

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, AUGUST 9, 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  
James Schatzle (remotely)

Members Absent:

Joseph Barris, PP, AICP, CFM

Alternates Absent:

Ray Bragg, PE

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 3:11 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victor Furmanec, Quinn Ruff, Vince Cardone and Victorino Zabat, and Kyle DeGroot and Ashlyn Shanahan (both remotely). Also in attendance were: John Ploskonka, PE, and Hal Simoff, PE, Stanford Brown, Esq., Gorr Havakian, Marc Markowitz, Tom Fuller, Salvatore Alfieri, Esq., David Cranmer, PE, Scott Kennell, PE, Ryan McDermott, PE, Michael Abboud, Steven Gouin, Esq., Matthew Wilder, PE, Chris Ilvento, Gary Dean, PE, Ian Borden, PE, Eric Markowitz, Paul Lapham and AJ Garito, PE (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, AUGUST 9, 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 1377A, 1377B, 1377C, 1377D & 1377E by the Committee, Mr. Schmetterer 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 1377A, 1377B, 1377C, 1377D & 1377E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1377A, 1377B, 1377C, 1377D & 1377E 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 1377A, 1377B, 1377C, 1377D & 1377E 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 Ms. McMullen 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, AUGUST 9, 2021.

  
James Giannell  
CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1377A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 9, 2021; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 3 Sunset Drive, LLC Block 2201 Lot 8 Pine Street	Asbury Park City	AP392	07-27-21	2 (1 new)	Exempt
Subdivision for John Kelly Block 149 Lot 3 West Farms Road	Howell Township	HW1428 (also HWMJ484)	08-02-21	3 (2 new)	Exempt
Subdivision for Oceanside Builders Block 11 Lot 23 Atlantic Avenue	Middletown Township	MD1482	08-03-21	2 (1 new)	Exempt

SCHEDULE1377B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 9, 2021; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 <b>Tennent Road (County Route 3) County Bridge MN-69</b>	Manalapan Township	MN1064 ROW4001	07-22-21	3 (2 new)	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)				

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

**Traffic**

1. Revise the subdivision plan so that the proposed driveway width is compliant with Section 5.2-1.2B of the county's development regulations. Common or shared driveways for single-family or two-family residential lots shall be a minimum width of 20 feet with an arc of 10-foot radius or 5-foot wide flare.
2. Identify the driveway material on the subdivision plan. Per Section 5.2-1.2F of the county's development regulations, "The driveway 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. This subdivision is within the limits of a County CIP project "Roadway Improvements to Main Street-Tennent Road (C.R. 43) between Millhurst Road (C.R. 527) and Kensington Drive / Woodland Circle". The applicant shall coordinate with the county's Engineering Department to ensure that frontage improvements and ROW / easements are consistent with the county project.
4. The subdivision plan shows a connection to a proposed edge of pavement that eventually will be constructed by the County. The plan should also show the connection to the existing edge of pavement, should the developer proceed prior to construction of the county project.

**Stormwater/Road**

5. Identify the waterways bordering the site to the north and south on the plans. Indicate directions of flow for each.
6. Indicate the 100-year flood elevation and flood boundary on the plans.
7. Clarify the impervious surface coverage proposed at the site. If it exceeds one acre, then provide supplemental stormwater analyses to address the change in 25-yr. storm runoff toward Tennent Road and a drainage area map as detailed in comment 8 below.
8. Site runoff is tributary to County Structure MN-60. Provide a tributary area map delineating all areas tributary to this structure. Provide the following information:
  - a. Size of tributary area, in acres and square miles;
  - b. Land use and land cover;
  - c. Topography and dominant runoff path through the tributary area;
  - d. All areas of the site within the tributary area to county structure MN-60.
9. Provide supplemental stormwater analyses to address change in in 25-year storm runoff toward Tennent Road assuming that infiltration is unavailable and the control structure is clogged.
10. If an application was submitted to NJDEP for a Flood Hazard Area Permit, provide a copy of the Engineering Report and FHA Permit.
11. Identify the county culvert fronting the property on the subdivision plan.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 (CONT'D)	Manalapan Township	MN1064 ROW4001	07-22-21	3 (2 new)	

