

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04 PM on MONDAY, MARCH 8, 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)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE  
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 3:18 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 John Ciufio (remotely). Also in attendance were: John Sarto, Esq. and Jacklyn Flor, PE (both 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, MARCH 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 1367A, 1367B, 1367C, 1367D & 1367E 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 1367A, 1367B, 1367C, 1367D & 1367E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1367A, 1367B, 1367C, 1367D & 1367E 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 1367A, 1367B, 1367C, 1367D & 1367E 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:

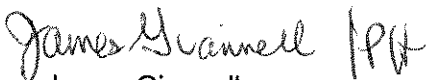
Mr. Barris  
Mr. Ettore  
Mr. Giannell  
Ms. McMullen

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, MARCH 8, 2021.



James Giannell  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1367A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Larrabee Realty, LLC Block 24 Lot 11.04 Larrabee Boulevard	Howell Township	HW1424	02-19-21	2 (1 new)	Exempt
Subdivision for Tiger 623 Construction, LLC Block 618 Lot 13 Greenoak Boulevard	Middletown Township	MD1478	02-19-21	2 (1 new)	Exempt
Subdivision for Daniel Werner Block 234 Lot 5 Briarcliff Place	Middletown Township	MD1479	02-26-21	2 (1 new)	Exempt
Subdivision for Bevin Irvin Block 33.29 Lots 2 & 3 Holbrook Street	Ocean Township	O612	03-01-21	3 (1 new)	Exempt

**SCHEDULE1367B**

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arch New Home Developers, LLC Block 9 Lot 13 <b>North Main Street (County Route 527)</b>	Englishtown Borough  (Proposed Use – Single Family Residential) (Total Area – 0.416 acres)	EN238 ROW3994	02-11-21	2 (1 new)	Request Information

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

1. Revise the plan to include a note which prohibits access from N. Main Street..
2. Revise the plan to show a right-of-way corner arc with a radius of 25 feet.
3. There is an existing depressed curb for a former driveway along Main Street (C.R. 527). Revise the plans to show that this will be closed and replaced by full height curb.
4. Revise the plan to show existing signs along the frontage of Main Street (C.R. 527) frontage and label them with their MUTCD designations.
5. Provide dimensions from the Wyckoff Road (County Route 547) centerline to:
  - a. Right-of-way fronting site;
  - b. Curb line fronting site;
  - c. Right-of-way and curb line opposite site.
6. Receipt of a deed of dedication for the widening of the Main Street (C.R. 527) 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](http://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.
7. Depending on the location of the proposed right of way, a 25-foot x 250-foot sight triangle easement may be needed at the intersection of CR 527 & Dey St. The easement area is defined as "the area bounded by the right-of-way lines of the county road and proposed road or street and a straight line connecting a point measured along the centerline of the proposed road or street 25 feet the edge of pavement of the county roadway and a point on the center of each lane of the county road that approach the intersection a measured distance that equals 10 times the posted speed limit."
8. Submit a statement indicating how stormwater runoff will be addressed.

Please provide an itemized response to the comments above. 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 Yellowbrook Property Co. Block 40 Lot 12 <b>Church Street</b> <b>(County Route 13B)</b>	Little Silver Borough	LS253 ROW3989	02-17-21	2 (1 new)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 1.47 acres)				

James Giannell recused himself from this review and discussion.

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Church St (County Route 13B) 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](http://www.visitmonmouth.com).

