

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, FEBRUARY 22, 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)
James Schatzle (remotely)

Members Absent:

None

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 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 3:31 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat (remotely), Kyle DeGroot (remotely) and Erin Kinneman (remotely). Also in attendance were: Robert McGowan, Esq., Adnan Khan, Michael Popovech, Nejm E. Jundi, Arletta Cardinali Correia, Ahmed Wafik and Cliff Moore (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 22, 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 1366A, 1366B, 1366C, 1366D & 1366E 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 1366A, 1366B, 1366C, 1366D & 1366E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1366A, 1366B, 1366C, 1366D & 1366E 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 1366A, 1366B, 1366C, 1366D & 1366E 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 22, 2021.



James Giannell
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1366A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 72 Maple Avenue, LLC Block 26 Lots 11, 12, 13 & 17 Maple Avenue	West Long Branch Borough	WLB323	02-12-21	2 (Lot Consolidation)	Exempt

SCHEDULE 1366B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for William & Karen Hyatt Block 97 Lot 29 Avenue of Two Rivers (County Route 34)	Rumson Borough	RM458 ROW3993	01-26-21	2 (1 new)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 0.906 acres)				

Conditions:

1. Per Monmouth County Development Regulations, revise the subdivision plans to show a 25-foot x 350-foot sight triangle easement at the intersection of Avenue of Two Rivers (County Route 34) and Clover Lane
2. Receipt of a deed of dedication for the widening of the Avenue of Two Rivers (County Route 34) 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. 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.
3. Revise the subdivision plan to show a driveway for the corner lot 29.02. Per Monmouth County Development Regulations, the driveway shall provide access via the municipal street, Clover Lane.
4. Provide dimensions from the centerline of Avenue of Two Rivers (County Route 34) to:
 - a. Right-of-way fronting site;
 - b. Curb or edge of pavement fronting site;
 - c. Right-of-way and curb or edge of pavement opposite site.
5. Indicate how the change in 25-year storm runoff will be addressed.
6. Indicate any change in 25-year storm runoff toward Avenue of Two Rivers (County Route 34).

	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						X
Charles Casagrande						X
James Schatzle						

SCHEDULE1366C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Wall Quail Ridge, LLC Block 942 Lots 65, 79 & 132 State Highway 34	Wall Township (Proposed Use – Residential) (Total Area- 34.47 acres)	WMJ791	02-02-21	104	Preliminary Approval

Mark Aikins recused himself from this review and discussion.

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.

	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						X
Charles Casagrande						X
James Schatzie						

SCHEDULE1366D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for K. Hovnanian Holdings NJ, LLC Block 4003 Lots 1, 2, 12, 13, 14 & 16 Second & Third Avenues	Asbury Park City (Proposed – New 44-unit condominium complex – 2 buildings) (Total Site Area – 0.795 acres) (Impervious Area – 0.570 acres new proposed)	APSP10141	02-12-21	County Approval Not Required

Site Plan for Washington Associates, LLC Block 89 Lot 1.02 Washington Avenue	Atlantic Highlands Borough (Proposed – Renovations and parking improvements at existing site) (Total Site Area – 0.340 acres) (Impervious Area – 0.167 acres existing <u>+ 0.003 acres proposed</u> 0.170 acres total)	AHSP10139	02-11-21	County Approval Not Required
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Site Plan for Sachem Pond LLC Block 95 Lots 5 & 7 Main Street (County Route 30)	Belmar Borough (Proposed – New Mixed-Use – 30 residential units and 3000 sq. ft. office) (Total Site Area – 0.527 acres) (Impervious Area – 0.475 acres new proposed)	BLSP10084		Conditional Approval
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Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Main Street (County Route 30) 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.

