

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03 PM on MONDAY, SEPTEMBER 14, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

James Giannell (remotely)  
Ray Bragg, PE  
Marcy McMullen (remotely)

### Members Absent:

Joe Barris, PP  
Paul Kiernan, Jr  
Joseph Ettore, PE

### Alternates Absent:

Charles Casagrande

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 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 3:44 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP, Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely and left meeting at 3:16 PM) and Victorino Zabat, PE (remotely). Also in attendance were: Stephen Nehmad, Esq. (remotely) and Gary Dean, 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, SEPTEMBER 14, 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 1355A, 1355B, 1355C, 1355D & 1355E by the Committee, Mr. Bragg 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 1355A, 1355B, 1355C, 1355D & 1355E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1355A, 1355B, 1355C, 1355D & 1355E 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 1355A, 1355B, 1355C, 1355D & 1355E 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:

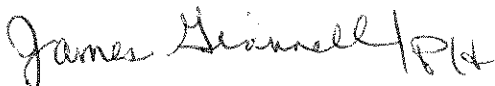
Mr. Giannell  
Mr. Bragg  
Ms. McMullen

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, SEPTEMBER 14, 2020.



James Giannell  
VICE-CHAIRMAN  
Monmouth County Planning Board Development Review Committee

SCHEDULE1355A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 14, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Charles Curmi Block 608 Lots 7.01 & 7.02 Old Country Road	Middletown Township	MD1455A	08-26-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1355B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 14, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 <b>Tennent Road</b> <b>(County Route 3)</b>	Marlboro Township  (Proposed Use – Multi-Family Residential) (Total Area – 21.1 acres)	MR554 ROW3987 (also MRSP10092)	08-25-20	3 (1 new)	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 September 14, 2020.

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

Subdivision for Seth Beller Trust Block 807 Lot 1.02 <b>New Monmouth Road</b> <b>(County Route 50)</b>	Middletown Township  (Proposed Use – Commercial - Convenience Store) (Total Area – 12.669 acres)	MD1469 ROW3963 (also MDSP9922)		2 (1 new)	Reconsideration / Waiver
---	--	--------------------------------------	--	--------------	-----------------------------

Waiver request carried to the Development Review Committee meeting on October 13<sup>th</sup>, 2020.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Robert Paul Block 43 Lot 25 <b>Allentown-Davis Station Road (County Route 539)</b>	Upper Freehold Township  (Proposed Use – Agriculture/Residential) (Total Area – 16.66 acres)	UFT709 ROW3981	08-31-20	2 (1 new)	Conditional Final Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated September 14, 2020.
  - A performance guarantee for the proposed driveway improvements shall be required by the Monmouth County Highway Department through its road opening permit process.

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

SCHEDULE1355C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 14, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ventura Partners, LLC Block 215 Lots 8, 9, 10, 23, 24 & 25 <b>Holmdel Road</b> <b>(County Route 4)</b>	Hazlet Township  (Proposed Use – Single Family Residential) (Total Area – 1.01 acres)	HZMJ780	08-25-20	6	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 September 14, 2020.
2. Provide a sight-line analysis for each of the proposed driveways along Holmdel Road out to Bayview Avenue. The driveways shown on the submitted plans are too short, which may create sight distance issues to the north.

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

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
---	---	---------	--	---	------------

Discussion carried to the next Development Review Committee meeting on September 28, 2020.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Manalapan V, LLC Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 <b>Wilson Avenue</b> <b>(County Route 527)</b>	Manalapan Township	MNMJ789 (also MNSP10091)	08-19-20	184	Request Information
(Proposed Use – Residential with market rate townhomes) (Total Area – 31.88 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 September 14, 2020.
2. Receipt of a deed of dedication to widen the Wilson Avenue (C.R. 527) 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). Submit draft deed and deed description 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.
3. Pursuant to Section 5.2-3.1B of the Monmouth County Development Regulations, Volume II, access to the site shall be from Sobecko Road only. Submit revised plans to reflect this.
4. Revise plans to show a left turn lane from Wilson Avenue (County Route 527) to Sobecko Road.