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

Subdivision for George Green Block 62 Lot 16.02 <b>Stage Coach Road</b> <b>(County Route 524)</b>	Millstone Township	MS817 ROW3986	02-12-21	2 (1 new)	Request Information
	(Proposed Use – Residential) (Total Area – 9.575 acres)				

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

1. Revise the plan to show AASHTO sightlines and the sightline profile for the driveways with a design speed of 50 mph. The design speed for sight line profile is based on the advisory speeds posted for the curve warnings signs along the corridor. The posted (regulatory) speed along this portion of Stage Coach Road (C.R. 524) is 50 mph. Absent of actual speed sampling data; the sight line profile should be based on 50 mph.
2. Sta. 0+00 for each driveway was indicated at the centerline of Stage Coach Road (C.R. 524). For Lot 16.04, the edge of pavement was indicated above the centerline. Is this correct? Revise as necessary.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George Green Block 62 Lot 16.02 (CONT'D)	Millstone Township	MS817 ROW3986	02-12-21	2 (1 new)	

3. Receipt of a deed of dedication for the widening of the Stage Coach Road (County Route 524) 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](http://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.

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

Subdivision for Adrian Gennusa & Tracey Gennusa Block 755 Lot 45 <b>Belmar Boulevard (County Route 18)</b>	Wall Township  (Proposed Use – Residential) (Total Area – 16.184 acres)	W1417 ROW3995	02-19-21	2 (1 new)	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Label the metes and bounds for the proposed right of way dedication on pages 4, 5, and 11 of the plans.
2. Revise the plan to provide curbing in the small gap between the curb transitions.
3. Revise the plan to show the existing and proposed edge line striping along Belmar Boulevard (C.R. 18).
4. Clarify ownership of land for the dashed line triangular strip.
5. The total site area is stated to be 16.184± acres, whereas the area being subdivided is stated to be 15.843± acres and the stormwater report considers only 4.64 acres. Resolve, explain, and re-compute as necessary.
6. Indicate the centerline of right-of-way for Belmar Boulevard (C.R. 18).
7. Provide dimensions from the centerline of right-of-way for Belmar Boulevard (C.R. 18) to:
  - a. Right-of-way fronting site;
  - b. Curb line fronting site;
  - c. Right-of-way and curb line opposite site.
8. Proposed contours intersect each other near the northwest corner of proposed Lot 45.02 on the Access Plan, sheet 5 of 11. Please resolve on the Development Plan and Access Plan, sheets 4 & 5 of 11, respectively.
9. Provide a station line along Belmar Boulevard (C.R. 18) on the Development Plan and Access Plan, sheets 4 & 5 of 11, respectively.
10. Indicate centerline elevations along Belmar Boulevard (C.R. 18) at 50-ft. intervals and corresponding to proposed driveways, to verify compliance Monmouth County Development Regulations Volume 2, §5.2-1.2C: change in slope from driveway to cross-slope of Belmar Boulevard (C.R. 18) shall not exceed 8 percent.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Adrian Gennusa & Tracey Gennusa Block 755 Lot 45 (CONT'D)	Wall Township	W1417 ROW3995	02-19-21	2 (1 new)	

11. Indicate stations, offsets and elevations for critical points on the pavement widening, including but not limited to: beginning and end of approach transition, PC and PT of widened pavement, beginning and approach of departure transition.
12. Indicate the portion(s) of the site graded to direct storm runoff toward Belmar Boulevard (C.R. 18) under existing and proposed conditions.
13. Provide profile and cross-sections of Belmar Boulevard (C.R. 18) at maximum 50-ft. intervals, and at proposed driveways. Indicate cross-slopes on Belmar Boulevard (C.R. 18). Indicate pavement courses
  - a. Based on posted speed limit, change in cross-slope on C.R. 18, Belmar Blvd. cannot exceed 1.5 percent in 50 feet, or 3 percent in 100 feet.
  - b. Profile and cross-sections should be prepared at 1-in. = 20-ft. or 1-in. = 30-ft. horizontal scale, and 1-in. = 2-ft. or 1-in. = 3-ft. vertical scale.
14. Receipt of a deed of dedication for the widening of the Belmar Boulevard (C.R. 18) 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](http://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.
15. Provide detail for standard County pavement. This consists of 2-in. thick Hot Mix Asphalt (HMA) Mix 9.5M64, over 6-inch thick HMA Mix 19M64, over 6-inch thick dense graded aggregate. Label pavement courses.

