

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, JULY 13, 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 3:00 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP, Dave Schmetterer, Quinn Ruff and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely). Also in attendance was Robert Inghima, 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, JULY 13, 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 1351A, 1351B, 1351C, 1351D & 1351E by the Committee, Mr. Ettore offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1351A, 1351B, 1351C, 1351D & 1351E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1351A, 1351B, 1351C, 1351D & 1351E 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 1351A, 1351B, 1351C, 1351D & 1351E 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. Kiernan 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, JULY 13, 2020.



Paul Kiernan, Jr.
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1351A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 900 Cookman, LLC Block 704 Lot 3 Cookman Avenue	Asbury Park City	AP388	06-23-20	2 (1 new)	Exempt
Subdivision for Prince of Peace Lutheran Church Block 59 Lot 5 Aldrich Road	Howell Township	HW1421	06-23-20	3 (2 new)	Exempt

SCHEDULE1351B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1351C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ventura Partners, LLC Block 215 Lots 8, 9, 10, 23, 24 & 25 Holmdel Road (County Route 4)	Hazlet Township (Proposed Use – Single Family Residential) (Total Area – 1.01 acres)	HZMJ780	06-18-20	6	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 Zabat, dated July 1, 2020.
2. Provide a sight-line analysis for the proposed driveways along Holmdel Road out to Bayview Avenue. The driveways shown on the submitted plans are too short which may create sight distance issues to the north.

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

SCHEDULE1351D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Shore Community Center Project, Inc. Block 1901 Lot 4 Asbury Avenue (County Route 16)	Asbury Park City	APSP9984	06-17-20	Conditional Approval
	(Proposed – Change of use to Café and parking improvements) (Total Site Area – 0.348 acres) (Impervious Area – 0.258 acres existing + 0.048 acres proposed 0.306 acres total)			

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated June 29, 2020.
2. Provide a turning movement diagram for vehicles entering and exiting the site from Ridge Avenue.
3. The applicant shall either submit a maintenance plan that demonstrates how the proposed landscaping within the Asbury Avenue right-of-way will be maintained below a height of 30 inches, or switch to a shorter variety of boxwood or some low-growing shrub.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Asbury Avenue (County Route 16) 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.
5. The applicant shall enter a hold harmless agreement for the landscaping that is proposed in the county right-of-way for Asbury Avenue (County Route 16).

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Paul Kiernan, 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 Junction Estates, LLC Block 4 Lot 46.01 US Highway 9	Freehold Township (Proposed – Improvements to existing site to add Dunkin' with drive-thru) (Total Site Area – 0.812 acres) (Impervious Area – 0.651 acres existing - <u>0.027 acres proposed</u> 0.624 acres total)	FRTSP10074	06-26-20	County Approval Not Required
Site Plan for Mediplex Holdings, LLC Block 85.36 Lots 8 & 9 West Main Street (County Route 537)	Freehold Township (Proposed – New 10,072 sq. ft. medical office) (Total Site Area – 1.16 acres) (Impervious Area – 0.56 acres new proposed)	FRTSP10075	07-07-20	Request Information

Mark Aikins recused himself from this review and discussion.

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 July 13, 2020.
2. The project is within the boundary of a capital improvement project which will widen the site frontage. Therefore, a dedication will be required to widen the West Main Street (County Route 537) right-of-way to a distance of 50 feet from the centerline. The right-of-way widening shall be shown on the site plan.
3. The applicant shall clarify the purpose of the existing headwall located on the neighboring property to the east of the site.
4. Revise the site plan to show a traffic island configuration that would restrict prevent vehicles from making a left turn to exit 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 Cardinale & Jackson Crossing 2 Block 3001 Lot 2 Monmouth Road (County Route 537)	Jackson Township	JSP9720	06-24-20	
	(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)			

The DRC directed staff to forward technical comments on the revised site and roadway improvement plans to the Ocean County Planning Board and County Engineer.

Site Plan for Manalapan Landholdings, LLC Block 72 Lot 7.01 State Highway 33	Manalapan Township	MNSP8718A		Final Approval
	(Proposed – New 87,720 sq. ft. warehouse/self-storage with billboard) (Total Site Area – 6.72 acres) (Impervious Area – 2.76 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, Paul Kiernan, 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 Tetherview Property Management, LLC Block 110 p/o Lot 1 Saltzman Avenue (County Route 537)	Oceanport Borough (Proposed – Parking improvements at existing site – Russel Hall) (Total Site Area – 4.64 acres) (Impervious Area – 2.315 acres – no change)	OPSP9879	06-29-20	Request Information

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

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated July 13, 2020.
2. Address the comments on site plan mark-up prepared by Vince Cardone, dated July 13, 2020.

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

Site Plan for FLM Associates, LLC Block 145 Lots 15, 16, 17 & 18 Shafto Road (County Route 547)	Tinton Falls Borough (Proposed – New 23,575 sq. ft. flex space with 95 parking spaces) (Total Site Area – 4.76 acres) (Impervious Area – 2.801 acres new proposed)	TFSP8712A	06-23-20	Request Information
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The following items shall be addressed before formal review and action by the Development Review Committee:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated July 10, 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 J & J 2231 Landmark, LLC Block 831 Lot 36.02 State Highway 34	Wall Township (Proposed – New 17,640 sq. ft. commercial office building with 119 parking spaces) (Total Site Area – 2.76 acres) (Impervious Area – 1.245 acres new proposed)	WSP10004	06-16-20	Final Approval

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 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 SWB, LLC Block 10 Lots 1 & 2 State Highway 71	Wall Township (Proposed – Renovations and parking improvements at existing site) (Total Site Area – 0.172 acres) (Impervious Area – 0.088 acres existing <u>+ 0.043 acres proposed</u> 0.131 acres total)	WSP10078	07-10-20	County Approval Not Required
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SCHEDULE1351E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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