

## 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 24, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Joe Barris, PP (arrived at 2:46 PM)  
Ray Bragg, PE  
James Giannell

Members Absent:

Joseph Ettore, PE

Alternates Absent:

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 3:12 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Vince Cardone, PE, Victor Furmanec, PP, Victorino Zabat, PE and Quinn Ruff. Also in attendance was Michelle Briehof, PE.

\*\*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 24, 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 1342A, 1342B, 1342C, 1342D & 1342E 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 1342A, 1342B, 1342C, 1342D & 1342E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1342A, 1342B, 1342C, 1342D & 1342E 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 1342A, 1342B, 1342C, 1342D & 1342E 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. Bragg  
Mr. Giannell

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 24, 2020.

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

SCHEDULE1342A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2020; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1342B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 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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SCHEDULE1342C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Chester Jackiewicz Blocks 272 / 273 Lots 1.01 / 3, 4 & 4.01 <b>Lower Main Street (County Route 516)</b>	Aberdeen Township  (Proposed Use – Single Family Residential) (Total Area – 1.236 acres)	ABTMJ779	02-11-20	4	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 24, 2020.

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

Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778	02-05-20	7	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 February 24, 2020.
2. Provide a sight line profile for the sight distance analysis.
3. Revise the site plan to show all existing and proposed traffic signs located along the site frontage.

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

SCHEDULE1342D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 24, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for C & C Cookman Development, LLC Block 2405 Lot 1 Cookman Avenue	Asbury Park City  (Proposed – 2 story addition to existing commercial/residential building) (Total Site Area – 0.092 acres) (Impervious Area – 0.092 acres existing – no change)	APSP10032	02-19-20	County Approval Not Required
Site Plan for Eatontown Monmouth Mall LLC Block 2201 Lots 1.01, 1.02, 2, 3, 4 & 5 <b>Wyckoff Road</b> <b>(County Route 547)</b> <b>County Bridge E-22</b>	Eatontown Borough  (Proposed – Renovations at existing mall and 700 new residential units) (Total Site Area – 104 acres) (Impervious Area – 87.36 acres existing - <u>4.16 acres proposed</u> 83.20 acres total)	ETSP528I	02-06-20	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 24, 2020.
2. The Synchro model shall be expanded to include the SH 36 and CR 547 intersection.
3. An AM peak analysis shall be submitted in addition to the PM Peak and Saturday peak analyses.
4. Since the existing traffic signals along CR 547 are outdated and exclusively serve mall traffic, the applicant shall be responsible for upgrading and/or replacing them to meet current standards.

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

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RDM Group, Inc. Block 79 Lot 6.01 Halls Mill Road	Freehold Township  (Proposed – New 69,438 sq. ft. warehouse) (Total Site Area – 6.413 acres) (Impervious Area – 2.775 acres new proposed)	FRTSP9897	02-03-20	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 24, 2020.
2. Address the comments in Memorandum prepared by Ilana Kats, dated April 9, 2020.

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

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Site Plan for Cardinale & Jackson Crossing 2 Block 3001 Lot 2 <b>Monmouth Road (County Route 537)</b>	Jackson Township  (Proposed – New sports complex with recreation facilities, hotels, restaurants and convenience store with fuel) (Total Site Area – 90.02 acres) (Impervious Area – 36.01 acres new proposed)	JSP9720	02-11-20	
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The DRC directed Engineering staff to review the recently submitted revised plans and reports, and to submit technical comments directly to the Ocean County Planning Board and County Engineer.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	02-07-20	Request Information

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

1. Respond to the following comments by Victorino B. Zabat:
  - a) The drainage area map indicates that the site runoff is tributary to County Structure MN-68, Manalapan Brook Tributary at Daum Rd., located northeast of the site. This is inconsistent with the Grading & Drainage plans, which indicate that site discharge is directed into Madison Avenue, to the southwest. This suggests a runoff diversion. Please resolve.
  - b) Provide full-size drainage area plans for the site.
  - c) Cross-reference to MNMJ374

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

Site Plan for 45 Route 520, LLC Block 268 Lots 67, 68 & 69 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed – New 24,116 sq. ft. office building at existing site) (Total Site Area – 2.79 acres) (Impervious Area – 0.798 acres existing <u>+ 0.882 acres proposed</u> 1.680 acres total)	MRSP9734A	02-13-20	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 24, 2020.
2. Revise site plan to provide islands to prohibit left turns into and out of the property on both the western and eastern driveways.
3. Clarify whether the lots will be consolidated or if a cross-access between the lots is proposed.
4. Submit a justification for two driveways at the site.

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 Northeastern Development, Inc. Block 351 Lots 2 & 3 State Highway 79	Marlboro Township  (Proposed – New 3663 sq. ft. car wash on existing pad) (Total Site Area – 8.37 acres) (Impervious Area – 5.995 acres existing - <u>0.052 acres proposed</u> 5.943 acres total)	MRSP9880	01-31-20	Request Information

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

1. Submit a drainage area map pursuant to Section 2.4-13 of the Monmouth County Development Regulations, Volume 2.
2. Stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems.

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

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	02-07-20	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 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 Tinton Falls Board of Education Block 44 Lots 1 & 2 <b>Sycamore Avenue</b> <b>(County Route 13A)</b>	Tinton Falls Borough  (Proposed – Improvements at existing Elementary School) (Total Site Area – 30.35 acres) (Impervious Area – 5.59 acres existing <u>+ 0.05 acres proposed</u> 5.64 acres total)	TFSP5828C	02-06-20	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 24, 2020.
2. Respond to the following comment by Vince Cardone:
  - a) Provide a turning template for school buses, fire trucks, and any other large vehicles anticipated to access the site on a regular basis.

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

Site Plan for Tinton Falls Board of Education Blocks 73 / 74 Lots 1, 3, 4 & 5 / 10 <b>Tinton Avenue</b> <b>(County Route 537)</b>	Tinton Falls Borough  (Proposed – Improvements at existing Middle School) (Total Site Area – 5.43 acres) (Impervious Area – 4.60 acres existing <u>+ 0.01 acres proposed</u> 4.61 acres total)	TFSP5829A	02-06-20	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 February 24, 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 JSM at Tinton Falls, LLC Blocks 115 / 117 Lots 11.01 / 1 <b>Shafto Road / Wayside Road (County Routes 547 &amp; 38)</b>	Tinton Falls Borough  (Proposed – 236-unit multi-family residential complex with 521 parking spaces (Celebrations at Tinton Falls)) (Total Site Area – 25.765 acres) (Impervious Area – 8.63 acres new proposed)	TFSP9418	02-18-20	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Jim Vaccaro of JSM at Tinton Falls, LLC dated February 12, 2020, requesting withdrawal of the conditional approval issued for the above-referenced application on November 23, 2015. The Development Review Committee voted to rescind that prior approval.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Ray Bragg, 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 1902 Route 35 Wall, LLC Block 151 Lot 36.01 State Highway 35	Wall Township  (Proposed –new 2451 sq. ft. building for dunkin donuts) (Total Site Area – 1.143 acres) (Impervious Area – 0.554 acres existing <u>+ 0.126 acres proposed</u> 0.680 acres total)	WSP10031	02-13-20	County Approval Not Required
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SCHEDULE1342E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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