

## 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, JUNE 28, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE  
James Giannell  
Marcy McMullen (remotely)  
Dave Schmetterer, PP, AICP  
Judy Martinelly

Members Absent:

Joseph Barris, PP, AICP, CFM

Alternates Absent:

Ray Bragg, PE  
James Schatzle

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 3:52 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victor Furmanec, PP, Quinn Ruff, Vince Cardone, Victorino Zabat, and Kyle DeGroot (remotely). Also in attendance were: Jeff Fiore, PE, Robert Bovo and Jon Blatt (all 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 28, 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 1374A, 1374B, 1374C, 1374D & 1374E 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 1374A, 1374B, 1374C, 1374D & 1374E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1374A, 1374B, 1374C, 1374D & 1374E 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 1374A, 1374B, 1374C, 1374D & 1374E 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. Ettore  
Mr. Giannell  
Ms. McMullen  
Mr. Schmetterer

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 28, 2021.

  
James Giannell  
CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1374A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 503 8 <sup>th</sup> Ave LLC Block 3703 Lot 4 Eighth Avenue	Asbury Park City	AP391 (also APSP10190)	06-17-21	2 (1 new)	Exempt
Subdivision for Alice Gaffney Block 32 Lot 2 Ocean Avenue	Sea Bright Borough	SB224	06-18-21	2 (1 new)	Exempt
Subdivision for Andrew Infante & Jessica Siciliano Block 171 Lot 10 Locust Road	Wall Township	W1418	06-16-21	2 (1 new)	Exempt

SCHEDULE1374B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KP295 ROW3973 (also KPSP9755)	06-07-21	2 (Lot Consolidation)	
	(Proposed Use – Multi-Family Residential and Marina) (Total Area – 11.03 acres)				

Moved to the next Development Review Committee meeting on July 12, 2021.

Subdivision for The Beacon House LLC Block 19 Lots 15 & 16 <b>First Avenue</b> <b>(County Route 49)</b>	Sea Girt Borough	SG303 ROW4000	06-09-21	3 (1 new)	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 0.535 acres)				

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

**Traffic**

1. The subdivision was prepared using an assumed datum. Revise the plans to show a right of way dedication along First Avenue that is 30 feet from centerline with a 25-foot corner radius per the county's development regulations.
2. Revise the plan to show a sight triangle pursuant to the county's development regulations. In this case, the sight triangle shall be 25 feet by 250 feet.
3. Revise the plan to clarify whether existing sidewalks, driveways, stairs and other features are to be removed.
4. Since the existing dwelling on proposed Lot 16.01 is to be removed, the driveway to First Avenue shall be eliminated in favor of access to Beacon Boulevard.
5. Show all signs along the site's First Avenue frontage and label with MUTCD designation. Also, show the stop sign at the Beacon Boulevard approach to First Avenue.

**Subdivision**

6. A dedication will be required to widen the First Avenue (County Route 49) right-of-way to a distance of 30 feet from the centerline with a 25-foot corner radius.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Beacon House LLC Block 19 Lots 15 & 16 (CONT'D)	Sea Girt Borough	SG303 ROW4000	06-09-21	3 (1 new)	

**Stormwater/Road**

7. Assumed datum is not acceptable. Revise plans to reference permanent physical markers, NJ State Plane Coordinates, or both.
8. Provide a detail for county curb and pavement repair. County curb has an 8-inch wide base, a 20-inch height and 6-inch wide top with 6-inch face. County pavement consists of 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch thick HMA 19M64 base course, over 6-inch thick dense graded aggregate base course. Label pavement courses.
9. Indicate how storm runoff will be addressed. Provide a list of existing and proposed impervious area by type (roof, driveway, sidewalk, etc.), location on the site, and amount in square feet.
10. Connection to the county's storm drainage system in First Avenue will not be allowed.

Additional comments may be provided, and conditions may be established by the DRC upon receipt of the requested information.

SCHEDULE1374C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021; 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	06-17-21	4	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Cecilia Fasano of WJH Engineering, dated June 16, 2021, requesting withdrawal of the preliminary approval issued for the above-referenced application on June 22, 2020. The Development Review Committee voted to rescind that prior approval.

