

## 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 24, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr (remotely)  
Joe Barris, PP  
Joseph Ettore, PE  
James Giannell (remotely)

Members Absent:

None

Alternates Absent:

Ray Bragg, PE  
Marcy McMullen  
Charles Casagrande

Mr. Kiernan read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 31, 2020 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on January 28, 2020 a copy was emailed to The Coast Star, and on January 28, 2020 a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 3:02 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely) and 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, AUGUST 24, 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 1354A, 1354B, 1354C, 1354D & 1354E 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 1354A, 1354B, 1354C, 1354D & 1354E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1354A, 1354B, 1354C, 1354D & 1354E 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 1354A, 1354B, 1354C, 1354D & 1354E 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:

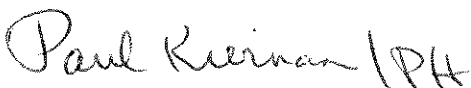
Mr. Kiernan  
Mr. Barris  
Mr. Ettore  
Mr. Giannell

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, AUGUST 24, 2020.



Paul Kiernan, Jr.  
CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1354A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 24, 2020; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1354B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 24, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KP295 ROW3973 (also KPSP9755)	07-14-20	2 (Lot Consolidation)	Request Information
	(Proposed Use – Multi-Family Residential and Marina) (Total Area – 11.03 acres)				

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

1. The proposed separate driveways to the marina and multifamily residential sections of the proposed development shall be combined. This is due to the substandard sight distance looking to the west along W. Front Street and the close proximity of the two driveways.

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

Subdivision for George Green Block 62 Lot 16.02 <b>Stage Coach Road</b> <b>(County Route 524)</b>	Millstone Township	MS817 ROW3986	08-11-20	2 (1 new)	Request Information
	(Proposed Use – Residential) (Total Area – 9.575 acres)				

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 27, 2020.
2. Revise the subdivision plan to show a driveway for proposed Lot 16.03 onto Stagecoach Road (C.R. 524), and to provide a detail for the driveway apron. The driveway shall be paved for a distance of 25 feet from the edge of pavement.

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

SCHEDULE1354C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 24, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for G&F Associates Block 67 Lot 16 <b>Millhurst Road</b> <b>(County Route 527)</b>	Manalapan Township  (Proposed Use – Single Family Residential) (Total Area – 66.09 Acres)	MNMJ325		9	Discussion

Moved to the next Development Review Committee meeting on September 14, 2020.

Subdivision for Hemenway Construction, Inc. Block 420 Lot 4 <b>Sixth Avenue</b> <b>(County Route 2)</b>	Neptune Township  (Proposed Use – Single Family Residential) (Total Area – 0.895 Acres)	NMJ788	08-14-20	6	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 August 21, 2020.

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

SCHEDULE1354D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 24, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 <b>West Front Street</b> <b>(County Route 6)</b> <b>County Bridge MA-14</b>	Keyport Borough	KPSP9755 (also KP295 ROW3973)	07-14-20	Request Information
	(Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)			

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

1. The proposed separate driveways to the marina and multifamily residential sections of the proposed development shall be combined. This is due to the substandard sight distance looking to the west along W. Front Street and the close proximity of the two driveways.

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

Site Plan for 69 Brighton, LLC Block 127 Lot 7 Brighton Avenue	Long Branch City	LBSP10089	08-12-20	County Approval Not Required
	(Proposed – New mixed-use – 3 residential units and 1476 sq. ft. retail) (Total Site Area – 0.066 acres) (Impervious Area – 0.066 acres new proposed)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FLM Associates, LLC Block 145 Lots 15, 16, 17 & 18 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 23,575 sq. ft. flex space with 95 parking spaces) (Total Site Area – 4.76 acres) (Impervious Area – 2.801 acres new proposed)	TFSP8712A	07-28-20	Request Information

The applicant requested a waiver from Section 5.3-11 of the Monmouth County Design Standards, which provides that the "area behind the curb/edge of pavement and within the county right-of-way must be graded at either a 2% incline or decline. The area must be treated with 4" of topsoil and hydro-seeded. Grading from the right-of-way back into the development property must be at a maximum slope of 2 feet horizontal to one foot vertical." The waiver request was denied on the basis that the site is currently vacant and the site layout is not restrained by existing site conditions. The stormwater basin could be moved away from the right-of-way or reduced in size should impervious coverage be reduced. Additionally, the Development Review Committee agreed with Victorino Zabat's comment that the grading as it is proposed would constrain future county right-of-way improvements.

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

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 21, 2020.

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

Site Plan for JSM at Tinton Falls, LLC Block 115 Lot 11.01 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 240,000 sq. ft. shipping & receiving center with 98 parking spaces) (Total Area – 20.82 acres) (Impervious Area – 10.78 acres new proposed)	TFSP9418A (Previous Application TFSP9418)	08-04-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The driveway is designed with a proposed difference in elevations between the ingress and egress lanes of approximately three feet, despite the existing level grade along Shafto Road. The driveway shall be designed to closely match this existing condition.
2. The applicant has indicated the neighboring property owner is not willing to provide a written statement in response to requests for a cross-access easement. The applicant shall provide written documentation of efforts to discuss this issue with the neighbor.
3. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 21, 2020.

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



SCHEDULE1354E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Walters Group Block 57 Lot 2 Middle Road (County Route 516)	Holmdel Township	HLSP10087	08-04-20	08-14-20
(Proposed – New 50-unit Multi-Family Residential with 90 parking spaces) (Total Site Area – 3.87 acres) (Impervious Area – 1.625 acres new proposed)				
Subdivision for EL at Marlboro 79, LLC Block 415 Lot 22 State Route 79	Marlboro Township	MRMJ787 (also MRSP10090)	08-14-20	08-24-20
(Proposed Use – Residential) (Total Area – 34.1 acres)				
Site Plan for EL at Marlboro 79, LLC Block 415 Lot 22 State Route 79	Marlboro Township	MRSP10090 (also MRMJ787)	08-14-20	08-24-20
(Proposed – Multi-family residential (56 units) with clubhouse) (Total Site Area – 34.1 acres) (Impervious Area – 30.25 acres new proposed)				