

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 10, 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

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, 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 3:25 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., 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, FEBRUARY 10, 2020 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 1341A, 1341B, 1341C, 1341D & 1341E 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 1341A, 1341B, 1341C, 1341D & 1341E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1341A, 1341B, 1341C, 1341D & 1341E 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 1341A, 1341B, 1341C, 1341D & 1341E 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, FEBRUARY 10, 2020.

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

SCHEDULE1341A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Coastal Builders & Developers, LLC Block 227 Lots 1.02 & 2 Second and Franklin Avenues	Long Branch City	LB586	02-04-20	3 (1 new)	Exempt
Mark Aikins recused himself from this review and discussion.					
Subdivision for Victorino Lujan Block 3808 Lot 10 Smith Lane	Neptune Township	N550	02-07-20	2 (1 new)	Exempt

SCHEDULE1341B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cross Builders Block 14.01 Lot 1 Hance Avenue (County Route 51)	Tinton Falls Borough	TF521 ROW3970	01-28-20	3 (2 new)	Conditional Final Approval
	(Proposed Use – Residential/Neighborhood Commercial) (Total Area – 0.898 acres)				

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated February 10, 2020.
 2. Receipt of a deed of easement for the widening of the Hance Avenue (County Route 51) 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.
- The sight triangle easements are not necessary as they would lie within the right-of-way widening easement. Revise plan accordingly.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Florence Development LLC Block 15 Lot 1 Florence Avenue (County Route 39)	Union Beach Borough (Proposed Use – Office and residential) (Total Area- 0.383 acres)	UB308 ROW3980	02-04-20	2 (1 new)	Request Information

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

1. Respond to the comments in memorandum prepared by Victorino B. Zabat, dated February 10, 2020.
2. Revise the subdivision plan to indicate the following:
 - a. A right-of-way widening easement to a distance of 30 feet from the centerline of Florence Avenue (County Route 39).
 - b. Sight triangle easements at the intersections of Florence Avenue with Dock and 5th Streets.

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

SCHEDULE1341C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1341D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Vallario Properties, LLC Block 3405 Lot 14 Grand Avenue	Asbury Park City (Proposed – New 3-unit residential townhomes) (Total Site Area – 0.207 acres) (Impervious Area – 0.137 acres new proposed)	APSP10030	02-05-20	County Approval Not Required
Site Plan for Pond Road Associates, LLC Block 5 Lot 6 US Highway 9	Freehold Township (Proposed – Parking improvements at existing shopping center) (Total Site Area – 20.76 acres) (Impervious Area – 10.039 acres existing - <u>0.035 acres proposed</u> 10.004 acres total)	FRTSP3129A	01-30-20	County Approval Not Required
Site Plan for John Bochis Block 90.01 Lots 1 & 2 Monmouth Road/Elton Adelpia Road (County Routes 537/524)	Freehold Township (Proposed – New 2100 sq. ft. diner/restaurant with 33 parking spaces) (Total Site Area – 0.66 acres) (Impervious Area – 0.419 acres new proposed)	FRTSP9959	02-04-20	Conditional Approval

Conditions:

1. Revise the site plan to indicate the following:
 - a. A right-of-way widening dedication at the southerly corner of the property pursuant to the attached site plan mark-up.
 - b. A thermoplastic stop bar at the exit lane of both driveways.
 - c. A sawcut, offset two feet from the gutter line on the curb and pavement details.
 - d. Label the pavement courses on the curb and pavement repair details.
2. Receipt of a deed of easement for the widening of the Elton-Adelpia and Monmouth Roads (County Routes 524 and 537) rights-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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John Bochis Block 90.01 Lots 1 & 2 (CONT'D)	Freehold Township	FRTSP9959	02-04-20	