12. Clarify whether an easement for county bridge reconstruction and replacement was recorded for county structure MN-60. If so, then show the easement on all subdivision plan sheets, indicating deed book and page. Provide the following information on the subdivision plan:
  - a. Metes and bounds;
  - b. Area of easement in acres and square feet;
  - c. Grantee of easement;
  - d. If an easement was not recorded, then revise the subdivision plan to show an easement for county bridge reconstruction. The easement should extend 50 feet perpendicularly from both sides of the pipe or box culvert, and 50 feet into the site from the centerline of Tennent Road. Submit a draft deed with parcel description for review.
13. Provide a right-of-way dedication to 40 feet from centerline of Tennent Road. Provide the following information:
  - a. Metes and bounds;
  - b. Area of easement in acres and square feet;
  - c. Grantee of easement;
  - d. Submit a draft deed of dedication with parcel description for review.
14. Revise the subdivision plan to indicate dimensions from the centerline of Tennent Road to the following:
  - a. Right-of-way fronting site;
  - b. Edge of pavement fronting site;
  - c. Right-of-way line and edge of pavement opposite the site.
15. Revise the grading and utility Plan as follows:
  - a. INV, GRT, TC and RIM elevations at inlets and manholes;
  - b. BW and TW elevations at headwalls;
  - c. Size, shape, slope and material of all pipes;
  - d. Headwall off the site, near the POB;
  - e. Stations and offsets of all storm drainage structures.
16. Incorporate proposed county improvements to Tennent Road on the all sheets of the subdivision plan.
17. On Profile sheet 6 of 9, indicate the station on Tennent Road that corresponds to Station 0+00 on the proposed driveway.
18. Indicate the radius of the southerly curb return between Tennent Road and proposed driveway on the plan. Provide station and offset for PC and PT of each curb return.
19. Verify that the subdivision plan complies with the following sections of the county's development regulations:
  - a. § 5.2-1.2 B: Maximum driveway longitudinal slope of 3 percent to 25 feet behind the right-of-way line, maximum slope of 7 percent thereafter, maximum change in slope of 8 percent from each driveway to the cross slope of Tennent Road. Provide sufficient spot elevations.
  - b. § 5.2-1.1 D: Minimum distance of 10 feet from the side property line to the outermost element of the site driveway, including flares and curb returns.
20. Extend the 1-inch = 20 feet scale enlargement to include the inlets fronting the site and headwall near the site boundary POB.

Please provide an itemized response to the above items. Additional comments may be provided and conditions established by the DRC upon receipt of the requested information.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Glenn Bodnar Block 48 Lots 4.01 & 5.01 <b>Broad Street / Sea Girt Avenue</b> <b>(County Routes 20 / 49)</b>	Manasquan Borough	MQ387 ROW3998	07-21-21	2 (Lot Line Adjustment)	Conditional Final Approval
(Proposed Use – Single Family Residential) (Total Area – 0.260 acres)					

Conditions:

**Traffic**

1. Provide the MUTCD designation for signs along the frontage. Identify the existing "Manasquan Incorporated 1887" sign on the plan. See the attached markup prepared by Vince Cardone.
2. Add a note to the plan stating the driveway for proposed Lot 4.04 must comply with the county's development regulation for driveway location and design.

**Stormwater/Road**

3. Provide dimensions from the centerline of the right-of-way for Broad Street to the right-of-way and curb lines or edge of pavement opposite the site.
4. The notation for the right-of-way arc suggests it is tangent to both side courses along Broad Street and Sea Girt Avenue. Indicate PC and PT.
5. Indicate the radius, PC and PT for the corner curb return.
6. The county regulations call for a right-of-way dedication, whereas an easement is proposed. Submit an explanation why a dedication would present a hardship and that an easement should be accepted along Broad Street instead of a dedication. Revise the subdivision plan to indicate grantee of the widening.
7. Clarify how additional storm runoff from the development of proposed Lot 4.04 will be addressed.
8. Clarify whether a new sanitary sewer connection is proposed. If so, indicate the location of the proposed trench in Broad Street with sawcut and trench dimensions.
9. Provide details for the following:
  - a. County curb and pavement repair. Standard county curb has an 8-inch wide base with a 20-inch height and 6-inch wide top with a 6-inch tall face.
  - b. Trench repair, using county pavement. Standard 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.

