

## 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, MAY 10, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
James Giannell (remotely)  
Marcy McMullen (remotely)  
Dave Schmetterer, PP, AICP (remotely)  
Ray Bragg, PE  
James Schatzle (remotely)

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Charles Casagrande

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 2:29 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Michael Nei, PE (remotely), Victorino Zabat (remotely), Kyle DeGroot (remotely), Michael Popovech (remotely) and Ashlynn Shanahan (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, MAY 10, 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 1371A, 1371B, 1371C, 1371D & 1371E 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 1371A, 1371B, 1371C, 1371D & 1371E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1371A, 1371B, 1371C, 1371D & 1371E 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 1371A, 1371B, 1371C, 1371D & 1371E 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. Giannell  
Ms. McMullen  
Mr. Bragg

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, MAY 10, 2021.



James Giannell  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1371A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 10, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for I2 Ventures, LLC Block 101 Lot 10 11 <sup>th</sup> Avenue	Belmar Borough	BL540	05-04-21	2 (1 new)	Exempt
Subdivision for Frederick & Mary Reck Block 219 Lots 4 & 5 Hudson Street	Marlboro Township	MR555	04-26-21	3 (1 new)	Exempt
Subdivision for Ronald Werner Block 143 Lots 13 & 14 Monmouth Avenue	Middletown Township	MD1481	04-30-21	2 (Lot Line Adjustment)	Exempt
Subdivision for Stuart E. Husney Block 5.03 Lots 26 & 27 Johnston Street	Ocean Township	O614	05-04-21	2 (Lot Line Adjustment)	Exempt
Subdivision for Zipp Belmar Play, LLC Block 36 Lots 80 & 81 Lake Avenue	Spring Lake Heights Borough	SLH288	04-28-21	2 (1 new)	Exempt

SCHEDULE1371B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 10, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1371C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 10, 2021; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1371D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 10, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 <b>Colts Neck Road (County Route 537)</b>	Colts Neck Township  (Proposed – New 360-unit residential apartments with 698 parking spaces) (Total Site Area – 39.6 acres) (Impervious Area – 11.9 acres new proposed)	CNSP10160	04-13-21	Request Information

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

1. The prior approval for the site required frontage improvements that included a five-lane road cross-section along County Route 537 (two lanes eastbound and westbound with a center turning lane). The current proposal shows two lanes in each direction, with no center turn lane. Since the density of proposed development has increased, and the traffic impact statement projects approximately 90 left turns into the site, the site plan shall be revised to provide a five-lane cross-section along CR 537. To that end, a set of roadway improvement plans shall be submitted, showing the road widening, as well as existing and proposed signing and striping.
2. The traffic impact statement shall be updated to include an analysis of the signalized intersection of County Route 537 and Five Points Road.
3. The Development Review Committee previously suggested that Colts Neck should require a sidewalk along the property's county road frontage to facilitate students walking to and from the site and Colts Neck High School. It should be noted that access to the pedestrian push button at this intersection is currently not ADA compliant, as the button is located behind a guide rail.
4. The applicant shall clarify the note on the plan stating, "Proposed northerly sideline, Monmouth County Route 537."
5. A note on the site plan states the existing sight triangle easement at the westerly driveway will be vacated and new easement will be "coordinated with Monmouth County." Another note indicates "deed not provided." The Monmouth County Planning Board normally does not require sight triangle easements at private driveways unless the driveway will become a municipal street. The applicant shall clarify the need for this sight triangle easement. If the need for a sight triangle easement is indicated, then the easement shall be drawn per the Monmouth County Development Regulations. (It should be noted that appropriate adjustments may be required for the number of lanes along this section of the road). In any event, sight line profiles for AASHTO sight lines shall be provided to demonstrate acceptable sight distance. The easement depicted on the site plan shows the sight line will be obstructed by a proposed fence.
6. The R3-5R sign facing the easterly driveway shall be replaced with a R3-2 (No Left Turn). A R3-2 sign shall be provided opposite the driveway, facing eastbound CR 537 traffic, pursuant to Figure 9 in the county's development regulations.
7. The Monmouth County Road Plan designates a 100-foot wide right-of-way for this section of County Route 537. A prior appeal of this requirement was denied by the Development Review Committee with specific concern that a 75-foot conservation easement along the frontage of the property would hinder the ability to acquire additional right-of-way in the future. The site plan references a settlement agreement between the applicant and Colts Neck regarding bulk requirements for the site. In as much as the settlement may impact the county's right-of-way, a copy of the agreement should be submitted for review.
8. Provide dimensions from the centerline of County Route 537 to the following:
  - a. The right-of-way line fronting the site.
  - b. The curb line or edge of pavement fronting the site.
  - c. The right-of-way line and curb line/edge of pavement opposite the site.
 Place dimensions on Sheets CS 101 and 102, CG 101 and 102, and CU 101 and 102.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 (CONT'D)	Colts Neck Township	CNSP10160	04-13-21	