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

Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township  (Proposed Use – Commercial) (Total Area – 53.211 acres)	HWMJ668	06-07-21	8	Conditional Preliminary Approval
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The Development Review Committee (DRC) discussed a waiver request regarding the fee for the replacement of County Structure HL-04. The applicant proposed to either pay when the structure is scheduled to be replaced or pay as each lot is developed. The DRC voted to allow proportionate payments as each lot is developed, subject to a developer agreement. The developer agreement shall outline the terms for payments and provide for recalculation of the remaining balance, pursuant to Section 7.01-1A of the county's development regulations, if the entire fee has not been paid within two years.

Conditions:

1. Receipt of a developer agreement that addresses the payment of the bridge assessment fee required in Condition #2 below. The applicant shall submit the required developer agreement preparation fee; \$750.00.
2. The applicant shall submit a certified or bank check in the amount of **\$187,954.17** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure HL-04. Since more than two years has elapsed since the fee was calculated, the amount of the fee will be adjusted pursuant to Section 7.01-1A of the county's development regulations.
3. Prior to Final Approval the applicant shall submit a final plat review fee of \$100.00 and an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 (CONT'D)	Howell Township	HWMJ668	06-07-21	8	

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						X
Joseph Ettore	X		X			
James Glannell			X			
Marcy McMullen		X	X			
Dave Schmetterer			X			
Ray Bragg						X
Judy Martinely						
James Schatzle						X

Subdivision for American Properties at Manalapan LLC Block 7200 Lot 3.02 State Highway 33	Manalapan Township  (Proposed Use – Residential / Retail) (Total Area – 24.46 acres)	MNMJ799 (also MNSP10169)	06-07-21	66	Conditional Preliminary Approval
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Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$18,793.65** made payable to the County of Monmouth. This amount represents the applicant's recalculated proportionate share of the cost of replacing County Drainage Structure MN-22, 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 area tributary to County Drainage Structure MN-22.
2. Prior to final approval, the applicant shall submit the final plat fee (\$100.00) and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						X
Joseph Ettore	X		X			
James Glannell			X			
Marcy McMullen			X			
Dave Schmetterer		X	X			
Ray Bragg						X
Judy Martinely						
James Schatzle						X



NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 <b>Monmouth Road (County Route 537)</b>	Manalapan Township  (Proposed Use – Single Family Residential) (Total Area – 23.49 acres)	MNMJ802	06-02-21	5	Request Information

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

**Traffic**

1. The designated width of the Monmouth Road right-of-way is 100 feet. A 50-foot half-width widening shall be shown on the plans. The right of way dedication shall include a 25-foot corner radius at Shira Lane. (The right-of-way widening should encompass any potential sight triangle easement). Site features, such as septic fields or drainage basins, shall be located outside the county right-of-way.
2. Section 5.2.2.1A of the county's development regulations provides that individual lots that are part of a common subdivision tract will not be permitted to have individual separate accesses to the county road. Major subdivisions that abut a county road shall be designed using reverse frontage, marginal access roads or service roads. The developer shall consider the use of a cul-de-sac, shared driveways, or other common access to meet this requirement.

**Stormwater/Road**

3. Provide full size drainage area plans for existing and proposed conditions, prepared to proper engineering scale. Indicate the following:
  - a. Existing and proposed topography;
  - b. Soil survey symbols and corresponding hydrologic soil groups;
  - c. Land cover and land use;
  - d. Dominant runoff path under existing and proposed conditions;
  - e. All drainage sub-areas with corresponding runoff paths.
4. Provide supporting computations for curve numbers and times of concentration. Verify consistency with the corresponding drainage area plan.
5. The stormwater report includes routing through a small basin and a big basin. Indicate and label these features on the drainage area plan, and the grading and utility plan. Verify consistency of stormwater component labels between program output, drainage area plans and grading and utility plan.
6. Clearly indicate existing features at the site and within the Monmouth Road right-of-way.
7. Incorporate the station line from the county's road improvement project on the plans.
8. Identify the waterway flowing behind the site. Indicate direction of flow.
9. Revise the plan to indicate the dimension near the south corner of Lot 3 that is obscured by striping, as well as the following:
  - a. Identify the structure fronting Lot 2;
  - b. Identify the structure on the south side of Monmouth Road, opposite Lot 3;
  - c. The structure fronting Lot 2 appears to have a dimension associated with it. Clarify and indicate what this dimension represents and indicate the opposite end.
10. Total proposed impervious area was not provided. A bridge assessment may be required pursuant to §4.2-2 of the county's development regulations. Indicate existing, additional, and total impervious area in acres and square feet for the entire site.
11. The schematic diagram from the stormwater report contains un-numbered nodes. The stormwater flow could not be followed, and the schematic diagram could not be associated with the drainage area plan or the grading and utility plan. Revise as necessary.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elton Point Partnership Block 84.01 Lot 9.03 (CONT'D)	Manalapan Township	MNMJ802	06-02-21	5	

