

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, APRIL 12, 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 3:17 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat (remotely – arrived at 3:01 PM), Kyle DeGroot (remotely), Michael Popovech (remotely) and Ashlynn Shanahan (remotely). Also in attendance were: Joseph Kociuba PE; Michael Goldstein, PE; Andrew Werbler, applicant; Jennifer Krimko, Esq.; Salvatore Alfieri, Esq.; Walter Hopkin, PE; George Green, applicant; March Leber, PE; Michael Cannon, PE and Sal Martelli, applicant (all remotely).

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, APRIL 12, 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 1369A, 1369B, 1369C, 1369D & 1369E 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 1369A, 1369B, 1369C, 1369D & 1369E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1369A, 1369B, 1369C, 1369D & 1369E 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 1369A, 1369B, 1369C, 1369D & 1369E 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:

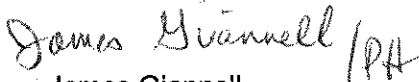
Mr. Barris
Mr. Ettore
Mr. Giannelli
Ms. McMullen

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, APRIL 12, 2021.



James Giannelli
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1369A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 1294 Eatontown Blvd. LLC Block 120 Lot 12 Roosevelt Avenue	Howell Township	HW1427	04-08-21	2 (1 new)	Exempt
Subdivision for 145 Morris, LLC Block 229 Lots 24, 25 & 34 Morris & Third Avenues	Long Branch City	LB590 (also LBSP10153)	03-16-21	2 (Lot Consolidation)	Exempt
Subdivision for Carmela Parziale Block 176 Lots 30 & 32 Fourth Avenue	Manasquan Borough	MQ388	04-06-21	3 (1 new)	Exempt
Subdivision for Edward Lilinshtein Block 178 Lot 9.01 Second Avenue	Manasquan Borough	MQ389	04-06-21	3 (2 new)	Exempt
Subdivision for Giovanni Scarpino Block 9 Lots 6.11 & 7.11 Larchwood Avenue	Ocean Township	O613	04-06-21	3 (1 new)	Exempt
Subdivision for Christopher Spagnoli Block 39 Lot 76 Sixth Street	Spring Lake Heights Borough	SLH287	03-22-21	2 (1 new)	Exempt
Subdivision for Bayview Enterprises, LLC Block 217 Lots 5.01 & 6 Bayview Avenue	Union Beach Borough	UB310	04-06-21	2 (Lot Line Adjustment)	Exempt

SCHEDULE1369B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George Green Block 62 Lot 16.02 Stage Coach Road (County Route 524)	Millstone Township (Proposed Use – Residential) (Total Area – 9.575 acres)	MS817 ROW3986	02-12-21	2 (1 new)	Waiver Request

Waiver request carried to the next Development Review Committee meeting on April 26, 2021.

Subdivision for Bertram Riley, Jr & Samantha Riley Block 54 Lots 6 & 8 Tinton Avenue (County Route 537) County Bridge S-37	Tinton Falls Borough (Proposed Use – Single Family Residential) (Total Area – 15.224 acres)	TF524 ROW3997	03-11-21	2 (Lot Line Adjustment)	Conditional Final Approval
---	--	------------------	----------	-------------------------------	----------------------------------

Conditions:

