

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04 PM on MONDAY, MAY 11, 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 2:39 PM.

Staff present included: Phyllis Harrington, Dave Schmetterer, Victor Furmanec, PP, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Quinn Ruff (remotely). Also in attendance remotely were: Peter Licata, Esq., Mark Remo, PE and Frank Lucia.

**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 11, 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 1347A, 1347B, 1347C, 1347D & 1347E 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 1347A, 1347B, 1347C, 1347D & 1347E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1347A, 1347B, 1347C, 1347D & 1347E 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 1347A, 1347B, 1347C, 1347D & 1347E 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 Ms. McMullen 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, MAY 11, 2020.

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

SCHEDULE1347A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 11, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Howell Block 51 Lots 36.04 & 36.05 Maxim Road	Howell Township	HW1420	05-02-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1347B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 11, 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	FM237 ROW3982	05-04-20	2 (1 new)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 0.880 acres)				

Conditions:

1. Provide survey references for the road centerline shown on the subdivision plan.
2. Provide dimensions from centerline of Main Street to the right-of-way and curb line opposite site.
3. 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.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Main Street (County Routes 524/547) 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 will be referred to Engineering for preparation of a bond estimate upon receipt of the revised subdivision plan.
5. Receipt of a dedication for the widening of the Main Street 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, 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

SCHEDULE1347C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 11, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1347D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 11, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 West Main Street (County Route 537)	Freehold Township (Proposed – new 7,842 sq. ft. Brio Tuscan Grille) (Total Site Area – 62.4 acres) (Impervious Area – 62.4 acres existing – no change)	FRTSP3586E		Extension of Bond

Berkley Regional Insurance Company performance surety bond number 0149158 dated September 23, 2011, in the amount of \$2,000,000.00 was received on September 26, 2011, to satisfy the conditions of the May 23, 2011, Conditional Approval letter of the Development Review Committee. The developer was required to post the performance guarantee to assure the construction of a fourth access to the Freehold Raceway Mall. If the developer had not constructed the fourth access road by February 9, 2015, the developer would be required to replace the performance guarantee with a certified check and the County of Monmouth, at its sole discretion, would use the funds to design and construct improvements between the general limits of State Highway 9 and Wemrock/Stillwells Corner Road. On May 11, 2020, the DRC voted to further extend this time period to May 11, 2022.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Palmer Beauty Salon, LLC Block 156 Lot 4 Palmer Avenue (County Route 7)	Hazlet Township (Proposed – 200 sq. ft. addition to existing beauty salon) (Total Site Area – 0.115 acres) (Impervious Area – 0.055 acres existing <u>+ 0.038 acres proposed</u> 0.093 acres total)	HZSP10055	04-24-20	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 B. Zabat, dated May 7, 2020.
2. The driveway does not appear to comply with Section 5.2-3.1C of the county's design standards, which provides that driveways shall be designed so that vehicles are not forced to back out into the county road. The applicant shall revise the site plan to provide a turning template that demonstrates vehicles parked alongside the building can perform a K-turn when the parking area is fully occupied.
3. Revise the site plan so that vehicles parked alongside the building do not obstruct access into or out of the property.
4. The proposed width of the driveway alongside the building is 13 feet, whereas Section 5.2-3.1J-3 requires a minimum driveway width of 24 feet. The site shall be revised to provide this minimum width throughout the length of the driveway.
5. Pursuant to Section 5.2-3.1J-7 of the county's development standards, the site plan shall be revised to provide a stop bar and stop sign at the end of the driveway.
6. Provide elevations for existing and proposed curb and any remaining concrete, e.g., sidewalk, in front of the building.
7. Revise the site plan to clearly indicate all existing areas of concrete proposed to be removed.

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

Site Plan for Oakerson 33 Associates Block 169 Lot 1.11 State Highway 33	Howell Township (Proposed – New 5,000 sq. ft. building at existing site) (Total Site Area – 3.75 acres) (Impervious Area – 1.974 acres existing <u>+ 0.126 acres proposed</u> 2.100 acres total)	HWSP8374A	05-01-20	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yum & Chill Englishtown TB, LLC Block 18.01 Lot 1.03 US Highway 9	Manalapan Township (Proposed – New 2578 sq. ft. Taco Bell with drive-thru) (Total Site Area – 0.766 acres) (Impervious Area – 0.531 acres new proposed)	MNSP10057	05-04-20	County Approval Not Required
Site Plan for Fun Girl Properties, LLC Block 32 Lot 1.05 North Main Street	Manasquan Borough (Proposed – New mixed-use – 3 residential units – 1,018 sq. ft. commercial) (Total Site Area – 0.13 acres) (Impervious Area – 0.06 acres new proposed)	MQSP10056	04-29-20	County Approval Not Required
Site Plan for New Cingular Wireless PCS, LLC (AT&T) Block 17 Lot 4 State Highway 33	Millstone Township (Proposed – Telecommunications facility at existing site) (Total Site Area – 2.4 acres) (Impervious Area – 1.603 acres existing <u>+ 0.010 acres proposed</u> 1.613 acres total)	MSSP10058	05-04-20	County Approval Not Required

SCHEDULE1347E

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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