9. Pursuant to §5.1-1 of the county's development regulations and the county's Road Plan, revise the site plan to indicate a right-of-way dedication to 50 feet from centerline of C.R.537, and provide the following information:
  - a. Metes and bounds of the dedication.
  - b. The area of the dedication, in acres and square feet.
  - c. The grantee of the dedication.
  - d. A parcel description.
10. Revise the site plan to indicate the entire intersection of County Route 537 and Five Points Road. Indicate all ground-level, above-ground and underground features located within the county right-of-way, including but not limited to the following: traffic signal pole; arm and signal head; junction box; signs and traffic control devices, such as striping, stop bar and reflective markers; ADA ramps; utility poles; guide rails; and, fire hydrants. Provide the MUTCD designation for all signs.
11. Revise the site plan to establish a station line along County Route 537, indicating tick marks at full and half stations. Carry this information onto the requested roadway improvement plans.
12. A five-lane configuration is required across the site frontage, with a designated left-turn lane into the site. Pursuant to the county's Road Plan, indicate pavement widening to accommodate a 14-foot wide left turn lane, 12-foot wide through lanes and an 8-foot wide paved shoulder. Provide pavement transitions pursuant to the NJDOT Roadway Design Manual. In addition, indicate a full depth pavement widening pursuant to §5.3-1 and §5.3-14 of the county's development regulations, showing stations and offsets for transition points.
13. Revise the site plan to indicate a sawcut, offset 2 feet from the existing edge of pavement along the entire length of pavement widening.
14. Revise the Sheets EX 100, CD 101 and 102, CS 101 and 102, CG 101 and 102, and CU 101 and 102 to indicate existing inlets and utility poles along the county road. Indicate the size, shape, slope, material and destination of all pipes connected to the inlets along the county road.
15. Drainage related notes on the Grading and Drainage Plan are clipped by the title block. Reposition the notes so that they are legible. If these are for a drainage easement, indicate the source of flow, intake and discharge points, and the corresponding structure, e.g., pipe, flared end-section, headwall.
16. Pavement widening will result in additional road runoff, and placement of curb will intercept sheet flow off existing pavement. Indicate how this runoff will be addressed. Provide drainage area plans and computations for 25-year storm runoff and hydraulic capacity and conveyance as necessary.
17. Provide a strip plan for proposed improvements to County Route 537 at a scale of 1 inch = 30 feet or greater, extending at least 100 feet east of the easterly point of tangency of the intersection with Five Points Road, and at least 100 feet west of the westerly point of tangency of the intersection with School Road. Indicate topography, all ground-level, above-ground and underground features within the county right-of-way, including but not limited to the following: traffic signal pole; arm and signal head; junction box; signs and traffic control devices such as striping, stop bar, reflective markers; ADA ramps; utility poles; guide rails; and, fire hydrants. Provide elevations at top and bottom of curb at full and half stations and at storm drainage structures. Provide MUTCD designation for all signs.
18. Provide road cross-sections at full and half-stations, and other relevant locations along County Route 537. Use a horizontal scale of 1 inch = 30 feet and a vertical scale of 1 inch = 3 feet, or greater. Indicate existing and proposed right-of-way. Indicate elevations at centerline, existing and proposed top and bottom of curb, and edge of pavement. Indicate existing and proposed cross-slopes. Label pavement courses in full depth widened pavement. Based on the posted speed limit, the change in cross-slope shall not exceed 2.48 percent in 100 feet or 1.42 percent in 50 feet.