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



SCHEDULE1355D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 14, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Memorial Parkway, LLC Blocks 603 / 607 Lots 3-9 / 8 <b>Memorial Drive (County Route 40A)</b>	Asbury Park City  (Proposed – New 125 dwelling units and 6196 sq. ft. retail/office) (Total Site Area – 1.687 acres) (Impervious Area – 1.589 acres new proposed)	APSP10048	09-03-20	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 September 14, 2020.

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

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 170 Lot 13 <b>Ocean Avenue (County Route 18)</b>	Belmar Borough  (Proposed – Rooftop wireless antenna and equipment at building base) (Total Site Area – 0.230 acres) (Impervious Area – 0.193 acres existing – no change)	BLSP10093	08-25-20	Final Approval
--	--	-----------	----------	-------------------

No 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
Paul Kiernan						X
James Giannell			X			
Ray Bragg		X	X			
Marcy McMullen	X		X			
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Rock Solid Realty, LLC Block 168 Lot 19.10 Fairfield Road	Howell Township  (Proposed – new 358,450 sq. ft. warehouse with 9600 sq. ft. office) (Total Site Area – 101.88 acres) (Impervious Area – 23.33 acres new proposed)	HWSP10022	09-03-20	

Application carried to the next Development Review Committee meeting on September 28, 2020.

Site Plan for K. Hovnanian at Manalapan V, LLC Block 30 Lots 2, 3.01, 3.02, 4 & 7.01 (176) <b>Wilson Avenue</b> <b>(County Route 527)</b>	Manalapan Township  (Proposed - Residential – 75 market rate townhomes) (Total Site Area – 4.40 acres) (Impervious Area – 1.83 acres new proposed)	MNSP10091 (also MNMJ789)	08-19-20	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 September 14, 2020.
2. Receipt of a deed of dedication to widen the Wilson Avenue (C.R. 527) 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). Submit draft deed and deed description 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.
3. Pursuant to Section 5.2-3.1B of the Monmouth County Development Regulations, Volume II, access to the site shall be from Sobecko Road only. Submit revised plans to reflect this.
4. Revise plans to show a left turn lane from Wilson Avenue (County Route 527) to Sobecko Road.

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 The Place at Marlboro, LLC Blocks 148 / 149 Lots 31 / 16 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed - 258-unit Multi-Family Residential) (Total Site Area – 21.1 acres) (Impervious Area – 8.229 acres new proposed)	MRSP10092 (also MR554 ROW3987)	08-25-20	Request Information

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

1. Revise the application form to include the neighboring properties (Block 148, Lot 1; Block 148, Lot 2; and Block 149, Lot 15) upon which the applicant proposes site improvements. Submit documents indicating the property owners' consent to the proposed site improvements.
2. Address the comments in memorandum prepared by Victorino B. Zabat, dated September 14, 2020.

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

Site Plan for Seth Beller Trust Block 807 Lot 1.02 <b>New Monmouth Road (County Route 50)</b>	Middletown Township  (Proposed – New 5585 sq. ft. Wawa Convenience Store with Fueling Station) (Total Site Area – 12.669 acres) Impervious Area – 1.837 acres existing + <u>0.133 acres proposed</u> 1.970 acres total)	MDSP9922 (also MD1469 ROW3963)		Reconsideration / Waiver
---	--	-----------------------------------	--	-----------------------------

Waiver request carried to the Development Review Committee meeting on October 13<sup>th</sup>, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brian Wagner Block 15 Lot 41.09 <b>New Canton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township	UFTSP10085	08-25-20	Conditional Approval
	(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)			

Conditions:

1. The applicant shall revise the site plan to provide a detail for repairs to a county road.
  - A performance guarantee for the proposed driveway improvements shall be required by the Monmouth County Highway Department through its road opening permit process.

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

SCHEDULE1355E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

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

---