

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, FEBRUARY 8, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE (arrived at 2:09 PM)
James Giannell (remotely)
Marcy McMullen (remotely)
Dave Schmetterer, PP, AICP (remotely)
Ray Bragg, PE (remotely)

Members Absent:

None

Alternates Absent:

Charles Casagrande
James Schatzle

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 28, 2021 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, 2021 a copy was emailed to The Coast Star, and on January 28, 2021 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 2:56 PM.

Staff present included: Jeannine Smith, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Kyle DeGroot (remotely). Also in attendance were: Ken Pape, Esq., Roger McLaughlin, Esq., Michael Weseloski, PE and Clay Perlman (all 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, FEBRUARY 8, 2021 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 28, 2021**

EMAILED TO:

THE COAST STAR: **January 28, 2021**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 28, 2021**
Hall of Records

MONMOUTH COUNTY PLANNING **January 28, 2021**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2021

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1365A, 1365B, 1365C, 1365D & 1365E by the Committee, Ms. McMullen 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 1365A, 1365B, 1365C, 1365D & 1365E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1365A, 1365B, 1365C, 1365D & 1365E 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 1365A, 1365B, 1365C, 1365D & 1365E 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. Ettore and passed upon the following vote:

In the affirmative:

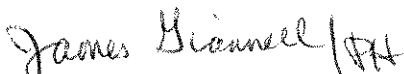
- Mr. Barris
- Mr. Ettore
- Mr. Giannell
- Ms. McMullen

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, FEBRUARY 8, 2021.



James Giannell
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1365A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Simon Reichman Block 110 Lots 7.02 & 7.03 South Street	Freehold Borough	FR321	01-25-21	2 (Lot Line Adjustment)	Exempt
Subdivision for Grace M. Soliniski Family Trust Block 70 Lots 35.01 & 35.02 McCaffery Road	Manalapan Township	MN1063	01-26-21	2 (Lot Line Adjustment)	Exempt
Subdivision for Shore Home Builders, Inc. Block 31 Lot 10 Stockton Blvd.	Sea Girt Borough	SG302	01-27-21	2 (1 new)	Exempt

SCHEDULE1365B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough	KP295 ROW3973 (also KPSP9755)	01-22-21	2 (Lot Consolidation)	Request Information
	(Proposed Use – Multi-Family Residential and Marina) (Total Area – 11.03 acres)				

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

1. The applicant shall submit a turning movement diagram that demonstrates all vehicles can maneuver into and out of the site without crossing the centerline of W. Front Street, as well as the centerline of the proposed driveway. The turning diagram shall consider all types of vehicles anticipated at the site, and shall demonstrate compliance with this concern for all internal and external approaches. If needed, the plan shall indicate any measures necessary to ensure compliance, such as one-way drive aisles, signage, etc. The County's continued preference is to provide access to the marina from the easterly driveway, as that driveway would provide a more suitable access to the overall proposed development.
 2. The proposed parking spaces located in front of the proposed building are inconsistent with Section 5.2-3.1F, which provides that off-street parking spaces shall be designed so that vehicles maneuvering into or out of onsite parking spaces do not enter the path of vehicles entering the site. Revise the site plan accordingly.
- The applicant is encouraged to meet with Planning and Engineering staff to discuss concepts and revised plans before submitting them for review by the Development Review Committee.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jake Majanski Block 630 Lot 25 New Monmouth Road (County Route 50)	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 0.998 acres)	MD1477 ROW3992	01-21-21	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 February 5, 2021.
2. The existing driveway does not meet County requirements, and a new driveway is not shown for proposed Lot 25.01. Both driveways shall meet the requirements of the county's development regulations, including the following:
 - a. A minimum distance of 25 feet is required between the closest edges of the driveways. The 25-foot offset shall be measured at the widest point of the driveway at the edge of pavement. The widest portion of the driveway includes apron flares and corner radii.
 - b. All driveways to the county road on minor subdivisions must be designed with provisions for on-site vehicle turnaround so that vehicles are not forced to back out into the county road.
3. A flashing school speed limit beacon [S5-1(25)] is located along the frontage of the site. This solar-powered beacon shall be shown on the plan. The shade tree proposed proximate to the beacon may eventually cast shade on the solar panel and/or block the sign, and should be relocated.

