

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03 PM on MONDAY, APRIL 26, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
James Giannelli (remotely)  
Marcy McMullen (remotely)

### Members Absent:

None

### Alternates Absent:

Dave Schmetterer, PP, AICP  
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 3:01 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat (remotely), Kyle DeGroot (remotely), Michael Popovech (remotely) and Ashlynn Shanahan (remotely). Also in attendance were: John Ploskonka, PE and Glenn Bodnar (both remotely).

\*\*Date of publication attached.

**DRC COMPLIANCE STATEMENT**

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, APRIL 26, 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 1370A, 1370B, 1370C, 1370D & 1370E 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 1370A, 1370B, 1370C, 1370D & 1370E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1370A, 1370B, 1370C, 1370D & 1370E 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 1370A, 1370B, 1370C, 1370D & 1370E are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Planning Board is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Ettore and passed upon the following vote:

In the affirmative:

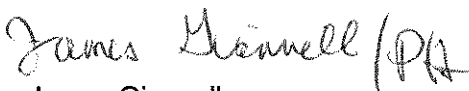
- Mr. Barris
- Mr. Ettore
- Mr. Giannell
- Ms. McMullen

In the Negative:

None

CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on MONDAY, APRIL 26, 2021.



James Giannell  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1370A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 26, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Werner-Cicccone Block 224 Lot 32 Illinois Avenue	Middletown Township	MD1480	04-22-21	2 (1 new)	Exempt
Subdivision for Juliya Bogdanova & Derek Cannon Block 244 Lots 4 & 5 Patterson Avenue	Union Beach Borough	UB311	04-12-21	2 (Lot Line Adjustment)	Exempt

SCHEDULE1370B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 26, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arch New Home Developers, LLC Block 9 Lot 13 <b>North Main Street</b> <b>(County Route 527)</b>	Englishtown Borough	EN238 ROW3994	04-01-21	2 (1 new)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 0.416 acres)				

John Ploskonka appeared virtually before the Development Review Committee requesting an easement instead of a dedication along North Main Street (County Road 527). He stated that providing the county with the dedication would change the variances received from Englishtown substantially. The DRC voted to grant this request as part of conditional preliminary approval.

Conditions:

1. Revise the site plan to show the following:
  - a. A sight triangle easement as indicated in the attached markup.
  - b. A sawcut, offset 2 feet from the proposed full-height curb replacing existing depressed curb.
  - c. All traffic control devices along North Main Street (C.R. 527) and at intersection with Dey Street.
  - d. The dimension text for the road widening easement is obscured. Revise the site plan repositioning the text for legibility
2. The runoff path for proposed conditions is inconsistent with site grading. The indicated runoff path crosses the 67-foot contour twice and is not perpendicular to proposed contour lines. Revise and re-compute as necessary. Provide supporting computations for time of concentration and indicate the direction and destination of runoff upon leaving site.
3. Receipt of a deed of easement for the widening of the North Main Street (C.R. 527) right-of-way to a distance of 30 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
4. Provide bottom of curb elevations along N. Main Street and indicate the direction of gutter flow.
5. Provide a detail for county curb and pavement repair. The standard county curb has 8-inch wide base with 20-inch height, 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.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Glenn Bodnar Block 48 Lots 4.01 & 5.01 <b>Broad Street / Sea Girt Avenue (County Routes 20 / 49)</b>	Manasquan Borough  (Proposed Use – Single Family Residential) (Total Area – 0.260 acres)	MQ387 ROW3998	03-30-21	2 (Lot Line Adjustment)	Request Information