	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						

SCHEDULE1377C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 9, 2021; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gary Allen Casazza Block 41 Lot 3 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Freehold Township  (Proposed Use – Single Family Residential) (Total Area – 4.427 acres)	FRTMJ807	07-20-21	4	Request Information

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

**Traffic**

1. Provide a 25-foot corner radius at the intersection of Harrison Drive and Colts Neck Road.

**Stormwater/Road**

2. Clearly indicate the centerline of the Colts Neck Road right-of-way.
3. Provide dimensions from the centerline of right-of-way of Colts Neck Road (C.R. 537) to:
  - a. Right-of-way line fronting site;
  - b. Curb line fronting site; and
  - c. Right-of-way line and curb line opposite the site.
4. Provide a list of proposed impervious areas by proposed lot, type, e.g., roof, driveway, patio, etc., and their areas in square feet and acres.
5. The label for Colts Neck Road is clipped on the grading and utility plan. Revise the plan so that the entire label is visible.
  - a. Indicate the county route designation for Colts Neck Road on the grading and utility plan.
6. Indicate the area and grantee for the right-of-way dedication on the grading and utility plan.
  - a. Submit a draft deed for the right-of-way dedication with parcel description for review.
7. Provide computations for design of proposed infiltration basin. Provide all supporting documents. Indicate on drainage area plans portion of site that generates runoff toward Colts Neck Road (C.R. 537) under existing and proposed conditions.
8. Verify that the right-of-way area is graded at a maximum of two percent cross slope. Provide sufficient spot elevations to allow the computation of cross slopes at 50-foot intervals.
9. Hydraulic impact to the downstream county structure will be determined upon submission of information regarding impervious area, requested in Comment #4 above.
10. Add the following note to the site plan:  
 "If and when cumulative impervious area on the site equals or exceeds one acre, beginning with and including impervious area proposed under the current application (FRTMJ807), a drainage area map to the nearest downstream county structure shall be submitted in compliance with Monmouth County Development Regulations. This submission may result in an assessment toward county bridge reconstruction or replacement."

Please provide an itemized response to the above items. 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 John Kelly Block 149 Lot 3 West Farms Road	Howell Township  (Proposed Use – Single Family Residential) (Total Area - 10.049 Acres)	HWMJ484	08-04-21	5	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Kenneth L. Pape, dated August 4, 2021, requesting the withdrawal of the final approval issued for the above-referenced application on June 22, 2006. The Development Review Committee voted to rescind the approval.

	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						

Subdivision for Hovsons, Inc. Block 4001 Lots 1, 2 & 3 Hovchild Boulevard	Neptune Township  (Proposed Use – Residential Townhomes) (Total Area – 40.0 aces)	NMJ806	07-20-21	101	Conditional Preliminary Approval
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Conditions:

1. The applicant shall submit a certified check or bank check in the amount of **\$213,843.59** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure N-18, 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 N-18.
2. Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

	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						

SCHEDULE1377D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 9, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M Realty Partners at Fair Haven Block 31 Lot 1 <b>River Road (County Route 10)</b>	Fair Haven Borough  (Proposed – New Mixed-Use – 14 residential units and 4250 sq. ft. retail) (Total Site Area – 0.686 acres) (Impervious Area – 0.549 acres new proposed)	FHSP9558A	07-21-21	Request Information

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

**Site Plan**

1. Receipt of a deed of easement for the widening of the River Road (County Route 10) right-of-way to a distance of 30 feet from the centerline with a 25-foot corner radius. 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). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. The applicant shall submit a letter requesting a withdrawal of the previously approved project on this site.

