

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, MARCH 9, 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 3:49 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Vince Cardone, PE, Victor Furmanec, PP, Victorino Zabat, PE and Quinn Ruff. Also in attendance were: Marc Leber, PE and Gary Schecher, applicant.

**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 9, 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 1343A, 1343B, 1343C, 1343D & 1343E by the Committee, Mr. Barris 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 1343A, 1343B, 1343C, 1343D & 1343E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1343A, 1343B, 1343C, 1343D & 1343E 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 1343A, 1343B, 1343C, 1343D & 1343E 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. Kiernan
Mr. Barris
Mr. Ettore
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, MARCH 9, 2020.

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

SCHEDULE1343A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 9, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1343B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 9, 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 (Proposed Use – Residential/Neighborhood Commercial) (Total Area – 0.898 acres)	TF521 ROW3970	02-27-20	3 (2 new)	Conditional Final Approval

The request for reconsideration of the condition requiring a 40-ft corner radius at the intersection on Hance Avenue and Apple Street was heard at the Development Review Committee meeting on March 09, 2020. The county engineer raised concerns about truck traffic in the area and turning at the intersection. The county engineer recommended a denial of the applicant's request due to these concerns. The Monmouth County Development Review Committee voted to deny the reconsideration of the second condition outlined in the February 10, 2020 letter.

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-ft 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, 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Robert Paul Block 43 Lot 25 Allentown-Davis Station Road (County Route 539)	Upper Freehold Township (Proposed Use – Agriculture/Residential) (Total Area – 16.66 acres)	UFT709 ROW3981	02-18-20	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 March 9, 2020.
2. Provide two copies of the proposed driveway access easement.

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

SCHEDULE1343C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 9, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ventura Partners, LLC Block 215 Lots 8, 9, 10, 23, 24 & 25 Holmdel Road (County Route 4)	Hazlet Township (Proposed Use – Single Family Residential) (Total Area – 1.01 acres)	HZMJ780	02-26-20	6	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 March 9, 2020.
2. Provide a sight-line analysis for the proposed driveways along Holmdel Road. The driveways shown on the submitted plans are too short which may create sight distance issues out to Bayview Avenue. The driveways will also be in the county right-of-way dedication. A 10' increase in the width of the county right-of-way should eliminate both issues.

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

Subdivision for Adam Buchman Block 157 Lots 21.01, 21.03 & 22 Newman Springs Road (County Route 520) County Bridge A-19	Marlboro Township (Proposed Use – Residential – Gina Hill Farms) (Total Area – 105.0 acres)	MRMJ699A	02-12-20	22	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 memorandum prepared by Victorino B. Zabat, dated February 26, 2020.
2. Currently a baseball field and other impervious surfaces are found on Lots 21.03 and 21.02. Provide details on the use of Lot 21.02, especially with regard to the existing baseball-related improvements.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Martelli Signature Homes, LLC Block 65 Lot 1 Myrtle Avenue/Monmouth Blvd. (County Routes 29A/33)	Oceanport Borough (Proposed Use – single family residential) (Total Area – 5.82 acres)	OPMJ766	03-03-20	12	Request Information

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

1. The applicant shall submit documentation confirming the abandonment of the existing access easement or the intent of the owner of Lot 3.01 to abandon this easement.
 - Myrtle Avenue was recently resurfaced, and Monmouth Boulevard is proposed to be resurfaced in Fall 2020. This may affect the extent of repaving required for any utility or road work along these roads.

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

SCHEDULE1343D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 9, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Aberdeen Real Estate Holdings, LLC Block 11 Lot 2 Lloyd Road (County Route 3)	Aberdeen Township (Proposed – New 22,500 sq. ft. museum/warehouse) (Total Site Area – 1.385 acres) (Impervious Area – 0.970 acres new proposed)	ABTSP9946	02-18-20	Request Information

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

1. Extend sight-line analysis southward to intersection of Lloyd Road (County Route 3) & Line Road / Nutmeg Road and northward to the full extent of the site line analysis.
2. Confirm removal of the NJ Transit bus shelter on Lloyd Road (County Route 3).
3. Clarify and resolve obstructions in site line profile. Resolve discrepancies in information presented in site line profile.