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

1. Revise the subdivision plan to show the deed, book, and page for the noted right-of-way widening easement, as well as metes and bounds for the easement.
2. Revise the subdivision plan to show the following:
  - a. All signs located along the site frontage, including MUTCD designations as applicable.
  - b. Indicate the centerline of the right-of-way and county route designation of Broad Street.
  - c. Dimensions from the centerline of right-of-way for Broad Street to the right-of-way fronting site, the curb line or edge of pavement fronting site, the right-of-way and curb line or edge of pavement opposite site.
  - d. The radius of the right-of-way corner arc, point of curvature, point of tangency, arc length, central angle, chord length and bearing.
  - e. The radius of corner curb return, point of curvature and point of tangency.
3. The plan indicates a road widening easement. Provide an explanation for the easement instead of right-of-way dedication for Broad Street. Provide the following information:
  - a. Metes and bounds for the easement.
  - b. area of the easement, in acres and square feet.
  - c. deed of easement with parcel description.
  - d. Deed book and page.
4. The subdivision plan shall be revised to show a driveway for proposed Lot 4.04 that conforms to the following provisions of the county's development regulations:
  - a. §5.2-1.1D provides for a minimum 10-foot offset from the side property line or its projection into the right-of-way of Broad Street, measured from the widest point on the driveway, including flares, pavement arcs and curb returns.
  - b. §5.2-1.2A provides for an on-site vehicle turn-around.
  - c. §5.2-1.2B provides for 5-foot wide flares or pavement arcs with 10-foot radii on the driveway where it intersects Broad Street.
  - d. Pursuant to §5.2-1.2C, provide spot elevations to verify the following:
    - i. The longitudinal slope of the driveway onto Broad Street. The slope may not exceed three percent within 25 feet of the right-of-way of Broad Street.
    - ii. The maximum grade differential between the slope of the driveway apron and the cross-slope of N. Main Street. The slope differential may not exceed eight percent.
  - e. Pursuant to §5.2-1.2E, driveway aprons shall be 6-inch thick reinforced concrete. Provide corresponding detail.
  - f. §5.2-1.2F provides for a paved driveway extending 25 feet into the property from the right-of-way line.
5. The applicant shall indicate how additional storm runoff resulting from the development of proposed Lot 4.04 will be addressed.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Glenn Bodnar Block 48 Lots 4.01 & 5.01 (CONT'D)	Manasquan Borough	MQ387 ROW3998	03-30-21	2 (Lot Line Adjustment)	

6. The applicant shall indicate whether a new sanitary sewer connection proposed. If so, clearly indicate a trench, sawcut, and trench dimensions.
7. Provide a detail for curb and pavement repair. Standard county curb has an 8-inch wide base with a height of 20 inches and a 6-inch wide top with a 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 base course. Label pavement courses.
8. The water service connection for proposed Lot 5.03 appears to terminate at the sanitary sewer line along the centerline of Broad Street, and not at the water line. The applicant shall verify this connection and revise the plan as necessary.

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

SCHEDULE1370C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 26, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Three Brooks Freehold LLC Block 72 Lot 88 Three Brooks Road <b>County Bridge F-27</b>	Freehold Township  (Proposed use – Single Family Residential) (Total Area – 22.35 acres)	FRTMJ797	03-30-21	65	Request Information

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

1. The site is located within the limits of the county and municipal project to widen Three Brooks Road between Halls Mill Road and Hibernia Way and reconstruct Bridges F-26, F-27 and F-28. The site abuts county structure F-27. The applicant shall coordinate the site plan with the project design team regarding improvements to Three Brooks Road, County Structure F 27, and corresponding storm drainage and stormwater management requirements, and revise the subdivision plan to incorporate bridge and road improvements from the county's plans.
2. Revise the subdivision plans to indicate the bridge maintenance easement on the Dimensional Plan and the Grading, Drainage and Utilities plans. Provide the following information:
  - a. Metes and bounds of the bridge maintenance easement;
  - b. Area of easement, in acres and square feet;
  - c. Deed book and page.
3. Revise the plans to indicate the direction of flow of Debois Creek.
4. The applicant shall indicate whether a flood hazard area was established for the site. If so, revise the plans to indicate the flood hazard area on the Dimensional Plan and the Grading, Drainage and Utilities plans. Indicate the permit number and provide a copy of the engineering report.
5. Program output in the Supplemental Stormwater Management Report states that pervious and impervious areas directly tributary to Debois Creek both have time of concentration ( $t_c$ ) of 19.2 minutes. The proposed drainage area plan indicates the runoff path runs completely over grassed surfaces. This is inconsistent with the impervious component of this drainage sub-area. Computations for  $t_c$  clearly state that the segments in the runoff path are grass, unpaved and channel. This runoff path does not apply to the impervious component and is inconsistent. Revise and re-compute as necessary.
6. Indicate the point of analysis on the drainage area plans.