**Traffic**

3. Revise the site plan to eliminate the proposed access from River Road. Section 5.2-3.1B (Alternate Access) of county's development regulations provides that "Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway and access to the municipal road or adjacent driveway can be reasonably provided."
4. Revise the site plan to show dimensions for the driveway apron flares. The minimum apron flare is 5 feet per county's development regulations.
5. Revise the site plan to show a sight triangle easement at the corner of Cedar Avenue and River Road. Please be advised that the County Commissioners are scheduled on August 12, 2021, to vote on a resolution to reduce the speed limit along this section of River Road to 25 mph. If that resolution passes, then the required sight triangle easement shall be 25 feet x 250 feet.
6. Show all signs along the River Road frontage and label them with their MUTCD designation. Likewise, show the Stop sign (R1-1) on the Cedar Avenue approach to River Road on the site plan.
7. Revise the site plan to show the ornamental streetlight at the southwest corner of River Road and Cedar Ave on all sheets.
8. The signpost detail incorrectly references Section 916 of the NJDOT specifications. The correct section is Section 912. Also, the detail does not show the method of setting a post in concrete sidewalk. NJDOT signpost details 612-4 and 612-5 are the county's standards and may be incorporated by reference.
9. There are existing streetscape elements along River Road that must be identified on the site plan and restored as necessary and/or required by Fair Haven.
  - a. The sidewalk along the River Road frontage consists of scored concrete. Eliminating the depressed curb will impact the sidewalk. Revise site plan as necessary.
  - b. The crosswalks at River Road and Cedar Ave consist of brick pavers with 6-inch white thermoplastic stripes. Revise the site plan to indicate that any disturbance shall be replaced in kind.

**Stormwater/Road**

10. Indicate the centerline of the River Road right-of-way and its county route number.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M Realty Partners at Fair Haven Block 31 Lot 1 (CONT'D)	Fair Haven Borough	FHSP9558A	07-21-21	

11. Provide dimensions from the centerline of River Road to the following:
  - a. Right-of-way line fronting site;
  - b. Edge of pavement fronting site; and
  - c. Right-of-way line and edge of pavement opposite the site.
12. Indicate a 30-foot right-of-way dedication on all sheets of the site plan.
13. Provide computations to address change in 25-year storm runoff and design of storm drainage and stormwater management systems.
14. Provide supplemental stormwater analyses to address site discharge assuming the following:
  - a. Infiltration is unavailable;
  - b. Infiltration is unavailable and the control structure is blocked.
15. Clearly indicate the section line for cross section A.
16. The proposed control structure is located within the road widening easement; within the corner arc. Relocate the structure and revise the site plan as necessary.
17. The containment wall for the proposed infiltration basin is proposed to be located within the road widening easement; within the corner arc. Relocate the containment wall to provide a minimum of 1-foot clear distance to the boundary of the easement.
18. Place a note on all of the site plan sheets, as follows:  
 "No component of the proposed infiltration basin wall, whether underground, ground-level or above ground, shall be located with less than one (1) foot clear distance to the River Road right-of-way. If inspection, or future county work, reveals less than one (1) foot clear distance from the stormwater basin to the right-of-way line, then these components shall be relocated at the owner's expense."
19. Provide a detail of the proposed infiltration basin, with plan and section views, and indicating the right-of-way line. Place dimensions indicating one-foot clear distance from the right-of-way line to the infiltration basin.
20. Indicate a sawcut, offset two feet from the River Road curb line, along proposed curb.
21. Replace the proposed driveway onto River Road with full-height county curb.
  - a. Indicate backfill to top of curb.
  - b. Provide revised TC and BC elevations.
22. Revise the detail for the county curb and pavement section, as follows:
  - a. Indicate 6-inch dense graded aggregate under 6-inch HMA 19M64 base course. Label 2-inch thick surface course as HMA 9.5M64.
  - b. Indicate a sawcut through the 6-inch thick base course.
  - c. Indicate these pavement courses on the detail for county pavement section.
23. Provide existing and proposed elevations for INV, GRT and TC at the existing inlet at the curb return between River Road and Cedar Avenue. Indicate size, shape, slope, material of all pipes connected to this inlet.
24. Provide computations to verify the capacity of the discharge pipe from the inlet discussed in in Comment 23 above, to convey 25-year runoff from its own tributary area, with runoff from the site under proposed conditions in addition. Provide all necessary supporting information and documents, including drainage area maps, computations for runoff curve number or runoff coefficient, time of concentration, rainfall intensity curves or rainfall tables, etc.

#### Landscaping

25. This application has been referred to the county's landscape architect for review.

Please provide an itemized response to the above items. Additional comments may be provided and conditions established by the DRC upon receipt of the requested information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 500 Halls Mill Holding, LLC Block 78.02 Lots 8 & 8.01 Halls Mill Road	Freehold Township  (Proposed – New 206,642 sq. ft. office/warehouse) (Total Site Area – 19.02 acres) (Impervious Area – 10.04 acres new proposed)	FRTSP10061	07-23-21	Conditional Approval

Conditions:

1. Incorporate centerline information onto all site plan, grading plan, and drainage and utility plan sheets.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Kozloski Road (County Route 55) right-of-way and at the adjacent County property. 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). The application has been referred to Engineering for preparation of a bond estimate.