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

Site Plan for Atlantic Highlands Donuts, LLC Block 104 Lots 1 & 2 State Highway 36/First Avenue County Bridge MT-17	Atlantic Highlands Borough (Proposed – Addition of drive-thru for Dunkin in existing shopping center) (Total Site Area – 4.315 acres) (Impervious Area – 3.981 acres existing - <u>0.012 acres proposed</u> 3.969 acres total)	AHSP3642C	02-26-20	Conditional Approval
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Conditions:

1. Label County Structure MT 17 on plan.
2. Clarify if an easement was established for repair and reconstruction of County Structure MT 17.
 - a. If an easement was established, indicate it on plan and provide the following information:
 - i. Metes & Bounds;
 - ii. Area of easement, in acres and sq. ft.;
 - iii. Grantee of Easement;
 - iv. Deed of Easement, with parcel description;
 - v. Deed book & page.
 - b. If an easement has not yet been established, indicate an easement on plan extending 50-ft from the centerline of First Avenue and 50-ft from top of bank. Additionally, provide the following:
 - i. Information requested in 2.a. i-v
3. Label the waterway and indicate direction of flow.
4. Indicate all storm drainage connections to County Structure MT 17. Indicate size, slope, shape and material of all pipes. Indicate INV elevation at all connections.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Atlantic Highlands Donuts, LLC Block 104 Lots 1 & 2 (CONT'D)	Atlantic Highlands Borough	AHSP3642C	02-26-20	
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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

Site Plan for Kingsley Square Town House Association, Inc. Block 18.03 Lot 18 Kingsley Way	Freehold Borough	FRSP10043	03-05-20	County Approval Not Required
	(Proposed – Parking Expansion) (Total Site Area – 0.705 acres) (Impervious Area – 0.071 acres existing <u>+ 0.041 acres proposed</u> 0.112 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Robert & Sandra Beam Block 71.48 Lots 17, 18 & 19 Schanck Road County Bridge F-22	Freehold Township (Proposed – New 4700 sq. ft. professional office building) (Total Site Area – 1.65 acres) (Impervious Area – 0.553 acres new proposed)	FRTSP10033	02-21-20	Conditional Approval

Joe Barris recused himself from this review and discussion.

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 9, 2020.
2. Receipt of a deed for a bridge maintenance and reconstruction easement at County Structure F-22. 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.

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 CTC Landscaping Block 46 Lot 32.01 Herbertsville Road (County Route 549)	Howell Township (Proposed – Parking and outdoor improvements at existing site) (Total Site Area – 8.05 acres) (Impervious Area – 0.933 acres existing – no change)	HWSP10034	02-27-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested memorandum prepared by Victorino B. Zabat, dated March 9, 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 Rene Anjoubault Block 229 Lot 10 Franklin Avenue	Long Branch City (Proposed – New 5 unit residential townhomes) (Total Site Area – 0.45 acres) (Impervious Area – 0.248 acres new proposed)	LBSP10039	03-02-20	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	03-02-20	Conditional Approval
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Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 9, 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 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 XL Holdings LLC Block 59 Lot 9 East River Road (County Route 10)	Rumson Borough (Proposed – Addition of raised patio at existing restaurant) (Total Site Area – 0.18 acres) (Impervious Area – 0.158 acres existing <u>+ 0.005 acres proposed</u> 0.163 acres total)	RMSP118B	02-25-20	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 9, 2020.
2. Revise the sight line analysis to show the full extent of the analysis, as well as a sight line profile.
3. Submit architectural drawings showing the proposed improvements along E. River Rd.
4. Section 5.1-2 of the Monmouth County Development Regulations (Volume II) provides for sight triangle easements to extend 25 feet from the centerline of the county right-of-way. The applicant shall revise the boundaries of the proposed easement accordingly, or submit a request and justification for a waiver from this requirement.

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

Site Plan for Jersey Shore Moving & Storage, Inc. Block 819 Lot 20 Atlantic Avenue (County Route 524 Spur)	Wall Township Proposed – 10,000 sq. ft. addition to existing office/warehouse) (Total Site Area – 2.73 acres) (Impervious Area – 1.739 acres existing <u>+ 0.003 acres proposed</u> 1.742 acres total)	WSP10007	03-02-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Revise the site plan as follows:
 - Relocate the proposed stop sign and stop bar approximately 15 feet back from the currently proposed location.
 - Modify the easterly driveway so that trucks leaving the site do not cross the Atlantic Avenue centerline. Revise the vehicle circulation plan to demonstrate this change.
2. Revise the vehicle circulation plan to demonstrate left turns for trucks leaving the site.

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

SCHEDULE1343E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Gode Hotels, LLC Block 242.01 Lots 4, 13, 14 & 15 (Lot A) State Highway 35	Hazlet Township (Proposed – New 13,663 sq. ft. hotel) (Total Site Area – 3.0 acres) (Impervious Area – 2.04 acres new proposed)	HZSP10035	02-27-20	02-27-20
