

## 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 TUESDAY, MAY 26, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr (remotely)  
Joe Barris, PP  
Joseph Ettore, PE  
James Giannell (remotely)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE  
Marcy McMullen  
Charles Casagrande

Mr. Kiernan 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 3:22 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP, Dave Schmetterer and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Quinn Ruff (remotely). Also in attendance was Christopher Marion, Deputy County Administrator.

\*\*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 TUESDAY, MAY 26, 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 1348A, 1348B, 1348C, 1348D & 1348E by the Committee, Mr. Giannell 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 1348A, 1348B, 1348C, 1348D & 1348E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1348A, 1348B, 1348C, 1348D & 1348E 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 1348A, 1348B, 1348C, 1348D & 1348E 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. Kiernan  
Mr. Barris  
Mr. Ettore  
Mr. Giannell

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 TUESDAY, MAY 26, 2020.

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

SCHEDULE1348A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2020; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Andy Kiely Block 93 Lots 43 - 49 & 58 Institute Street	Freehold Borough	FR320	05-15-20	3 (Lot Consolidation)	Exempt
Subdivision for 140 Park Ave LLC Block 19 Lots 1.01, 1.02 & 16 Park Avenue	Long Branch City	LB589	05-22-20	2 (Lot Consolidation)	Exempt

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SCHEDULE1348B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Florence Development LLC Block 15 Lot 1 <b>Florence Avenue (County Route 39)</b>	Union Beach Borough  (Proposed Use – Office and residential) (Total Area- 0.383 acres)	UB308 ROW3980	05-08-20	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 B. Zabat, dated May 26, 2020.
2. Show all easements, sight triangles and road widening easements shall be indicated on both the subdivision plat and the dimension plan. Labels for the proposed easements shall indicate the area of the easement (in square feet and acres) and identify the grantee.
3. The survey plan does not address the sight triangle for vehicles exiting 5<sup>th</sup> Street and Dock Street onto Florence Avenue (County Route 39). Per Section 5.1-2 of the Development Regulations, the sight triangle is defined by “the area bounded by the right-of-way lines of the county road and proposed road or street and a straight line connecting a point measured along the centerline of the proposed road or street 25 feet the edge of pavement of the county roadway and a point on the center of each lane of the county road that approach the intersection a measured distance that equals 10 times the posted speed limit.” In this case the speed limit is 30 MPH (see mark-up of the aforementioned dimensions for the applicant's reference).
4. All plantings within the proposed sight triangle easements shall comply with the following provision of Section 5.1-2: “Nothing shall be constructed, erected, placed, planted or allowed to grow in a manner as to obstruct vision along the county road from the road, street or driveway that approaches the county road between a height of two and one-half (2½) feet and ten (10) feet above the centerline grade of either road whichever is lower.” The proposed Honey Locust tree appears to be in conflict with this design standard.
5. The dimension plan is not drawn to scale, and should be revised accordingly.

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

SCHEDULE1348C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Beach Development II, LLC Blocks 110 / 120 Lots 18 – 20 / Lot 120 <b>Ocean Avenue</b> <b>(County Route 18)</b>	Belmar Borough  (Proposed Use – Single Family Residential) (Total Area – 1.056 Acre)	BLMJ275		10	Discussion

The applicant requested a modification to the existing sight triangle easement at this property. The Development Review Committee (DRC) reviewed a sight line analysis exhibit, which indicates the sight line does not extend through any portion of the property and is entirely within public rights-of-way. Further, if the sight triangle easement were to be modified pursuant to the county's development standards, it would occupy an area of approximately three square feet at the southwest corner of the property. On that basis, the DRC voted to authorize the County Engineer to make a recommendation to the Monmouth County Board of Freeholders to entirely vacate the sight triangle easement at the property.

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

SCHEDULE1348D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Christopher Benosky Block 33 Lot 21 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck Township  (Proposed – New 22,557 sq. ft. church building with 175 parking spaces) (Total Site Area – 13.09 acres) (Impervious Area – 2.437 acres new proposed)	CNSP10060	05-08-20	Conditional Approval

Conditions:

