

## 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 27, 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 2:36 PM.

Staff present included: Victor Furmanec, PP, Quinn Ruff, Jeannine Smith, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely).

\*\*Date of publication attached.

**DRC COMPLIANCE STATEMENT**

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, JULY 27, 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 1352A, 1352B, 1352C, 1352D & 1352E 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 1352A, 1352B, 1352C, 1352D & 1352E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1352A, 1352B, 1352C, 1352D & 1352E 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 1352A, 1352B, 1352C, 1352D & 1352E 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:

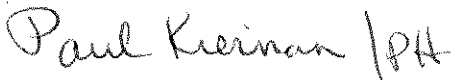
- Mr. Kiernan
- Mr. Barris
- Mr. Ettore
- Mr. Giannell

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 27, 2020.



Paul Kiernan, Jr.  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1352A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael Carr and Courtney DeCicco Block 2101 Lot 9 Fourth Avenue	Asbury Park City	AP389	07-13-20	2 (1 new)	Exempt
Subdivision for Anthony & Nicole Vinciguerra Block 52 Lots 4, 5 & 6 Highland Avenue.	Hazlet Township	HZ401	07-13-20	2 (Lot Consolidation to 2)	Exempt
Subdivision for Judith Bellaran Block 27 Lots 19 & 20 Main Street	Manasquan Borough	MQ386	07-16-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1352B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for William Kurtz Block 819 Lots 14.01 & 16 <b>Atlantic Avenue</b> <b>(County Route 524 Spur)</b>	Wall Township	W1416 ROW3985	07-09-20	2 (Lot Line Adjustment)	Final Approval
	(Proposed Use – Professional/Commercial) (Total Area – 14.69 acres)				

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

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		X	X			
Joseph Ettore	X		X			
Paul Kiernan			X			
James Giannelli			X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

SCHEDULE1352C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for FP Howell LLC Block 110 Lots 166, 181 & 182 Fort Plains Road	Howell Township  (Proposed Use – Single-Family and Multi-Family Residential) (Total Area – 102.22 acres)	HWMJ786 (also HWSP10077)	07-08-20	73	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 27, 2020.

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

SCHEDULE1352D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mabrook Gardens at Eatontown, LLC Blocks 1701 / 1702 Lots 1 / 1 Wedgewood Court	Eatontown Borough	ETSP10083	07-21-20	County Approval Not Required
	(Proposed – Improvements at existing apartment complex) (Total Site Area – 15.89 acres) (Impervious Area – 7.548 acres existing + 0.023 acres proposed 7.571 acres total)			
Site Plan for Mediplex Holdings, LLC Block 85.36 Lots 8 & 9 <b>West Main Street (County Route 537)</b>	Freehold Township	FRTSP10075	07-23-20	Conditional Approval
	(Proposed – New 10,072 sq. ft. medical office) (Total Site Area – 1.16 acres) (Impervious Area – 0.56 acres new proposed)			

Mark Aikins recused himself from this review and discussion.

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated July 23, 2020.
2. The driveway is not designed to accommodate a single unit truck making a right turn into the site. The layout of the driveway shall be revised pursuant to Figure 9 provided in the county's development regulations and the mark-up prepared by Vince Cardone, dated July 24, 2020.
3. Receipt of an easement for the widening of the W. Main Street (County Route 537) right-of-way to a distance of 50 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 to the Division of Planning for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the W. Main Street (County Route 537) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at [www.visitmonmouth.com](http://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.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		X	X			
Joseph Ettore			X			
Paul Kiernan			X			
James Giannell	X		X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chesterfield Holdings LLC Blocks 41.01 / 41 Lots 5.03 / 5.06 <b>Colts Neck Road (County Route 537)</b>	Freehold Township  (Proposed – Additional 100 apartment units at existing site) (Total Site Area – 19.3 acres) (Impervious Area – 8.106 acres existing <u>+ 1.801 acres proposed</u> 9.907 acres total)	FRTSP10076	07-16-20	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 Zabat, dated July 24, 2020.
2. Submit a traffic impact statement for the site. Off-site or frontage improvements (if any) will be determined based on the traffic impact.
3. Harding Road and Harding Avenue are both private roads as identified on the Freehold Township Tax map. Revise site plan to show Harding Avenue and Harding Road as separate private roads.
4. Revise site plan to show labels for the stop signs on Harding Rd and Harding Avenue approaches to Colts Neck Road (CR 537).
5. Revise site plan to show the addition of 50 feet of double yellow centerline on the Harding Rd and Harding Avenue approaches to Colts Neck Road (CR 537). Label lane widths.

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

Site Plan for FP Howell LLC Block 110 (110.01) Lots 166, 181 & 182 (73) Fort Plains Road	Howell Township  (Proposed – New 247 unit Multi-Family Residential) (Total Site Area – 88.9 acres) (Impervious Area – 18.03 acres new proposed)	HWSP10077 (also HWMJ786)	07-08-20	Request Information
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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 27, 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 Frontier Development, LLC Block 74 Lot 8 US Highway 9	Howell Township  (Proposed – New 6,808 sq. ft. auto service facility) (Total Area – 1.35 acres) (Impervious Area – 0.82 acres new proposed)	HWSP10081	07-20-20	County Approval Not Required

Site Plan for Goldenview Living LLC Block 1062 Lot 11.01 <b>Middletown-Lincroft Road (County Route 50)</b>	Middletown Township  (Proposed – New community residence for developmentally disabled) (Total Area – 1.77 acres) (Impervious Area – 0.263 acres new proposed)	MDSP9794	07-13-20	Conditional Approval
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Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated July 27, 2020.
2. Revise plans so that the stop bar is labelled as shown in attached markup.
3. Revise plans so that all signs on site are identified by the legend and/or MUTCD designation.
  - A “relocated sign” is shown on the plan approximately 45 ft. south of the site driveway (adjacent to a fire hydrant).
  - Another relocated sign is shown approximately 35 ft. to the north of the driveway. This sign should be labelled as a R2-1(40) sign (Speed Limit 40).
4. Receipt of an easement for the widening of the Middletown-Lincroft Road (County Route 50) 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.
5. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Middletown-Lincroft Road (County Route 50) 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](http://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.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
Paul Kiernan			X			
James Glannell	X		X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1111 Warehouse LLC Block 302 Lot 29 11 <sup>th</sup> Avenue	Neptune Township	NSP10080	07-17-20	County Approval Not Required
	(Proposed – Parking improvements at existing site) (Total Site Area – 2.512 acres) (Impervious Area – 2.249 acres existing - 0.039 acres proposed 2.210 acres total)			
Site Plan for Marchese-Ratner LLC Block 913 Lots 7.01 & 9 State Highway 34	Wall Township	WSP10082	07-21-20	County Approval Not Required
	(Proposed – Inclusion of Lot 9 to site for gravel yard) (Total Area – 11.45 acres) (Impervious Area – 4.796 acres existing – no change)			

SCHEDULE1352E

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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