3. Receipt of a deed of dedication for the widening of the county rights-of-way at the intersection of Elton-Adelphia and Monmouth Roads (County Routes 524 and 537). 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.
4. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Elton-Adelphia and Monmouth Roads (County Routes 524 and 537) rights-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. The application has been referred to Engineering for preparation of a bond estimate.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, 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 Long Branch Partners, LLC Blocks 274, 283, 284 & 311 Lots Various Broadway/Belmont Avenue	Long Branch City (Proposed – 339 residential units with 48,900 sq. ft. retail/restaurant) (Total Area – 8.37 acres) (Impervious Area – 6.45 acres new proposed)	LBSP9993	01-30-20	Final Approval

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

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, 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 Camp All Sport Block 66 Lot 18.01 Woodward Road County Bridge MN-22	Manalapan Township (Proposed – Additional parking at existing sports facility along with new swimming pool and outdoor playground) (Total Site Area – 22.35 acres) (Impervious Area – 7.174 acres existing <u>+ 1.234 acres proposed</u> 8.408 acres total)	MNSP9362A	02-03-20	Final Approval
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No Monmouth County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Barris, 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 Novad Court, LLC Block 57.01 Lot 19.03 Pine Drive/Novad Court	Millstone Township (Proposed – New 15,997 sq. ft. retail building) (Total Site Area – 3.59 acres) (Impervious Area – 0.941 acres new proposed)	MSSP10029	01-30-20	County Approval Not Required

Site Plan for Wasatch Storage Partners Block 816 Lot 5.02 Neptune Boulevard	Neptune Township (Proposed – New 87,513 sq. ft. self-storage facility) (Total Site Area – 3.03 acres) (Impervious Area – 1.45 acres new proposed)	NSP9561A	01-21-20	Request Information
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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 February 10th, 2020.

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

Site Plan for The Loft Partnership, LLC Block 110.08 p/o 1 Saltzman Avenue (County Route 537 ext.)	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	02-05-20	Conditional Approval
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Conditions:

1. Receipt of a deed for the multipurpose easement situated along the Saltzman Avenue (County Route 537) right-of-way. 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Saltzman Road (County Route 537) 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. The application has been referred to Engineering for preparation of a bond estimate.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Loft Partnership, LLC Block 110.08 p/o 1 (CONT'D)	Oceanport Borough	OPSP9982	02-05-20	

3. Revise the site plan to label all proposed easements on all site plan sheets.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, 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 Stavola Realty Company Block 113.01 Lots 30 & 32 Wayside Road (County Route 38)	Tinton Falls Borough	TFSP7097	02-10-20	Project Withdrawn
(Proposed – 55,650 sq. ft. Office Building w/ 234 Parking Spaces) (Total Site Area – 3.8 acres) (Impervious Area – 2.432 acres new proposed)				

The Monmouth County Development Review Committee is in receipt of correspondence from Peter J. Wolfson of Day Pitney, LLP dated February 05, 2020, requesting withdrawal of the final approval issued for the above-referenced application on July 11, 2002. The Development Review Committee voted to rescind that prior approval. The performance bond (Bond #27-74-51 from American Home Insurance) in the amount of \$9,186.00 will be released and returned to the applicant.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SNEH Foods, LLC Block 14 Lot 5 Broadway (County Route 537)	West Long Branch Borough (Proposed – New 2236 sq. ft. Dunkin Donuts to replace existing one) (Total Site Area – 0.416 acres) (Impervious Area – 0.365 acres new proposed)	WL BSP6620A	02-03-20	Request Information

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 February 10th, 2020.
2. Indicate the direction of out flow from the river gravel channel shown on site plan.

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

Site Plan for Mairon Gomes Block 14 Lot 7 Broadway (County Route 537)	West Long Branch Borough (Proposed – Change of use of existing building to school of music & arts) (Total Site Area – 0.312 acres) (Impervious Area – 0.252 acres existing – no change)	WL BSP10028	01-29-20	Conditional Approval
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Conditions:

1. Respond to the comments in Victorino B. Zabat’s memorandum dated February 10th, 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 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

SCHEDULE1341E

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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