1. Receipt of a letter requesting withdrawal of the prior subdivision application (CNMJ715) for the property.
2. The frontage improvements shown on Sheet 5 are consistent with the previously approved frontage improvements. However, the site driveway is in a different location than the formerly proposed subdivision road and is closer than permitted pursuant to Section 5.2-11 of the county's development regulations. The driveway shall be relocated to provide the required ten-foot setback from the side property line.
3. The roadway improvement plan shows a proposed shift in the painted centerline of approximately one foot. The plan shall be revised to avoid moving the painted centerline so that new pavement reflectors will not have to be installed, and (more importantly) the pavement will not have to be repaired where the existing pavement reflectors are located. The applicant does not propose any paving beyond the widened portion of County Route 537.
4. The following notes should be added to Sheet 5:
  - a. All traffic control devices shall be in conformance with the current Manual On Uniform Traffic Control Devices (MUTCD), Monmouth County, and NJDOT standards as applicable.
  - b. Any existing traffic control devices in conflict with the proposed shall be removed.
  - c. Signs shall be installed in front of those utilities or features that may affect sign visibility.
  - d. Sign materials and posts and the installation thereof shall be consistent with the current version of NJDOT details 612-4 and 612-5 and NJDOT Specifications.
  - e. Signs that are required to be reset shall be installed on new sign posts.
  - f. Striping layout shall be approved by the County Engineer or his representative prior to installation.
  - g. Pavement reflector and castings (where required) shall meet Monmouth County spacing and material requirements
  - h. Utility poles to be located at least six (6) feet from the face of curb. If inspection reveals less than six feet of clear distance between the curb and the utility pole, all subsequent relocations shall be at applicant's expense.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Christopher Benosky  
Block 33  
Lot 21  
(CONT'D)

Colts Neck  
Township

CNSP10060

05-08-20

- i. Maintenance and Protection of Traffic (MPT) shall be consistent with MUTCD and the current version of NJDOT details TCD-1 through TCD-12.
  - i. MPT plans shall be submitted and approved as part of the permit process.
  - ii. Traffic control devices need not be new but must be in good condition and shall meet or exceed an acceptable condition as described in the ATSSA guide Quality Standards for Work Zone Traffic Control Devices.
  - iii. The County Engineer or his representative, at his discretion, may require that traffic control devices be replaced or that additional traffic control devices be added at no cost to the County to ensure motorist and worker safety.
  - iv. Any modification to the Traffic Control Devices proposed by the applicant must be approved in writing by the County Engineer or his representative prior to implementation.
- 5. The Monmouth County sign post detail shown on Sheet 15 should be removed from the plan. Monmouth County now uses NJDOT sign post details, and they can be incorporated via reference as indicated in the notes above.
- 6. Address the comments in memorandum prepared by Victorino B. Zabat, dated May 26, 2020.
- 7. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Colts Neck Road (County Route 537) right-of-way. A bond estimate will be prepared upon receipt of a revised site plan that satisfactorily addresses the conditions listed above.
- 8. Receipt of a deed of dedication for the widening of the Colts Neck Road right-of-way to a distance of 50 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 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, Jim Giannell, and passed upon the following vote:

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



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Monmouth Mall LLC Block 2201 Lots 1.01, 1.02, 2, 3, 4 & 5 <b>Wyckoff Road</b> <b>(County Route 547)</b> <b>County Bridge E-22</b>	Eatontown Borough	ETSP528I	04-27-20	Conditional Approval
(Proposed – Renovations at existing mall and 700 new residential units) (Total Site Area – 104 acres) (Impervious Area – 87.36 acres existing - <u>4.16 acres proposed</u> 83.20 acres total)				

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated February 24, 2020.
2. The site plan shall be revised to provide an additional pedestrian crosswalk at the southerly traffic signal along the property's Wyckoff Road frontage.
3. The site plan shall be revised to provide pedestrian signals and related equipment at the two pedestrian crossings along Wyckoff Road.
4. Receipt of a developer agreement for the design and installation of pedestrian traffic signals, push buttons, crosswalks, and related equipment needed to interconnect the county's existing traffic infrastructure along Wyckoff Road (County Route 547) at the two site driveways with the State's traffic signal at the intersection of Highway 36 and Wyckoff Road. The terms of the developer agreement shall be satisfied prior to the issuance of a Certificate of Occupancy for any of the proposed residential units at the site.
5. Receipt of a performance guarantee to assure the satisfactory reconstruction of the iconnection is proposed. 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 Engineering for preparation of a bond estimate.

