

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, JUNE 8, 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 3:33 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 Beth Kenderline, PE (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, JUNE 8, 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 1349A, 1349B, 1349C, 1349D & 1349E 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 1349A, 1349B, 1349C, 1349D & 1349E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1349A, 1349B, 1349C, 1349D & 1349E 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 1349A, 1349B, 1349C, 1349D & 1349E 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 MONDAY, JUNE 8, 2020.



Paul Kiernan, Jr.
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1349A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Taylor and Lisa Applegate Block 67 Lots 28 & 31 State Highway 33/Wemrock Road	Freehold Township	FRT651	05-26-20	2 (Lot Line Adjustment)	Exempt
Subdivision for Straub Motors Inc. Block 112 Lot 1 State Highway 35	Keyport Borough	KP296	05-29-20	2 (1 new)	Exempt

SCHEDULE1349B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Allan Trent Block 126 Lots 13, 14 & 15 Rumson Road (County Route 520)	Rumson Borough	RM457 ROW3984	05-29-20	2 (Lot Consolidation)	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 8.79 acres)				

Conditions:

1. A 90-foot x 300-foot sight triangle easement is shown on Block 126, Lot 15 at the southeast corner of Rumson Road (County Route 520) and Osprey Lane. It is not clear whether this easement was recorded. It should be noted that the lot received Final Approval from Monmouth County Planning Board in March 1976. The filed map available at County Clerk webpage does not show this easement.
 - a. If the easement was recorded, then the proper reference should be shown on the plan (map reference, or deed book and page).
 - b. If the easement was not recorded, then the easement shown on the subdivision plan shall be revised to the alternate easement defined in Section 5.1-2 of the county's development regulations, as follows:
"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 40 MPH, resulting in a 25-foot x 400-foot sight triangle easement.
 - c. The existing hedges along the Rumson Road frontage appear to exceed the county's standard for plantings within a sight triangle easement. The existing landscaping shall be trimmed and maintained pursuant to Section 5.1-2 of the county's development regulations, which provides that:
"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 the height of two and one-half (2½) feet and ten (10) feet above the centerline grade of either road, whichever is lower."

Existing trees can have lower branches trimmed to meet this requirement.

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

SCHEDULE1349C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marlboro Development Group Block 213.01 Lot 44 State Highway 79	Marlboro Township (Proposed Use – Residential/Commercial) (Total Area – 13.75 acres)	MRMJ784 (also MRMJ784A & MRSP10064)	05-22-20	4	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.

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

Subdivision for Marlboro Development Group Block 213.01 Lot 44 (44.01) State Highway 79	Marlboro Township (Proposed Use – Residential) (Total Area –10.71 acres)	MRMJ784A (also MRMJ784 & MRSP10064)	05-22-20	88	
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Carried to the next Development Review Committee meeting on Monday, June 22, 2020.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3230 Tinton Falls Property, LLC et al Blocks 138 / 139.01-139.10 / 144 Lots 1, 2 & 5 / Various / 4.02 Wardell Road	Tinton Falls Borough (Proposed Use – Commercial) (Total Area – 108.44 acres)	TFMJ782 (also TFSP10038)	06-01-20	4	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Robert J. Inglima, Esq., dated May 26, 2020, requesting withdrawal of the conditional preliminary approval granted on March 23, 2020. The Development Review Committee voted to rescind that approval.

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

SCHEDULE1349D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 183 Three Brooks Holdings, LLC Block 72.06 Lot 1 Halls Mill Road / Three Brooks Road County Bridge F-26	Freehold Township (Proposed – 53,387 sq. ft. addition to existing warehouse) (Total Site Area – 15.72 acres) (Impervious Area – 5.892 acres existing <u>+ 2.482 acres proposed</u> 8.374 acres total)	FRTSP10068	05-29-20	Request Information

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

1. The number of proposed parking spaces significantly exceeds the projected number of vehicular trips noted in the traffic impact and parking assessment report. The applicant shall clarify the proposed use of the site and the need for the proposed number of parking spaces at the site.
2. The site is in the vicinity of two capital improvement projects and may be eligible for a traffic impact assessment for modifications to County Structure F-26.

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

Site Plan for Faith Reformed Church Block 66 Lot 8 Middle Road (County Route 516)	Hazlet Township (Proposed – Improvements at existing church for day care center) (Total Site Area – 4.19 acres) (Impervious Area – 0.711 acres existing – no change)	HZSP10066	05-27-20	Request Information
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The following items shall be addressed before formal review and action by the Development Review Committee:

1. The application states that the use is proposed to be changed from "Church with Nursery School" to "Church with Day Care Center". The Institute of Transportation Engineers does not differentiate between these two uses. Since the building size is not changing, the applicant shall provide a statement as to changes in operation (hours of operation, number of students and staff, time of church services, etc).
2. It is noted that the site modifications include a change in the parking layout to accommodate temporary parking for drop-offs. The entering traffic must cross the exiting traffic queue to access the site. If there is a high turn-over at arrival/departure times, vehicles may have to wait on Middle Road (County Route 516) to enter the site. The applicant shall address this traffic concern.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Faith Reformed Church Block 66 Lot 8 (CONT'D)	Hazlet Township	HZSP10066	05-27-20	

3. The existing driveway is 80 feet wide at Middle Road (County Route 516). The exit lane is over 30 feet wide. If the intent is to provide a two-lane exit, then it should be striped as such. The driveway shall be redesigned pursuant to the applicable county development standards.
4. The site plan shall be revised to indicate a widening of the Middle Road (County Route 516) right-of-way to a distance of 30 feet from the road centerline. The site plan shall indicate the right-of-way centerline with dimensions to the existing right-of-way lines on either side of the road.

