

## 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, JULY 26, 2021 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:

None

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 2:43 PM.

Staff present included: Mark Aikins, Esq., Victor Furmanec, Quinn Ruff, Vince Cardone, Victorino Zabat and Jeannine Smith. Also in attendance were: Kenneth Pape, Esq. and Michael Bruno, Esq., Meryl Conchar, Esq., Gary Vecchio, PE, Eric Rundstrom, PE, Chris Bednarski, PE, Eric Campbell, PE, July Algeo, PE, D. Dabulas and a person signed in as Tony (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, JULY 26, 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 1376A, 1376B, 1376C, 1376D & 1376E by the Committee, Mr. Barris 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 1376A, 1376B, 1376C, 1376D & 1376E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1376A, 1376B, 1376C, 1376D & 1376E 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 1376A, 1376B, 1376C, 1376D & 1376E 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. Barris
- Mr. Ettore
- Mr. Giannell
- Ms. McMullen

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 26, 2021.

  
James Giannell  
CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1376A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 26, 2021; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Andre Vold Block 9 Lot 12 Harrison Avenue	Englishtown Borough	EN239	07-23-21	2 (1 new)	Exempt

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SCHEDULE1376B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 26, 2021; 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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SCHEDULE1376C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 26, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 36 Harrison Street, LLC Block 9 Lot 12 Harrison Avenue	Englishtown Borough  (Proposed Use – Single Family Residential) (Total Area – 1.026 Acre)	ENMJ505		4	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from the current property owner's attorney, John A. Rentschler, dated July 23, 2021, requesting the withdrawal of the preliminary approval issued for the above-referenced application on May 9, 2005. The Development Review Committee voted to rescind the prior approval for this applicant.

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

SCHEDULE1376D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 26, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RDM Group, Inc. Block 79 Lots 4 & 6.01 Halls Mill Road	Freehold Township  (Proposed – New 141,140 sq. ft. warehouse/office) (Total Site Area – 13.378 acres) (Impervious Area – 6.341 acres new proposed)	FRTSP10049	7-14-21	Request Information

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

**Traffic**

1. Provide cross access to the Reed sod farm. Submittal of a deed of cross access easement is required. The plan shall be revised to accommodate tractor trailers accessing the Reed farm property from Halls Mill Road.

**Stormwater/Road**

2. Resolve remaining inconsistencies between the program output and the drainage area plans. Refer to comments below.
3. Revise the program output to provide composite CN for EDA1, EDA 4, Halls Mill Pervious, Bypass Pervious.
4. Provide supporting program output for routing runoff from basins B1 and B2.
5. The ADA ramp grading will be reviewed when the layout of the intersection and the traffic signal has been completed.
6. Provide a detail for County curb and pavement repair. Standard County curb has 8-in. W base x 20-in. H x 6-in. W top with 6-in. H face. Standard County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate base course.
7. The size of the drainage sub-area DA 2A and components indicated in the program output are inconsistent with the drainage area plan. Revise as necessary.
8. Inflow to Basin B2 in the routing computation is inconsistent with the runoff from the tributary drainage sub-areas. Routed output from Basin B2, inflow to, and routed flow from Basin B1 may be incorrect. Revise as necessary.
9. The stormwater report includes a schematic diagram that shows a double arrow between basins B1 and B2. This indicates reverse flow. The applicant shall explain this proposed condition and clarify what would cause this to happen.

Additional comments may be provided, and conditions may be 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 Gabrielli Howell Realty, LLC Block 144 Lots 109 & 113.01 US Highway 9	Howell Township  (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)	HWSP10183	07-07-21	Final Approval

- 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						
Ray Bragg						X
Judy Martinely						
James Schatzle						X

Site Plan for 290 Ocean, LLC Block 216 Lots 11, 12 & 24 Ocean Boulevard (County Route 57)	Long Branch City  (Proposed – New 109-unit Multi-Family Hi-Rise) (Total Site Area – 1.97 acres) (Impervious Area – 1.24 acres new proposed)	LBSP10195	07-07-21	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

**Traffic**

1. The prior applicant for this site was advised to coordinate with the City and the County regarding frontage improvements (see attached Long Branch "Ocean Boulevard Shoulder Treatment Plan"). The site is shown on pages 3 and 4 and is labeled as "The Bluffs". The shoulder treatment shown on the city's plan should be reflected on this site plan.
2. The site plan is not compliant with Section 5.2-3.1J-5 of the county's development regulations. Granite curb is proposed whereas concrete curb is required. In addition, the driveway material is not clearly identified on the site plan. Section 5.2-3.1J-5, requires that "Driveways at a county road shall be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of at least 25 feet from the edge of pavement of the county road."
3. Provide a 24-inch stop bar at the northerly site driveway.
4. Provide internal signage to clearly indicate the U-shaped driveway is one-way northbound.
5. The sign-post detail does not comply with the county's standard (sign posts should not be set in concrete). Incorporate NJDOT sign post details CD 612-4 and CD 612-5 by reference or include in the plan set instead.



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 290 Ocean, LLC Block 216 Lots 11, 12 & 24 (CONT'D)	Long Branch City	LBSP10195	07-07-21	

**Site Plan**

6. Receipt of a letter withdrawing the prior conditional approval issued on March 2, 2017 for The Bluffs application (LBSP9602).

