

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, APRIL 13, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joe Barris, PP
Joseph Ettore, PE
James Giannell (remotely)
Marcy McMullen (remotely)

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Ray Bragg, PE
Charles Casagrande

JoAnn Denton 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 3:13 PM.

Staff present included: Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victor Furmanec, PP, Victorino Zabat, PE (remotely) and JoAnn Denton.

**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 13, 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 1345A, 1345B, 1345C, 1345D & 1345E 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 1345A, 1345B, 1345C, 1345D & 1345E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1345A, 1345B, 1345C, 1345D & 1345E 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 1345A, 1345B, 1345C, 1345D & 1345E 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

Abstained:

Ms. McMullen

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 13, 2020.

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

SCHEDULE1345A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 13, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gode Hotels, LLC Block 242.01 Lots 4, 13, 14 & 15 State Highway 35	Hazlet Township	HZ400 (also HZSP10035)	03-26-20	2 (Lot Consolidation)	Exempt
Subdivision for Jill Careri Block 120 Lots 10.04 & 10.05 Shore Drive	Highlands Borough	H307	04-02-20	3 (1 new)	Exempt
Subdivision for 100 S. Lincoln LLC Block 4 Lot 9.01 Lincoln Avenue	Long Branch City	LB587	03-25-20	2 (1 new)	Exempt
Subdivision for Matthew Baxter Block 130 Lot 3 West End Avenue	Long Branch City	LB588	04-01-20	2 (1 new)	Exempt

SCHEDULE1345B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 13, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael R. Morgan Block 26 Lot 4 Main Street (County Route 524)	Farmingdale Borough (Proposed Use – Single Family Residential) (Total Area – 0.880 acres)	FM237 ROW3982	03-20-20	2 (1 new)	Request Information

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

1. Indicate the historic, surveyed centerline of Main Street (County Routes 524/547). Provide survey references.
2. Provide dimensions from the centerline of Main Street to the following:
 - a. Right-of-way line fronting site;
 - b. Curb line fronting site;
 - c. Right-of-way and curb lines opposite site.
3. Revise subdivision plat to indicate a right-of-way dedication to 30 feet from the centerline of Main Street. Indicate the following on the plan:
 - a. Metes and bounds;
 - b. Area of dedication, in acres and square feet;
 - c. Grantee of dedication.
4. Clearly indicate the proposed driveway and provide dimensions for its width.
5. Revise the subdivision plat to indicate the following:
 - a. Paved driveway extending 25 feet into the site from the curb;
 - b. Indicate a sawcut, offset 2 feet from the curb line, across the width of the proposed driveway;
 - c. Provide a detail for county curb and pavement repair. Standard county curb has 8-inch base with 20-inch height and 6-inch width across the top. The standard county pavement detail consists of 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch thick HMA Mix 19M64 base course, over 6-inch thick dense graded aggregate base course. Label the pavement courses;
 - d. Provide a depressed curb and apron detail.
6. The driveway flares shown on the plan are approximately 2.5 feet. Revise the driveway design to provide a minimum apron flare of 5 feet on each side of the driveway or 10-foot radii at the terminus of the driveway at the county road.
7. The applicant proposes a 5-foot wide right-of-way widening easement to the County. A right-of-way widening dedication shall be provided as this would not impact compliance with applicable bulk standards.
 - The applicant should be aware of what appears to be a low hanging guy wire between the utility poles along the site frontage. This may affect the ability for larger vehicles (i.e. delivery vehicles) to access the driveway.

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

SCHEDULE1345C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 13, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1345D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 13, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Castle of Dreams Animal Rescue Block 224 Lot 4 Cliffwood Avenue (County Route 6A)	Aberdeen Township	ABTSP10012	03-20-20	Conditional Approval
	(Proposed – Change of use of existing building to animal rescue) (Total Area – 0.900 acres) (Impervious Area – 0.193 acres existing – no change)			

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Cliffwood Avenue (County Route 6A) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at www.visitmonmouth.com. The application has been referred to Engineering for preparation of a bond estimate.
2. Receipt of an easement for the widening of the Cliffwood Avenue 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. 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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, James 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Memorial Parkway, LLC Blocks 603 / 607 Lots 3-9 / 8 Memorial Drive (County Route 40A)	Asbury Park City	APSP10048	03-25-20	Request Information
	(Proposed – New 125 dwelling units and 6196 sq. ft. retail/office) (Total Site Area – 1.687 acres) (Impervious Area – 1.589 acres new proposed)			