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

SCHEDULE1365C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1365D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 8, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Plaza Enterprises, LLC Block 1304 Lot 21.01 Wyckoff Road (County Route 547)	Eatontown Borough	ETSP6743A	01-19-21	Conditional Approval
	(Proposed – Improvements at existing shopping center) (Total Site Area – 10.115 acres) (Impervious Area – 6.999 acres existing - 0.005 acres proposed 6.994 acres total)			

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Wyckoff Road (County Route 547) 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. This application has been referred to Engineering for a bond estimate.
2. Revise note on landscaping plan to read to read that all vegetation out of the county right-of-way, but within the sightline shall be limbed up to ten (10) feet from grade.

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

Site Plan for Diamond Communications, LLC, New Cingular Wireless (AT&T) and Celico Partnership d/b/a Verizon Wireless Block 14 Lot 31.01 US Highway 9	Howell Township	HWSP10127	01-27-21	County Approval Not Required
	(Proposed – Telecommunications facility at existing site) (Total Site Area – 3.698 acres) (Impervious Area – 1.627 acres existing + 0.137 acres proposed 1.764 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough (Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)	KPSP9755 (also KP295 ROW3973)	01-22-21	Request Information

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

1. The applicant shall submit a turning movement diagram that demonstrates all vehicles can maneuver into and out of the site without crossing the centerline of W. Front Street, as well as the centerline of the proposed driveway. The turning diagram shall consider all types of vehicles anticipated at the site, and shall demonstrate compliance with this concern for all internal and external approaches. If needed, the plan shall indicate any measures necessary to ensure compliance, such as one-way drive aisles, signage, etc. The County's continued preference is to provide access to the marina from the easterly driveway, as that driveway would provide a more suitable access to the overall proposed development.
 2. The proposed parking spaces located in front of the proposed building are inconsistent with Section 5.2-3.1F, which provides that off-street parking spaces shall be designed so that vehicles maneuvering into or out of onsite parking spaces do not enter the path of vehicles entering the site. Revise the site plan accordingly.
- The applicant is encouraged to meet with Planning and Engineering staff to discuss concepts and revised plans before submitting them for review by the Development Review Committee.

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 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough	KPSP10042	01-22-21	Request Information
	(Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing + 0.032 acres proposed 1.584 acres total)			

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

1. The applicant shall submit a turning movement diagram that demonstrates all vehicles can maneuver into and out of the site without crossing the centerline of W. Front Street, as well as the centerline of the proposed driveway. The turning diagram shall consider all types of vehicles anticipated at the site, and shall demonstrate compliance with this concern for all internal and external approaches. If needed, the plan shall indicate any measures necessary to ensure compliance, such as one-way drive aisles, signage, etc. The County's continued preference is to provide access to the marina from the easterly driveway, as that driveway would provide a more suitable access to the overall proposed development.
 2. The proposed parking spaces located in front of the proposed building are inconsistent with Section 5.2-3.1F, which provides that off-street parking spaces shall be designed so that vehicles maneuvering into or out of onsite parking spaces do not enter the path of vehicles entering the site. Revise the site plan accordingly.
- The applicant is encouraged to meet with Planning and Engineering staff to discuss concepts and revised plans before submitting them for review by the Development Review Committee.

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 SPG Marlboro LLC Block 111 Lots 4, 10, 11, 12 & 13 Texas Road	Marlboro Township	MRSP10122	01-12-21	Conditional Approval
(Proposed – New 280-unit multi-family apartment complex with clubhouse) (Total Site Area – 33.555 acres) (Impervious Area – 9.731 acres new proposed)				

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$72,537.23** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure ML-31, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure ML-31.

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

Site Plan for 405 Route 9, LLC Block 288 Lots 370 & 371 US Highway 9	Marlboro Township	MRSP10123	01-21-21	Final Approval
Proposed – New 15,153 sq. ft. strip center with 108 parking spaces) (Total Site Area – 4.08 acres) (Impervious Area – 1.863 acres new proposed)				

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 Oceanport Avenue/Russell Avenue (County Routes 11/537 Ext.)	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	01-19-21	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 B. Zabat, dated February 5, 2021.
2. The applicant shall provide a traffic signal warrant analysis for the intersection of Oceanport and Signal Avenues.
3. The applicant shall clarify whether a cross access agreement will be required to allow access to Barton Avenue.

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

Site Plan for 1837 Old Mill Rd, LLC Block 270 Lot 25.01 Old Mill Road	Wall Township (Proposed – 6250 sq. ft. addition at existing retail/medical site) (Total Site Area – 2.6 acres) (Impervious Area – 1.399 acres existing <u>+ 0.291 acres proposed</u> 1.690 acres total)	WSP9716A	02-04-21	County Approval Not Required
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SCHEDULE 1365E

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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