1. Indicate centerline of C.R. 537, Tinton Avenue. Indicate County Route designation for Tinton Avenue.
2. Provide dimensions from the centerline of C.R. 537, Tinton Avenue to the following:
 - a. Right-of-way fronting site.
 - b. Curb line fronting site.
 - c. Right-of-way and curb line opposite site.
3. Revise the plans to show right-of-way widening easement to a distance of 40 feet from centerline Tinton Avenue, as well as a 25-foot corner radius for the maintenance of traffic signal equipment at the corner of Norman J. Field Way and Tinton Avenue. Provide the following information:
 - a. Metes and bounds.
 - b. Area of dedication in acres and square feet.
 - c. Grantee of dedication.
4. Receipt of a deed of easement for the widening of the C.R. 537, Tinton Avenue, right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk. In addition, the subdivision plan shall be revised to indicate a right-of-way widening dedication rather than an easement.
5. Revise plans to show road improvements along Tinton Avenue, proposed under application TFSP9777. Provide a reference to the road improvement plans. Note: The subdivision is located along the frontage of road improvements proposed on C.R. 537. These improvements include a two way center turn lane in front of Lot 8, with, a dedicated left turn lane in front of proposed Lot 6.01. In addition, a traffic signal is proposed at the intersection of Tinton Ave and Norman J. Field Way. The signal plans are subject of a developer's agreement and have not been submitted. However, it will be necessary to have traffic signal equipment at the corner of Norman J. Field Way and Tinton Avenue, within the right-of-way in front of Lot 6.01.

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

Subdivision for
 Bertram Riley, Jr & Samantha Riley
 Block 54
 Lots 6 & 8
 (CONT'D)

Tinton Falls
 Borough

TF524
 ROW3997

03-11-21

2

6. The school speed limit flashing beacon located along the Lot 8 frontage shall be shown on the plans. Similarly, there are school crossing signs (S1-1, W16-7p) along the frontage of Lot 6.01 that should be shown on the plans.
7. Indicate that County Structure S-37 is at the southeast corner of Lot 8. Standard bridge easements may apply (requires further review by Bridge Section).
8. Identify the waterway flowing through the culvert crossing Tinton Avenue. Indicate direction of flow.
9. Indicate if an easement was established for the reconstruction and replacement of the County Structure S-37. If so, provide deed book and page and a copy of the deed, in addition to the showing the following information on the plan:
 - a. Metes and bounds.
 - b. Area of dedication in acres and square feet.
 - c. Grantee of dedication.
10. If and when cumulative impervious area equals or exceeds one acre on the site, beginning with the current application (TF524 ROW3997), a complete stormwater analysis shall be submitted, in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment for bridge reconstruction and / or replacement.

	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

SCHEDULE1369C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 Newman Springs Road (County Route 520)	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778		7	Conditional Preliminary Approval

The applicant's attorney requested the Development Review Committee to authorize a developer agreement, which would allow the applicant to proceed with the development of the property while pursuing seeking an easement from NJ Transit to enable the DRC's requirement to widen the road along the agency's adjacent property. The applicant's engineer indicated that the process was advancing, but that it may take several months or longer to obtain the easement, thus delaying the project. The DRC voted to authorize a developer agreement that addresses the need for the road widening, and provides for a fee in-lieu of widening the road if the applicant is unable to acquire the easement.

Conditions:

1. Address the comments in the memorandum prepared by Victorino B. Zabat, dated November 9, 2020.
2. Revise plans to show the sight triangle easement according to Monmouth County Development Regulations. In this case, the sight triangle easement should be 25 feet from the edge of pavement, and 400 feet along each approach of CR 520.
3. Receipt of a deed for dedication for the widening of the Newman Springs Road (County Route 520) right-of-way to a distance of 50 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Newman Springs Road (County Route 520) 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. A bond estimate will be prepared upon receipt of a revised plans addressing the conditions listed above.
5. Receipt of a developer agreement addressing the widening of Newman Springs Road (County Route 520), acquisition of an easement to widen the road across the adjacent NJ Transit property, and a provision for a fee in-lieu of widening the road if the applicant is unable to acquire the easement and widen the road by June 2022. The fee for preparation of a developer agreement is \$750.00.