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

1. The site plan does not show the existing flashing beacon located at the intersection of Memorial Drive (County Route 40A) and Cookman Avenue. The site plan should clearly demonstrate that proposed site features, e.g., ornamental lighting and maple trees, will not impact the line of sight to the beacon.
2. A traffic impact study shall be submitted.
3. Provide sight triangle easements in accordance with the Development Regulations (25 feet by 300 feet) at the intersection of Memorial Drive with Cookman and Mattison Avenues.
4. Provide additional grading details vis-à-vis the traffic signal pole and controller cabinet located at the intersection of Memorial Drive and Bangs Ave.
5. Indicate the surveyed, historic centerline of Memorial Drive. Indicate radii, arc length and central angles of curves. Provide survey references.
6. Provide dimensions from centerline of C.R. 40A to the following, on Sheets 5-7.
 - a. Right-of-way fronting site.
 - b. Curb line fronting site.
 - c. Right-of-way and curb line opposite site.
7. The Grading and Utility Plan indicates a series of inlets behind the curb, connected by 6-inch diameter perforated pipe. The applicant shall clarify the purpose of this system. Also, because this system is proposed within the Memorial Drive right-of-way, the applicant shall clarify who will be responsible for maintaining landscaping in the proposed planters within the right-of-way.
8. How will sidewalk runoff be collected? Based on the Grading and & Utility Plan, the proposed 4-inch by 18-inch concrete curb will prevent sidewalk runoff from reaching the gutter along Memorial Drive and form its own gutter along the sidewalk. The applicant shall provide details, diagrams and sketches as necessary to clearly describe sidewalk surface drainage.
9. Revise the site plan to show a right-of-way dedication with 25-foot corner radii at the intersection of Memorial Drive with Cookman, Mattison and Bangs Avenues.
10. Revise the site plan to move proposed walls, planters and other site features outside of right-of-way corner dedications.
11. Indicate the following for each right-of-way dedication:
 - a. Metes and mounds;
 - b. Area of dedication, in acres and square feet;
 - c. Grantee of dedication;
12. The applicant shall clarify who will be responsible for maintaining the proposed manhole along Memorial Drive with RIM 19.75 and INV OUT 17.18.
13. Indicate overhead, ground-level and underground traffic signal equipment at the intersection of Memorial Drive with Cookman, Mattison, Bangs Avenues.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Memorial Parkway, LLC Blocks 603 / 607 Lots 3-9 / 8 (CONT'D)	Asbury Park City	APSP10048	03-25-20	

14. Will the ADA ramp at the southwest corner of the intersection of Memorial Drive and Mattison Avenue be constructed or re-constructed? If so, provide a grading detail at a scale of 1-inch = 10 feet or greater. Provide the following information:
 - a. Provide spot elevations at top and bottom of all existing and proposed curb ramps; at corners of detectable warning surfaces, and associated landing/maneuvering areas, at corners of all transition areas, and at corners of ramp flares.
 - b. Indicate clearly that all changes in longitudinal/running slope are perpendicular to the direction of the associated sidewalk and that all cross-slopes are at maximum two percent.
 - c. Indicate clearly that all detectable warning surfaces are located at the lower end of each curb ramp. Indicate clearly that the lower edge of each detectable warning surface is 6- 8 inches from the face of curb, or adjacent to the back of curb.
 - d. Provide computations to verify that all longitudinal / running slopes are at maximum 8.33 percent (1V:12H) and that all cross slopes are at maximum two percent. Use design slopes of 7.0 percent and 1.5 percent, respectively, to allow for construction tolerances.
 - e. Indicate clearly that curb ramps within the right-of-way of Memorial Drive are aligned with crosswalks.
 - f. If curb ramps are not aligned with crosswalks, provide a four-foot by four-foot turning area with maximum two percent slope. Incorporate the county's curb cradle detail into the detail sheet.
15. Provide a north arrow on the grading and utility plans (Sheets 5 and 6).
16. Provide a full-size copy of the Pre-Developed Drainage Area Plan.

