

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, JANUARY 25, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM (left at 2:06 PM)
Marcy McMullen (remotely)
Dave Schmetterer, PP, AICP
Ray Bragg, PE
Charles Casagrande (remotely)
James Schatzle (remotely)

Members Absent:

Joseph Ettore, PE
James Giannell

Alternates Absent:

None

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.

There being no further business, the Meeting was adjourned at 2:39 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Kyle DeGroot (remotely), Michael Nei (remotely) and Erin Kinneman (remotely). Also in attendance was: Chuck DiLorenzo, PE (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 25, 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 1364A, 1364B, 1364C, 1364D & 1364E by the Committee, Mr. Casagrande 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 1364A, 1364B, 1364C, 1364D & 1364E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1364A, 1364B, 1364C, 1364D & 1364E 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 1364A, 1364B, 1364C, 1364D & 1364E 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 Mr. Schmetterer and passed upon the following vote:

In the affirmative:

Ms. McMullen
Mr. Schmetterer
Mr. Bragg
Mr. Casagrande

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 25, 2021.


Marcy McMullen
VICE-CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1364A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 25, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1364B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 25, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George Green Block 62 Lot 16.02 Stage Coach Road (County Route 524)	Millstone Township (Proposed Use – Residential) (Total Area – 9.575 acres)	MS817 ROW3986	01-15-21	2 (1 new)	Request Information

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

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 25, 2021.
2. Revise plans to show AASHTO sightlines for the driveways, as well as a sightline profile.
3. Revise plans to show the driveway with a minimum apron flare of 5' or 10' radii on each side of the driveway at the end of the driveway per Monmouth County Development Regulations.
4. Receipt of a deed of dedication for the widening of the Stage Coach Road (County Route 524) 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. 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.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for James Lawson Block 2201 Lot 46 West Bangs Avenue (County Route 17)	Neptune Township (Proposed Use – Single Family Residential) (Total Area – 0.920 acres)	N551 ROW3988	01-15-21	2 (1 new)	Conditional Final Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 25, 2021.
2. The plan shall be revised to provide an on-site turnaround so that vehicles don't back out into the county road.
3. Revise plan to show the driveway with minimum width of 12' and a minimum apron flare of 5' on each side of the driveway or a 10' radii provided at the end of the driveway per Monmouth County Development Regulations. The addition of the aforementioned apron flares or radii may result in the driveway being too close to the property line. Per the Development Regulations, "no portion of a driveway shall be located within 10' of a side property line". Therefore, the 10' distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway.
4. Receipt of a deed of dedication for the widening of the West Bangs Avenue (County Route 17) right-of-way to a distance of 30 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. 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.
5. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the W. Bangs Avenue (County Route 17) 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. 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
James Giannell						X
Marcy McMullen			X			
Dave Schmetterer			X			
Ray Bragg	X		X			
Charles Casagrande		X	X			
James Schatzle						

SCHEDULE 1364C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 25, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road (County Route 520)	Marlboro Township (Proposed Use – Residential) (Total Area – 2.490 acres)	MRMJ675	01-07-21	4	Conditional Preliminary Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated January 25, 2021.
2. Revise the subdivision plans to indicate the existing driveway at proposed Lot 15.03 will be relocated to Crine Road. A note shall be added to the final plat stating access from Newman Springs Road is prohibited. A similar restriction shall be included in the subdivision/property deed.
3. Receipt of a deed of 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. 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. 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
James Giannelli						X
Marcy McMullen			X			
Dave Schmetterer	X		X			
Ray Bragg		X	X			
Charles Casagrande			X			
James Schatzle						

SCHEDULE1364D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 25, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel Township (Proposed – New 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.058 acres new proposed)	HLSP10069	01-08-21	Request Information

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

1. Address the comments in memorandum prepared by Victorino Zabat, dated January 25, 2021.
2. Revise the site plan to align the site driveway with Clubhouse Drive.
3. The applicant should perform an as-built survey in order to update existing conditions depicted on the site plan, which was prepared using a 2015 survey. Since then the County has undertaken a road improvement project along Palmer Avenue that includes new curb, sidewalks and inlets along the site frontage. These features are not shown on the site plan.
4. On October 20, 2009, final site plan approval was granted by the County for the construction of an office building at the site. The applicant should submit a letter of withdrawal for that approval.

