

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, NOVEMBER 9, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen (remotely)
Charles Casagrande (remotely)
Dave Schmetterer, PP, AICP

Members Absent:

Paul Kiernan, Jr.
James Giannell

Alternates Absent:

Ray Bragg, PE

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 3:20 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).

**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, NOVEMBER 9, 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 1359A, 1359B, 1359C, 1359D & 1359E 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 1359A, 1359B, 1359C, 1359D & 1359E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1359A, 1359B, 1359C, 1359D & 1359E 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 1359A, 1359B, 1359C, 1359D & 1359E 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
- Ms. McMullen
- 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, NOVEMBER 9, 2020.



Joseph Barris, PP, AICP, CFM
PLANNING DIRECTOR
Monmouth County Planning Board Development Review Committee

SCHEDULE1359A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 9, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yogeraj Prashad Block 382 Lots 8 & 17 Woodcrest Drive	Aberdeen Township	ABT473	10-29-20	2 (Lot Line Adjustment)	Exempt

SCHEDULE1359B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 9, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Generation Pines LLC Block 32.06 Lot 7 Kozloski Road (County Route 55)	Freehold Township (Proposed Use – Single Family Residential) (Total Area – 3.297 acres)	FRT652 ROW3990	10-30-20	3 (2 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 November 9, 2020.
2. The applicant shall clarify the existing commercial use at proposed lot 7.01, especially with respect to the number and type of vehicle coming to the site.

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

Subdivision for Yellowbrook Property Co. Block 40 Lot 12 Church Street (County Route 13B)	Little Silver Borough (Proposed Use – Single Family Residential) (Total Area – 1.47 acres)	LS253 ROW3989	10-21-20	2 (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 November 9, 2020.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for James Lawson Block 2201 Lot 46 West Bangs Avenue (County Route 17)	Neptune Township	N551 ROW3988	10-21-20	2 (1 new)	Request Information
(Proposed Use – Single Family Residential) (Total Area – 0.920 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 November 9, 2020.

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

SCHEDULE1359C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 9, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Buckdale, LLC Block 355 Lots 6, 7, 8 & 11 Buckley Road	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 11.33 acres)	MRMJ773	10-30-20	47	Amended Final Approval

- The applicant shall submit the final plat, final plat fee and a CD-ROM disk containing a CAD drawing of the approved final subdivision plat prior to the signing of the final plat.

	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		X			
Charles Casagrande			X			

Subdivision for Brookstone at Casola Farms, LLC Block 214 Lots 1 & 2 Newman Springs Road (County Route 520)	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 6.96 acres)	MRMJ778	10-29-20	7	Request Information
---	--	---------	----------	---	---------------------

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

- Address the comments in memorandum prepared by Victorino B. Zabat, dated November 9, 2020.
- Revise plans to show the sight triangle easement according to Monmouth County Development Regulations. In this case, the sight triangle easement should be 25 feet from the edge of pavement, and 400 feet along each approach of CR 520.

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

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	Conditional Preliminary Approval

Conditions:

1. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail and that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent into the Monmouth County Division of Planning for review before being finalized.
 - Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing (dxf format) of the approved final subdivision plat.

	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	X			
Charles Casagrande			X			

SCHEDULE1359D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 9, 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 Memorial Drive (County Route 40A)	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	10-26-20	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 November 9, 2020.
2. The proposed plantings along Memorial Drive appear to obstruct the view of the crosswalk beacon located at the intersection with Cookman Avenue and the sight line to the north of the intersection with Mattison Avenue. Revise proposed right-of-way plantings, as necessary.
3. The applicant shall provide spot elevations for the proposed sidewalk adjacent to the existing traffic signal equipment located at the intersection of Memorial Drive and Bangs Avenue to demonstrate access to the equipment is not impacted. Additionally, demonstrate that proposed landscaping within the right-of-way will not impact access to the equipment.

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

Site Plan for Jemal's National Guard Armory, LLC Blocks 2404 / 2406 Lots 11 / 1 Lake Avenue	Asbury Park City (Proposed – Two new 5 story residential buildings (84 units total) with 112 parking spaces) (Total Site Area – 0.628 acres) (Impervious Area – 0.585 acres new proposed)	APSP10102	10-22-20	County Approval Not Required
---	--	-----------	----------	---------------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DCH Investments, Inc. Block 2401 Lot 54 State Highway 36	Eatontown Borough (Proposed – 20,281 sq. ft. addition at existing auto dealership – removing 71 parking spaces) (Total Site Area – 10.0acres) (Impervious Area – 5.99 acres existing – no change)	ETSP5744B	10-30-20	County Approval Not Required
Site Plan for Parker Creek Partners, LLC Block 301 Lot p/o 1 Saltzman Avenue (County Route 537)	Eatontown Borough (Proposed – 5051 sq. ft. addition to existing bowling center) (Total Site Area – 2.547 acres) (Impervious Area – 1.625 acres existing <u>- 0.061 acres proposed</u> 1.564 acres total)	ETSP10059	11-02-20	Request Information

The Development Review Committee (DRC) reviewed a request to delay the reconfiguration of traffic circulation and parking at the site, and the widening of the adjacent county roads, until the second phase of the project. The applicant also requested deferring the response to Comments 4, 5, 6, and 10 below until the second phase. The DRC remains concerned that the existing parking layout presents substantial traffic safety issues, especially with respect to vehicles backing out of parking spaces located close to Wilson Avenue, the use of Wilson Avenue as a driveway aisle for vehicles seeking parking at the site, and the proposal to allow the continued location of the existing stop sign and stop bar at the intersection of Messenger and Saltzman Avenues that are set back too far from the intersection. In addition, the DRC is concerned these substandard conditions would remain unaddressed if the applicant is unable to proceed with the second phase of the project. The DRC withheld action on the applicant's request pending a response to these concerns.