**Stormwater/Road**

7. Provide full-size drainage area plans for existing and proposed conditions.
8. Provide verification that the storm drainage system in Ocean Boulevard (C.R. 57), which will be receiving stormwater discharge from the site under proposed conditions, has sufficient capacity to convey 25-year runoff from its own tributary area with additional site runoff under proposed conditions. Provide supporting drainage area plans, topography, land use and land cover, and computations for curve number, runoff coefficient, and time of concentration.
9. The drainage plan indicates two connections to the county's storm drainage system. Reconfigure the on-site storm drainage system to establish one connection to the county storm drainage system in Ocean Boulevard. Revise the site plan and stormwater report as necessary.
10. Verify that proposed grading within the Ocean Boulevard right-of-way has a maximum cross-slope of two percent.
11. Indicate the centerline of the Ocean Boulevard right-of-way.
12. Provide dimensions from the centerline of the Ocean Boulevard right-of-way to the following:
  - a. Right-of-way fronting the site;
  - b. Curb line fronting the site;
  - c. Right-of-way and curb line opposite the site.
13. Verify the slope of each driveway, as follows:
  - a. Maximum of three percent to 25 feet beyond the right-of-way line of Ocean Boulevard;
  - b. Maximum seven percent at any point thereafter;
  - c. The change in slope does not exceed eight percent from the driveway to the cross-slope on Ocean Boulevard. Provide sufficient spot elevations.
14. Granite Belgian block curb is not acceptable within the County right-of-way.
  - a. Indicate standard county curb at each driveway curb return;
  - b. Indicate county depressed curb at the intersection of each driveway with the curb line of Ocean Boulevard; and,
  - c. Provide a detail for county curb and pavement repair. Standard county curb has 8-in. W base x 20-in. H x 6-in. W top with 6-in. H face. Standard county pavement consists of 2-in. thick Hot Mix Asphalt (HMA) 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate base course.

Additional comments may be provided, and conditions may be 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 The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – New 258-unit Multi-Family Residential) (Total Site Area – 21.1 acres) (Impervious Area – 8.229 acres new proposed)	MRSP10092 (also MR554 ROW3987)	07-07-21	Conditional Approval

Conditions:

1. Revise the site plan to address the comments in the mark-up prepared by Vince Cardone, dated July 13, 2021.
2. Revise the roadway improvement plan to address the comments in mark-up prepared by Tom Lombardi.
3. Computations for time of concentration ( $t_c$ ) for drainage sub-area E2 Impervious do not include impervious segments. Revise as necessary.
4. Provide supporting computations for  $t_c$  for drainage sub-areas P1 Pervious, P1 Impervious and P2 Pervious.
5. In the computational table for storm sewer design, existing conditions uses runoff coefficient  $C = 0.14$ . This is lower than any values for  $C$  entered in Table 10.4 of the NJDOT Roadway Design Manual. Refer to attached table. Revise as necessary.
6. Segment D0 under existing conditions has a computed flow of 26.02 cfs. However, this flow is underestimated, as well as the computed flow for every segment downstream. Revise existing runoff coefficients to use  $C$ -values in Table 10.4 or Monmouth County Development Regulations.
7. Correspondence from the applicant's engineer describes the routed discharge in the Stormwater Addendum, computed at 50.15 cfs as corresponding to failure of the control structure. Provide detention routing computations.
8. The computational table for storm sewer design for failure of the stormwater basin indicates flows of 4.53 cfs at segment D0 and 44.10 at segment D10. The sum of these does not equal the computed discharge from the stormwater basin. Please resolve and re-compute as necessary.
9. Indicate the inflow location(s) for spillway discharge on the corresponding table for storm sewer design.
10. The curb return radii on the site plan are inconsistent with curb return radii on the Tennent Road Improvement Plans. Revise as necessary.
11. The applicant shall submit a draft statement that shall be included in each deed or lease disclosing the potential for the proximate railroad right-of-way currently used for the Henry Hudson Trail to revert back to railroad use.
12. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Tennent Road (County Route 3) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). A bond estimate will be prepared upon receipt of a site plan that satisfactorily addresses the above-listed conditions.
13. Receipt of a deed for dedication for the widening of the Tennent Road (County Route 3) 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 this office for filing with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 (CONT'D)	Marlboro Township	MRSP10092 (also MR554 ROW3987)	07-07-21	

14. Receipt of deeds for a sight triangle easement for the properties on either side of the site access from Tennent Road (County Route 3). 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.
  15. Receipt of easements for proposed road improvements that extend onto the properties located on either side of the proposed access from Tennent Road (County Route 3). 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.
- If and when cumulative impervious area at the site, tributary to County Structure ML 10 equals or exceeds one acre, a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment for County bridge reconstruction or replacement.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stack Storage, LLC Block 360 Lots 7 & 8 Vanderburg & Boundary Roads	Marlboro Township	MRSP10193	06-28-21	Conditional Approval
(Proposed – New 96,600 sq. ft. self-storage facility) (Total Site Area – 7.847 acres) (Impervious Area – 4.623 acres new proposed)				

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$27,278.05** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure A-5, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure A-5.

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

SCHEDULE1376E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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