12. Clarify what the program output entitled "Big Basin to Stream" represents, and how it differs from basin discharge. Indicate whether discharge from this basin is divided or diverted?
13. The grading and utility Plan indicates four proposed residential driveways onto Monmouth Road. Pursuant to §5.2-2.1A of the county's development regulations, a service road shall be provided to access the proposed lots fronting Monmouth Road.
14. Indicate stations for beginning and end of project on the county road improvement plan on the plan and profile views.
15. Verify compliance with the following sections of the county's development regulations:
  - a. §5.2-2.1 E-1: Residential driveways shall have minimum width of 12 feet with an arc of 10-foot radius or 5-foot wide flares where the driveway intersects Monmouth Road;
  - b. §5.2-2.1 E-2: Maximum driveway longitudinal slope of 3% to a distance of 25 feet behind the right-of-way line, maximum slope of 7% thereafter, maximum change in slope of 8% from each driveway to the cross-slope of Monmouth Road. Provide sufficient spot elevations.
  - c. § 5.2-2.1 E-5: Paved driveway to 25 feet behind right-of-way line. Provide detail and dimensions.
16. Indicate a sawcut, offset 2 feet from the edge of pavement across each proposed driveway onto Monmouth Road. Include a detail for standard county pavement, which consists of 2-inch thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-inch. thick HMA 19M64 base course, over 6-inch thick dense graded aggregate base course. Label pavement courses.
17. Compute the existing and proposed runoff toward Monmouth Road. Delineate the portion of site generating runoff toward Monmouth Road under existing and proposed conditions.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 <b>Wayside Road</b> <b>(County Route 38)</b>	Tinton Falls Borough  (Proposed Use – Mixed-Use Development) (Total Area – 26.70 acres)	TFMJ803 (also TFSP9670A)	06-04-21	6	Request Information

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

**Traffic**

1. See subdivision plan markups prepared by Vince Cardone.
2. Due to the proximity of the site to the railroad tracks, a diagnostic team meeting is required. The applicant should submit plans to the NJDOT Railroad Engineering and Safety Unit.
3. Due to modification to the traffic signal at Parkway Exit 105X, the traffic signal plan and traffic impact study shall be submitted to the New Jersey Turnpike Authority.
4. Establish and submit cross access easements for all lots created by this subdivision.
5. The weave analysis submitted with a prior site plan application for this property suggested potential changes to guide signs along the Garden State Parkway Exit 105X ramp and along Wayside Road. These sign improvements are not shown on the plan. The improvements were intended to address concerns regarding the proximity of the southerly driveway to the State Highway 18 ramp.
6. The following is noted regarding the supplemental traffic report:
  - a. The report references an earlier report, dated September 2017. While build volumes and LOS were projected to 2021, build volumes/LOS were not. Revise report to include 2021 No build conditions.
  - b. The report shows a significant degradation of delay at the Parkway ramp. This degradation is greater than the "1½ LOS" increase permitted by the county's development regulations.
  - c. While the 2017 report analyzes the Wayside and Pinebrook Roads intersection, the updated report does not. Similarly, the updated report does not analyze the individual site driveways. The report should be updated to include these analyses. Analysis of the easterly driveway shall include multi-lane gap acceptance for the right turn movement (due to drivers destined for southbound Wayside Road having to cross the exit lane for State Highway 18).
  - d. The report does not reference a 2018 weave analysis for the southerly site driveway.
  - e. The capacity analysis contained in the traffic impact study does not match the timing directive in the intersection plans prepared by Menlo Engineering.

**Subdivision**

7. A dedication will be required to widen the Wayside Road (County Route 38) right-of-way to a distance of 40 feet from the centerline.

