

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, OCTOBER 26, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joe Barris, PP, AICP, CFM  
Joseph Ettore, PE  
James Giannell (remotely)  
Charles Casagrande (remotely)  
Dave Schmetterer, PP, AICP

Members Absent:

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 3:14 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: Salvatore Alfieri, Esq., Marc Leber, PE, Joseph Kociuba, PE, Michael Dailey, Kevin Kennedy, Esq., Jason Tarentino, Peter Sabat, Michael Rubino, Esq. and Patrick Ward, PE (all 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, OCTOBER 26, 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 1358A, 1358B, 1358C, 1358D & 1358E 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 1358A, 1358B, 1358C, 1358D & 1358E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1358A, 1358B, 1358C, 1358D & 1358E 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 1358A, 1358B, 1358C, 1358D & 1358E 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:

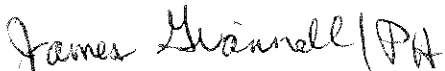
Mr. Barris  
Mr. Ettore  
Mr. Giannell  
Mr. Casagrande

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, OCTOBER 26, 2020.



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

SCHEDULE1358A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 26, 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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SCHEDULE1358B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 26, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1358C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 26, 2020; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for EL at Marlboro 79, LLC Block 415 Lot 22 State Route 79	Marlboro Township  (Proposed Use – Residential) (Total Area – 34.1 acres)	MRMJ787 (also MRSP10090)	10-06-20	226	

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Salvatore Alfieri, Esq., applicant's attorney, granted an extension to review this application at the next Development Review Committee meeting on November 9, 2020.

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SCHEDULE1358D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 26, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AP Shore Holdings LLC Block 2602 Lot 2 Main Street	Asbury Park City  (Proposed – New 880 sq. ft. retail with 4 residential units) (Total Site Area – 0.115 acres) (Impervious Area – 0.104 acres new proposed)	APSP10100	10-13-20	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	10-22-20	Release of Easement

Discussion carried to the next Development Review Committee meeting on November 9, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Martelli Development Group Block 501 Lot 1 <b>Hope Road/Tinton Avenue (County Routes 51 &amp; 537)</b>	Eatontown Borough  (Proposed – New 75 housing units and 3760 sq. ft. addition to banquet hall – Sun Eagles Golf Club) (Total Site Area – 171 acres) (Impervious Area – 21.03 acres existing <u>+ 2.91 acres proposed</u> 23.94 acres total)	ETSP10037	10-09-20	Request Information

On October 26, 2020, the DRC granted a waiver from the requirement to widen the Hope and Tinton Avenues. The applicant indicated the cost of this improvement would render the proposed development economically infeasible. In addition, the DRC found that the applicant proposed a net decrease of nine dwelling units at the site and that a deed restriction will be enacted to ensure the continued use of the remainder of the property as a golf course for at least 40 years. The waiver was granted subject to the receipt of a fee in-lieu of installing curbing along Tinton Avenue.

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 March 23, 2020.
2. The site plan shall be revised to provide standard sight triangles (25 feet by 400 feet) at the intersection of Tinton Avenue and Maxwell Street and at the entrance driveway along Tinton Avenue. The applicant shall submit sight line analyses for these two locations in support of the conclusions of the traffic report on this issue.
3. The stop sign and stop line for Lowther Drive are both shown on Sheet 10. However, the label for the stop sign is covered by a utility pole. The stop line should be shown as new with 24-inch white striping, since the road is shown to be repaved.
4. While the number of trips generated by the proposed development is relatively low, the report did not provide any data in support of the conclusions made therein. For example, while a summary of the Level of Service was provided, the calculations are not. The same comment applies to the crash analysis. The applicant shall submit all back-up information used in preparing the traffic report.

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

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



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Art Barracks, LLC Block 301 p/o 1 <b>Avenue of Memories (Saltzman Avenue) (County Route 537)</b>	Eatontown Borough	ETSP10099	10-13-20	Conditional Approval
	(Proposed – Conversion of existing barracks to commercial arts with 4 residential units) (Total Site Area – 4.5 acres) (Impervious Area – 1.524 acres existing <u>+ 0.224 acres proposed</u> 1.748 acres total)			

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated October 26, 2020.
2. Provide a metes and bounds description for the county's multipurpose easement paralleling the Saltzman Avenue right-of-way.
3. Revise the site plan to show the county's traffic signal equipment located along the property's Saltzman Avenue frontage. If the equipment is not located within the county's right-of-way or the adjacent multipurpose easement, then the applicant shall provide an easement to allow for the continued presence of this equipment on the applicant's property.
4. The site plan shows two proposed utility easements extending into the county's multipurpose easement located along Saltzman Avenue. The proposed easements should terminate at the southerly edge of the county's exclusive multipurpose easement.

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

Site Plan for EL at Marlboro 79, LLC Block 415 Lot 22 State Route 79	Marlboro Township	MRSP10090 (also MRMJ787)	10-06-20	
	(Proposed – Multi-family residential (56 units) with clubhouse) (Total Site Area – 34.1 acres) (Impervious Area – 30.25 acres new proposed)			

Salvatore Alfieri, Esq., applicant's attorney, granted an extension to review this application at the next Development Review Committee meeting on November 9, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Break at Sea Bright, LLC Block 15 Lot 3 Ocean Avenue	Sea Bright Borough  (Proposed – New 2800 sq. ft. commercial with 6 residential condominiums) (Total Site Area – 0.107 acres) (Impervious Area – 0.104 acres new proposed)	SBSP10101	10-14-20	County Approval Not Required
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	10-14-20	Conditional Approval

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](http://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](http://www.visitmonmouth.com). The application will be referred to Engineering for preparation of a bond estimate.

	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 Massaro Realty LLC Blocks 144 / 145 Lots 3.02 & 5.08 / 21.02, 23, 24 & 25 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – New 78,900 sq. ft. flex space) (Total Site Area – 20.205 acres) (Impervious Area – 5.556 acres new proposed)	TFSP10096	10-06-20	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 October 26, 2020.
2. Revise the site plan to show the two-way turn lane on Shafto Road extended to the north a minimum of 100 feet to accommodate the stacking of larger vehicles turning into the site.

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

Site Plan for Steve Egan Block 799 Lot 44 <b>Atlantic Avenue</b> <b>(County Route 524 Spur)</b>	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	10-13-20	Request Information
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On behalf of the applicant, Joseph Kociuba and Michael Rubino presented a request to the Monmouth County Development Review Committee (DRC) to waive aligning the proposed driveway with the existing driveway across the street. Their rationale being that proposed conditions generally match existing conditions on the site. Additionally, realigning the driveway would make on-site stormwater management significantly more costly, difficult to design for, and difficult to locate. The DRC moved to grant this request.

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

1. Respond to the comments in Victorino B. Zabat's memorandum dated October 26<sup>th</sup>, 2020.

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

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

SCHEDULE1358E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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