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

Site Plan for Cabin Realty, LLC Block 177 Lot 16.01 State Highway 33	Howell Township (Proposed – Renovate existing structure and construct outdoor dining area) (Total Site Area – 3.25 acres) (Impervious Area – 2.115 acres existing <u>- 0.027 acres proposed</u> 2.088 acres total)	HWSP8424A	01-20-21	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1 Industrial Court, LLC Block 168 Lot 36.01 Industrial Court	Howell Township	HWSP10003	01-08-21	Final Approval
(Proposed – New 40,000 sq. ft. warehouse/office building) (Total Site Area – 4.933 acres) (Impervious Area – 1.677 acres new proposed)				

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
James Giannell						X
Marcy McMullen			X			
Dave Schmetterer			X			
Ray Bragg		X	X			
Charles Casagrande	X		X			
James Schatzle						

Site Plan for Richard Sieb Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524)	Howell Township	HWSP10118	01-08-21	Request Information
(Proposed – Change of use from residential to commercial office & storage) (Total Site Area – 4.677 acres) (Impervious Area – 0.260 acres existing <u>-0.015 acres proposed</u> 0.245 acres total)				

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

1. Respond to the comments in Victorino B. Zabat's memorandum dated January 25th, 2021.
2. Revise plans to show one two-way driveway onto Lakewood-Farmingdale Road (C.R. 524).
3. Submit a traffic impact statement outlining the number and type of vehicles that will be using the site.
4. Submit driveway circulation plans showing the largest vehicle expected to use the site. Additionally, revise plans to modify the driveway width and radii as appropriate to eliminate encroachments. Depending on the number of turning movements, a bypass lane may be required.
5. Revise plans to show the driveway paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of at least 25' from the edge of pavement of the county road.
6. Revise plans to show the stop bar on the driveway approach to Lakewood-Farmingdale Road (C.R. 524).
7. Receipt of a cross-access easement for Block 49 Lot 24 and Block 49 Lot 24.01.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Richard Sieb Block 49 Lots 24 & 24.01 (CONT'D)	Howell Township	HWSP10118	01-08-21	
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8. Receipt of a deed of dedication for the widening of the Lakewood-Farmingdale Road (C.R. 524) 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. 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.

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

Site Plan for 41 Kent Road, LLC Block 74 Lots 4, 5 & 15 Kent Road	Howell Township	HWSP10121	01-15-21	Final Approval
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(Proposed – New 37,946 sq. ft. office space with 129 parking spaces)
(Total Site Area –2.09 acres)
(Impervious Area – 1.444 acres new proposed)

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
James Giannell						X
Marcy McMullen			X			
Dave Schmetterer		X	X			
Ray Bragg			X			
Charles Casagrande	X		X			
James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James A. Lobiando Block 117 Lots 26, 27 & 28 Brighton Avenue	Long Branch City (Proposed – New 20-unit residential townhomes) (Total Site Area – 1.91 acres) (Impervious Area – 1.201 acres new proposed)	LBSP10112	01-12-21	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
James Giannell						X
Marcy McMullen			X			
Dave Schmetterer			X			
Ray Bragg	X		X			
Charles Casagrande		X	X			
James Schatzie						

Site Plan for OLUD Corporation Block 1207 Lot 21.03 Gordons Corner Road	Manalapan Township (Proposed – Change of use from retail to spa/hair salon) (Total Site Area – 0.50 acres) (Impervious Area – 0.407 acres existing <u>- 0.032 acres proposed</u> 0.375 acres total)	MNSP10119	01-11-21	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JG2 Manalapan Residential Development, Inc. Block 7 Lots 14.03 & 15.01 Franklin Lane	Manalapan Township	MNSP10120	01-12-21	Final Approval
(Proposed – New 168-unit multi-family apartment complex with clubhouse) (Total Site Area – 9.966 acres) (Impervious Area – 4.442 acres new proposed)				