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

Site Plan for New Cingular Wireless PCS, LLC (AT&T) Block 3606 Lot 10 Sunset Avenue	Asbury Park City (Proposed – Telecommunications facility at existing site) (Total Site Area – 1.60 acres) (Impervious Area – no change)	APSP10051	04-10-20	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cusa Realty II, LLC Block 49 Lot 46.01 Willow Brook Road County Bridge F-23	Freehold Township (Proposed – Parking improvements at existing warehouse) (Total Site Area – 23.82 acres) (Impervious Area – 7.956 acres existing <u>+ 0.357 acres proposed</u> 8.313 acres total)	FRTSP10047	03-25-20	Conditional Approval

Conditions:

1. The applicant shall confirm whether a bridge reconstruction and maintenance easement exists at the property. If not, then an easement shall be established at County Bridge F-23.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Marcy McMullen, 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 RDM Group, Inc. Block 79 Lots 4 & 6.01 Halls Mill Road	Freehold Township (Proposed – New 141,140 sq. ft. warehouse/office) (Total Site Area – 13.378 acres) (Impervious Area – 6.341 acres new proposed)	FRTSP10049	03-25-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in memorandum prepared by Victorino Zabat, dated April 13, 2020.
2. The site plans for this property and 558 Halls Mill Road shall be cross referenced with each other and the associated road plans.
3. The applicant shall submit an interim access plan in the event that either warehouse is built prior to the county's Halls Mill Road improvements (see attached plan with comments on the access design and truck turning templates).
4. The applicant shall submit a draft cross access easement that outlines responsibilities with respect to construction and maintenance of the proposed driveway.

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 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 (also HZ400)	03-26-20	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 Marcy McMullen, 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	X			
Charles Casagrande				X

Site Plan for The Evangelical Church of the Assemblies of God Block 25 Lot 14 Craig Road County Bridge MN-51	Manalapan Township (Proposed – 18,800 sq. ft. addition to existing site) (Total Site Area – 15 acres) (Impervious Area - 0.03 acres existing <u>+ 2.06 acres proposed</u> 2.09 acres total)	MNSP10027	03-20-20	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 in memorandum prepared by Victorino Zabat, dated April 13, 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 Northeastern Development, Inc. Block 351 Lots 2 & 3 State Highway 79	Marlboro Township (Proposed – New 3663 sq. ft. car wash on existing pad) (Total Site Area – 8.37 acres) (Impervious Area – 5.995 acres existing - <u>0.052 acres proposed</u> 5.943 acres total)	MRSP9880	03-20-20	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 Joe Barris, Seconded by, Marcy McMullen, 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 Scannell Properties #434, LLC Block 18.02 Lots 3, 4 & 5 State Highway 33	Millstone Township (Proposed – New 132,930 sq. ft. warehouse/office) (Total Site Area – 12.27 acres) (Impervious Area – 6.749 acres new proposed)	MSSP10046	03-20-20	Final Approval
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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 Marcy McMullen, 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	X			
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Atlantic Club Block 799 Lot 41.01 Atlantic Avenue (County Route 524)	Wall Township (Proposed – Sign improvements at existing site) (Total Site Area – 42.33 acres) (Impervious Area – no change)	WSP1195S	03-26-20	Conditional Approval

Conditions:

1. The applicant shall confirm whether the easterly sign along Atlantic Avenue is located within the county's or state's right-of-way.
2. The applicant shall confirm that the existing and proposed signs do not obstruct sight distance at the site driveways.
3. The applicant shall provide a hold harmless agreement for any signs to be located in the Atlantic Avenue right-of-way. The applicant shall submit the required fee for preparation of a hold harmless agreement; \$750.00.

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

Site Plan for Bakes Brewing, LLC Block 4 Lots 1 – 5 State Highway 71	Wall Township (Proposed – Improvements at existing site to change to micro-brewery) (Total Site Area – 1.26 acres) (Impervious Area – 0.806 acres existing <u>+ 0.070 acres proposed</u> 0.876 acres total)	WSP10050	04-01-20	County Approval Not Required
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SCHEDULE1345E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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