

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 27, 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

Mr. Barris 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 3:35 PM.

Staff present included: Phyllis Harrington, Dave Schmetterer, Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victor Furmanec, PP and Victorino Zabat, PE (remotely). Also in attendance remotely were: Jennifer Krimko, Esq., Martin Pflieger, Esq., Peter Wolfson, Esq., Scott Kennell, PE, Jason Fichter, PE, Beth Kenderline, PE and Pat Sejedin.

**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 27, 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 1346A, 1346B, 1346C, 1346D & 1346E by the Committee, Mr. Ettore 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 1346A, 1346B, 1346C, 1346D & 1346E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1346A, 1346B, 1346C, 1346D & 1346E 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 1346A, 1346B, 1346C, 1346D & 1346E 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. 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 27, 2020.

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

SCHEDULE1346A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 27, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lesko Management, LLC Block 1027 Lot 2 Carpenter Street	Middletown Township	MD1474	04-20-20	2 (1 new)	Exempt

SCHEDULE1346B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 27, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Subhash Warrior Block 29 Lot 39 Holmdel Road (County Route 4) County Bridge H-18	Holmdel Township (Proposed Use – Single Family Residential) (Total Area – 5.126 acres)	HL426 ROW3983	04-15-20	2 (1 new)	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 Zabat, dated April 23, 2020.
2. The following comments refer to the proposed driveway:
 - a. Show the AASHTO sight triangle at the proposed driveway, as well as a sight line profile along the sight line. Provide clearing within the AASHTO sight triangle.
 - b. Label the driveway radii. Provide 10-foot minimum radius. Alternatively, a 5-foot apron flare may be provided. Since the driveway intersects a county road at an angle, a larger radius may be required so that vehicles do not encroach on the opposite lane when turning right. Provide a turning radius diagram for a passenger vehicle.
 - c. The radius of the proposed driveway encroaches on the adjacent lot (Lot 38). Per the development regulations, no portion of a driveway shall be located within 10 feet of a side property line. The 10-foot setback shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway.
 - d. The driveway may impact the guide rail at Bridge H-18. Show the guiderail on the plan, as well as any proposed revisions to same.
 - e. The driveway may also impact a left turn warning sign (W1-1 mod with W13-1p). Show the sign on the plan. Relocate if necessary.
 - f. The material of the proposed driveway is not shown on the plan. The driveway at a county road shall be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of at least 25 feet from the edge of pavement of the county road.
3. An easement for a road widening is shown on the plan, however it is not clear if this is an existing or proposed easement. It should be noted the County Road Plan indicates an 80-foot right-of-way for Holmdel Road. The easement line is shown to be 42 feet from the centerline.
4. An access easement is shown on the plan, however it is not clear if this is an existing or proposed easement. A copy of the easement should be provided.

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

SCHEDULE1346C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 27, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1346D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 27, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Aberdeen Real Estate Holdings, LLC Block 11 Lot 2 Lloyd Road (County Route 3)	Aberdeen Township (Proposed – New 22,500 sq. ft. museum/warehouse) (Total Site Area – 1.385 acres) (Impervious Area – 0.970 acres new proposed)	ABTSP9946	04-01-20	Conditional Approval

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Lloyd Road (County Route 3) 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. Coordinate with NJ Transit and Monmouth County to determine the new location of the existing NJ Transit bus shelter. Revise the site plan to show its proposed new location.
3. Revise site plan to show the county's standard pavement detail, consisting of two-inch thick hot mix asphalt (HMA) 9.5M64 surface course, over six-inch thick HMA 19M64 base course, over six-inch thick dense-graded aggregate base.
4. The converted B inlet is located on a curb return. Provide a detail to clearly indicate its orientation.

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 Jersey Shore Community Center Project, Inc. Block 1901 Lot 4 Asbury Avenue (County Route 16)	Asbury Park City (Proposed – Change of use to Café and parking improvements) (Total Site Area – 0.348 acres) (Impervious Area – 0.258 acres existing <u>+ 0.048 acres proposed</u> 0.306 acres total)	APSP9984	04-02-20	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 Zabat, dated April 22, 2020.
2. Provide a turning movement diagram for vehicles leaving the site.
3. The stop sign located on site shall be relocated 18-20 feet closer to Asbury Avenue. The associated Do Not Enter sign must be placed on a separate pole.
4. The City of Asbury Park has plans to install traffic system equipment at the intersection of Asbury Avenue and Ridge Avenue. The applicant shall coordinate with the City and revise site plan as necessary to accommodate this proposed improvement.

