

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00 PM on MONDAY, MARCH 23, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr. (remotely)  
Joe Barris, PP (left @ 2:50 PM and returned @ 3:15 PM)  
Joseph Ettore, PE  
James Giannell (remotely)  
Marcy McMullen (remotely)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE  
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 3:40 PM.

Staff present included: Mark Aikins, Esq. (remotely), Vince Cardone, PE, Victor Furmanec, PP, Victorino Zabat, PE, JoAnn Denton and David Schmetterer. Also in attendance remotely were: Jennifer Krimko, Esq., Patrick Ward, PE, Robert Inglima, Esq., Jennifer Porter, Esq. and Michael Dailey.

\*\*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 23, 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 1344A, 1344B, 1344C, 1344D & 1344E 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 1344A, 1344B, 1344C, 1344D & 1344E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1344A, 1344B, 1344C, 1344D & 1344E 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 1344A, 1344B, 1344C, 1344D & 1344E 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 23, 2020.

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

SCHEDULE1344A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 23, 2020; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bruce & Virginia Edmonds And Jeanne Vigeant Block 32 Lots 8 & 11 Club Place & Broad Street	Freehold Borough	FR319	03-13-20	2 (Lot Line Adjustment)	Exempt

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SCHEDULE1344B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 23, 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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**SCHEDULE1344C**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 23, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for AP Triangle, LLC Blocks 3203 / 3206 / 3801 Lots 1-19 /1-4/ 1 Asbury & Cookman Avenues	Asbury Park City  (Proposed Use – Residential) (Total Area – 4.128 acres)	APMJ781  (also APSP10036)	03-03-20	5	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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

Subdivision for Aaron Feiler Block 23 Lot 17.02 Montrose Avenue	Colts Neck Township  (Proposed Use – Residential) (Total Area – 38.04 acres)	CNMJ783	03-09-20	4	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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Barris, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Martelli Signature Homes, LLC Block 65 Lot 1 <b>Myrtle Avenue/Monmouth Blvd. (County Routes 29A/33)</b>	Oceanport Borough  (Proposed Use – single family residential) (Total Area – 5.82 acres)	OPMJ766	03-11-20	12	Conditional Preliminary Approval

Conditions:

1. The Development Review Committee voted to grant preliminary approval subject to the Planning Board Attorney's confirmation that the access easement in favor of adjacent Lot 3.01 in Block 65 has been abandoned.
  2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Monmouth Boulevard (County Route 33) and Myrtle Avenue (County Route 29A) 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). The application has been referred to Engineering for preparation of a bond estimate.
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$300.00), and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by James Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3230 Tinton Falls Property, LLC et al Blocks 138 / 139.01-139.10 / 144 Lots 1, 2 & 5 / Various / 4.02 Wardell Road	Tinton Falls Borough  (Proposed Use – Commercial) (Total Area – 108.44 acres)	TFMJ782 (also TFSP10038)	03-02-20	4	Conditional Preliminary Approval

Conditions:

1. Revise the subdivision plat to clarify existing versus proposed lot lines.
- 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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Barris, 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				
Charles Casagrande				X



SCHEDULE1344D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 23, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AP Triangle, LLC Blocks 3203 / 3206 Lots 1-5 & 15-19 /1-4 (New Block 3801, Lots 1.02, 1.03 & 1.05) Asbury & Cookman Avenues	Asbury Park City	APSP10036 (also APMJ781)	03-03-20	Conditional Approval
	(Proposed – New 48-unit residential townhomes) (Total Site Area – 2.04 acres) (Impervious Area – 1.588 acres new proposed)			

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated March 23, 2020.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by James Giannell, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

Site Plan for Martelli Development Group Block 501 Lot 1 <b>Hope Road/Tinton Avenue (County Routes 51 &amp; 537)</b>	Eatontown Borough	ETSP10037	03-09-20	Request Information
	(Proposed – Addition of 75 housing units and 3760 sq. ft. addition to banquet hall – Sun Eagles Golf Club) (Total Site Area – 171 acres) (Impervious Area – 21.03 acres existing <u>+ 2.91 acres proposed</u> 23.94 acres total)			

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 March 23, 2020.
2. Comment #21 in Victorino Zabat's memorandum calls for a widening of the Tinton Avenue roadway. This widening shall include curbing along the Tinton Avenue frontage of the site.
3. The existing driveway leading out to Hope Road appears to be open, but was formerly blocked off. The applicant shall clarify the purpose of this driveway and why it is proposed to remain in use.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Martelli Development Group  
Block 501  
Lot 1  
(CONT'D)

Eatontown  
Borough

ETSP10037

03-09-20

4. The site plan shall be revised to provide standard sight triangles (25 feet by 400 feet) at the intersection of Tinton Avenue and Maxwell Street and at the entrance driveway along Tinton Avenue. The applicant shall submit sight line analyses for these two locations in support of the conclusions of the traffic report on this issue.
5. The stop sign and stop line for Lowther Drive are both shown on Sheet 10. However, the label for the stop sign is covered by a utility pole. The stop line should be shown as new with 24-inch white striping, since the road is shown to be repaved.
6. While the number of trips generated by the proposed development is relatively low, the report did not provide any data in support of the conclusions made therein. For example, while a summary of the Level of Service was provided, the calculations are not. The same comment applies to the crash analysis. The applicant shall submit all back-up information used in preparing the traffic report.