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

SCHEDULE1374D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 28, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 503 8 <sup>th</sup> Ave LLC Block 3703 Lot 4 (4.01) Eighth Avenue	Asbury Park City  (Proposed – Parking improvements at existing multi-family residence) (Total Site Area – 0.458 acres) (Impervious Area – 0.269 acres existing - <u>0.001 acres proposed</u> 0.268 acres total)	APSP10190 (also AP391)	06-17-21	County Approval Not Required
Site Plan for Freehold Township School District Block 84 Lot 9 Elton Adelphia Road (County Route 524)	Freehold Township  (Proposed – Parking Improvements at existing elementary school) (Total Site Area – 9.145 acres) (Impervious Area – 1.782 acres existing - <u>0.042 acres proposed</u> 1.740 acres total)	FRTSP84B	06-23-21	Conditional Approval

The Freehold Township School District (FTSD) requested a waiver from the requirement to post a performance guarantee for the proposed right-of-way improvements, which include curbing, signs and pavement striping at the site driveways. The Development Review Committee voted to grant the waiver provided the FTSD submits a letter attesting to its obligation to assure these improvements are satisfactorily installed.

Conditions:

1. 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 Freehold Township School District. 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.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RDM Group, Inc. Block 79 Lot 6.01 Halls Mill Road	Freehold Township  (Proposed – New 69,438 sq. ft. warehouse) (Total Site Area – 6.413 acres) (Impervious Area – 2.775 acres new proposed)	FRTSP9897	06-15-21	Request Information

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

1. The applicant's site and intersection improvement plans propose to modify the existing driveway serving the adjacent Reed property. However, a note indicates this work will be performed by others. Both sets of plans shall be revised to indicate how access to the Reed property will be maintained. A turning movement diagram for a WB-67 tractor trailer shall be included with the revised plans.
2. Address the comments on mark-up of the electrical plan prepared by Vince Cardone, dated June 28, 2021.
3. Revise the roadway improvement plans to indicate the dimension from the centerline of Halls Mill Road Dimensions to the right-of-way line on both sides of the road.
4. Routing without infiltration was provided only for the east basin. The applicant shall clarify why program output for routing without infiltration indicated that peak inflow was greater and the volume of detained runoff was less than for routing with infiltration. Provide supplemental detention routing computations for the 25-year storm, assuming infiltration is unavailable.
5. Correspondence from the applicant's engineer references response from the stormwater engineer. Provide supplemental routing computations assuming infiltration is unavailable and the control structure is blocked.
6. Revise the detail for county curb to indicate 8-inch wide base with 20-inch height and 6-inch wide top and 6-inch tall face. The curb details provided with the site plan and roadway improvement plans indicate a 4-inch tall face.
7. A detailed review of the ADA ramps will be performed when the intersection geometry and the traffic signal design are satisfactory.
8. The ADA ramp at the northwest corner of the intersection of Halls Mill and Three Brooks Roads did not have quantities assigned. This ramp was not noted on the site plan. Indicate the party responsible for constructing this ADA ramp.
9. Revise the following detail drawings as follows:
  - a. Add the county's sign placement detail to the site plan.
  - b. Indicate a thermoplastic material for the stop bar, crosswalk striping and pavement striping on the intersection improvement plans.

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 VESI 24, LLC Block 42 Lot 36 <b>Lakewood-Farmingdale Road (County Route 547) County Bridge HL-85B</b>	Howell Township	HWSP9085A	06-01-21	Conditional Approval
(Proposed – New battery storage facility at existing solar farm) (Total Site Area – 74.01 acres) (Impervious Area – 2.189 acres existing + <u>0.318 acres proposed</u> 2.507 acres total)				

Conditions:

1. Revise the plan to label the culvert abutting the site (HL 85B) and indicate direction of stream flow.
2. A low area along Lakewood-Farmingdale Road is proposed to be filled and restored. Provide an inset for this improvement at a scale of 1 inch = 20 feet or greater. Indicate the proposed fill and restoration with spot elevations, as well as the centerline and right-of-way of Lakewood-Farmingdale Road.
3. Revise the site plan to note the deed book and page of the prior right-of-way dedication.
4. Revise the site plan to show the boundaries of the bridge reconstruction easement for HL-85B. The easement shall extend 50 feet from the side property line and a distance of 50 feet from the centerline of the Lakewood-Farmingdale Road.
5. Revise the site plan to include the county's curb detail, indicating and labeling pavement courses.
6. Receipt of a deed for a bridge reconstruction and maintenance easement for county structure HL-85B. 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.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						X
Joseph Ettore			X			
James Glannell			X			
Marcy McMullen	X		X			
Dave Schmetterer		X	X			
Ray Bragg						X
Judy Martinelly						
James Schatzle						X

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KPSP9755 (also KP295 ROW3973)	06-07-21	
	(Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)			

Moved to the next Development Review Committee meeting on July 12, 2021.