	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

SCHEDULE1369D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 12, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Edelman Investment Group LLC Block 110 Lots 12 & 13 Twelfth Avenue	Belmar Borough (Proposed – New 24-unit condominiums) (Total Site Area – 0.482 acres) (Impervious Area – 0.386 acres new proposed)	BLSP10159	04-01-21	County Approval Not Required
Site Plan for 501 Lake Terrace, LLC Block 7 Lot 2.03 Lake Terrace (County Route 18)	Bradley Beach Borough (Proposed – Parking and exterior improvements at existing apartment complex) (Total Site Area – 1.463 acres) (Impervious Area – 0.878 acres existing + 0.124 acres proposed 1.002 acres total)	BBSP10155	03-18-21	Request Information

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

1. Revise the plans to show a 25-foot corner radius per §5.1.-1 of the Monmouth County development regulations.
2. Revise plans so that all signs located along the site frontage are labelled with their MUTCD designation.
3. A sign related to municipal snow plowing ordinance appears to conflict with the proposed driveway widening and should be relocated.
4. The sight triangle shown on the site plan goes through the existing building. Revise the site plan to show a 25-foot x 250-foot sight triangle per §5.2-2.1D of the Monmouth County development regulations.
5. Indicate the centerline of the Lake Terrace right-of-way on the Existing Conditions Plan, the Site Layout Plan, the Turning Movements Plan, and the Grading and Drainage Plan. Indicate the County Route designation for Lake Terrace on these sheets.
6. Provide dimensions from the centerline of right-of-way for Lake Terrace to the following:
 - a. Right-of-way fronting site;
 - b. Curb line or edge of pavement fronting site;
 - c. Right-of-way and curb line or edge of pavement opposite site.
7. Revise plans to show the following information for the existing right-of-way dedication to a distance of 30-ft. from centerline of Lake Terrace:
 - a. Metes and bounds;
 - b. Area of dedication in acres and square feet; and
 - c. Grantee of dedication
 - d. Deed book & page.
8. Revise plans to indicate all signs and traffic control devices (crosswalks, stop bar, etc.) at the intersection of Lake Terrace and Fletcher Lake Avenue.
9. Indicate ADA ramps at the intersection of Lake Terrace and Fletcher Lake Avenue.
10. Provide the existing and proposed profiles of the centerline and gutter-line of Lake Terrace. Indicate existing and proposed elevations. Verify that the longitudinal gutter slopes are a minimum of 0.5% (0.005 ft. / ft.).

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------------	--------------	--------	------------	--------

Site Plan for
501 Lake Terrace, LLC
Block 7
Lot 2.03
(CONT'D)

Bradley Beach
Borough

BBSP10155

03-18-21

11. Indicate a sawcut, offset 2 feet from the proposed curb along Lake Terrace.
12. Pursuant to §5.2-3.1 J-4 of the Monmouth County Development Regulations (Vol. 2), revise the site plan to show 5-foot wide flares on the east and west sides of the driveway onto Lake Terrace.
 - a. Pursuant to §5.2-3.1 J-2 of the Monmouth County Development Regulations (Vol. 2), verify that the longitudinal slope of the driveway onto Lake Terrace does not exceed 3% within 25 feet of the right-of-way of Lake Terrace; and
 - b. That the longitudinal slope of the driveway does not exceed 7% at any point thereafter, and
 - c. That the change in slope from the driveway onto Lake Terrace cross slope does not exceed 8%.
13. Pursuant to §5.2-3.1 J-7 of the Monmouth County Development Regulations (Vol. 2), revise the site plan to show a 24-inch wide thermoplastic stop bar and a R1-1 (STOP) sign at the exit side of the driveway onto Lake Terrace.
14. Revise the site plan and grading plan to relocate the pop-up emitter near the northwest corner of the site, to provide at least one foot clear distance between the emitter and the right-of-way of Lake Terrace.
15. Revise the detail for the pop-up emitter to indicate the right-of-way of Lake Terrace and a least one foot clear distance from the right-of-way line. Provide this information in profile and plan views. Indicate dimensions for these items.
16. The applicant shall clarify the conditions when the pop-up emitters will discharge onto the sidewalk and into the gutter, as well as the corresponding magnitude and depth of flow in the Lake Terrace gutter.
17. Provide details for the following:
 - a. Monmouth County curb and pavement repair. Standard county curb has 8-inch wide base x 20-inch height x 6-inch wide top with 6-inch high face. Standard county pavement consists of 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch thick HMA 19M64 base course, over 6-inch thick dense graded aggregate (DGA) base course. Label pavement courses;
 - b. 24-inch wide thermoplastic stop bar;
 - c. 5-foot wide driveway flares.

