

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, SEPTEMBER 28, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell (remotely)
Charles Casagrande (remotely)

Members Absent:

Joe Barris, PP
Paul Kiernan, Jr

Alternates Absent:

Ray Bragg, PE
Marcy McMullen

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 3:04 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP, Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Kyle DeGroot (remotely). Also in attendance were: Kevin Kennedy, Esq. (remotely), Patrick Ward, PE (remotely) and Patrick K. (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 28, 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 1356A, 1356B, 1356C, 1356D & 1356E 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 1356A, 1356B, 1356C, 1356D & 1356E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1356A, 1356B, 1356C, 1356D & 1356E 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 1356A, 1356B, 1356C, 1356D & 1356E 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. Casagrande and passed upon the following vote:

In the affirmative:

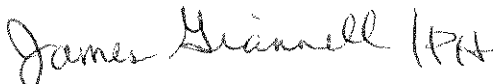
Mr. Ettore
Mr. Giannell
Mr. Casagrande

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 28, 2020.



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

SCHEDULE1356A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 28, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Vena Block 134 Lot 15.01 South Laurel Avenue	Hazlet Township	HZ402	09-23-20	2 (1 new)	Exempt
Subdivision for Mark Chicketano Block 18 Lot 18 Bry Avenue	Howell Township	HW1422	09-16-20	2 (1 new)	Exempt

SCHEDULE1356B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 28, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1356C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 28, 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 Millhurst Road (County Route 527)	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 October 13, 2020.

SCHEDULE1356D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 28, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 407 Sewall LLC Block 3202 Lots 9 & 10 Sewall Avenue	Asbury Park City (Proposed – Renovation of existing building to create 20 dwelling units) (Total Site Area – 0.333 acres) (Impervious Area – 0.170 acres existing <u>+ 0.107 acres proposed</u> 0.277 acres total)	APSP10095	09-18-20	County Approval Not Required
Site Plan for P & C 2, LLC Block 101 Lots 4.02 & 5 First Avenue (County Route 8)	Atlantic Highlands Borough (Proposed – New Mixed-Use (4340 sq. ft. retail and 18 residential units) (Total Site Area – 0.45 acres) (Impervious Area – 0.343 acres new proposed)	AHSP9921	09-15-20	Release of Easement
Site Plan for Par Golf LLC Block 185 Lot 40.104 (40.01) Asbury Road (County Route 547)	Howell Township (Proposed – Construct 4158 sq. ft. conservatory over existing patio) (Total Site Area – 235.2 acres) (Impervious Area – 8.25 acres existing – no change)	HWSP7690G	09-09-20	Final Approval

Discussion carried to the next Development Review Committee meeting on October 13, 2020.

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		X			
Paul Kiernan						X
James Giannell			X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande		X	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	Conditional Approval

Conditions:

1. The applicant shall submit a certified or bank check in the amount of **\$141,994.77** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure HL-77, 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 HL-77.

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

Site Plan for PSI Atlantic Neptune NJ, LLC Block 1709 Lot 1 State Highway 33	Neptune Township (Proposed – New 3-story (104,488 total sq. ft.) self-storage facility) (Total Site Area – 3.745 acres) (Impervious Area – 2.187 acres new proposed)	NSP10094	08-31-20	Final Approval
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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		X			
Paul Kiernan						X
James Giannell			X			
Ray Bragg						X
Marcy McMullen						X
Charles Casagrande		X	X			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for R.C. Realities South, LLC Block 3 Lots 2.01 & 3 State Highway 35	Ocean Township (Proposed – 68,078 sq. ft. addition to existing auto dealership) (Total Site Area – 5.01 acres) (Impervious Area – 2.181 acres existing – no change)	OSP7338B	09-23-20	County Approval Not Required
Site Plan for Steve Egan Block 799 Lot 44 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – Convert existing dwelling to office and apartment and construct 4,800 sq. ft. garage) (Total Site Area – 2.02 acres) (Impervious Area – 0.125 acres existing <u>+ 0.316 acres proposed</u> 0.441 acres total)	WSP10097	09-21-20	Request Information

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

1. The proposed driveway should be aligned with the existing driveway located across the street.
2. The radii on the driveway should be 15 feet minimum.
3. There is an existing truck warning sign with plate "Next ½ mile" (W11-10, W16-4P) in the area of the proposed road widening. This sign assembly shall be shown to be relocated.
4. Revise the site plan to show a stop bar (24" white) and stop sign on the site driveway.
5. Address the comments in memorandum prepared by Victorino Zabat, dated September 24, 2020.
 - Sign materials and posts and the installation thereof in the county right-of-way shall be consistent with the current version of NJDOT details 612-4 and 612-5 and applicable NJDOT specifications.

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

SCHEDULE 1356E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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