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Site Plan for 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KPSP10042	06-07-21	
	(Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing + <u>0.032 acres proposed</u> 1.584 acres total)			

Moved to the next Development Review Committee meeting on July 12, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Properties at Manalapan LLC Block 7200 Lot 3.02 State Highway 33	Manalapan Township  (Proposed – 30-unit residential and 18,000 sq. ft. retail) (Total Site Area – 24.46 acres) (Impervious Area – 3.0 acres new proposed)	MNSP10169 (also MNMJ799)	06-07-21	Conditional Approval

Conditions:

- The applicant shall submit a certified or bank check in the amount of **\$18,793.65** made payable to the County of Monmouth. This amount represents the applicant's recalculated proportionate share of the cost of replacing County Drainage Structure MN-22, 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 area tributary to County Drainage Structure MN-22.

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

Site Plan for Ashbel Associates Block 119 Lot 16 Texas & Greenwood Roads	Marlboro Township  (Proposed Use – 120-unit multi-family residential) (Total Site Area – 34.78 acres) (Impervious Area – 3.47 acres new proposed)	MRSP10145	06-04-21	Final Approval
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- No further Monmouth County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yellow Brook Property Co. LLC Block 94 Lot 5 <b>Bingham Avenue (County Route 8A)</b>	Rumson Borough  (Proposed – New 18-unit multi-family residential) (Total Site Area – 5.129 acres) (Impervious Area – 2.44 acres new proposed)	RMSP10132	06-01-21	Request Information

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

1. Revise the site plan to note the dimension from the curb or edge of pavement to the relocated utility pole, and to place a note regarding relocated utility poles, as follows: If inspection reveals less than six (6) feet distance from curb or edge of pavement to utility pole, all subsequent relocations shall be at contractor's expense.
2. Combine stormwater basin discharges into a single connection at proposed CO Storm INL 2, with GRT 49.11, INV 39.80.
3. The profile for Bingham Avenue indicates ADS pipe, which is not acceptable. Use RCP or DIP.
4. Use 24-inch diameter pipe from proposed CO Storm INL 2 to the existing inlet at the intersection of Bingham Avenue and Ridge Road, Station 4+90±. Adjust inverts as necessary.
5. Relocate CO Storm INL 1 to Station 3+00±, approximate midpoint between proposed CO Storm INL 2 and existing inlet at Station 4+90±.
6. Indicate stations and offsets for all existing and proposed storm drainage structures.
7. Clarify whether the existing grade profile represents the centerline of Bingham Avenue. If so, then label as existing centerline.
8. Provide a gutter profile.
9. Provide centerline and gutter elevations at full and half-stations.
10. Provide capacity computations for 24-inch diameter pipe.
11. Provide a discharge hydrograph for drainage sub-area proposed DA-2. Include a composite hydrograph for discharge toward Bingham Avenue.
12. The master network summary included routing tables for Basin 1 and Basin 2. Stormwater routing results, i.e., inflow vs. outflow vs. time, were not included for either basin.
13. Revise the operations and maintenance manual to indicate the party responsible for maintaining the on-site stormwater management system.
14. Revise the site plan to indicate county curb for the driveway median island.
15. Revise the stop bar detail to indicate a thermoplastic stop bar.
16. Revise the site plan to indicate the leader to the thermoplastic stop bar that is interrupted by bearing and length notations. In addition, the bearing and length notation is obscured by the ADA ramp drawing. Incorporate R1-1 (STOP) sign, leader and label onto the layout and dimension plan.
17. Revise the stormwater report, as follows:
  - a. Indicate runoff paths used to compute time of concentration;
  - b. For drainage sub-areas EX 1 and EX 2,  $t_c$  for pervious and impervious components are equal. For impervious components, indicate surface flow over impervious surfaces and revise  $t_c$  as necessary.
  - c. Supporting computations for CN for drainage sub-area EX 2 Pervious.
  - d. Detention routing computations for proposed Basin 1 and Basin 2.
  - e. Composite peak flow and corresponding hydrograph for discharge toward Bingham Avenue.
  - f. The design of the on-site storm drainage and stormwater management system indicates diversion of runoff. Refer to comment 5 above.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yellow Brook Property Co. LLC Block 94 Lot 5 (CONT'D)	Rumson Borough	RMSP10132	06-01-21	

