

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, AUGUST 10, 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 (arrived at 2:10 pm)  
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 3:20 PM.

Staff present included: Victor Furmanec, PP, Quinn Ruff, Jeannine Smith, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Kyle DeGroot (remotely). Also in attendance remotely were: Ken Pape, Esq., Patrick Ward, PE, A.J. Garito, PE, Peter Strong, PE, Requique Yemerou, Laura Newman, Lewis N. Rainone, William Sitar, D. DiSario and Donna Martin.

\*\*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 10, 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 1353A, 1353B, 1353C, 1353D & 1353E 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 1353A, 1353B, 1353C, 1353D & 1353E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1353A, 1353B, 1353C, 1353D & 1353E 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 1353A, 1353B, 1353C, 1353D & 1353E 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. Giannell and passed upon the following vote:

In the affirmative:

Mr. Barris  
Mr. Ettore  
Mr. Giannell

In the Negative:

None

Mr. Kiernan unable to vote due to technical issues with call.

### 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 10, 2020.



Paul Kiernan, Jr.  
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1353A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 10, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Bonforte, Sr. Block 109 Lots 15 & 16 Horseneck Point Road	Oceanport Borough	OP371	08-03-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1353B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 10, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

---

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

---

SCHEDULE1353C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 10, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778	07-31-20	7	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 August 7, 2020.
2. Provide a sight line profile for the sight distance analysis that is along the line of sight, rather than the centerline.
  - a. The line shown on the profile submitted is the AASHTO sight line. The County standard sight triangle easement per Section 5.1-2 of the Development Regulations should be provided. "The area bounded by the right-of-way lines of the county road and proposed road or street and a straight line connecting a point measured along the centerline the proposed road or street 25 feet the edge of pavement of the county roadway and a point on the center of each lane of the county road that approach the intersection a measured distance that equals 10 times the posted speed limit"
3. Revise the site plan to show the sign at approximately STA 14+00 labeled with proper MUTCD designation. Also, the sign should be shown to be relocated since it is in the area that will be widened.
4. Per the County Road Plan, CR 520 in Marlboro is a 100 ft right of way. Revise the site plan to show a 50 ft half width dedication along Newman Springs Road (C.R. 520).

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

SCHEDULE1353D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 10, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sachem Pond LLC Block 95 Lots 5 & 7 <b>Main Street</b> <b>(County Route 30)</b>	Belmar Borough  (Proposed – New Mixed-Use – 30 residential units and 3000 sq. ft. office) (Total Site Area – 0.527 acres) (Impervious Area – 0.475 acres new proposed)	BLSP10084	07-23-20	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 August 10, 2020.
2. The applicant proposes a reconfiguration of parking along 9<sup>th</sup> Avenue. That parking configuration shows an angled parking spot that would cause the vehicle to back up across the existing crosswalk at the intersection of County Route 30 and 9<sup>th</sup> Avenue. This is not acceptable and must be revised. Such revision should include a turning movement diagram that shows vehicles can back out of the parking space without encroaching on the crosswalk. In addition, the parking space must comply with New Jersey State Law and Belmar ordinances as follows:
  - a. N.J.S.A. 39:4-138 prohibits parking within 25 feet of a crosswalk. However, per N.J.S.A. 39:4-138.6 a municipality may mandate by ordinance the permissible distance a person may park a motor vehicle from a crosswalk, side line of a street or intersecting highway, or "stop" sign.
  - b. Belmar Municipal Ordinance Chapter 19-19 permits angled parking on the south side of 9<sup>th</sup> Avenue "between points 50 feet and 80 feet east of the easterly curblin of Main Street". Both the existing and proposed parking configuration do not comply with this ordinance. It is suggested that the Borough of Belmar update its parking ordinance accordingly, keeping in mind the need to keep vehicles from backing over the crosswalk.
3. The site plan shows an existing right of way of 80 feet for County Route 30. Per the County Road Plan, the planned right of way width is 60 feet. All of the traffic signal equipment at the southeast corner of County Route 30 (Main Street) and 9<sup>th</sup> Avenue is within the existing right of way.
  - Similarly, a parking space is shown within 25 feet of the crosswalk on County Route 30 (Main Street) along the site frontage. This is an existing parking space that is not being modified by the applicant. This is not currently established via ordinance and is thus in violation of NJ Statute. Per the aforementioned statute, the Borough of Belmar can allow parking within 25 feet of a crosswalk if it chooses to pass an ordinance establishing it. Since Main Street is a County road, a consenting resolution by the Board of Chosen Freeholders is required.