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Parker Creek Partners, LLC Block 301 Lot p/o 1 <b>Saltzman Avenue</b> <b>(County Route 537)</b>	Eatontown Borough  (Proposed – 5051 sq. ft. addition to existing bowling center) (Total Site Area – 2.547 acres) (Impervious Area – 1.625 acres existing <u>- 0.061 acres proposed</u> 1.564 acres total)	ETSP10059	05-06-20	Request Information

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

1. Provide an on-site circulation diagram for the parking lot.
2. Revise plans to show the grantor and grantee of the right-of-way widening easement and indicate the parallel 12-foot wide multi-purpose easement.
3. A traffic impact statement shall be submitted. This information will be used to get an understanding as to the operation and determine the scope of improvements along the County roads, i.e., the potential need for a left turn lane.
4. Four driveways are proposed along Wilson Avenue (County Route 537A). The number of driveways and their layout does not comply with the standards provided in the county's development regulations, as follows:
  - a. Pursuant to Section 5.2-3.11 of the Development Regulations, one two-way driveway is permitted along a county road. Ideally, the driveway should be aligned with North Drive. Two one-way driveways are also acceptable. Appropriate signs and pavement markings, i.e., stop signs and stop bars are required at the proposed driveway(s).
  - b. Driveways on a county road shall be designed so that vehicles are not required maneuver into or out of on-site parking spaces within the portion of the driveway located within 20 feet of a county road.
  - c. On-site parking shall not be located in a county right of way, or the adjacent multi-purpose easement.
5. The concrete steps leading directly to Wilson Avenue shall be removed.
6. The stop sign, stop bar, and crosswalk at the Messenger Ave approach to Saltzman Avenue (County Route 537) are located too far back from the intersection and do not comply with the MUTCD. Since the sidewalk on the site is being removed, the crosswalk, stop bar, and stop sign should be relocated accordingly.
7. Pursuant to the county's development regulations, Wilson Avenue and Saltzman Avenue is required to be widened to a distance of 20 feet from the roadway centerline.
8. The applicant shall clarify whether the application has been submitted to the Borough of Eatontown, and whether Eatontown is requiring an evaluation of the need to replace existing sidewalks to meet ADA standards.
9. Based on prior discussions with FMERA, the County will be realigning Wilson Avenue at Messenger Avenue, as well as closing the northerly end of Messenger Ave. This may impact access to and from the employee parking spaces located along Messenger Avenue at this location. The site plan shall be revised to reflect this roadway closure.
10. The applicant shall clarify the "Proposed Access Easement To Benefit Bowling Center Property," and shall indicate the grantor of the easement. In addition, the applicant shall indicate whether Messenger Avenue will be a municipal street or a private roadway.
11. The applicant shall clarify the proposed "Environmental Carve Out" shown on Parcel 102 D on the Existing Conditions Plan.

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 500 Halls Mill Holding, LLC Block 78.02 Lots 8 & 8.01 Halls Mill Road	Freehold Township  (Proposed – New 206,642 sq. ft. office/warehouse) (Total Site Area – 19.02 acres) (Impervious Area – 10.04 acres new proposed)	FRTSP10061	05-11-10	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 26, 2020.
2. The site currently has access to County Route 55 via an access driveway that traverses the adjacent property owned by Monmouth County. The site has access to Oakerson Road, which is under the jurisdiction of Freehold Township. The site also fronts Willowbrook Road, although no access is proposed along that frontage. Pursuant to Section 5.2-1.1 of the Development Regulations “Access to a county road shall not be permitted if the minor subdivision also abuts a municipal road and access to the municipal road can be reasonably provided.” County Route 55 (Halls Mill Road) is a five lane roadway with a speed limit of 50 MPH along the site’s frontage. In addition, the site is in close proximity to the State Highway 33 interchange. On that basis, access to County Route 55 shall be prohibited, and the applicant shall remove the existing driveway and modify the signing and striping along County Route 55 accordingly.
3. The traffic impact and parking assessment indicates the trip generation for the proposed warehouse will be less than the existing manufacturing use. The trip generation falls below the threshold where a full traffic impact study would be necessary. However, the applicant should clarify why the proposed parking supply is significantly higher than that required by the township’s zoning ordinance, as well as why 145 parking spaces are required for a peak hour trip generation of 50 vehicles. The applicant shall indicate what percentage of the projected trip generation would be tractor trailers.

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 2020 Acquisitions, LLC Block 23 Lot 8 State Highway 33	Millstone Township  (Proposed – New 1,220,000 sq. ft. warehouse) (Total Site Area – 140.08 acres) (Impervious Area – 63.945 acres new proposed)	MSSP10054	04-24-20	Conditional Approval

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$48,796.65** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure MS-74, 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 MS-74.
- The proposed use on this site is anticipated to generate high volumes of traffic that will have a significant adverse impact on Smithburg/Woodville Road (County Route 527A). With respect to traffic considerations, Monmouth County does not have jurisdiction of this application as the subject property is not adjacent to a county road. As such, a letter will be sent to the New Jersey Department of Transportation Bureau of Access Permits detailing the county's traffic concerns with respect to this application.

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

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

SCHEDULE1348E

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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