Please provide an itemized response. 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 Wadsworth Development LLC Block 3 Lot 25 Ramtown-Greenville Road	Howell Township  (Proposed Use – Single Family Residential) (Total Area – 19.91 acres)	HWMJ796	03-30-21	10	Preliminary Approval

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.

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

SCHEDULE1370D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 26, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kick Dance Studios Block 25 Lot 12 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough  (Proposed – 2214 sq. ft. addition at existing dance studio) (Total Site Area – 0.214 acres) (Impervious Area – 0.204 acres existing - <u>0.005 acres proposed</u> 0.199 acres total)	FHSP10162	04-09-21	Conditional Approval

Conditions:

1. Revise the site plan to indicate the existing "One way" sign mounted on the building facing westbound traffic.

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

Site Plan for Chia, Inc. Block 41 Lot 13.01 <b>Bay Avenue</b> <b>(County Route 8)</b>	Highlands Borough  (Proposed – New 8-unit Townhomes) (Total Site Area – 0.413 acres) (Impervious Area – 0.302 acres new proposed)	HSP10157	03-29-21	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 to show the following information:
  - a. All signs located along the site frontage on Bay Avenue with their MUTCD designation.
  - b. A sight triangle at the intersection Bay Avenue and Spring Street, drawn pursuant to §5.2-3.1H of the county's development regulations.
  - c. Indicate tree pits along Bay Avenue, and provide dimensions. Tree pits shall provide a minimum planting area of 50 square feet.
  - d. Indicate the width of the trench for the proposed 8-inch diameter PVC pipe crossing Bay Avenue.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chia, Inc. Block 41 Lot 13.01 (CONT'D)	Highlands Borough	HSP10157	03-29-21	

- e. A right-of-way widening dedication along Bay Avenue to a distance of 30 feet from the centerline. Verify that the centerline shown on the site plan is the centerline of the Bay Avenue right-of-way. If this is not the centerline of the right-of-way, then clearly indicate the right-of-way centerline. In addition, provide the following information:
  - i. The right-of-way line fronting the site;
  - ii. The curb line or edge of pavement fronting the site;
  - iii. The right-of-way line and curb line or edge of pavement opposite the site.
- 2. The site plan shows a proposed ADA ramp leading pedestrians to cross Bay Avenue. The site plan shall be revised to provide a receiving ADA ramp on the opposite side of the street, as well as required crosswalk striping. The applicant shall coordinate the design of the crosswalk with the borough's Bay Avenue streetscape plan.
- 3. The site plan shows street parking spaces located within 50 feet of a stop sign along Spring Street, and within 25 feet of a crosswalk along Bay Avenue. The layout of these spaces is inconsistent with the New Jersey statute that governs street parking spaces, and should be revised accordingly.
- 4. The cover sheet for the site plan indicates 13,160 square feet of proposed impervious area, whereas program output for the runoff computation indicates 11,389 square feet and the groundwater recharge spreadsheet states 16,117 square feet (0.37 acre). The applicant shall resolve these discrepancies and provide supporting computations for existing and proposed impervious area, independent of program input.
- 5. Provide a drainage area plan for the site area tributary to the pervious pavement. The applicant shall clarify whether the pervious pavement is designed to capture all runoff directed to it. If a portion of runoff bypasses the pervious pavement, indicate where it will flow.
- 6. Clarify how the infiltration capacity of the pervious pavement will be maintained, and how infiltration capacity be restored when reduced by clogging.
- 7. Provide details for curb and pavement repair, and standard County pavement section. The standard county curb detail has an 8-inch wide base with a height of 20 inches with a 6-inch side top and a 6-inch high face. The 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 base course. Label pavement courses.