Please provide an itemized response to these comments. Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for
Payton Enterprises, LLC
Block 85
Lots 1 & 2
Ashley Avenue

Brielle
Borough

BRSP10156

03-19-21

County
Approval
Not
Required

(Proposed – Parking improvements and 133 sq. ft. addition at existing marina/restaurant)
(Total Site Area – 1.718 acres)
(Impervious Area – 1.259 acres existing
+ 0.292 acres proposed
1.551 acres total)

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Martelli Development Group Block 501 Lot 1 Hope Road/Tinton Avenue (County Routes 51 & 537)	Eatontown Borough	ETSP10037		Conditional Approval
	(Proposed – New 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 Development Review Committee authorized the preparation of a developer agreement addressing the replacement of County Structure E-31. The agreement shall provide for the preparation of plans for a new structure, an interim performance guarantee covering the county's cost to replace the structure including necessary permits, the schedule for the bridge replacement, and a provision for a fee in-lieu of replacing the structure, if deemed necessary.

Conditions:

1. Address the comments in the memorandum prepared by Victorino B. Zabat, dated November 23, 2020.
2. Receipt of a right-of-way dedication to a distance of 40 feet from the centerline of Tinton Avenue (County Route 537) and Hope Road (County Route 51). 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.
3. Revise the site plan, or provide separate exhibits, to show proposed sight triangles at a scale of one inch equal to 30 feet. Provide a deed for the proposed sight triangle easement(s). 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.
4. Clarify whether the site driveway (Lowther Drive) will remain a private driveway or become a municipal street.
5. Receipt of a developer agreement addressing the proposed replacement of County Structure E-31, to include the cost of preparing engineering plans, the cost of obtaining necessary permits, an interim performance guarantee, the schedule for the project, and a provision for a fee in-lieu of replacing the structure. The fee for the preparation of a developer agreement is \$750.00.

	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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 183 Three Brooks Holdings, LLC Block 72.06 Lot 1 Halls Mill Road / Three Brooks Road County Bridge F-26	Freehold Township	FRTSP10068	03-16-21	Request Information
	(Proposed – 53,387 sq. ft. addition to existing warehouse) (Total Site Area – 15.72 acres) (Impervious Area – 5.892 acres existing <u>+ 2.482 acres proposed</u> 8.374 acres total)			

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

1. Revise the traffic impact study so that the same assumptions used to calculate the parking lot size are also used in estimating trip generation for the facility.
 2. Site runoff is tributary to County Structure F-26, Applegate's Creek at Three Brooks Road. Indicate County Structure F-26 on the Overall Site Plan.
 3. Indicate deed book and page for the existing easement for County Structure F 26, Applegate's Creek at Three Brooks Road.
 4. Indicate the direction of flow of Applegate's Creek.
 5. Incorporate improvements to County Structure F 26, Applegate's Creek at Three Brooks Road onto Overall Site Plan. Provide reference to the county's improvement plans.
 6. Indicate the discharge point of the existing 18-inch diameter RCP starting at the inlet with INV 104.75. Indicate the following:
 - a. Slope of the 18-inch diameter RCP; and
 - b. INV elevation of the discharge point, and whether this pipe ends at a headwall or flared end-section. Indicate erosion protection, if present.
- The site is in the vicinity of two capital improvement projects and may be eligible for a pro rata traffic impact assessment for modifications to County Structure F-26. If the Development Review Committee requires an assessment, it will be calculated based on the percentage of site trips vs "existing" trips over the structure. The hydraulic or environmental impact of the site is not taken into consideration in the preparation of the assessment.

