

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, JUNE 22, 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 3:23 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP, Dave Schmetterer, Quinn Ruff and Mark Aikins, Esq. (remotely) and Victorino Zabat, PE (remotely). Also in attendance was Brooke Kaplan, Esq. (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 22, 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 1350A, 1350B, 1350C, 1350D & 1350E 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 1350A, 1350B, 1350C, 1350D & 1350E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1350A, 1350B, 1350C, 1350D & 1350E 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 1350A, 1350B, 1350C, 1350D & 1350E 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:

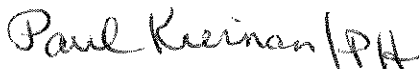
- Mr. Kiernan
- Mr. Barris
- Mr. Ettore
- Mr. Giannell

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 22, 2020.



Paul Kiernan, Jr.  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1350A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Kling Block 7.30 Lot 3.16 Paddock Lane	Colts Neck Township	CN463	06-11-20	1 (Subdivision Deviation)	Exempt
Subdivision for Middletown Municipal Complex Urban Renewal, LLC Block 815 Lots 1.01, 6 & 7 State Highway 35	Middletown Township	MD1475 (also MDSP10072)	06-12-20	3 (Lot Line Adjustment)	Exempt
Subdivision for Karl Grossman Block 109 Lot 8 Leslie Street	Wall Township	W1415	06-12-20	2 (1 new)	Exempt

SCHEDULE1350B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2020; 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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SCHEDULE1350C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Fasano Properties Block 3703 Lot 4 8 <sup>th</sup> and Grand Avenues	Asbury Park City  (Proposed Use – Single Family Residential) (Total Area –0.63 acres)	APMJ785	06-15-20	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 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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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	Conditional Preliminary Approval

Conditions:

1. The applicant shall submit a copy of the landscape plan to the Monmouth County Parks System for their review and approval of the proposed buffer along the Henry Hudson Trail.
  2. The applicant shall enter into a Right of Entry Agreement with the Monmouth County Parks System for the proposed path connecting to the Henry Hudson Trail.
  3. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail and that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent into the Monmouth County Division of Planning for review before being finalized.
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$300.00), 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 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

SCHEDULE1350D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 202 Seventh Ave LLC Block 4201 Lots 3 & 4 Seventh Avenue	Asbury Park City  (Proposed – New 5-story residential building with 14 units) (Total Site Area – 0.316 acres) (Impervious Area – 0.227 acres new proposed)	APSP10073	06-15-20	County Approval Not Required
Site Plan for T-Three, LLC Block 117 Lots 1 – 5 <b>First Avenue (County Route 8)</b>	Atlantic Highlands Borough  (Proposed – New mixed-use with 15 residential units and 1580 sq. ft. retail) (Total Site Area – 0.315 acres) (Impervious Area – 0.312 acres new proposed)	AHSP10071	06-03-20	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 22, 2020.
2. The applicant shall clarify whether there are receiving ramps at the two proposed ADA crosswalk ramps. If not, the applicant shall submit plans for their design and installation.
3. Receipt of a sight triangle easement for vehicles exiting Center Avenue onto First Avenue (County Route 8). 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, a 25-foot x 250-foot sight triangle easement is required.
4. Revise the site plan to show labelled, existing (to remain) signs along the First Avenue (County Route 8) site frontage with MUTCD designation.

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 Oak Hill Farms, LLC Block 10 Lot 16 <b>Crawfords Corner-Everett Road (County Route 52)</b>	Holmdel Township	HLSP10026	06-17-20	Amended Conditional Approval
	(Proposed – Parking improvements at existing farm and addition of retail use) (Total Site Area – 5.52 acres) (Impervious Area – 0.073 acres existing <u>+ 0.083 acres proposed</u> 0.156 acres total)			

Conditions:

1. Respond to the comments in Victorino B. Zabat's memorandum dated January 27<sup>th</sup>, 2020.
2. Receipt of an easement for the widening of the Everett Road right-of-way to a distance of 40 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 the Division of Planning 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

Site Plan for Brookstone at Casola Farm LLC Block 219 Lot 17.02 <b>Squankum-Yellowbrook Road (County Route 524A)</b>	Howell Township	HWSP10065	06-15-20	Request Information
	(Proposed – 70,950 sq. ft. flex commercial space) (Total Site Area – 18.57 acres) (Impervious Area – 4.565 acres new proposed)			

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 June 22, 2020.
2. Provide a traffic impact statement detailing the number and types of vehicles expected to access the site. This will assist in the determination of frontage improvements (if any), and confirm that the driveway design is adequate to support the design vehicle.
3. Provide the following in relation to the site driveway:
  - a. Clarify the driveway material.
  - b. Label the corner radii and clarify if they are to be curbed.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Brookstone at Casola Farm LLC Block 219 Lot 17.02 (CONT'D)	Howell Township	HWSP10065	06-15-20	
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- c. Provide a 24-inch stop bar and stop sign.
- d. Label the lane widths.
- e. The driveway does not meet the required minimum offset from the side property line. The county's development regulations provide that 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.

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

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Site Plan for Marlboro Development Group Block 213.01 Lot 44 State Highway 79	Marlboro Township	MRSP10064 (also MRMJ784 & MRMJ784A)	05-22-20	Conditional Approval
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(Proposed – New mixed-use – 12,000 sq. ft. commercial – 105 residential units)  
(Total Site Area – 10.71 acres)  
(Impervious Area – 7.7 acres new proposed)

Conditions:

1. The applicant shall submit a copy of the site plan and landscape plan to the Monmouth County Parks System for their review and approval of the proposed path connecting to the Henry Hudson Trail and the proposed buffer along the Henry Hudson Trail.
2. The applicant shall enter into a Right of Entry Agreement with the Monmouth County Parks System for the proposed path connecting to the Henry Hudson Trail.
3. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail and that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent into the Monmouth County Division of Planning for review before being finalized.