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

Site Plan for American Heritage Realty LLC Block 48 Lot 19 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – 1500 sq. ft. addition to existing restaurant with 81 new parking spaces) (Total Site Area – 7.5 acres) (Impervious Area – 2.486 acres existing <u>+ 0.421 acres proposed</u> 2.907 acres total)	CNSP9013A	04-20-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Respond to the comments in Victorino B. Zabat's memorandum dated April 24, 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 CentraState Medical Center, Inc. Block 86 Lots 8 & 8.03 West Main Street (County Route 537)	Freehold Township (Proposed – 8,790 sq. ft. addition to Medical Center) (Total Site Area – 73.95 acres) (Impervious Area – 42.96 acres existing – no change)	FRTSP8118D	04-15-20	Conditional Approval

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the W. Main Street (County Route 537) 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. Submit revised plan that shows one sign to the west of the property and one sign to the east of the property. Both signs shall have a green background with white lettering, and shall be located 300 feet before the driveway the sign in directing motorists to use.
3. Receipt of a hold harmless agreement for proposed Sign F, which will be partially located within the County Route 537 right-of-way. The fee for preparation of a hold harmless agreement is \$750.00.
4. The site plan shall be revised to add the following note:
 “If and when the additional cumulative impervious area at the site equals or exceeds one acre, beginning with this application, a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment toward the replacement and reconstruction of the impacted Monmouth County bridge/culvert.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for VESI 24, LLC Block 42 Lot 36 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – New battery storage facility at existing solar farm) (Total Site Area – 74.01 acres) (Impervious Area – 2.189 acres existing <u>+ 0.318 acres proposed</u> 2.507 acres total)	HWSP9085A	04-20-20	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 Zabat, dated April 24, 2020. A response to Comments 4, 5 and 6 is not required as a right-of-way widening dedication was previously recorded.

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

Site Plan for XL Holdings LLC Block 59 Lot 9 East River Road (County Route 10)	Rumson Borough (Proposed – Addition of raised patio at existing restaurant) (Total Site Area – 0.18 acres) (Impervious Area – 0.158 acres existing <u>+ 0.005 acres proposed</u> 0.163 acres total)	RMSP118B	04-16-20	Conditional Approval
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Conditions:

1. Receipt of a deed of easement for the widening of the E. River Road (County Route 10) 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. 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.
2. Receipt of a sight triangle easement, as depicted on the site plan. 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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for XL Holdings LLC Block 59 Lot 9 (CONT'D)	Rumson Borough	RMSP118B	04-16-20	
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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 Tinton Falls Board of Education Block 44 Lots 1 & 2 Sycamore Avenue (County Route 13A)	Tinton Falls Borough	TFSP5828C	04-01-20	Conditional Approval
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(Proposed – Improvements at Mahala F. Atchison Elementary School)
 (Total Site Area – 30.35 acres)
 (Impervious Area – 5.59 acres existing
 + 0.05 acres proposed
 5.64 acres total)

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated April 22, 2020.
2. Revise the site plan pursuant to the site plan mark-up prepared by Vince Cardone, dated April 22, 2020.
3. The site plan shall be revised to provide spot elevations at the existing ADA ramp to allow a determination as to whether the ramp complies with applicable design standards.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Sycamore Avenue (County Route 13A) 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. A bond estimate will be prepared upon receipt of a revised site plan that satisfies Conditions 1 - 3 above.

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	X			
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 113.01 Lots 30 & 32 Wayside and Shafto Roads (County Routes 38 & 547)	Tinton Falls Borough	TFSP7097A (previous app. TFSP7097)	04-16-20	Conditional Approval
	(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)			

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$11,001.89** made payable to the County of Monmouth. This amount represents the applicant’s proportionate share of the cost of replacing County Drainage Structure S-7, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure S-7. The analysis for determining the proportionate share contribution is attached.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Wayside Road (County Route 38) 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 the Division of Engineering for calculation of a bond estimate.

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 Senior Housing Development, LLC Block 124.63 Lot 30.01 West Park Avenue	Tinton Falls Borough	TFSP10052	04-08-20	Conditional Approval
	(Proposed – New 58,000 sq. ft. assisted living facility with 112 beds) (Total Site Area – 12.39 acres) (Impervious Area – 2.91 acres new proposed)			

Conditions:

1. Receipt of a letter from applicant requesting withdrawal of the final approval granted by the Development Review Committee on January 24, 2005, for Application No. TFSP8057.

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

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

SCHEDULE1346E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for The Church in Marlboro Block 299 Lot 154 Union Hill Road	Marlboro Township (Proposed – New 15,360 sq. ft. place of worship) (Total Site Area – 9.73 acres) (Impervious Area – 1.40 acres new proposed)	MRSP10053	04-08-20	04-09-20