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 127 Squankum Yellowbrook LLC Block 50 Lot 17 <b>Squankum-Yellowbrook Road                      (County Route 524A)</b>	Howell Township	HWSP10158	04-01-21	Request Information
(Proposed – 8,000 sq. ft. addition at existing office/warehouse site) (Total Site Area – 7.84 acres) (Impervious Area – 0.258 acres existing + 0.235 acres proposed 0.493 acres total)				

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

1. The applicant shall submit a traffic impact statement indicating the number and type of vehicles anticipated at the site, as well as the hours of vehicular traffic at the site.
2. Spot elevations on the site plan indicate an existing ditch flowing away from Squankum Yellowbrook Road through the site. If the ditch receives discharge from a pipe, indicate invert elevation at the discharge point, size, shape, material of the pipe. Indicate invert elevation at the upstream end, opposite the site. If the source of flow is not a pipe, then clarify the source of the flow in the ditch.
3. Indicate all above-ground features within the right-of-way of Squankum Yellowbrook Road, including but not limited to signs and traffic control devices, such as striping, stop bar, reflective markers; utility poles; guide rails; fire hydrants. Provide the MUTCD designation for all signs.
4. Revise the site plan to establish a station line along Squankum Yellowbrook Road. Indicate tick marks at full and half stations.
5. Per §5.3-1 and §5.3-14 of the county's development regulations, indicate full depth pavement widening to 20 feet from centerline of Squankum Yellowbrook Road, with 50-foot long pavement width transition on approach and 15:1 transition on departure. Indicate station and offset for transition points. Indicate sawcut, offset 2 feet from existing edge of pavement along the length of pavement widening.
6. Provide road cross-sections at full and half-stations, and other relevant locations along Squankum Yellowbrook Road. Use a horizontal scale of 1 inch = 30 feet horizontal scale and a vertical scale of 1 inch = 3 feet, or greater. Indicate elevations at the centerline, and the existing and proposed edge of pavement. Indicate existing and proposed cross-slopes. Label pavement courses in widened pavement. Based on the posted speed limit, the change in cross-slope should not exceed 2.7 percent in 100 feet or 1.35 percent in 50 feet.
7. Provide a profile of Squankum Yellowbrook Road. Use a horizontal scale of 1 inch = 30 feet and a vertical scale of 1 inch = 3 feet, or greater.
8. Provide a detail for standard county pavement section. 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 base course. Label pavement courses.
9. Provide plans for site grading, drainage and utilities.
10. The applicant shall indicate how the proposed change in site runoff will be addressed. Provide computations to address the change in 25-year storm runoff, including the change in runoff toward Squankum Yellowbrook Road.
11. Indicate any portions of the site that generate runoff toward Squankum Yellowbrook Road under existing and proposed conditions.
12. The existing driveway configuration does not allow for proper left turns into or from the site. Re-design and revise as necessary. Pursuant to §5.2-3.1J-4 of the county's development regulations, indicate 5-foot wide driveway flares, or pavement arcs with a minimum 15-foot radius at the intersection with Squankum Yellowbrook Road. Indicate a R1-1 (STOP) sign, a 24-inch wide thermoplastic stop bar across exit driveway, and pavement arrows, and other striping as required.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
127 Squankum Yellowbrook LLC  
Block 50  
Lot 17  
(CONT'D)

Howell  
Township

HWSP10158

04-01-21

13. Pursuant to §5.2-3.1J-5, provide a paved driveway to a distance of 25 feet beyond the right-of-way of Squankum Yellowbrook Road.
14. Revise the signage detail to indicate a minimum 7-foot clear distance from the bottom of the sign to the finished ground or pavement, and a minimum 2-foot clear distance from the side edge of the sign to the curb or edge of pavement. Label the corresponding dimensions.
15. Provide details for the following:
  - a. Thermoplastic stop bar, 24-inch wide.
  - b. Thermoplastic pavement arrows.
16. The applicant shall clarify whether a utility pole is located at the upstream end of the ditch, near the edge of pavement on Squankum Yellowbrook Road. If so, indicate and label the pole.
17. Indicate utility poles to be relocated to provide a minimum 6-foot clear distance from the edge of pavement. Place a note on the site plan stating "If inspection reveals less than six (6) feet clear distance between a utility pole and the curb or edge of pavement of Squankum Yellowbrook Road, all subsequent relocations shall be at contractor's expense."
18. Pursuant to §5.3-11 of the county's development regulations, indicate grading within the right-of-way of Squankum Yellowbrook Road to a maximum 2 percent cross-slope.