Please provide an itemized response to the comments above. Additional comments may be provided and conditions established by the DRC upon receipt of the requested information.



SCHEDULE1367C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hazlet Residential Development, LLC Block 68.13 Lots 26 & 40-48 State Highway 36	Hazlet Township  (Proposed Use – Multi-Family and Single-Family Residential) (Total Area – 18.229 acres)	HZMJ792	02-09-21	10 (Lot Line Adjustment)	Preliminary Approval

- 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 Giannelli			X			
Marcy McMullen		X	X			
Dave Schmetterer						
Ray Bragg						X
Charles Casagrande						X
James Schatzle						X

Subdivision for Edge Builders, LLC Block 196.03 Lot 1 Bethany Road	Hazlet Township  (Proposed Use – Single Family Residential) (Total Area – 2.47 acres)	HZMJ793	02-11-21	8	Preliminary Approval
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- 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 Giannelli			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Ray Bragg						X
Charles Casagrande						X
James Schatzle						X

SCHEDULE1367D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for A & E Associates, LLC Block 50.13 Lot 1 <b>S. Laurel Avenue (County Route 52)</b>	Holmdel Township  (Proposed – New 8-unit single family residential development) (Total Site Area – 3.4 acres) (Impervious Area – 0.853 acres new proposed)	HLSP10140	02-11-21	Request Information

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

1. Receipt of a letter from the applicant requesting withdrawal of the conditional approval granted by the Development Review Committee on November 23, 2015, for Application No. HLSP9497.
2. Receipt of a deed of dedication for the widening of the Laurel Avenue (C.R. 52) 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](http://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.
3. Revise the site plan to show the existing signs along the frontage of the site labelled with the notations identified in the mark-up.
4. Indicate the centerline of right-of-way of Laurel Avenue (C.R. 52).
5. Provide dimensions from the centerline of right-of-way of Laurel Avenue (C.R. 52) to:
  - a. Right-of-way fronting the site;
  - b. Curb line or edge of pavement fronting site;
  - c. Right-of-way and curb line or edge of pavement opposite site.
6. Clearly indicate the INV and GRT elevations at the existing inlet on Laurel Avenue (C.R. 52) with TC elevation 73.17;
  - a. Indicate size, shape, slope and material of: the discharge pipe from the inlet in comment 3.a above, and the pipe from the existing inlet with GRT elevation 72.31 and INV 70.36 on the curb return between Laurel Avenue (C.R. 52) and Continental Blvd.
7. Revise the plans to show a right-of-way dedication to 40-ft. from centerline of right-of-way of Laurel Avenue (C.R. 52) and provide the following information:
  - a. Metes and bounds;
  - b. Area of dedication, in acres and sq.ft.;
  - c. Grantee of dedication;
8. In compliance with Monmouth County Development Regulations Volume 2, §3.2, provide stormwater analyses to address change in 25-year storm runoff, and design of proposed stormwater management system. In particular, provide the following:
  - a. Full-sized drainage area plans for existing conditions. Indicate portion(s) of site that generate runoff toward C.R. 52, Laurel Avenue. Indicate soil types, land use and land cover. Indicate topography and dominant runoff path under existing conditions;
  - b. Computations for existing curve number, CN or runoff coefficient C;
  - c. Computations for existing time of concentration, tc;

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
 A & E Associates, LLC  
 Block 50.13  
 Lot 1  
 (CONT'D)