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 170-180 Center St. Properties, LLC Block 43 Lots 37 & 38 Center Street County Bridge F-16	Freehold Township	FRTSP10152	03-15-21	Conditional Approval
	(Proposed – Change of Use to trucking facility and parking improvements) (Total Site Area – 5.964 acres) (Impervious Area – 3.537 acres existing <u>+ 0.105 acres proposed</u> 3.642 acres total)			

Conditions:

1. Revise the site plan to indicate County Structure F-16 and the easement established for its maintenance. Provide the following information:
 - a. Metes and bounds;
 - b. The area of the easement, in acres and square feet;
 - c. Grantee of dedication; and
 - d. Deed book and page.
2. Provide a copy of the deed for the bridge maintenance easement.
3. Place language in the approval document:

"If and when cumulative impervious area on the site equals or exceeds one acre, beginning with impervious area proposed under the current application (FRTSP10152), a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment toward Monmouth County bridge replacement or reconstruction."

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

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 Lakewood-Farmingdale Road (County Route 547)	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	03-19-21	Request Information

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

1. Submit turning movement diagrams for the site driveway that demonstrate whether trucks can perform U-turns without backing out into the county right-of-way.
2. Provide information regarding the type of trucks using the driveway to turn around, how often trucks use the driveway to make U-turns, and the number of trucks accessing the site daily.
3. If and when cumulative impervious area on the site equals or exceeds one 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 City of Long Branch Block 369 Lot 2 Atlantic Avenue (County Route 29)	Long Branch City (Proposed – New pool and 3200 sq. ft. pool house at existing park) (Total Site Area – 5.19 acres) (Impervious Area – 0.02 acres existing <u>+ 0.08 acres proposed</u> 0.10 acres total)	LBSP7495A	03-30-21	Conditional Approval
--	--	-----------	----------	-------------------------

The City requested a waiver from the requirement to post a performance guarantee for the proposed right-of-way improvements, which include a stop sign and pavement striping at the exit driveway. The Development Review Committee voted to grant the waiver provided the City submits a letter attesting to its obligation to assure these improvements are satisfactorily installed.

Conditions:

1. The sign and mounting detail shall be revised to note the applicable MUTCD guidelines, as follows: a minimum 7-foot vertical clear distance from the bottom of the sign to the finished ground or pavement; and, a minimum 2-foot horizontal clear distance from the side edge of the sign to the curb or edge of pavement. These dimensions shall be shown on the detail drawing.
2. Revise the site plan to show dimensions for the 24-inch wide thermoplastic stop bar and pedestrian crosswalk striping at the exit driveway.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------------	--------------	--------	------------	--------

Site Plan for City of Long Branch Block 369 Lot 2 (CONT'D)	Long Branch City	LBSP7495A	03-30-21	
--	---------------------	-----------	----------	--

3. Receipt of a letter from the City of Long Branch acknowledging its responsibility to satisfactorily install required right-of-way improvements at the exit driveway.

	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

Site Plan for Roosevelt Avenue Properties, LLC Block 22 Lots 11, 12 & 22 Roosevelt Avenue	Ocean Township	OSP10149	03-17-21	Final Approval
---	-------------------	----------	----------	-------------------

(Proposed – New 22-unit residential complex with 88 parking spaces)
(Total Site Area – 10.85 acres)
(Impervious Area – 1.41 acres new proposed)

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 40:27-6.6 *et seq.*

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

SCHEDULE1369E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for 145 Morris, LLC Block 229 Lots 24, 25 & 34 (24.01) Morris & Third Avenues	Long Branch City	LBSP10153 (also LB590)	03-16-21	03-29-21
(Proposed – New 124-unit residential complex with 247 parking spaces) (Total Site Area – 3.144 acres) (Impervious Area – 2.511 acres new proposed)				