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

Site Plan for Cardinale & Jackson Crossing 2 Block 3001 Lot 2 Monmouth Road (County Route 537)	Jackson Township	JSP9720	05-18-20	(Proposed – New sports complex with recreation facilities, hotels, restaurants and convenience store with fuel) (Total Site Area – 90.02 acres) (Impervious Area – 36.01 acres new proposed)
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The DRC acknowledged that Monmouth County Engineering staff comments on the site and road improvement plans were forwarded to the Ocean County Planning Board and County Engineer on June 3, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Cingular Wireless PCS, LLC (AT&T) Block 172 Lot 41 Tennent Road (County Route 3)	Marlboro Township	MRSP10062	05-20-20	Conditional Approval
	Proposed – New telecommunications facility at existing site) (Total Site Area – 3.8 acres) (Impervious Area – no change to existing impervious)			

Conditions:

1. The right-of-way improvements required for Site Plan Application No. MRSP8497 shall be completed, inspected and accepted by the County prior to final approval for this application.

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

Site Plan for Marlboro Development Group Block 213.01 Lot 44 State Highway 79	Marlboro Township	MRSP10064 (also MRMJ784 & MRMJ784A)	05-22-20	
	(Proposed – New mixed-use – 12,000 sq. ft. commercial – 105 residential units) (Total Site Area – 13.75 acres) (Impervious Area – 7.7 acres new proposed)			

Carried to the next Development Review Committee meeting on Monday, June 22, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Touchstone Veterinary Center Block 153 Lot 12 State Highway 79	Marlboro Township (Proposed – 6150 sq. ft. addition at existing veterinary center) (Total Site Area – 2.5 acres) (Impervious Area – 0.241 acres existing <u>+ 0.291 acres proposed</u> 0.532 acres total)	MRSP10070	06-03-20	County Approval Not Required

Site Plan for Tinton Falls Board of Education Blocks 73 / 74 Lots 1, 3, 4 & 5 / 10 Tinton Avenue (County Route 537)	Tinton Falls Borough (Proposed – Improvements at existing Middle School) (Total Site Area – 5.43 acres) (Impervious Area – 4.60 acres existing <u>+ 0.01 acres proposed</u> 4.61 acres total)	TFSP5829A	05-18-20	Conditional Approval
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Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated June 8, 2020.
2. Provide a stop sign at the northerly driveway.
3. Indicate dimensions for lane widths at the northerly driveway.
4. The centerline of the northerly driveway shall be designated with a four-inch wide double yellow line.
5. A sign shall be provided at the entrance to the northerly driveway stating that buses are not permitted.
6. A note shall be placed on the site plan stating that buses are prohibited from using the northerly driveway.
7. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Tinton Avenue (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 will be referred to the Division of Engineering for calculation of a bond estimate upon receipt of a revised site plan satisfactorily addressing the above-noted conditions of approval.

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 CommVault Tinton Falls Urban Renewal Blocks 101.03 / 101/05 Lots 2 / 1 Corregidor Drive	Tinton Falls Borough	TFSP9206A	06-01-20	County Approval Not Required
(Proposed – Conversion of existing 11,622 sq. ft. building to office and landscaping of field for recreational purposes) (Total Site Area – 3.81 acres) (Impervious Area – 0.884 acres existing + 0.022 acres proposed 0.866 acres total)				

Site Plan for 369 Essex, LLC Block 128.03 Lot 1.11 Essex Road	Tinton Falls Borough	TFSP10001	05-29-20	Final Approval
(Proposed – New 62,100 sq. ft. warehouse/office bldg.) (Total Site Area – 11.60 acres) (Impervious Area – 3.064 acres new proposed)				

No further County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 40:27-6.6 *et seq.*

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 Copart of Connecticut, Inc. Blocks 138 / 139.01-139.10 / 144 Lots 1, 2 & 5 / Various / 4.02 (New Block 138, Lot 6) Wardell Road	Tinton Falls Borough	TFSP10038 (also TFMJ782)	06-01-20	Project Withdrawn
	(Proposed – New 12,800 sq. ft. vehicle facility with office) (Total Site Area – 75.816 acres) (Impervious Area – 33.6 acres new proposed)			

The Monmouth County Development Review Committee is in receipt of correspondence from Robert J. Inglima, Esq., dated May 26, 2020, indicating the applicant will not proceed with this application. The Development Review Committee voted to acknowledge the withdrawal of the application.

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

Site Plan for Adam Belitz, Guaranteed Services Block 893 Lot 65 State Highway 70	Wall Township	WSP10067	05-27-20	County Approval Not Required
	(Proposed – Improvements at existing site for office/showroom) (Total Site Area – 0.94 acres) (Impervious Area – 0.513 acres existing - <u>0.019 acres proposed</u> 0.494 acres total)			

SCHEDULE1349E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Brookstone at Casola Farm LLC Block 219 Lot 17.02 Squankum-Yellowbrook Road (County Route 524A)	Howell Township	HWSP10065	05-26-20	06-08-20
	(Proposed – 70,950 sq. ft. flex commercial space) (Total Site Area – 18.57 acres) (Impervious Area – 4.565 acres new proposed)			
Site Plan for Kelly Builders & Developers Block 28 Lots 87 & 88 Norwood Avenue (County Route 25)	West Long Branch Borough	WL BSP10063	05-20-20	06-01-20
	(Proposed – New 53-unit multi-family residential) (Total Site Area – 6.4 acres) (Impervious Area – 3.526 acres new proposed)			