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 (CONT'D)	Colts Neck Township	CNSP10160	04-13-21	

19. Provide profiles of the County Route 537 centerline, with existing and proposed gutter lines. Use a horizontal scale of 1 inch = 30 feet and a vertical scale of 1 inch = 3 feet, or greater. Indicate elevations at full and half-stations at centerline, gutter lines and edge of pavement, with a minimum longitudinal slope of 0.5 percent.
20. Identify the stream bordering the site and indicate its direction of flow.
21. The Proposed Conditions Drainage Area Plan indicates that drainage subarea P2A discharges into the upper portion of Basin A, while drainage subarea P2B discharges into the lower portion of the basin. The program output for runoff and routing under proposed conditions suggests these two subareas are confluent, which is inconsistent with the drainage area plan. Program output also suggests detained runoff can flow freely and unobstructed between the upper and lower portions of Basin A. The applicant shall explain and resolve this discrepancy, as necessary.
22. The stormwater analysis for drainage subarea 2 ends at the existing onsite pond. The applicant shall clarify whether the pond discharges into the stream. If so, then discharge from drainage subareas 1 and 2 are confluent and should be analyzed as such. Provide revised drainage area plans and supplemental stormwater analyses as necessary.
23. The applicant shall provide supplemental stormwater analyses to address the change in stormwater runoff toward County Route 537.
24. The applicant shall indicate whether an application was submitted to NJDEP for Flood Hazard Area or wetlands permits. If so, provide a copy of the engineering report and a copy of the permit(s).
25. Pursuant to §5.2-1.2-C of the county's development regulations, the applicant shall provide sufficient spot elevations to verify the following:
  - a. The longitudinal slope of the driveway onto the county road does not exceed three percent within 25 feet of the right-of-way.
  - b. The longitudinal slope of the driveway does not exceed seven percent at any point thereafter.
  - c. The maximum slope differential between the slope from the driveway to the cross slope of the county road does not exceed eight percent.
26. Revise the site plan to indicate the relocation of existing utility poles located along site frontage to provide clear distance of at least six feet to the curb/edge of pavement. Label the corresponding dimensions and place a note on the site plan stating, "If inspection reveals less than six (6) feet clear distance between utility poles and the curb/edge of pavement of County Route 537, all subsequent relocations shall be at contractor's expense."
27. Revise the sign post 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.
28. Revise the stop bar detail to indicate a thermoplastic stop bar, 24 inches wide.
29. Provide a detail for thermoplastic pavement arrows.
30. Provide a detail for curb and pavement repair. Standard county curb has an 8-inch wide base with a 20-inch height and a 6-inch wide top with a 6-inch high face. Standard county pavement consists of a 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over a 6-inch thick HMA 19M64 base course, over a 6-inch thick dense graded aggregate base course. Label the pavement courses.
31. Street photographs indicate existing guide rail along the site frontage on County Route 537. The applicant shall revise the site plan to show the location of the guide rail and provide the following:
  - a. Computations for the clear zone.
  - b. Computations for length of need for guide rail.

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 Freehold Township School District Block 84 Lot 9 <b>Elton Adelpia Road (County Route 524)</b>	Freehold Township	FRTSP84B	04-15-21	Conditional Approval
(Proposed – Parking Improvements at existing elementary school) (Total Site Area – 9.145 acres) (Impervious Area – 1.782 acres existing - 0.042 acres proposed 1.740 acres total)				

Conditions:

1. Receipt of a deed for a bridge maintenance and reconstruction easement at County Structure F31. 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.
2. Receipt of a deed for the sight triangle easement at the western driveway. The easement shall extend over adjacent Lot 10, which is also owned by the Board of Education. 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). 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.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Elton-Adelpia Road (C.R. 524) 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](http://www.visitmonmouth.com). The application has been referred to the Division of Engineering for preparation of a bond estimate.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Faith Reformed Church Block 66 Lot 8 <b>Middle Road (County Route 516)</b>	Hazlet Township	HZSP10066	04-21-21	Conditional Approval

(Proposed – Improvements at existing church for day care center)  
 (Total Site Area – 4.19 acres)  
 (Impervious Area – 0.711 acres existing – no change)

Conditions:

1. Revise the site plan to relocate the proposed stop sign from a pavement area to the grass area behind the curb.
2. The centerline striping for the driveway shall be double yellow and extend 25 feet from stop line.
3. The lane striping separating the right and left turn lanes of driveway shall be white, 8 inches wide, and extend 25 feet from stop line.
4. The applicant shall clarify how striping for existing parking stalls will be eliminated to preclude confusion with proposed striping.
5. Revise the plan to show the relocation of three utility poles along the site's Middle Road frontage to a distance of at least six feet behind curb/edge of pavement. Place a note on the plan stating, "If inspection reveals less than six (6) feet clear distance between utility poles and the curb/edge of pavement of County Route 537, all subsequent relocations shall be at contractor's expense."
6. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Elton-Adelphia Road (C.R. 524) 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](http://www.visitmonmouth.com). The application will be referred to the Division of Engineering for preparation of a bond estimate upon receipt of a revised site plan that satisfactorily addresses the above listed conditions.
7. Receipt of a deed of dedication for the widening of the Middle Road (County Route 516) 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). The draft deed 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. The draft deed description is satisfactory.

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

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 <b>Lakewood-Farmingdale Road</b> <b>(County Route 547)</b>	Howell Township	HWSP362E	04-28-21	Final Approval
(Proposed – 2400 sq. ft. addition to existing natural gas facility) (Total Site Area – 103.25 acres) (Impervious Area – 6.327 acres existing + 0.055 acres proposed 6.382 acres total)				

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		X			
Joseph Ettore						X
James Giannell			X			
Marcy McMullen		X	X			
Dave Schmetterer						
Ray Bragg			X			
Charles Casagrande						X
James Schatzle						

Site Plan for 165 Holdings, LLC Block 65.02 Lot 18 Main Street	Manasquan Borough	MQSP10166	04-29-21	County Approval Not Required
(Proposed – 2,122 sq. ft. addition at existing restaurant) (Total Site Area – 0.140 acres) (Impervious Area – 0.133 acres existing – no change)				

Site Plan for David & Gail Vasilenko Block 62 Lot 13 Taylor Ave. (State Highway 71)	Manasquan Borough	MQSP10167	04-29-21	County Approval Not Required
(Proposed – Conversion of existing residence to office with 1 apartment) (Total Site Area – 0.25 acres) (Impervious Area – 0.081 acres existing + 0.029 acres proposed 0.110 acres total)				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 45 Route 520, LLC Block 268 Lots 67, 68 & 69 <b>Newman Springs Road</b> <b>(County Route 520)</b>	Marlboro Township  (Proposed – New 24,116 sq. ft. office building at existing site) (Total Site Area – 2.79 acres) (Impervious Area – 0.798 acres existing + 0.882 acres proposed 1.680 acres total)	MRSP9734A	04-23-21	Request Information

The Development Review Committee (DRC) considered a waiver request to allow a second driveway at the site. The proposed driveway would be located on the westerly side of the lot along Newman Springs Road. Following presentations by the applicant's professionals and DRC staff, the Committee voted to approve a modified waiver, which would allow a second driveway designed to restrict all by right turns into the property. In addition, the continued use of the driveway shall be subject to one year of monitoring traffic accidents at the driveway. If data shows an increase in traffic accidents in the first year of the driveway's use, then it shall be closed. The applicant shall submit a traffic report presenting the findings of the monitoring.

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

1. Revise the site plan to show the proposed curb and new edge of pavement. There are leaders pointing to these features, but the features are not shown (see attached markup).
2. Revise the site plan to show the relocation of all signs, hydrants, utility poles, etc., in conflict with the proposed widening of Newman Springs Road. Utility poles shall be relocated at least 6 feet behind the curb or edge of pavement (see attached markup).
3. Revise the site plan to show all signs labeled with MUTCD designation (see attached markup).
4. Relocate the Stop sign and No Left Turn sign facing the easterly driveway and provide a new stop line (see attached markup).
5. Remove the Stop sign shown facing what is now a right-in only driveway from the plan (see attached markup).
6. Revise the site plan to provide a R5-1 (Do Not Enter) sign facing the parking lot at the westerly right-in driveway (see attached markup).
7. Revise the site plan to show a proposed edge line striping on Newman Springs Road. Any striping in conflict with the proposed striping shall be removed (see attached markup).
8. Receipt of an executed developer agreement for the westerly driveway on Newman Springs Road. The applicant shall submit the required developer agreement preparation fee; \$750.00.
9. Revise the site plan, and the grading, drainage and utility plan to incorporate survey reference citations.
10. The DRC shall determine whether the applicant will be required to widen Newman Springs Road or provide a fee in-lieu of widening.
11. Provide a supplemental stormwater analysis that assumes the control structure has failed and that infiltration is unavailable. The applicant shall clarify how the stormwater basin will be emptied if the control structure fails.
12. The output for gutter flow indicates a design flow of 5.75 cfs. Provide supporting computations or a reference to the page in the stormwater report.
13. The output for gutter flow along Newman Springs Road was subtitled "Natural channel" while output for the bubbler swale was subtitled "Man-made channel". The applicant shall clarify and resolve these distinctions in the stormwater report.
14. Revise the stormwater report so that the magnitude, depth, width and velocity of spillway flow as it proceeds down the Newman Springs Road gutter are addressed.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 45 Route 520, LLC Block 268 Lots 67, 68 & 69 (CONT'D)	Marlboro Township	MRSP9734A	04-23-21	