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  
Merchants Retail Partners  
Management, LLC  
Block 1304  
Lots 4-13 & 32-37  
State Highway 35

Eatontown  
Borough

ETSP10040

03-03-20

Final  
Approval

(Proposed – New 90,246 sq. ft. self-storage facility)  
(Total Site Area – 3.24 acres)  
(Impervious Area – 1.493 acres new proposed)

No further County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris				X
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wasatch Storage Partners Block 69 Lots 36.04, 36.05, 36.06 & 36.07 Gibson Place	Freehold Township  (Proposed – New 110,000 sq. ft. self-storage facility) (Total Site Area – 13.21 acres) (Impervious Area – 5.98 acres new proposed)	FRTSP10044	03-09-20	Final Approval

No further County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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 Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joe Barris				X
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Ray Bragg				X
Marcy McMullen				
Charles Casagrande				X

Site Plan for 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 <b>West Front Street (County Route 6) County Bridge MA-14</b>	Keyport Borough  (Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing <u>+ 0.032 acres proposed</u> 1.584 acres total)	KPSP10042	03-05-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The site plan and application shall be revised to cite all properties involved in the proposed development. The associated subdivision application shall also be revised accordingly.
2. The site plan shall be revised to eliminate any proposed parking or storage within the W. Front Street right-of-way.
3. The applicant shall submit a vehicle circulation plan that demonstrates how vehicles will maneuver the proposed driveway to the marina.

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 SRS Partners, LLC Block 214 Lot 50 Boundary Road	Marlboro Township  (Proposed – New 63,131 sq. ft. manufacturing/warehouse facility) (Total Site Area – 10.003 acres) (Impervious Area – 2.588 acres new proposed)	MRSP10041	03-04-20	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 March 23, 2020.

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

Site Plan for 520 Route 79, LLC Block 176 Lot 113 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed – 3814 sq. ft. addition at existing site for office use) (Total Site Area – 1.08 acres) (Impervious Area – 0.199 acres existing <u>+ 0.170 acres proposed</u> 0.369 acres total)	MRSP10045	03-10-20	Request Information
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The following items shall be addressed before formal review and action by the Development Review Committee:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated March 23, 2020.
2. The driveway shall be aligned to intersect with Newman Springs Road at a 90-degree angle, and shall be setback 10 feet from the side property line.
3. Utility poles shall be relocated at least 6 feet from the edge of curb or pavement.
4. All proposed landscaping shall be relocated beyond the county right-of-way.

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 The Ranney School Blocks 28.01 / 29 Lots 1.01 / 1.01 Hope Road	Tinton Falls Borough  (Proposed – New athletic turf field to replace existing field) (Total Site Area – 51.92 acres) (Impervious Area – 17.80 acres existing – no change)	TFSP6672B	03-12-20	County Approval Not Required
Site Plan for Stavola Realty Company Block 113.01 Lots 30 & 32 <b>Wayside and Shafto Roads (County Routes 38 &amp; 547)</b>	Tinton Falls Borough  (Proposed – new 29,440 sq. ft. flex space with 55 parking spaces) (Total Site Area – 3.85 acres) (Impervious Area –2.23 acres new proposed)	TFSP7097A (previous app. TFSP7097)	03-06-20	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 March 23, 2020.
2. The site plan shall be revised to clearly indicate the boundaries of all easements within and adjacent to the county rights-of-ways.
3. The proposed shade tree easement shall be relocated beyond any existing or proposed county rights-of-way.
4. Any portions of Shafto Road not located within a county right-of-way shall be deeded to the county.

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 FLM Associates, LLC Block 145 Lots 15, 16, 17 & 18 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 23,575 sq. ft. flex space with 95 parking spaces) (Total Site Area – 4.76 acres) (Impervious Area – 2.801 acres new proposed)	TFSP8712A	03-06-20	Request Information

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

1. The truck turning diagram shows vehicles turning right out of the site will cross lane lines. The diagram and driveway design shall be revised, as necessary, to safely accommodate all WB-50 trucks turning into and out of the site.
2. Address the comments in memorandum prepared by Victorino B. Zabat, dated March 23, 2020.

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

Site Plan for JSM at Tinton Falls, LLC Block 115 Lot 11.01 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 240,000 sq. ft. shipping & receiving center with 98 parking spaces) (Total Area – 20.82 acres) (Impervious Area – 10.78 acres new proposed)	TFSP9418A (Previous Application TFSP9418)	02-25-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The applicant shall submit evidence of all attempts to contact the neighboring property owner to the east regarding a cross access easement.
2. The applicant shall clarify the need for a median island at the proposed driveway. Eliminating this median may correct deficiencies in the offset from the jughandle.
3. Provide turning radius diagrams for the largest vehicles anticipated at the site.
4. Address the comments in memorandum prepared by Victorino B. Zabat, dated March 23, 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 Copart of Connecticut, Inc. Blocks 138 / 139.01-139.10 / 144 Lots 1, 2 & 5 / Various / 4.02 (New Block 138, Lot 6) Wardell Road	Tinton Falls Borough  (Proposed – New 12,800 sq. ft. vehicle facility with office) (Total Site Area – 75.816 acres) (Impervious Area – 33.6 acres new proposed)	TFSP10038 (also TFMJ782)	03-02-20	Request Information

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

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated March 23, 2020.
2. The applicant shall submit a traffic report that evaluates projected impacts to Shafto Road.

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

SCHEDULE1344E

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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