	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						

Site Plan for The Enclave at Holmdel, Inc. Block 49.02 Lots 40 & 41 Red Hill Road/Van Schoelck Road (County Route 52)	Holmdel Township  (Proposed – New 85,778 sq. ft. assisted living facility for dementia) (Total Site Area – 18.56 acres) (Impervious Area – 4.072 acres new proposed)	HLSP10115	07-21-21	Conditional Approval
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Conditions:

1. The striping shown at the Garden State Parkway Exit 114 northbound ramp does not reflect existing conditions. The attached June 2021 aerial photo shows existing striping. Revise as necessary.
2. The applicant notes that the video detection area for the driveway may need to be adjusted. A note shall be added to the site plan stating this work shall be completed prior to opening the reconfigured driveway to traffic.
3. Node labels in the schematic diagram were obscured. Provide a schematic diagram on 11 x 17 sheet in landscape format for legibility.
4. Provide supplemental stormwater analyses to address the change in 25-year storm runoff.
5. Tables 8 and 9 in the stormwater report present 25-year flow and runoff volume, but program output to support these values was not included in the report. Revise as necessary.
6. Pipe capacity computations in the report presented from the site to inlet RH 6, but did not consider off-site runoff to this inlet. Revise as necessary.
7. Increase contrast for existing linework and text on the grading and drainage plan and the utility plan.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
The Enclave at Holmdel, Inc.  
Block 49.02  
Lots 40 & 41  
(CONT'D)

Holmdel  
Township

HLSP10115

07-21-21

8. The minimum 7-foot vertical clearance and maximum 12-foot vertical dimension for traffic signs are in conflict. Delete the 12-foot vertical dimension.
  9. Provide construction details for the following:
    - a. The proposed driveway at a scale of 1 inch = 30 feet, or greater.
    - b. 24-inch wide thermoplastic stop bar.
    - c. Thermoplastic pavement markings, e.g., "STOP", "ONLY", arrows, with dimensions.
  10. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Red Hill/Van Schoik Roads (County Route 52) 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 submittal that satisfactorily addresses the above-listed conditions.
- The site plan needs to be reviewed and approved by NJ Turnpike Authority.

	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 Martinelly						
James Schatzle						

Site Plan for  
Dime9, LLC  
Block 71  
Lot 4  
US Highway 9

Howell  
Township

HWSP10197

07-28-21

County  
Approval  
Not  
Required

(Proposed – Conversion of existing building to retail with parking improvements)  
(Total Site Area – 0.907 acres)  
(Impervious Area – 0.196 acres existing  
+ 0.339 acres proposed  
0.535 acres total)

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Third Clinton, LLC and Third Hudson, LLC Blocks 206 / 207 Lots Various / 1 Third Avenue	Long Branch City	LBSP10198	07-28-21	County Approval Not Required
	(Proposed – Conversion of 6-story office building to 71 residential units) (Total Site Area – 1.3 acres) (Impervious Area – 1.221 acres existing - 0.144 acres proposed 1.077 acres total)			
Site Plan for Tennent Road Wash & Lube, LLC Block 122 Lot 33 Tennent Road (County Route 3)	Marlboro Township	MRSP10180	07-21-21	Conditional Approval
	(Proposed – New 3320 sq. ft. car wash) (Total Site Area – 0.874 acres) (Impervious Area – 0.524 acres new proposed)			

Conditions:

1. In order to address the issue of vehicles potentially queuing in the right-of-way, a "No Stopping or Standing" zone shall be established along Tennent Road. The current municipal ordinance (attached) established a "No Parking" within this section of Tennent Road. The applicant shall coordinate with the Township of Marlboro to amend its municipal code via ordinance, and the Monmouth County Board of County Commissioners will pass a consenting resolution. The applicant shall provide a revised site plan showing the proposed placement of "No Stopping or Standing" signs along Tennent Road.
  2. Provide dimension from the centerline of Tennent Road to the opposite edge of pavement.
  3. A dimension was provided from the right-of-way line of Tennent Road to the proposed modular block wall. The site plan indicates a fence between the right-of-way and the modular block wall; this fence is also a component of the stormwater basin, therefore provide a dimension on the site plan from the right-of-way line of Tennent Road to the proposed fence. Provide a similar dimension on the stormwater basin section from the right-of-way line of Tennent Road to the proposed fence.
  4. 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.
  5. 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.
- It is noted that if a future county road improvement project requires the relocation of the stormwater basin walls due to their proximity to the county right-of-way, the basin walls shall be relocated at the owner's expense.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tennent Road Wash & Lube, LLC Block 122 Lot 33 (CONT'D)	Marlboro Township	MRSP10180	07-21-21	

	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						

Site Plan for Basser Kaufman Real Estate Block 268 Lots 68 & 80 US Highway 9	Marlboro Township	MRSP10196	07-27-21	County Approval Not Required
(Proposed – New 2,225 sq. ft. Starbuck with drive thru) (Total Site Area – 39.90 acres) (Impervious Area – 28.47 acres existing - 0.05 acres proposed 28.42 acres total)				

Site Plan for Jewish Russian Center, Inc. Block 207 Lot 10 State Route 79	Marlboro Township	MRSP10199	07-28-21	County Approval Not Required
(Proposed – 10,017 sq. ft. addition at existing House of Worship) (Total Site Area – 3.4 acres) (Impervious Area – 1.615 acres existing + 0.003 acres proposed 1.618 acres total)				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brielle Avenue, LLC Blocks 184 / 188 Lots 1 & 4 / 1.01 Brielle Avenue	Ocean Township  (Proposed – 62,831 sq. ft. addition at existing site) (Total Site Area – 6.39 acres) (Impervious Area – 2.040 acres existing <u>+ 2.210 acres proposed</u> 4.250 acres total)	OSP9654A	07-19-21	Conditional Approval

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$46,639.18** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure O-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 O-5.

	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						

Site Plan for Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 <b>Oceanport Avenue/Russell Avenue (County Routes 11/537 Ext.)</b>	Oceanport Borough  (Proposed – 2 existing and 4 new buildings (188,308 sq. ft. total) for office/restaurant/hotel) (Total Site Area – 12.134 acres) (Impervious Area – 4.785 acres existing <u>+ 4.291 acres proposed</u> 9.076 acres total)	OPSP10023	07-20-21	Conditional Approval
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Conditions:

1. The Signal Avenue intersection with Oceanport Avenue (STA 11+85±) meets the criteria for a left turn lane as defined in Section 5.2-3.1J-8 of the county's development regulations. Therefore, a left-turn storage lane shall be provided. In addition, the center median shall be restriped to provide a left-turn storage lane at the ingress-only driveway (STA 15+50±). Due to the extensive nature of striping revisions, Oceanport Avenue shall be milled and paved for the extent of these improvements.
2. A separate construction plan compliant with Section 2.6.1 of the Development Regulations shall be provided for the improvements required in Condition #2.
3. The applicant shall submit a schematic diagram on 11 x 17 sheet in landscape format, for legibility.



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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Fort Monmouth Business Center, LLC Block 110 Lot p/o 1 (CONT'D)	Oceanport Borough	OPSP10023	07-20-21	
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4. The basin drainage area plan shall be revised to label and delineate drainage sub-areas consistently with the schematic diagram.
5. Identify on the drainage area plan all nodes indicated on the schematic diagram, with corresponding areas, curve numbers and times of concentration. Revise and re-compute as necessary.
6. The drainage sub-areas and storm drainage elements identified on the attached diagram are not properly delineated on the drainage area plan. Revise and re-compute as necessary. Verify complete and proper correspondence between the drainage area plan and the stormwater report. Verify consistency between the drainage area plan for proposed conditions and the grading and drainage plan.
7. Provide a stormwater analysis for existing conditions. Provide corresponding drainage area plan. Verify consistency between the drainage area plan for existing conditions and the stormwater analysis. Provide composite 25-year site discharge under existing and proposed conditions.
8. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Oceanport and Hildreth Avenues (County Routes 11 and 537 Extension) rights-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 submittal that satisfactorily addresses the above-listed conditions.

	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 Martinelly						
James Schatzle						

SCHEDULE1377E

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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