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 Middletown Municipal Complex Urban Renewal, LLC Block 815 Lots 1.02, 1.03 & 1.04 (previously 1.01, 6 & 7) State Highway 35	Middletown Township	MDSP10072 (also MD1475)	06-12-20	Final Approval
(Proposed – New 29,706 sq. ft. municipal building with 295 parking spaces) (Total Area – 10.25 acres) (Impervious Area – 4.503 acres new proposed)				

No 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 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

Site Plan for JSM at Tinton Falls, LLC Block 115 Lot 11.01 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough	TFSP9418A (Previous Application TFSP9418)	06-12-20	Request Information
(Proposed – New 240,000 sq. ft. shipping & receiving center with 98 parking spaces) (Total Area – 20.82 acres) (Impervious Area – 10.78 acres new proposed)				

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

1. In response for the request for turning movement diagrams, the applicant provided a photocopy from the AASHTO 2001 Policy on Geometric Design for Highways and Streets. The purpose of this request was to demonstrate that the design vehicle can maneuver into and out of the driveway, and confirm the need for the very wide exit lane and large radius. The applicant shall demonstrate turning movements into and out of the site driveway via a truck circulation plan. The driveway shall be designed to maximize the distance between the driveway and the Wayside Road jughandle.
2. The applicant's response letter indicates the need for the center island to accommodate the difference in grades between the ingress and egress driveways; the site plan shows nearly a three-foot differential. The island should be designed to channelize exiting traffic to the right, since left turns out are prohibited. As designed, the island does not present a physical barrier to left turns out. A R4-7 (Keep Right) sign should be added to the end of the island.
3. R3-9cP, R3-9dP and R3-9b, (Begin, End, Center Turn Lane) signs should be added along Shafto Road.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JSM at Tinton Falls, LLC Block 115 Lot 11.01 (CONT'D)	Tinton Falls Borough	TFSP9418A (Previous Application TFSP9418)	06-12-20	

4. The sign indicating the distance to the Garden State Parkway overpass is proposed to be relocated. Since the distance to the structure is being increased, the sign shall be updated accordingly. The new distance from the sign to the bridge is approximately 850 feet. The new should be labeled with the appropriate MUTCD designation [W12-2 (14'1"); W16-2 (850 feet)].
5. The applicant states that the neighboring property owner has not responded to requests for a cross-access easement. The applicant shall submit evidence of all attempts to contact the neighboring property owner to discuss this issue. Having two major warehouse driveways adjacent to each other is not preferred.
6. Address the comments in memorandum prepared by Victorino B. Zabat, dated June 22, 2020.

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

Site Plan for Jersey Shore Moving & Storage, Inc. Block 819 Lot 20 <b>Atlantic Avenue</b> <b>(County Route 524 Spur)</b>	Wall Township	WSP10007	06-08-20	Request Information
Proposed – 10,000 sq. ft. addition to existing office/warehouse) (Total Site Area – 2.73 acres) (Impervious Area – 1.739 acres existing <u>+ 0.003 acres proposed</u> 1.742 acres total)				

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

1. The circulation plan shows a path overlap between WB-62 trucks making a left out, and WB-62 trucks making a right turn in. This issue can be mitigated by increasing the easterly radius.
2. The following sign modifications are required:
  - A R3-2 "No Left Turn" sign is required across from the easterly driveway.
  - A R3-2 sign must face traffic exiting the easterly driveway.
  - The R5-1 sign cannot be back to back with the R1-1 sign.
3. Address the comments in the memorandum prepared by Victorino Zabat, dated June 22, 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 Kelly Builders & Developers Block 28 Lots 87 & 88 <b>Norwood Avenue (County Route 25)</b>	West Long Branch Borough  (Proposed – New 53-unit multi-family residential) (Total Site Area – 6.4 acres) (Impervious Area – 3.526 acres new proposed)	WLBSP10063	06-09-20	Request Information

Paul Kiernan recused himself from this review and discussion.

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

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 22, 2020
2. The site plan proposes two new full access roads along Norwood Avenue (County Route 25). The county's development regulations provide that, in general, only one new two-way driveway shall access a county road from a proposed development. Where two full access driveways may be permitted, a minimum spacing of 550 feet shall be provided between the closest edges of the driveways. The frontage of the property along Norwood Avenue is just under 506 feet. The site plan shall be revised to provide either one two-way driveway or two one-way driveways.
3. Revise the site plan to show existing driveways along the opposite side of Norwood Ave. This will assist in determining the appropriate location of the new road(s).
4. A traffic impact statement shall be provided to assist in determining the scope of frontage improvements, if any. Potential improvements may include a road widening for a bypass lane or a two-way center turn lane.
5. Show the AASHTO sight line for the new driveway(s). Since the driveways are not municipal streets, a sight triangle easement should not be required, but driveway location(s) need to meet minimum standards.
6. Per the Monmouth County Road Plan, the planned right-of-way width for Norwood Avenue (County Route 25) is 60 feet. The site plan shows a 25-foot deep right of way dedication, plus a 5-foot deep road widening easement. The applicant shall clarify why a 30-foot wide dedication is not provided.
7. Stop bars are required to be 24 inches wide, rather than 12 inches wide, as proposed.
8. The site plan labels Norwood Avenue as "a.k.a. NJ State Highway No. 71". This label should be modified as this section of Norwood Ave is not a state highway.

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

SCHEDULE1350E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel Township	HLSP10069	06-01-20	06-11-20
	(Proposed – New 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.058 acres new proposed)			