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 American Care Properties, LLC Block 46 Lot 11 <b>Colts Neck Road (County Route 537)</b>	Colts Neck Township	CNSP9790	07-22-20	Final Approval
(Proposed – conversion to medical office and parking improvements) (Total Site Area – 0.319 acres) (Impervious Area – 0.133 acres existing – no change)				

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			
Joseph Ettore	X		X			
Paul Kiernan			X			
James Giannell		X	X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

Site Plan for Eatontown 36, LLC Block 2902 Lot 2 State Highway 36	Eatontown Borough	ETSP10088	08-04-20	County Approval Not Required
(Proposed – Redevelopment of existing shopping center) (Total Site Area – 18.944 acres) (Impervious Area – 15.761 acres existing - <u>0.473 acres proposed</u> 15.288 acres total)				



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omnicos Realty, Inc. Block 135 Lots 21 & 22 US Highway 9	Howell Township  (Proposed – New 6,800 sq. ft. used car dealership) (Total Site Area – 12.877 acres) (Impervious Area – 2.575 acres new proposed)	HWSP10086	08-03-20	Final Approval

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			
Joseph Ettore		X	X			
Paul Kiernan			X			
James Giannell	X		X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

Site Plan for City of Long Branch Block 369 Lot 2 <b>Atlantic Avenue (County Route 29)</b>	Long Branch City  (Proposed – New pool and 3200 sq. ft. pool house at existing park) (Total Site Area – 5.19 acres) (Impervious Area – 0.02 acres existing <u>+ 0.08 acres proposed</u> 0.10 acres total)	LBSP7495A	07-29-20	Conditional Approval
--	--	-----------	----------	-------------------------

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated August 7, 2020.
2. Revise plans to show a stop sign and stop bar at the site's exit driveway. The stop bar should be shown across the width of the exit driveway.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Atlantic Avenue (County Route 29) 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	Unable to vote due to technical issues with call					
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 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 <b>Memorial Drive (County Route 40A)</b>	Neptune Township	NSP9262	08-03-20	Waiver Request
	(Proposed – proposed 4 story addition to one existing building and demolish 4 other existing buildings - total 44 units) (Total Site Area – 1.149 acres) (Impervious Area – 0.930 acres proposed)			

Request carried to a future Committee meeting after new design received and on-site meeting held.

Site Plan for FLM Associates, LLC Block 145 Lots 15, 16, 17 & 18 <b>Shafto Road (County Route 547)</b>	Tinton Falls Borough	TFSP8712A	07-28-20	
	(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)			

Motion to adopt the committee action of Conditional Approval was initially granted.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	X		X			
Joseph Ettore		X	X			
Paul Kiernan	Unable to vote due to technical issues with call					
James Giannell			X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

Motion was subsequently given to rescind the initial committee action of Conditional Approval and application was then moved to the next Development Review Committee meeting on August 24, 2020.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	X		X			
Joseph Ettore		X	X			
Paul Kiernan	Unable to vote due to technical issues with call					
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 W & M Associates, LLC Block 128.03 Lot 47 Jumping Brook Road	Tinton Falls Borough  (Proposed – New 113,016 sq. ft. shipping & receiving facility with 942 parking spaces) (Total Site Area – 50.7 acres) (Impervious Area – 17.74 acres new proposed)	TFSP10079	07-21-20	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 August 7, 2020.

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

Site Plan for Brian Wagner Block 15 Lot 41.09 <b>New Canton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township  (Proposed – New 5,000 sq. ft. pole barn for business use & home occupation) (Total Site Area – 6.0 acres) (Impervious Area – 0.449 acres existing <u>+ 0.115 acres proposed</u> 0.564 acres total)	UFTSP10085	07-31-20	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 August 10, 2020.
2. Revise site plan to show the driveway paved to a distance of at least 25 feet from the edge of pavement of New Canton - Stone Tavern Road (C.R. 524). Per Section 5.2-3.1J-5 of the Development regulations, "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 statement indicating the number and types of vehicles accessing this site. This will assist in determination of design parameters for the site driveway.

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 SNEH Foods, LLC Block 14 Lot 5 <b>Broadway (County Route 537)</b>	West Long Branch Borough	WL BSP6620A	07-23-20	Conditional Approval
	(Proposed – New 2236 sq. ft. Dunkin Donuts to replace existing one) (Total Site Area – 0.416 acres) (Impervious Area – 0.365 acres new proposed)			

Conditions:

1. Lane striping between the pick-up window and the sidewalk shall be interrupted to allow vehicles to change lanes before leaving the site. A dotted white line (typically two-foot line with four-foot gaps) can be used for this purpose.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Broadway (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 has been referred to the Division of Engineering for calculation of a bond estimate.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		X	X			
Joseph Ettore	X		X			
Paul Kiernan	Unable to vote due to technical issues with call					
James Giannell			X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande						X

SCHEDULE1353E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

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

---