

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, JANUARY 27, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Joe Barris, PP  
Joseph Ettore, PE  
James Giannell (left @ 3:38 pm)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE  
Marcy McMullen  
Charles Casagrande

Mr. Kiernan 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, 2019 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 29, 2019 a copy was emailed to The Coast Star, and on January 29, 2019 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 3:51 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Vince Cardone, PE (arrived at 2:15 PM), Victor Furmanec, PP, Victorino Zabat, PE and Quinn Ruff.

\*\*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 27, 2020 HAS BEEN COMPLIED WITH AS FOLLOWS:

### **ADVERTISED:**

ASBURY PARK PRESS: **January 31, 2019**

### **EMAILED TO:**

THE COAST STAR: **January 29, 2019**

### **POSTED:**

FREEHOLDER'S BULLETIN BOARD **January 29, 2019**  
Hall of Records

MONMOUTH COUNTY PLANNING **January 29, 2019**  
BOARD BULLETIN BOARD & WEBSITE  
Hall of Records Annex

2020

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1340A, 1340B, 1340C, 1340D & 1340E by the Committee, Mr. Kiernan 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 1340A, 1340B, 1340C, 1340D & 1340E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1340A, 1340B, 1340C, 1340D & 1340E 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 1340A, 1340B, 1340C, 1340D & 1340E 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. Barris and passed upon the following vote:

In the affirmative:

- Mr. Kiernan
- Mr. Barris
- Mr. Ettore
- Mr. Giannell

### 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 27, 2020.

Paul Kiernan, Jr.  
CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1340A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 113 Tindall Road, LLC Block 642 Lot 6.01 Tindall Road	Middletown Township	MD1473	01-14-20	2 (1 new)	Exempt
Subdivision for Patricia Dombroski Block 305 Lots 4 & 16 Pennsylvania and New Brunswick Avenues	Wall Township	W1414	01-17-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1340B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1340C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Martelli Signature Homes, LLC Block 65 Lot 1 <b>Myrtle Avenue/Monmouth Blvd.                      (County Routes 29A/33)</b>	Oceanport Borough  (Proposed Use – single family residential) (Total Area – 5.82 acres)	OPMJ766	01-07-20	12	Request Information

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

1. The layout of the proposed borough park raises several concerns, as follows:
  - a. The applicant shall demonstrate compliance with N.J.A.C. 16-25-Utility Accommodation, which establishes minimum clearances from overhead wires.
  - b. The applicant shall clarify whether the area in which the park is proposed is encumbered by an easement dating to the installation of the traffic signal. If not, the plan shall be revised to show an easement extending at least ten feet from the existing traffic signal equipment to allow access for maintenance and operation purposes. This may affect Proposed Lot 1.02 as well.
2. The applicant shall clarify the status of the proposed abandonment of the access easement running along the east side of the property, as well as how this may impact the future use and development of the property benefitting from the easement.
3. The applicant shall clarify the assertion in the stormwater report that site discharge will be reduced, as insufficient maintenance or failure of infiltration may result in increased discharge into the county's storm drainage system.
4. Provide computations to verify the hydraulic capacity of the existing storm drainage system along Monmouth Boulevard to convey 25-year runoff from its own tributary area, in addition to runoff from the site under developed conditions.
5. The grading and drainage plan indicates a single connection to the existing storm drainage system in Monmouth Boulevard. The stormwater report does not verify that Monmouth Boulevard is the destination of runoff under existing conditions. As such, the claim of reduced impact to the county's storm drainage system is not supported. Revise analysis and plans as necessary.
6. The applicant shall clarify the statement that wooded areas of the site will increase from 0.251 acre to 0.897 acre. This change is not indicated on the drainage area plans. Provide evidence to support this claim.
7. The drainage area plan for proposed conditions indicates portions of the site generate runoff toward Myrtle Avenue. This is not consistent with program output, and shall be revised as necessary.
8. The pavement repair detail shall be revised to indicate a six-inch tall curb face.
9. The county pavement detail shall be revised to indicate two inches of hot mix asphalt (HMA) mix 9.5M64 surface course, over six inches of HMA mix 19M64 base course, over six inches of dense-graded aggregate base course.
10. The applicant shall coordinate the plans for the proposed development with the county's plan for intersection improvements at Myrtle Avenue and Monmouth Boulevard.

