. Address the comments in memorandum and plan mark-up prepared by Victorino B, Zabat, dated January 11, 2021.
  - It is noted that the driveway crosses County Structure H-18. Access to the proposed lots may be impacted by future maintenance/construction of the structure.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen	X		X			
Charles Casagrande						X

SCHEDULE1363C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778		7	Conditional Preliminary Approval

The applicant requested a waiver from the requirement to widen Newman Springs Road to provide a 12-foot travel lane and an 8-foot shoulder. A section of the road widening would require a right-of-way easement or dedication across the adjacent property, which is owned by NJ Transit and leased to the Monmouth County Park System for purposes of the Henry Hudson Trail. The Development Review Committee declined to grant the requested waiver as the applicant's request would create a traffic safety concern due to a narrowing and widening of the shoulder in a short stretch of roadway. The applicant shall contact NJ Transit to coordinate the widening of the roadway at the NJ Transit property, as necessary.

Conditions:

1. Address the comments in the memorandum prepared by Victorino B. Zabat, dated November 9, 2020.
2. Revise plans to show the sight triangle easement according to Monmouth County Development Regulations. In this case, the sight triangle easement should be 25 feet from the edge of pavement, and 400 feet along each approach of CR 520.
3. Receipt of a deed for dedication for the widening of the Newman Springs Road (County Route 520) right-of-way to a distance of 50 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Newman Springs Road (County Route 520) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). A bond estimate will be prepared upon receipt of a revised plans addressing the conditions listed above.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

SCHEDULE1363D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 11, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Memorial Parkway, LLC Blocks 603 / 607 Lots 3-9 / 8 <b>Memorial Drive (County Route 40A)</b>	Asbury Park City	APSP10048	12-21-20	Conditional Approval
	(Proposed – New 125 dwelling units and 6196 sq. ft. retail/office) (Total Site Area – 1.687 acres) (Impervious Area – 1.589 acres new proposed)			

The DRC reviewed the requirement to widen the Memorial Drive right-of-way. In view of the presence of the NJ Transit right-of-way on the east side of the road and the recent narrowing of the road profile from two lanes to one lane, the DRC found it unlikely that a widening will be necessary in the future. On that basis, the DRC unanimously voted to waive this requirement.

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 11, 2021.
2. Receipt of an executed developer agreement addressing the presence and maintenance of privately-owned structures and equipment proposed within the Memorial Drive (County Route 40A) right-of-way. These features include irrigation equipment, as well as a sidewalk that does not comply with the standard adopted by the County. The applicant shall submit the required developer agreement preparation fee; \$750.00.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Memorial Drive (C.R. 40A) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). A bond estimate will be prepared upon receipt of a site plan that satisfactorily addresses Condition #1.
- The site plan shows proposed construction parallel to and within 200 feet of a NJ Transit right-of-way. The proximity of the site to the railroad right-of-way requires the applicant to contact NJDOT's Railroad Engineering and Safety Unit to schedule a railroad and safety diagnostic meeting at the project site. This is a NJDOT requirement that must be addressed prior to the commencement of any construction at the site.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Enclave at Holmdel, Inc. Block 49.02 Lots 40 & 41 <b>Red Hill Road/Van Schoick Road (County Route 52)</b>	Holmdel Township  (Proposed – New 85,778 sq. ft. assisted living facility for dementia) (Total Site Area – 18.56 acres) (Impervious Area – 4.072 acres new proposed)	HLSP10115	01-04-21	Request Information

The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide a strip plan (at either 20 or 30 scale) for the county road to allow a determination as to whether there are any impacts to traffic signal equipment, whether NJDOT minimum offsets to signal poles are being met, and to show the dimensions of the existing road right-of-way and roadway improvements. Additionally, revise plans to show striping along the entire frontage of the property.
2. The existing driveway is proposed to be widened from 58 to 70 feet, whereas the standard width for a two-way driveway is 24 feet. The applicant shall clarify the need for the proposed driveway layout.
3. Revise plans to show the traffic signal heads to ensure proper alignment with the proposed driveway approach. Video detection may need to be adjusted post-construction. Existing signs along CR 52 should also be shown and relocated, if necessary.
4. Revise the vehicle circulation plan to show turning movements onto and off of Red Hill Road / Van Schoick Road (CR 52). Driveway radii should be modified where necessary.
5. Clarify whether the island shown on plans is physical or striping. If a physical island is proposed, it shall be revised to eliminate the extension into the county right-of-way.
6. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 11, 2021.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for 7-Eleven, Inc. Block 142 Lot 1.03 US Highway 9	Howell Township  Proposed – New 2,999 sq. ft. convenience store with gas station) (Total Site Area – 1.40 acres) (Impervious Area – 0.832 acres new proposed)	HWSP10117	12-30-20	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SRS Partners, LLC Block 214 Lot 50 Boundary Road	Marlboro Township  (Proposed – New 63,131 sq. ft. manufacturing/ warehouse facility) (Total Site Area – 10.003 acres) (Impervious Area – 2.588 acres new proposed)	MRSP10041	12-21-20	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated January 11, 2021.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

Site Plan for Sil-Kemp Concrete, Inc. d/b/a Silvi Group Companies Block 22 Lot 13 Iron Ore Road (County Route 527A)	Millstone Township  (Proposed – New 9,600 sq. ft. building at existing concrete plant) (Total Site Area – 13.405 acres) (Impervious Area – 7.373 acres existing <u>+ 0.402 acres proposed</u> 7.775 acres total)	MSSP7557B	01-04-21	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	X		X			
Joseph Ettore			X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jack Zoller Block 942 Lot 81 Dunroamin Road	Wall Township  (Proposed – New 44,770 sq. ft. warehouse/office with 113 parking spaces) (Total Site Area – 4.58 acres) (Impervious Area – 2.807 acres new proposed)	WSP10116	01-04-21	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen	X		X			
Charles Casagrande						X

SCHEDULE1363E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for James A. Lobiando Block 117 Lots 26, 27 & 28 Brighton Avenue	Long Branch City	LBSP10112	12-16-20	12-28-20
	(Proposed – New 20-unit residential townhomes) (Total Site Area – 1.91 acres) (Impervious Area – 1.201 acres new proposed)			