15. The output for bubbler swale indicates a design flow of 1.58 cfs. Provide supporting computations or a reference to the page in the stormwater report.
16. Revise the cross-section of the stormwater basin with proposed retaining wall so that the wall foundation (which may project into the right-of-way) and sloped wall face (typical with modular block walls) are included.
17. Verify the stability of the right-of-way area downstream from the proposed bubbler inlet. Compliance with applicable New Jersey Soil Erosion and Sediment Control standards shall be verified as well.
18. Provide a piped connection from the site to the next downstream inlet. This connection shall provide sufficient hydraulic capacity for 25-year storm runoff from the tributary area to the limit of the site frontage on Newman Springs Road. Provide a plan and profile of the above piped connection.

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

Site Plan for Kelly Builders & Developers Block 28 Lots 87 & 88 Norwood Avenue (County Route 25)	West Long Branch Borough  (Proposed – New 53-unit multi-family residential) (Total Site Area – 6.4 acres) (Impervious Area – 3.526 acres new proposed)	WL BSP10063	04-14-21	Request Information
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The following items shall be addressed before formal review and action by the Development Review Committee:

1. Revise the site plan to reflect the changes shown on the attached markup prepared by Vince Cardone. These revisions include:
  - a. The addition of one-way signs with MUTCD designation at the exit driveway.
  - b. Per MUTCD requirements, Do Not Enter signs (R5-1) must be on separate posts from Stop signs (R1-1).
  - c. No Parking Any Time (R7-1) signs shall be mounted at a 45° angle to the road.
2. Revise the site plan to show the full extent of the AASHTO sight line, as well as any necessary clearing to achieve the required sight distance.
3. In general, the DRC may allow an easement instead of a dedication if a dedication would cause or exacerbate a bulk condition or would create a hardship for the applicant. A letter should be submitted explaining the hardship(s) providing a dedication will create.
4. Indicate whether the station line across the site frontage is coincident with the centerline of the Norwood Avenue right-of-way. If the station line and centerline are not coincident, then indicate the centerline. Label the halftone line parallel to the station line.
5. Indicate the metes and bounds of the right-of-way widening on the site plan.
6. Provide a strip plan, profile and cross sections for Norwood Avenue.
7. Indicate a sawcut, offset 2 feet from curb, along entire length of the road widening.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kelly Builders & Developers Block 28 Lots 87 & 88 (CONT'D)	West Long Branch Borough	WLBSP10063	04-14-21	

8. Storm drainage pipe capacity computations were submitted and indicate that the storm drainage system in C.R. 25, Norwood Avenue is insufficient to convey 25-year storm runoff.
9. Notations in halftone on the utility plan are barely legible. Re-plot with increased contrast, for legibility.
10. Multiple hydrographs plotted on common axes cannot be distinguished using grayscale. Re-plot using color, line type or line weight to distinguish individual hydrographs on common axes.
11. Notations for stage-discharge and stage-area-storage plots for the 25-year program output on pages 43, 55, 67 are illegible because they were printed against a dark background. Revise as necessary.
12. Provide detail for county curb and pavement repair with road widening. Standard county curb has an 8-inch wide base with a 20-inch height and a 6-inch wide top with a 6-inch high face. Standard county pavement consists of a 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over a 6-inch thick HMA 19M64 base course, over a 6-inch thick dense graded aggregate base course. Label the pavement courses.
13. Indicate standard county pavement on the Trench and Pavement Repair detail. Indicate trench widths for utility and storm drainage connections and sawcut trenches.
14. A detailed review of the proposed ADA ramps at the site driveways shall be performed by the Borough Engineer.

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

SCHEDULE1371E

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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