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

SCHEDULE1340D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Oak Hill Farms, LLC Block 10 Lot 16 <b>Crawfords Corner-Everett Road                      (County Route 52)</b>	Holmdel Township	HLSP10026	01-15-20	Conditional Approval
(Proposed – Parking improvements at existing farm and addition of retail use) (Total Site Area – 5.52 acres) (Impervious Area – 0.073 acres existing + 0.083 acres proposed 0.156 acres total)				

Conditions:

1. Respond to the comments in Victorino B. Zabat's memorandum dated January 27<sup>th</sup>, 2020.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe Barris, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Rock Solid Realty, LLC Block 168 Lot 19.10 Fairfield Road	Howell Township	HWSP10022	01-07-20	Request Information
(Proposed – new 358,450 sq. ft. warehouse with 9600 sq. ft. office) (Total Site Area – 101.88 acres) (Impervious Area – 23.33 acres new proposed)				

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 27<sup>th</sup>, 2020.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PE 601 Main Street, LLC Block 1 Lot 3 Main Street	Loch Arbour Village  (Proposed – Renovations at existing restaurant/bar) (Total Site Area – 0.620 acres) (Impervious Area – 0.521 acres existing – no change)	LASP6771A	01-24-20	County Approval Not Required
Site Plan for Mill Station Holdings LLC Block 63 Lots 1, 2 & 3 <b>Millhurst Road (County Route 527)</b>	Manalapan Township  (Proposed – 7815 sq. ft. additions at existing site) (Total Site Area – 1.99 acres) (Impervious Area – 0.19 acres existing <u>+ 0.16 acres proposed</u> 0.35 acres total)	MNSP10025	01-10-20	Request Information

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

1. Provide sight-distance triangles for each corner of the site.
2. Provide a turning movement template and information on what vehicles will be accessing the site.
3. Describe the proposed use of lots 2 and 3.
4. Provide a stormwater management report for the property accounting for the 25-year storm runoff, design of storm drainage, and stormwater management systems.
5. Show on plan how existing driveway onto Station Street will be reconfigured.
6. Provide the following right-of-way information for Millhurst Road and Station Street (County Route 527):
  - a. Metes and bounds
  - b. Area of each parcel in acres and sq. ft.
  - c. Survey references for the centerlines

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



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Evangelical Church of the Assemblies of God Block 25 Lot 14 Craig Road <b>County Bridge MN-51</b>	Manalapan Township  (Proposed – New 18,800 sq. ft. House of Worship with 138 parking spaces) (Total Site Area – 15 acres) (Impervious Area – 0.03 acres existing <u>+ 2.06 acres proposed</u> 2.09 acres total)	MNSP10027	01-16-20	Fee Appeal Denied

The request for consideration of waiving the application fee was heard at the Development Review Committee meeting on January 27, 2020. The Development Review Committee has decided to deny the waiver of an application fee.

- The following are required for the application to be deemed complete:
  - The correct application fee.
  - Two (2) copies of Stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems.
  - Drainage Area Map to the nearest downstream County Bridge
- Coordinate with the County’s realignment project on Tennent Road (County Route 3).
- Additionally, the committee wants the applicant to indicate the location of County Bridges on the site plan.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Township of Millstone Block 35 Lot 15 <b>Stage Coach Road (County Route 524)</b>	Millstone Township  (Proposed – New 10-unit adult living) (Total Site Area – 2.53 acres) (Impervious Area – 0.352 acres new proposed)	MSSP10002	01-09-20	Conditional Approval

Conditions:

