

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 TUESDAY, OCTOBER 13, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joe Barris, PP
Joseph Ettore, PE (arrived at 2:18 PM)
James Giannell (remotely)
Marcy McMullen (remotely)

Members Absent:

Paul Kiernan, Jr

Alternates Absent:

Ray Bragg, PE
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.

The Committee entered into recess at 3:30 PM and returned at 3:32 PM. There being no further business, the Meeting was adjourned at 3:36 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: Stephen Nehmad, Esq. (remotely), Gary Dean, PE (remotely) and John Banerjee (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 TUESDAY, OCTOBER 13, 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 1357A, 1357B, 1357C, 1357D & 1357E by the Committee, Mr. Barris 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 1357A, 1357B, 1357C, 1357D & 1357E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1357A, 1357B, 1357C, 1357D & 1357E 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 1357A, 1357B, 1357C, 1357D & 1357E 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. Ettore and passed upon the following vote:

In the affirmative:

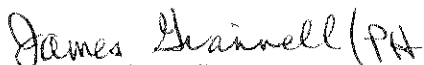
Mr. Barris
Mr. Ettore
Mr. Giannell
Ms. McMullen

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 TUESDAY, OCTOBER 13, 2020.



James Giannell

VICE-CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE1357A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 13, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mario Preta Block 171 Lot 3 Asbury Avenue	Howell Township	HW1423	09-30-20	2 (1 new)	Exempt
Subdivision for Accurate Builders & Developers Block 615 Lot 94 State Highway 35	Middletown Township	MD1476	10-05-20	2 (1 new)	Exempt

SCHEDULE1357B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 13, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Seth Beller Trust Block 807 Lot 1.02 New Monmouth Road (County Route 50)	Middletown Township (Proposed Use – Commercial - Convenience Store) (Total Area – 12.669 acres)	MD1469 ROW3963 (also MDSP9922)		2 (1 new)	Reconsideration / Waiver

Motion was made by Joe Ettore to deny the reconsideration/waiver and seconded by Joseph Barris. Before voting by all committee members, the motion was withdrawn by Joseph Ettore and seconded by Joe Barris.

This discussion was carried to a future Development Review Committee meeting to allow meeting with County Engineering staff and the applicant's engineer. The applicant's attorney agreed to submit letter to extend the review period.

Subdivision for George Green Block 62 Lot 16.02 Stage Coach Road (County Route 524)	Millstone Township (Proposed Use – Residential) (Total Area – 9.575 acres)	MS817 ROW3986	10-02-20	2 (1 new)	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 October 8, 2020.
2. Submit a detailed design with proposed grading for both of the proposed driveways onto Stage Coach Road (C.R. 524) that shows AASHTO sightlines.
3. Coordinate proposed driveway designs with the County's road improvement project along Stage Coach Road (C.R. 524).

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

SCHEDULE1357C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 13, 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 26, 2020. Mr. Aikins will contact the applicant's attorney.

SCHEDULE1357D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 13, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RDM Group, Inc. Block 79 Lot 6.01 Halls Mill Road	Freehold Township (Proposed – New 69,438 sq. ft. warehouse) (Total Site Area – 6.413 acres) (Impervious Area – 2.775 acres new proposed)	FRTSP9897	09-28-20	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 October 8, 2020.
2. The site plan shows a proposed access easement in favor of Lots 4 and 7. The applicant shall clarify the status of the cross access agreement, which would provide these lots with access to the traffic signal at Three Brooks Road.
 - Additional comments on the roadway improvement plans will be provided upon the completion of the review of these plans.

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

Site Plan for RDM Group, Inc. Block 79 Lots 4 & 6.01 Halls Mill Road	Freehold Township (Proposed – New 141,140 sq. ft. warehouse/office) (Total Site Area – 13.378 acres) (Impervious Area – 6.341 acres new proposed)	FRTSP10049	09-22-20	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 Zabat, dated October 8, 2020.
2. The site plan shows a proposed driveway that would provide Lots 4 and 7 with access to the traffic signal at Three Brooks Road. The applicant shall clarify the status of the proposed cross access.
 - Additional comments on the roadway improvement plans will be provided upon the completion of the review of these plans.

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 Seth Beller Trust Block 807 Lot 1.02 New Monmouth Road (County Route 50)	Middletown Township	MDSP9922 (also MD1469 ROW3963)		Reconsideration / Waiver
	(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)			

Motion was made by Joe Ettore to deny the reconsideration/waiver and seconded by Joseph Barris. Before voting by all committee members, the motion was withdrawn by Joseph Ettore and seconded by Joe Barris.

This discussion was carried to a future Development Review Committee meeting to allow meeting with County Engineering staff and the applicant's engineer. The applicant's attorney agreed to submit letter to extend the review period.

Site Plan for JSM at Tinton Falls, LLC Block 115 Lot 11.01 Shafto Road (County Route 547)	Tinton Falls Borough	TFSP9418A	09-28-20	Conditional Approval
	(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)			

Conditions:

1. Receipt of a deed of dedication for the widening of the Shafto Road (C.R. 547) right-of-way to a distance of 50 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. 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.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Shafto Road (C.R. 547) 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. The application has been referred to Engineering for preparation of a bond estimate.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bella Legacy Fund 57, LLC Block 14.03 Lots 35, 37 & 39 Apple Street	Tinton Falls Borough	TFSP10098	09-29-20	County Approval Not Required
	(Proposed – New 3,300 sq. ft. office building) (Total Area – 0.33 acres) (Impervious Area – 0.171 acres new proposed)			

SCHEDULE1357E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Massaro Realty LLC Blocks 144 / 145 Lots 3.02 & 5.08 / 21.02, 23, 24 & 25 Shafto Road (County Route 547)	Tinton Falls Borough	TFSP10096	09-18-20	09-28-20
	(Proposed – New 78,900 sq. ft. flex space) (Total Site Area – 20.205 acres) (Impervious Area – 5.556 acres new proposed)			