18. A bridge assessment will be prepared when satisfactory plans have been submitted.

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

Site Plan for Yellow Brook Property Co. LLC Block 124 Lot 31 <b>Rumson Road</b> <b>(County Route 520)</b>	Rumson Borough  (Proposed – New 14-unit multi-family residential) (Total Site Area – 5.801 acres) (Impervious Area – 1.258 acres new proposed)	RMSP10133	06-01-21	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide a sight distance analysis for the intersection of Osprey Lane with Rumson Road.
2. The plan shows the emergency access driveway along Rumson Road encroaches onto Lot 34. The driveway should be revised, or the applicant should acquire an easement to permit this encroachment.
3. Revise the site plan to indicate the end and lateral limits of grass pavers.
4. Correspondence from applicant's engineer states that formulas/equations for Modified Rational Method analysis were provided to compute critical time and breakpoints. However, the documentation submitted did not present formulas nor equations. Revise the stormwater report as necessary.
5. Revise the site plan to indicate the dimensions from the centerline of Rumson Road to the right-of-way line and curb or edge of pavement opposite the site.

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 Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 <b>Wayside Road (County Route 38)</b>	Tinton Falls Borough  (Proposed – New 211,892 sq. ft. mixed-use development) (Total Site Area – 26.70 acres) (Impervious Area – 16.5 acres new proposed)	TFSP9670A (also TFMJ803)	06-04-21	Request Information

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

**Traffic**

1. See subdivision plan markups prepared by Vince Cardone.
2. Due to the proximity of the site to the railroad tracks, a diagnostic team meeting is required. The applicant should submit plans to the NJDOT Railroad Engineering and Safety Unit.
3. Due to modification to the traffic signal at Parkway Exit 105X, the traffic signal plan and traffic impact study shall be submitted to the New Jersey Turnpike Authority.
4. Establish and submit cross access easements for all lots created by this subdivision.
5. The weave analysis submitted with a prior site plan application for this property suggested potential changes to guide signs along the Garden State Parkway Exit 105X ramp and along Wayside Road. These sign improvements are not shown on the plan. The improvements were intended to address concerns regarding the proximity of the southerly driveway to the State Highway 18 ramp.
6. The following is noted regarding the supplemental traffic report:
  - a. The report references an earlier report, dated September 2017. While build volumes and LOS were projected to 2021, build volumes/LOS were not. Revise report to include 2021 No build conditions.
  - b. The report shows a significant degradation of delay at the Parkway ramp. This degradation is greater than the "1½ LOS" increase permitted by the county's development regulations.
  - c. While the 2017 report analyzes the Wayside and Pinebrook Roads intersection, the updated report does not. Similarly, the updated report does not analyze the individual site driveways. The report should be updated to include these analyses. Analysis of the easterly driveway shall include multi-lane gap acceptance for the right turn movement (due to drivers destined for southbound Wayside Road having to cross the exit lane for State Highway 18).
  - d. The report does not reference a 2018 weave analysis for the southerly site driveway.
  - e. The capacity analysis contained in the traffic impact study does not match the timing directive in the intersection plans prepared by Menlo Engineering.