Holmdel  
 Township

HLSP10140

02-11-21

- d. Computations for existing runoff using NRCS Method or Modified Rational Method;
  - e. Full-sized drainage area plans for proposed conditions. Indicate portion(s) of site that generate runoff toward C.R. 52, Laurel Avenue. Indicate soil types, land use and land cover. Indicate topography and dominant runoff path under proposed conditions. Indicate undetained portion(s) of site (i.e. bypassing stormwater management system);
  - f. Computations for proposed curve number, CN or runoff coefficient C, for portion(s) of the site generating runoff tributary to on-site the stormwater management system and portion(s) generating bypass runoff;
  - g. Computations for proposed time of concentration, tc;
  - h. Computations for proposed runoff using NRCS Method or Modified Rational Method;
  - i. Computations for volume of proposed stormwater management basin;
  - j. Water-surface elevation vs. discharge & water surface elevation vs. storage volume tables or charts;
  - k. Detention routing computations;
  - l. Composite discharge computations
9. Provide computations to address capacity of the storm drainage system downstream of the site to adequately convey (i.e. without surcharge) 25-year runoff from its own tributary area, with discharge from the site under proposed conditions in addition. Provide all necessary drainage area maps and supporting computations for hydrologic parameters.
  10. Indicate width of utility trench on the Utility Plan, sheet C 500.
  11. Incorporate station line on Site Layout Plan, sheet C 300 onto Grading & Drainage Plan and Utility Plan, sheets C 400 & C 500, respectively.
  12. On the Grading & Drainage Plan, sheet C 400, does the 8-inch diameter PVC pipe pass through or beneath the existing inlet with INV 70.36? Indicate clearly.
  13. Provide detail for traffic sign placement, compliant with MUTCD. Minimum 7-foot vertical clear distance from bottom of sign to finished ground or pavement, minimum 2-foot horizontal clear distance from side edge of sign to curb or edge of pavement.
  14. Label pavement courses on the Offsite Curb & Pavement Detail (Monmouth County) Standard County pavement consists of 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64, over 6-inch thick HMA Mix 19M64, over 6-inch thick dense graded aggregate.
- A detailed review of the ADA ramps across proposed intersection will be provided by the Township Engineer.

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 New Jersey Natural Gas Company Block 41 Lots 9.01,10,11,12,16,18 & 18.01 <b>Lakewood-Farmingdale Road (County Route 547)</b>	Howell Township  (Proposed – 2400 sq. ft. addition to existing natural gas facility) (Total Site Area – 103.25 acres) (Impervious Area – 6.327 acres existing <u>+ 0.055 acres proposed</u> 6.382 acres total)	HWSP362E	02-09-21	Request Information

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

1. The driveway is approximately 220 ft. wide at the CR 547 curblin, which seems excessive. Applicant should provide justification and/or modify the driveway as appropriate.
2. If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the current application, HWSP 362E and including impervious area proposed on all parcels subdivided therefrom, a stormwater analysis shall be submitted, in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment toward County bridge reconstruction and replacement.

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

Site Plan for Brookstone at Casola Farm LLC Block 219 Lot 17.02 <b>Squankum-Yellowbrook Road (County Route 524A)</b>	Howell Township  (Proposed – 70,950 sq. ft. flex commercial space) (Total Site Area – 18.57 acres) (Impervious Area – 4.565 acres new proposed)	HWSP10065	02-09-21	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The traffic impact analysis indicates 30 lefts into the site from Squankum-Yellowbrook Road (C.R. 524A). Revise the plan to show a shoulder by-pass area for vehicles making left turns into the site.
2. Provide a traffic impact statement detailing the number and types of vehicles expected to access the site. This will assist in the determination of frontage improvements (if any), and confirm that the driveway design is adequate to support the design vehicle.
3. Revise the turning movement diagrams so that the single unit truck (SU-40) does not cross the driveway centerline to enter the site. Additionally, provide a turning movement diagram for egress movements from the site. Vehicles exiting the site from the driveway must not cross the centerline of Squankum - Yellowbrook Road (C.R. 524A).
4. Revise the plan to show clarification regarding the presence of curb at the driveway radii.
5. Revise plan to show a stop sign at the driveway and label driveway lane widths.
6. Revise pavement widening plan to show striping along Squankum - Yellowbrook Road (C.R. 524A).
7. Address comments 3a., 3c., 5b., and 8c. in the memorandum prepared by Victorino B. Zabat, dated June 22, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brookstone at Casola Farm LLC Block 219 Lot 17.02 (CONT'D)	Howell Township	HWSP10065	02-09-21	