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
James Giannell						X
Marcy McMullen			X			
Dave Schmetterer			X			
Ray Bragg		X	X			
Charles Casagrande	X		X			
James Schatzle						

Site Plan for New Cingular Wireless PCS, LLC (AT&T) Blocks 23 / 20 Lots 1, 2.01 & 2.02 / 7 Ocean Avenue	Sea Bright Borough	SBSP10124	01-15-21	County Approval Not Required
(Proposed – Improvements at existing telecommunications facility) (Total Site Area – 23.936 acres)				

Site Plan for Garden State Precast, Inc. Block 917.01 Lot 38.03 Wyckoff Road	Wall Township	WSP10125	01-19-21	County Approval Not Required
(Proposed – Improvements at existing commercial site) (Total Site Area – 20.02 acres) (Impervious Area – 3.015 acres existing <u>+ 0.558 acres proposed</u> 3.573 acres total)				

SCHEDULE1364E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2021

1. Election of Chairperson for 2021

Nomination of James Giannell for Chairperson was moved by Marcy McMullen and seconded by Charles Casagrande. Motion to close nominations was made by Charles Casagrande and seconded by Marcy McMullen.

In the affirmative:

Ms. McMullen

Mr. Barris

Mr. Bragg

Mr. Casagrande

In the Negative:

None

2. Election of Vice-Chairperson for 2021

Nomination of Marcy McMullen for Vice-Chairperson was moved by Joe Barris and seconded by Charles Casagrande. Motion to close nominations was made by Charles Casagrande and seconded by Joe Barris.

In the affirmative:

Ms. McMullen

Mr. Barris

Mr. Bragg

Mr. Casagrande

In the Negative:

None

3. Adoption of Meeting Schedule for 2021

Motion to adopt the Development Review Committee Meeting Schedule for 2021 was made by Joe Barris and seconded by Charles Casagrande.

In the affirmative:

Ms. McMullen

Mr. Barris

Mr. Bragg

Mr. Casagrande

In the Negative:

None

**DEVELOPMENT REVIEW COMMITTEE
MEETING SCHEDULE
February 2021– January 2022**

The Monmouth County Development Review Committee has scheduled the following Regular and Alternate Public Meeting dates. Unless otherwise indicated, meetings will be held at 2:00PM and on the second and fourth Mondays of the month. In accordance with N.J.S.A. 10:4-6, et seq., (the "Open Public Meetings Act"), public meetings may be held in person or by means of communication equipment, N.J.S.A. 10:4-8(b), to include streaming services or other online meeting platforms. Due to the COVID 19 pandemic, the Monmouth County Development Review Committee may determine the need to hold these meetings in person and/or virtually, as health concerns may necessitate. Please visit the Monmouth County website www.visitmonmouth.com 48 hours prior to the meeting for confirmation as to whether the meeting is in person or is virtual.

TIME

2:00pm

LOCATION

Monmouth County Planning Board Conference Room
Hall of Records Annex
One East Main Street
Freehold, New Jersey 07728

REGULAR MEETING DATES

Monday, February 8, 2021
Monday, February 22, 2021
Monday, March 8, 2021
Monday, March 22, 2021
Monday, April 12, 2021
Monday, April 26, 2021
Monday, May 10, 2021
Monday, May 24, 2021
Monday, June 14, 2021
Monday, June 28, 2021
Monday, July 12, 2021
Monday, July 26, 2021

Monday, August 9, 2021
Monday, August 23, 2021
Monday, September 13, 2021
Monday, September 27, 2021
Tuesday, October 12, 2021
Monday, October 25, 2021
Monday, November 8, 2021
Monday, November 22, 2021
Monday, December 13, 2021
Monday, December 27, 2021
Monday, January 10, 2022
Monday, January 24, 2022 (Reorganization)

ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM

Tuesday, February 16, 2021
Monday, March 15, 2021
Monday, April 19, 2021
Monday, May 17, 2021
Monday, June 21, 2021
Monday, July 19, 2021
Monday, August 16, 2021

Monday, September 20, 2021
Monday, October 18, 2021
Monday, November 15, 2021
Monday, December 20, 2021 (at 10:00 am
– MCPB meets at 11:00 am)
Tuesday, January 18, 2022