	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						X
Charles Casagrande						X
James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eat Clean Bro Block 3504 Lot 4 Industrial Way West	Eatontown Borough (Proposed – Parking and other improvements at existing site) (Total Site Area – 5.211 acres) (Impervious Area – 3.017 acres existing – no change)	ETSP10137	02-10-21	County Approval Not Required
Site Plan for Eisfund 6679, LLC Block 25 Lot 18 US Highway 9	Howell Township (Proposed – 929 sq. ft. addition – change of use to office) (Total Site Area – 16.169 acres) (Impervious Area – 0.954 acres existing - 0.105 acres proposed 0.849 acres total)	HWSP10138	02-11-21	County Approval Not Required
Site Plan for 69 Carr Ave KGB, LLC Block 56 Lot 19 Carr Avenue (County Route 56)	Keansburg Borough (Proposed – New 18-unit multi-family residential) (Total Site Area – 0.172 acres) (Impervious Area – 0.172 acres new proposed)	KSSP10128	01-28-21	Request Information

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

1. The proposed driveway along Carr Avenue (County Route 56) is too narrow for two way traffic. Widening the driveway would likely result in the loss of parking spaces. It is suggested that this driveway should be designated as exit only. Since Center Ave is one-way westbound, it is suggested that a one-way circulation pattern should be designated for the parking lot, with Center Avenue serving as the ingress and Carr Avenue being the egress.
2. Provide a 24-inch stop bar at the end of the driveway along Carr Avenue.
3. The driveway apron shall flare out a minimum of 5 feet on each side of the driveway at the terminus of the driveway at the county road.
4. Show all signs along the site frontage, including the one-way signs at the corner of Carr and Center Avenues. It appears the existing "Coastal Evacuation Route" sign may conflict with the proposed driveway, and should be relocated accordingly. The view of the sign shall not be obstructed by the proposed trees.
5. Provide a sign post detail consistent with the NJDOT standard.
6. Per the County Road Plan, Carr Avenue (County Route 56) has a planned right-of-way width 60 feet. The subdivision plan shall be revised to show the standard right-of-way information and a widening of the right-of-way to a distance of 30 feet from centerline. A request for a waiver from this requirement must include a narrative summary that indicates the basis for the request, including a discussion of the hardship that a widening would present.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 69 Carr Ave KGB, LLC Block 56 Lot 19 (CONT'D)	Keansburg Borough	KSSP10128	01-28-21	

7. Indicate how the change in 25-year storm runoff will be addressed. Indicate change in runoff toward Carr Avenue.
8. The grading plan indicates runoff from Center Avenue will be collected either by the inlet on Carr Avenue with INV elevation 0.94, or the inlet within the intersection pavement with INV OUT elevation 1.33. Provide INV, GRT and TC elevations for the inlet at the northwest corner of the intersection so that the slope of the influent pipe can be determined. Indicate slope and destination of the discharge pipe from the inlet with INV 0.94.
9. Indicate the width of the utility trenches in Carr Avenue on the Site Development Plan, Grading, Utility, Lighting and Landscape Plans.
10. Indicate sawcut with a 2-foot offset from the gutter line across the proposed driveway onto Carr Avenue.
11. The text information for the FEMA FIRM Map is reduced and thus illegible. Revise as necessary.
12. Provide details for the following:
 - a. Placement of traffic control signs: indicate a minimum 7-foot vertical clear distance from the bottom of the sign to finished ground or pavement, and a minimum 2-foot horizontal clear distance from the side edge of the sign to curb or edge of pavement. Indicate corresponding dimensions.
 - b. Curb and pavement repair: Standard county curb has an 8-inch wide base and a 20-inch height and a 6-inch wide top with a 6-inch high face. Standard county pavement consists of a 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64 surface course, over a 6-inch thick HMA 18M64 base course, over a 6-inch thick dense graded aggregate base course. Label pavement courses.
13. Indicate MUTCD designations for the signs on the Site Development Plan, Grading, Utility, Lighting and Landscape Plans.
14. Indicate that traffic on Center Avenue is directed one-way toward the northwest.