8. The runoff path through the neighboring property starts within the right-of-way area, while the runoff path through the site starts at the right-of-way line. Please explain.
9. Runoff from the neighboring property was considered under proposed conditions, but not under existing conditions. Please explain; revise and re-compute as necessary.
10. Indicate portion(s) of the site that generate runoff toward Squankum - Yellowbrook Road (C.R. 524A).
11. Provide dimensions from relocated poles to curb or edge of pavement on the plan.
12. Indicate elevations and cross-slopes across existing and widened pavement. Based on the posted speed limit, change in cross-slope must not exceed 2.72% over 100-ft. or 1.36% over 50-ft.
13. Provide a profile of the existing centerline and indicate centerline elevations.
14. The scales for the profiles submitted do not comply with Monmouth County Development Regulations Vol. 2, §2.6-1.
  - a. The detail for the Monmouth County pavement repair detail shall be revised to read as follows: "Six (6) inch face to be provided on curb". Use larger font for legibility.

Please provide an itemized response to the comments above. 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 Broad Street 34, LLC Block 64 Lots 25.01, 25.02, 26 & 27 <b>Broad Street</b> <b>(County Route 20)</b>	Manasquan Borough  (Proposed – New 22-unit multi-family residential & affordable housing) (Total Site Area – 0.840 acres) (Impervious Area – 0.630 acres new proposed)	MQSP10104	02-17-21	Request Information

The applicant's attorney and engineer attended the March 8, 2021, DRC meeting to present information in support of two waiver requests, as follows: 1) less than minimum required 10-foot driveway setback from side property line; and, 2) less than minimum 24-foot driveway width. After discussing potential ways to address these two issues, the DRC directed the applicant's professionals and DRC staff to meet to discuss alternative driveway layouts.

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

1. Revise the site plan to show the driveway location with a 10-foot offset from the side property line per §5.2-3.11 of the county's development regulations.
2. Revise the site plan to provide a driveway with the required minimum 24-foot width.

Additional comments may be provided 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</b> <b>(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	02-16-21	Waiver Request
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Discussion on the Waiver Request was moved to the next Development Review Committee meeting on March 22, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tetherview Property Management, LLC Block 110 p/o Lot 1 <b>Saltzman Avenue</b> <b>(County Route 537)</b>	Oceanport Borough	OPSP9879	02-09-21	Conditional Approval
	(Proposed – Parking improvements at existing site – Russel Hall) (Total Site Area – 4.64 acres) (Impervious Area – 2.315 acres – no change)			

Conditions:

1. Provide a copy of the deed of sale of the property, with corresponding metes and bounds, to verify the limits of the adjacent county right-of-way.
2. Provide a grading detail for the proposed ADA ramp located on the south side of Saltzman Avenue. Indicate a north arrow and street names on all ADA ramp grading details.
3. Revise the county road and pavement detail to clarify the following: "Six inches thick densely graded aggregate."
4. The scaled width of the ramp located at the southeast corner of the site is less than four feet. Revise as necessary.
5. Provide spot elevations at the east and west sides of the sidewalk at the match line.
6. It is noted that the computed slopes between elevations 9.4 feet and 8.88 feet are 16.25 percent on the east side and 9.12 percent on the west side. Neither is acceptable, and should be revised as necessary.
7. The slope across the sidewalk and the ADA ramp should be perpendicular to the alignment of the sidewalk and ramp. Revise as necessary.
8. Revise the site plan to provide a turning area for pedestrians approaching from the west, with minimum dimensions of 4 feet by 4 feet, and slopes not exceeding 1.5 percent on all sides.
9. Clarify the intent of spot elevation 8.64 shown on ADA ramp detail C.
10. Revise the site plan to show a 12-foot wide multipurpose easement to Monmouth County along Saltzman and Sherrill Avenues, and indicate the following:
  - a. Metes and bounds;
  - b. Area of dedication, in acres and square feet; and
  - c. Grantee of dedication.
11. Address comments on the plan mark-up prepared by Vince Cardone, dated March 8, 2021.\
12. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Saltzman and Sherrill Avenue (County Routes 537 and 537A) 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](http://www.visitmonmouth.com). A bond estimate will be prepared upon receipt of revised plans satisfactorily addressing the above-listed conditions.
13. Receipt of a deed for the multipurpose easements situated along the Saltzman and Sherrill Avenues (County Route 537 and 537A) rights-of-way. 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.
14. Receipt of a deed for the sight triangle easements at the intersections of Saltzman and Sherrill Avenues (County Route 537 and 537A) with Sanger Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Tetherview Property Management, LLC  
Block 110  
p/o Lot 1  
(CONT'D)