1. Provide survey references for the centerline of County Route 524, Stage Coach Road.
2. Provide the following information for the right-of-way dedication and road widening easement:
  - a. Area of each parcel in acres and sq.ft.;
  - b. Deeds of dedication with corresponding parcel descriptions
3. Indicate portion(s) of site that generate runoff flowing toward County Route 524, Stage Coach Road, under existing and proposed conditions. Provide a plan for existing topography.
4. Provide spot elevations along centerline of County Route 524, Stage Coach Road, existing edge of pavement and proposed top & bottom of curb, along site frontage.
  - a. Establish uniform cross slope from crown of County Route 524, Stage Coach Road to the proposed curb or edge of pavement.
  - b. Based on posted speed limit , change in cross-slope should not exceed 3% in 100ft., or 1.5% in 50ft. The change in cross-slope between Stas. 1+50 and 2+00 exceeded 1.5%. Revise as necessary. Verify and indicate cross-slope at 50ft. intervals.
5. Provide MUTCD designation for STOP sign.
6. Clearly indicate end or beginning of curb . Provide spot elevations for ends of 10ft. vertical –tapered curb.
7. Provide details for:
  - a. Sign placement – Provide minimum 7ft. vertical clearance from side edge of sign to curb or edge of pavement. Provide corresponding dimensions;
  - b. Thermoplastic stop bar, 24in. wide. Indicate thermoplastic stop bar on Site Plan and Grading Plan.
  - c. Ten (10) ft. L vertical-tapered curb

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Loft Partnership, LLC Block 110.08 p/o 1 <b>Saltzman Avenue</b> <b>(County Route 537 ext.)</b>	Oceanport Borough  (Proposed –5,905 sq. ft. addition for restaurant/brewery/event space) (Total Site Area – 4.275 acres) (Impervious Area – 1.792 acres existing <u>+ 0.027 acres proposed</u> 1.819 acres total)	OPSP9982	01-21-20	Request Information

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

1. Revise the site plan to eliminate any overlap between the county’s multipurpose easement and the proposed sewer and water easement at the northwest corner of the intersection of Saltzman Avenue and Caren Franzini Way.
2. Provide a metes and bounds description of the county’s multipurpose easement paralleling Saltzman Avenue.
3. Address the comments in Victorino Zabat’s memorandum, dated January 27, 2020.

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

Site Plan for Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 <b>Oceanport Avenue/Russell Avenue</b> <b>(County Routes 11/537 Ext.)</b>	Oceanport Borough  (Proposed – 2 existing and 4 new buildings (188,308 sq. ft. total) for office/restaurant/hotel) (Total Site Area – 12.134 acres) (Impervious Area – 4.785 acres existing <u>+ 4.291 acres proposed</u> 9.076 acres total)	OPSP10023	01-08-20	Request Information
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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 27, 2020.
2. The applicant shall provide a traffic signal warrant analysis for the intersection of Oceanport and Signal Avenues.
3. The applicant shall revise the site plan to show the current striping along Russel Avenue and to eliminate the proposed driveway along Russel Avenue.
4. The applicant shall clarify whether a cross access agreement will be required to allow access from the site to Barton Avenue.
5. The site plan shows several bus shelters. The applicant shall clarify whether bus service will be provided through the Fort property, and in particular how buses would gain access to the existing bus shelter located just south of Allison Hall.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 (CONT'D)	Oceanport Borough	OPSP10023	01-08-20	

- The sidewalk along Oceanport Avenue shall be extended through the proposed traffic island. The site plan shall indicate required traffic signage, i.e., "One Way," "Do Not Enter" and "Stop" signs.
- The applicant shall clarify the need for the "Ice Alert" and "15 MPH" signs along Russel Avenue.

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

Site Plan for FLM Associates, LLC Block 145 Lots 15, 16, 17 & 18 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 23,575 sq. ft. flex space with 95 parking spaces) (Total Site Area – 4.76 acres) (Impervious Area – 2.801 acres new proposed)	TFSP8712A	01-13-20	Request Information
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The following items shall be addressed before formal review and action by the Development Review Committee:

- The applicant shall document the outcome of contacts with the owner of the adjacent property regarding gaining access from Mazza Drive.
- The truck turning movement plan for WB-50 vehicles shows vehicles turning right into the site from the left lane of eastbound Shafto Road. The diagram shall be revised to show right turns from the right lane. If necessary, the curb radius should be increased to accommodate WB-50 trucks turning into the site.
- Address the comments in memorandum prepared by Victorino B. Zabat, dated January 27, 2020.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ASP Wall, LLC Block 917, Lot 64 Block 223, Lot 17 <b>Belmar Boulevard</b> <b>(County Route 18)</b>	Wall Township Howell Township	WSP8529 HWSP8530	01-08-20	Request Information
(Proposed - 170,000 sq. ft. office/warehouse with 314 parking spaces) (Total Site Area – 42.388 acres) (Impervious Area –11.15 acres new proposed)				

The following comments, which were listed in the March 11, 2013 action letter, shall be addressed before formal review and action by the Development Review Committee:

1. Provide a roadway improvement plan for the intersection of Birdsall Road and Belmar Boulevard.
2. Revise the site plan to provide a 90-foot x 300-foot sight triangle easement at the intersection of Birdsall Road and Belmar Boulevard.
3. Revise the site plan to show grading within the Belmar Boulevard right-of-way at two percent.
4. Revise the site plan to show a 20-foot wide pavement widening along Belmar Boulevard.

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

SCHEDULE1340E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Manalapan Landholdings, LLC Block 72 Lot 7.01 State Highway 33	Manalapan Township  (Proposed – New 87,720 sq. ft. warehouse/self-storage with billboard) (Total Site Area – 6.72 acres) (Impervious Area – 2.76 acres new proposed)	MNSP8718A	01-15-20	01-27-20
Site Plan for Logan Community, LLC Block 137 Lots 4, 5 & 32 Logan Avenue <b>County Bridge O-5</b>	Ocean Township  (Proposed – New 8500 sq. ft. funeral home) (Total Site Area – 2.61 acres) (Impervious Area – 1.521 acres new proposed)	OSP10024	01-10-20	01-21-20

REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2020

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1. Election of Chairperson for 2020

Nomination of Paul Kiernan for Chairperson was moved by Jim Giannell and seconded by Joe Ettore.  
Motion was made to close nominations.

In the affirmative:

Mr. Barris  
Mr. Ettore  
Mr. Giannell

In the Negative:

None

2. Election of Vice-Chairperson for 2020

Nomination of Jim Giannell for Vice-Chairperson was moved by Paul Kiernan and seconded by Joe Ettore.  
Motion was made to close nominations.

In the affirmative:

Mr. Kiernan  
Mr. Barris  
Mr. Ettore

In the Negative:

None

3. Adoption of Meeting Schedule for 2020

Motion to adopt the Development Review Committee Meeting Schedule for 2020 was made by Jim Giannell and seconded by Joe Barris.

In the affirmative:

Mr. Kiernan  
Mr. Barris  
Mr. Ettore  
Mr. Giannell

In the Negative:

None

**DEVELOPMENT REVIEW COMMITTEE  
MEETING SCHEDULE  
February 2020– January 2021**

Unless otherwise indicated, the meetings of the Monmouth County Development Review Committee will be held as follows:

**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 10, 2020	Monday, August 10, 2020
Monday, February 24, 2020	Monday, August 24, 2020
Monday, March 9, 2020	Monday, September 14, 2020
Monday, March 23, 2020	Monday, September 28, 2020
Monday, April 13, 2020	Tuesday, October 13, 2020
Monday, April 27, 2020	Monday, October 26, 2020
Monday, May 11, 2020	Monday, November 9, 2020
Tuesday, May 26, 2020	Monday, November 23, 2020
Monday, June 8, 2020	Monday, December 14, 2020
Monday, June 22, 2020	Monday, December 28, 2020
Monday, July 13, 2020	Monday, January 11, 2021
Monday, July 27, 2020	Monday, January 25, 2021 (Reorganization)

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

Tuesday, February 18, 2020  
Monday, March 16, 2020  
Monday, April 20, 2020  
Monday, May 18, 2020  
Monday, June 15, 2020  
Monday, July 20, 2020  
Monday, August 17, 2020  
Monday, September 21, 2020  
Monday, October 19, 2020  
Monday, November 16, 2020  
Monday, December 21, 2020 (at 10:00 am – MCPB meets at 11:00 am)  
Tuesday, January 19, 2021