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 Cardinale & Associates, LLC Block 66 Lot 8.01 Millhurst Road (County Route 527)	Manalapan Township	MNSP9536	02-16-21	Amended Conditional Approval
	(Proposed – Mixed Use (50 affordable housing units and 184,100 sq. ft. commercial) with 901 parking spaces) (Total Site Area – 121.5 acres) (Impervious Area – 67.97 acres new proposed)			

The applicant submitted a phasing plan that indicates the sequence of development at the site. The Development Review Committee voted to amend the current conditional approval to include the phasing plan. The remaining conditions are the receipt of the deeds of dedication needed to widen the Millhurst Road right-of-way pursuant to the approved road improvement plan, receipt of a performance guarantee to assure the satisfactory construction of the required road improvements, and receipt of an executed developer agreement that outlines the responsibilities of the developer with respect to the required road improvements.

	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						X
Charles Casagrande						X
James Schatzle						

Site Plan for Pallu Associates, LLC Block 146 Lots 25 & 26 Texas Road	Marlboro Township	MRSP10131	02-05-21	Final Approval
	(Proposed – New 387-unit multi-family residential with clubhouse) (Total Site Area – 38.95 acres) (Impervious Area – 12.33 acres new proposed)			

No 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						X
Charles Casagrande						X
James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Marlboro Fire District #3, Board of Fire Commissioners Block 151 Lots 7 & 8 State Route 79	Marlboro Township (Proposed – 3300 sq. ft. addition at existing site) (Total Site Area – 5.54 acres) (Impervious Area – 0.996 acres existing <u>+ 0.263 acres proposed</u> 1.259 acres total)	MRSP10136	02-10-21	County Approval Not Required
Site Plan for McDonald's Corporation Block 268 Lots 62 & 80 US Highway 9	Marlboro Township (Proposed – Renovations to existing restaurant) (Total Site Area - 39.90 acres) (Impervious Area – 28.50 acres existing <u>- 0.08 acres proposed</u> 28.42 acres total)	MRSP10142	02-12-21	County Approval Not Required
Site Plan for M & M at Neptune, LLC Block 701 Lot 1 Asbury Avenue (County Route 16) County Bridge N-2	Neptune Township (Proposed – New 36,042 sq. ft. commercial development) (Total Site Area – 13.5 acres) (Impervious Area – 4.699 acres new proposed)	NSP10129	02-02-21	Request Information

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

1. Provide a NJDOT jurisdiction map for State Highway 35, State Highway 66, and Asbury Avenue (County Route 16).
2. Revise the site plan to show the limits of NJDOT jurisdiction for the intersection of Highway 33 and Asbury Avenue.
3. Revise the site plan to eliminate the westerly driveway, which is in close proximity to the ramp coming from State Highway 35. The proposed driveway does not meet the Monmouth County Development Regulations criteria for more than two driveways as provided below:
 - "Where more than one (1) two-way driveway is permitted at a county road from a site a minimum distance of at least 550 feet shall be provided between the closest edges of the driveways. The 550-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. The widest portion of the driveway shall include driveway apron flares and corner radii." (The two driveways are about 275 ft. apart.)
4. The easterly driveway is offset from Colonial Drive by approximately 150 feet, whereas a offset of 250 feet is required. Revise the site plan to show the eastern driveway aligned with Colonial Avenue per the Monmouth County Development Regulations cited below:

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
M & M at Neptune, LLC
Block 701
Lot 1
(CONT'D)