Oceanport  
Borough

OPSP9879

02-09-21

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					X

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Site Plan for Yellow Brook Property Co. LLC Block 94 Lot 5 <b>Bingham Avenue (County Route 8A)</b>	Rumson Borough	RMSP10132	02-16-21	Request Information
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(Proposed – New 18-unit multi-family residential)  
(Total Site Area – 5.129 acres)  
(Impervious Area – 2.44 acres new proposed)

James Giannell recused himself from this review and discussion.

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

1. The proposed site driveway does not comply with the required minimum offset from the side property line; 10 feet. In fact, it overlaps the existing driveway for adjacent Lot 6. §5.2-3.11 of the county's development regulations provides that "Unless mitigating site conditions and design constraints are identified by the applicant's design professional to the satisfaction of the county engineer, no portion of a driveway shall be located within ten feet of a side property line. The ten-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway." The layout of the proposed driveway should be revised to conform to this standard.
2. The location of the proposed driveway conflicts with the location of an existing utility pole, which is shown on the existing conditions plan, but not on the layout and dimension plan. The utility pole shall be relocated at least six feet from the edge of pavement pursuant to §5.2-12 of the county's development regulations, and the proposed driveway should be designed accordingly.
3. The driveway is proposed to be paved with concrete pavers. §5.2-12 of the county's development regulations provides that "driveways at a county road shall be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of at least 25 feet from the edge of pavement of the county road."
4. The County Road Plan establishes a 60-foot wide right-of-way for Bingham Avenue (County Route 8A). The site plan shall be revised to indicate right-of-way dedication to a distance of 30 feet from the centerline and to show typical right-of-way information, as follows:
  - a. Right-of-way line fronting the site;
  - b. Curb line or edge of pavement fronting the site; and
  - c. Right-of-way and curb line/edge of pavement opposite site.



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yellow Brook Property Co. LLC Block 94 Lot 5 (CONT'D)	Rumson Borough	RMSP10132	02-16-21	

With respect to the right-of-way dedication, revise the site plan to indicate the following information:

- a. Metes and bounds;
  - b. Area of dedication, in acres and square feet;
  - c. Grantee of dedication; and
  - d. Deed of dedication, with parcel description for review.
5. Site runoff is tributary to County Structures S 43, Shrewsbury River Tributary at Rumson Road, and County Structure S 47, Un-Named Tributary at Bingham Avenue. A bridge assessment will be prepared when satisfactory plans are submitted.
  6. Provide computations to verify the capacity of the storm drainage system in Bingham Road to adequately convey, i.e., without surcharge, the 25-year storm runoff from its own tributary area, with discharge from the site under proposed conditions. Provide all necessary drainage area maps and supporting computations for hydrologic parameters.
  7. The grading and drainage plan indicates that discharge from two underground stormwater management structures will be directed toward Bingham Avenue. Provide a composite hydrograph for projected 10-year, 25-year and 100-year discharges.
  8. Provide supplemental stormwater analyses to address discharge under proposed conditions with the stormwater management structures unavailable.
  9. Identify the party responsible for maintaining the underground stormwater management structures. Provide supporting documentation.
  10. Provide information that indicates how infiltration capacity will be maintained and how infiltration capacity will be restored if it is compromised?
  11. Revise the site plan to clearly indicate benchmark and benchmark note obscured by pavers.
  12. Clearly indicate standard county curb for curb returns and driveway island at site driveway.
  13. The proposed stop line is required to be 24 inches wide. Revise the site plan and provide a construction detail.
  14. The sign post detail shall be revised to show a minimum distance of two feet from the edge of the stop sign to the edge of pavement.
  15. Provide a detail for county curb and pavement repair. The standard county curb has an 8-inch wide base with a 20-inch height, with a 6-inch wide top and 6-inch high face. The standard county pavement detail consists of 2-inch thick Hot Mix Asphalt (HMA) Mix 9.5M64, over 6-inch thick HMA Mix 19M64, over 6-inch thick dense graded aggregate (DGA). Label the pavement courses.
  16. Clearly indicate a R1-1 (STOP) sign at the site egress on the signing and striping plan. The sign post detail should indicate a minimum 2-foot horizontal clear distance from side edge of sign to curb or edge of pavement.