**Stormwater**

7. Indicate the centerline of right-of-way of Wayside Road on the demolition plan. Indicate Wayside Road name and county route number on each plan sheet.
8. Provide dimensions from the centerline of Wayside Road to the following on each plan sheet.
  - a. Right-of-way fronting site;
  - b. Curb line of edge of pavement fronting site;
  - c. Right-of-way and curb line of edge of pavement opposite site.
9. Establish a station line along Wayside Road.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 (CONT'D)	Tinton Falls Borough	TFSP9670A (also TFMJ803)	06-04-21	

10. Indicate the following on the Existing Conditions Drainage Area Plan and Proposed Conditions Drainage Area Plan POA 1, POA 2 and POA 3:
  - a. Drainage sub-area E2 is delineated and described on the drainage area plan, but is not analyzed in the stormwater report.
  - b. Indicate runoff path to support  $t_c$  of 17.7 minutes, and all other  $t_c$  used in runoff computations. Revise and re-compute as necessary.
11. Clarify why Offsite Area DA 3 was counted twice in computing composite discharge at POA 3.
  - a. Indicate why composite discharges at POA 1 and POA 3 were computed twice under existing conditions, and whether they represent the same point of confluence.
  - b. Composite discharge to POA 2 was computed twice with different tributary areas. Clarify whether these composite discharges were defined at the same location.
  - c. The program output for existing 25-year runoff starts on page 3. Clarify whether pages were omitted or deleted? Revise and recompute as necessary.
12. Revise the stormwater report to provide a comparison of existing vs. proposed discharge toward Wayside Road. Verify consistency with overall stormwater analysis.
13. Provide supplemental stormwater analyses assuming infiltration unavailable, and basin control structures blocked. Provide a comparison of existing vs. proposed discharge toward Wayside Road.
14. Provide station and offset for every storm drainage structure with the right-of-way of Wayside Road.
15. Provide station and offset for each PC and PT of every driveway curb return and driveway island. Indicate distance between driveways.
16. The proposed locations for the oversized E-inlets at the driveway between buildings A and B, at the driveways to Buildings C and D are located within the driveway or fronting the driveway island are not acceptable. The respective driveways will be blocked when these inlets are serviced. Convert these inlets to manholes and relocate the inlet to PC or PT of respective driveway. Refer to comment 12 above.
17. Provide a full-size copy of the schematic diagram for stormwater analysis under proposed conditions. The diagram is reduced and illegible. Verify consistency with the drainage area plan. Every component on the schematic diagram should have a corresponding component on the drainage area plan. Indicate all POAs on the drainage area plans for existing and proposed conditions.
18. Provide a full-size drainage area map to county structure S-8, with notations indicating the following:
  - a. Size of the drainage area in acres and square miles;
  - b. Land use / land cover;
  - c. Topography and dominant runoff path;
  - d. Portion of site located with the drainage area to county structure S-8, in acres and square feet.
19. Clearly indicate thermoplastic stop bars, 24-inches side at all driveways onto Wayside Road. The notation on the site plan stating "Proposed 30-inch x 30-inch stop bar and sign (R1-1)" is misleading. The R1-1 sign has dimensions 30 inches by 30 inches, not the stop bar. Re-word as necessary.
20. Provide details for the following:
  - a. 24-inch wide thermoplastic stop bar;
  - b. Thermoplastic pavement markings

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Realty Company Block 109 Lots 12.01,13.01,15,16,18-24 & 29.02 (CONT'D)	Tinton Falls Borough	TFSP9670A (also TFMJ803)	06-04-21	

21. Drainage plans indicate the site runoff is proposed to discharge through a headwall, toward an existing 60 inch by 38-inch elliptical pipe crossing Wayside Road. Provide computations to verify this pipe has sufficient capacity to convey 25-year runoff from its own tributary area, with discharge from the site under proposed conditions, with infiltration unavailable and basin control structures blocked. Include a drainage area plan and all supporting computations.
22. The site plan indicates a proposed retaining wall, west of the discharge headwall. No component of the retaining wall (ground-level, underground, or above ground) may extend, project, or protrude into the right-of-way of Wayside Road Place a dimension for the distance from the right-of-way to the nearest component of retaining wall. Place a dimension from the curb or edge of pavement to the nearest component of retaining wall. Provide a detail of the retaining wall with plan and cross-section views. Indicate right-of-way of Wayside Road. Provide dimension for the distance from the retaining wall to right-of-way on the site plan and the cross-section details. If future county construction work requires relocation of the retaining wall, this shall be done at the owner's expense.

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

SCHEDULE1374E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Gabrielli Howell Realty, LLC Block 144 Lots 109 & 113.01 US Highway 9	Howell Township	HWSP10183	06-02-21	06-15-21
(Proposed – New 39,154 sq. ft. truck sales, lease and service building) (Total Site Area – 5.02 acres) (Impervious Area – 3.487 acres new proposed)				