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

Site Plan for  
AAFFHW  
Block 164  
Lot 5.01  
Howell Road

Howell  
Township

HWSP10161

04-09-21

Final  
Approval

(Proposed – New 424,565 sq. ft. warehouse development w/ 255 parking spaces)  
(Total Site Area – 29.54 acres)  
(Impervious Area – 20.26 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 Glannell			X			
Marcy McMullen		X	X			
Dave Schmetterer						X
Ray Bragg						X
Charles Casagrande						X
James Schatzle						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hutton St. 17, LLC Block 74 Lot 8 US Highway 9	Howell Township  (Proposed – New 5294 sq. ft. car wash) (Total Site Area – 1.35 acres) (Impervious Area – 0.847 acres new proposed)	HWSP10163	04-14-21	County Approval Not Required
Site Plan for Pax Construction Block 281 Lots 1, 2.01, 3, 5, 11 & 13 Third Avenue	Long Branch City  (Proposed – New mixed-use – 24 residential units & retail/office space) (Total Site Area – 0.81 acres) (Impervious Area – 0.695 acres existing <u>+ 0.038 acres proposed</u> 0.733 acres total)	LBSP10164	04-22-21	County Approval Not Required
Site Plan for Somerset Development, LLC Block 110 Lot p/o 1 (1.01, 1.02 & 1.03) Signal Avenue	Oceanport Borough  (Proposed – New 180-unit multi-family residential) (Total Site Area – 15.37 acres) (Impervious Area – 10.49 acres new proposed)	OPSP10135	04-06-21	Request Information

The Development Review Committee finds the applicant's engineer's response letter does not resolve the concerns noted in the Request for Information dated March 22, 2021. Those comments have not been satisfactorily addressed. The following items must be addressed before formal review and action by the Development Review Committee:

1. Demonstrate how the applicant's proposal is consistent with the Fort Monmouth Reuse and Redevelopment Plan. The engineer's letter states that reopening Signal Avenue will have the "un-intended creation of cut-thru" traffic. However, the street typology on the Re-use and Redevelopment Plan is a "Main Street". By blocking off the Signal Avenue/Allen Avenue connection, the alternate route is via Bennet Ave, which has a street typology of "residential street".
2. The engineer's letter notes that connections to the property are via "existing streets" but does not note whether these streets are private or public. The applicant shall clarify and provide cross-access easements as necessary.
3. The engineer's letter defers to a traffic signal warrant analysis prepared for the Alison Hall development application. Provide a copy of the analysis and confirm that the closure of Signal Avenue/Allen Avenue was discussed/recommended in that report.
4. The applicant's engineer reiterated the recommendation to restripe County Route 11 to include a left turn lane. Per previous comment, the applicant's engineer should provide calculations supporting this recommendation. In the letter, this improvement was deferred to the applicant for the Alison Hall development parcel. Since both developments would contribute traffic to this new intersection, a multi-party agreement for associated improvements is recommended.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 110 Lot p/o 1 (1.01, 1.02 & 1.03) (CONT'D)	Oceanport Borough	OPSP10135	04-06-21	

5. The traffic report shall be amended to provide a capacity analysis of the following intersections:
  - a. Russel and Barton Avenues.
  - b. Russel and Sherril Avenues, and Bennet and Sanger Avenues.
  - c. Saltzman and Sanger Avenues.
6. The distribution of arrival and departure trip "without Alison Hall" should reflect the conditions outlined in the Oceanport Planning Board's Resolution of Approval. Namely, that Allen Avenue is to remain open until the connection to Oceanport Avenue via Signal Avenue is effectuated. The current trip distribution does not show any traffic accessing the site via Allen Avenue.
7. Identify who is or will be responsible for the maintenance of Bennet and Allen Avenues in the "Officers Housing Redevelopment-North Post" section of Fort Monmouth. Provide evidence of a cross access agreement allowing use of these roads. The subdivision plat for North Post appears to show that a right-of-way was created, but does not identify ownership of the roads.
8. After meeting with the developers for the Lodging and Allison sections on May 7, 2021, FMERA provided the County with a plan entitled "Development Traffic Flow" (copy attached). This plan indicates that Signal Avenue will be limited to Right-In/ Right-Out access as opposed to the full access originally proposed by the developers. The applicants shall clarify which type of access is being proposed and update their traffic study reports/analyses accordingly.

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

SCHEDULE 1370E

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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