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 Yellow Brook Property Co. LLC Block 124 Lot 31 <b>Rumson Road</b> <b>(County Route 520)</b>	Rumson Borough  (Proposed – New 14-unit multi-family residential) (Total Site Area – 5.801 acres) (Impervious Area – 1.258 acres new proposed)	RMSP10133	02-16-21	Request Information

James Giannell recused himself from this review and discussion.

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

1. The site has limited frontage (30± feet) along Rumson Road (County Route 520). The applicant proposes to maintain the existing access along Rumson Road as an emergency access, with primary site access off of Osprey Lane. However, nothing is shown on the plan that would prevent use of this driveway on a regular basis. The plan should provide measures to limit its use for emergency purposes. These measures should include signage indicating the emergency driveway as emergency access only and a physical barrier at the driveway entrance. The barrier shall not be located within the right-of-way. Provide a detail drawing of the proposed barrier.
2. Revise the site plan to indicate the limit of grass pavers along the entire length of the emergency driveway. The grass pavers shall not extend beyond the edge of pavement. Provide dimension for width of emergency driveway at edge of pavement.
3. The existing driveway along Rumson Road does not comply with the required minimum offset from the side property line; 10 feet. §5.2-3.1l of the county's development regulations provides that "Unless mitigating site conditions and design constraints are identified by the applicant's design professional to the satisfaction of the county engineer, no portion of a driveway shall be located within ten feet of a side property line. The ten-foot distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway." The layout of the proposed emergency driveway should be revised to conform to this standard.
4. On the plot for Modified Rational Method (MRM), the first and second outflow breakpoints had computed times of 39.32 & 8.757 minutes, respectively. These are inconsistent with the plot, on which these points are reversed. Please clarify and revise as necessary. In addition, clarify what these points represent with respect to the critical time, and whether the critical storage volume was computed using MRM verified by detention routing computations.
5. The County Road Plan establishes a 60-foot wide right-of-way for Rumson Road (County Route 520). The site plan shall be revised to indicate right-of-way dedication to a distance of 30 feet from the centerline and to show typical right-of-way information, as follows:
  - a. Right-of-way line fronting the site;
  - b. Curb line or edge of pavement fronting the site; and
  - c. Right-of-way and curb line/edge of pavement opposite site.

With respect to the right-of-way dedication, revise the site plan to indicate the following information:

- a. Metes and bounds;
- b. Area of dedication, in acres and square feet;
- c. Grantee of dedication; and
- d. Deed of dedication, with parcel description for review.

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 Cabinet Creations and Custom Interiors, LLC Block 823 Lot 21 State Highway 34	Wall Township	WSP10144	02-23-21	County Approval Not Required
	(Proposed – Renovations and small addition to existing building) (Total Site Area – 1.14 acres) (Impervious Area – 0.799 acres existing - <u>0.083 acres proposed</u> 0.716 acres total)			

Mark Aikins recused himself from this review and discussion.

SCHEDULE1367E

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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