Neptune
Township

NSP10129

02-02-21

- "For undivided county roads, access to a site shall align with existing or proposed roads or driveways located on the opposite side of the county road. If the county engineer determines that design constraints or special circumstances exist that prohibit such driveways and/or roads to be aligned then the new driveway may be offset from the existing or proposed road driveway on the opposite side of the county road by not less than 250 feet as measured between the centerlines of the roads or driveways."
5. Left turn volumes from Asbury Ave (CR 16) into the site are sufficient to warrant a left turn lane. Revise the site plan to show either a left turn lane or a two way center turn lane.
 6. Revise the traffic report calculations for Internal Capture. The Saturday internal capture total should be -111 rather than -11.
 7. Clarify whether the two driveways along State Highway 35 are both intended to be full movement as shown on the plan. The traffic impact study indicates that access to the site is proposed via one right-in/right-out driveway and one full-movement driveway along NJSH Route 35 and two full-movement driveways along Asbury Avenue.
 8. Revise the site plan to show all existing signs along the frontage of Asbury Avenue (County Route 16) and label them with their respective MUTCD designations.
 9. Runoff from the site is tributary to County Structure N 2, Hollow Brook at C.R. 16, Asbury Avenue. A Bridge Assessment will not be necessary at this time.
 10. Reduced drainage area plans are not acceptable. Please provide full-size drainage area plans, prepared to proper engineering scale.
 11. Verify the consistency between drainage sub-areas as indicated on the plans and drainage sub-areas analyzed in the stormwater management report.
 12. Indicate County Structure N 2, Hollow Brook at C.R. 16, Asbury Avenue on the site plan. Identify and indicate the upstream and downstream headwalls, alignment of bridge or culvert, and size of opening.
 13. Identify and label the watercourse bordering and flowing through the site.
 14. Was an easement for reconstruction and replacement established for County Structure N 2? If so, indicate on the Existing Conditions Plan, Site Plan, Grading Plan and Stormwater Management Plan and provide the following information:
 - Metes and bounds;
 - Area of the easement, in acres and sq. ft.;
 - Grantee of easement;
 - Deed of easement, with parcel description;
 - Deed Book and page.
 If an easement has not been established, easement geometry and alignment will be determined upon submission of culvert information.
 15. Provide supplemental stormwater analyses to address the change in 25-year storm runoff flowing toward C.R. 16, Asbury Avenue.
 16. Label the dashed line across the proposed site driveways.
 17. For legibility, use larger text for the notes on the storm drainage structures and pipes, on the Stormwater Management Plan.
 18. Label the road in the Storm Utility Runoff Inset on the Utilities Plan, sheet C-8. Does this inset pertain to storm runoff?
 19. Where is the discharge point for the existing pipe downstream of the inlet with INV elevation 14.95? Indicate size, shape, slope and material of this pipe.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
M & M at Neptune, LLC
Block 701
Lot 1
(CONT'D)

Neptune
Township

NSP10129

02-02-21

- 20. Provide spot elevations along C.R. 16, Asbury Avenue to verify compliance with Monmouth County Development Regulations Vol. 2, §5.2-3.1 J-2. The change in slope from site driveway to cross-slope on C.R. 16, Asbury Avenue shall not exceed 8 percent.
- 21. Revise sign detail to indicate a minimum 7-foot vertical clear distance from the bottom of the sign to finished ground or pavement, and a minimum 2-foot horizontal clear distance from the side edge of the sign to curb or edge of pavement. Indicate corresponding dimensions.
- 22. The dimensions and notes on the Monmouth County Standard Curb and Pavement Section are illegible. Revise accordingly.
- 23. The county's standard curb detail has an 8-inch wide base with 20-inch height and 6-inch wide top, with 6-inch high face. The county's standard pavement detail consists of 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64 surface course, over 6-inch thick HMA 18M64 base course, over 6-inch thick dense graded aggregate (DGA) base course. Label pavement courses.
- 24. Delete text indicating "Face-form new curb" from curb detail.
- 25. Provide legible text and dimensions on Monmouth County crosswalk detail.
- 26. Provide a station line along C.R. 16, Asbury Avenue.

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

Site Plan for
Michael's Motorcars, Inc.
Block 5602
Lot 31
State Highway 35

Neptune
Township

NSP10134

02-10-21

County
Approval
Not
Required

(Proposed – Parking improvements at existing site)
(Total Site Area – 0.448 acres)
(Impervious Area – 0.448 acres existing – no change)

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Real Estate Opportunity Fund, LLC Block 77 Lots 1, 2, 2.01, 3 & 25.02 Shrewsbury Avenue (County Route 13)	Red Bank Borough	RBSP10130	02-03-21	Conditional Approval
	(Proposed – New mixed use – 10 unit residential & 1410 sq. ft. commercial) (Total Site Area – 0.382 acres) (Impervious Area – 0.208 acres new proposed)			

Conditions:

1. Revise the site plan to show "No Left Turn" and "Do Not Enter" signs at the driveway onto Shrewsbury Avenue (County Route 13) with MUTCD designations.
2. Clarify whether the existing "No Parking Any Time", "2-hour Parking" and Pedestrian warning signs along the frontage of Shrewsbury Avenue (County Route 13) are to remain. Revise the plans to state whether they will be removed or are to remain.
3. Address the following comments by Victorino Zabat:
 - a. Indicate radius of curb return between Shrewsbury Avenue (County Route 13) and Drs. James Parker Blvd.
 - b. Provide supplemental stormwater analyses to address the change in 25-year storm runoff. Clearly indicate change in runoff toward Shrewsbury Avenue (County Route 13). Provide supplemental stormwater analyses to address change in 25-year storm runoff if infiltration is not available. How will infiltration capacity be restored if the system becomes clogged?
 - c. Indicate radii of curb returns at site driveway.
 - d. Provide a detail of the proposed driveway island. Indicate all linear dimensions and radii. Clearly indicate offset from curb line to driveway island, as specified in the Monmouth County Development Regulations.
 - e. Clearly indicate offset from curb line to driveway island on Site Development, Grading, and Soil Erosion & Sediment Control Plan.
 - f. On sign post detail, indicate minimum 2-foot horizontal clear distance from the side edge of the sign to curb or edge of pavement. Provide the corresponding dimensions.

	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						X
Charles Casagrande						X
James Schatzle						

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Properties at Wall, LLC Block 912 Lots 2 & 4.02 Wyckoff Road (County Route 547)	Wall Township (Proposed – New 160-unit multi-family residential) (Total Site Area – 16.46 acres) (Impervious Area – 7.67 acres new proposed)	WSP10126	01-25-21	Request Information

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

1. Submit a traffic impact study that assesses the impact of site traffic on the intersection of Wyckoff Road (County Route 547) and Outlook Drive.
2. Revise the Geometry, Signing and Striping plan to show the locations of existing signs along Wyckoff Road (County Route 547).
3. Revise the site plans to show full height curb along Wyckoff Road (County Route 547).
4. Receipt of a deed of dedication for the widening of the Wyckoff Road (County Route 547) 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. 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.
5. Site runoff is tributary to County Structure W 38, Shark River at Schoolhouse Road. A bridge assessment will not be required.
6. Indicate the right-of-way centerline of Wyckoff Road (County Route 547).
7. Provide dimensions from the Wyckoff Road (County Route 547) to:
 - a. Right-of-way fronting site;
 - b. Curb line fronting site;
 - c. Right-of-way and curb line opposite site.
8. Verify that the existing stormwater basin on the neighboring property was designed to receive discharge from the proposed stormwater basin on site.
9. The emergency spillway for the proposed stormwater basin on site is directed toward Wyckoff Road (County Route 547); while a low point was indicated on the service road between the site and the neighboring property. Relocate the spillway to direct flow toward this road.
10. Establish grading at 2 percent maximum cross-slope within the right-of-way area, between the curb and the new right-of-way limit.
11. Indicate size, shape, slope, material and destination of discharge pipe and other storm drainage pipes connected to the inlet fronting the site with INV elevation 94.69 and inlet opposite the site with GRT elevation 97.62.
12. Indicate all traffic signal equipment at the intersection of N.J. Highway 33 and Wyckoff Road (County Route 547), and the intersection of Wyckoff Road (County Route 547) and the service road between the site and the neighboring property. Include signal poles, arms, signal heads, cameras, etc.
13. On the Traffic Control Sign Detail, indicate minimum 7-foot vertical clear distance from the bottom of the sign to finished ground or pavement, minimum 2-foot horizontal clear distance from the side edge of the sign to curb or edge of pavement. Provide corresponding dimensions. Delete dimension text "Min. 5-foot, Max. 7-foot."
 - NJDOT has a project for the State Highway 33 / State Highway 34 and Wyckoff Road (County Route 547) intersection that may impact the proposed driveway onto State Highway 33. The applicant should coordinate the plan with NJDOT.

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

SCHEDULE 1366E

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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