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

1. Revise plans to show the grantor and grantee of the right-of-way widening easement and indicate the parallel 12-foot wide multi-purpose easement.
2. A traffic impact statement shall be submitted. This information will be used to get an understanding as to the operation and determine the scope of improvements along the County roads, i.e., the potential need for a left turn lane.
3. Four driveways are proposed along Wilson Avenue (County Route 537A). The number of driveways and their layout does not comply with the standards provided in the county's development regulations, as follows:
 - a. Pursuant to Section 5.2-3.11 of the Development Regulations, one two-way driveway is permitted along a county road. Ideally, the driveway should be aligned with North Drive. Two one-way driveways are also acceptable. Appropriate signs and pavement markings, i.e., stop signs and stop bars are required at the proposed driveway(s).
 - b. Driveways on a county road shall be designed so that vehicles are not required maneuver into or out of on-site parking spaces within the portion of the driveway located within 20 feet of a county road.
 - c. On-site parking shall not be located in a county right of way, or the adjacent multi-purpose easement.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Parker Creek Partners, LLC Block 301 Lot p/o 1 (CONT'D)	Eatontown Borough	ETSP10059	11-02-20	

4. The concrete steps leading directly to Wilson Avenue shall be removed.
5. The stop sign, stop bar, and crosswalk at the Messenger Ave approach to Saltzman Avenue (County Route 537) are located too far back from the intersection and do not comply with the MUTCD. Since the sidewalk on the site is being removed, the crosswalk, stop bar, and stop sign should be relocated accordingly.
6. Pursuant to the county's development regulations, Wilson Avenue and Saltzman Avenue is required to be widened to a distance of 20 feet from the roadway centerline.
7. The applicant shall clarify whether Borough of Eatontown is requiring an evaluation of the need to replace existing sidewalks to meet ADA standards.
8. Based on prior discussions with FMERA, the County will be realigning Wilson Avenue at Messenger Avenue, as well as closing the northerly end of Messenger Ave. This may impact access to and from the employee parking spaces located along Messenger Avenue at this location. The site plan shall be revised to reflect this roadway closure.
9. The applicant shall clarify the "Proposed Access Easement To Benefit Bowling Center Property," and shall indicate the grantor of the easement. In addition, the applicant shall indicate whether Messenger Avenue will be a municipal street or a private roadway.
10. The applicant shall clarify the proposed "Environmental Carve Out" shown on Parcel 102 D on the Existing Conditions Plan.

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

Site Plan for Faith Reformed Church Block 66 Lot 8 Middle Road (County Route 516)	Hazlet Township	HZSP10066	10-23-20	Request Information
	(Proposed – Improvements at existing church for day care center) (Total Site Area – 4.19 acres) (Impervious Area – 0.711 acres existing – no change)			

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 November 09, 2020.

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 Three Puglisi Brothers, Inc. 1/3 Puglisi Egg Farms Block 46 Lots 24, 25, 26, 27 & 27.01 Easy Street	Howell Township	HWSP5729A	10-30-20	Final Approval
(Proposed – 48,012 sq. ft. addition at existing egg farm/warehouse) (Total Site Area – 31.66 acres) (Impervious Area – 3.48 acres existing + <u>1.03 acres proposed</u> 4.51 acres total)				

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		X			
Charles Casagrande			X			

Site Plan for Joseph Skeba Block 74 Lot 23.02 Smithburg Road (County Route 527A) County Bridge MS-74A	Manalapan Township	MNSP9786	10-28-20	
(Proposed – New 952,721 sq. ft. warehouse with 344 parking spaces) (Total Site Area – 97.54 acres) (Impervious Area – 51.50 acres new proposed)				

Moved to the next Development Review Committee meeting on November 23, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for EL at Marlboro 79, LLC Block 415 Lot 22 State Route 79	Marlboro Township (Proposed – Multi-family residential (56 units) with clubhouse) (Total Site Area – 34.1 acres) (Impervious Area – 30.25 acres new proposed)	MRSP10090 (also MRMJ787)	10-06-20	Conditional Approval

Conditions:

1. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail and that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent into the Monmouth County Division of Planning for review before being finalized.

	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	X			
Charles Casagrande			X			

Site Plan for Oport Partners, LLC Blocks 110.15 / 110.16 (110) Lots 1 / 1 (4) Alexander Avenue	Oceanport Borough (Proposed – Parking improvements at existing commissary) (Total Site Area – 11.288 acres) (Impervious Area – 9.699 acres existing – no change)	OPSP10103	10-28-20	County Approval Not Required
--	--	-----------	----------	---------------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for W & M Associates, LLC Block 128.03 Lot 47 Jumping Brook Road	Tinton Falls Borough (Proposed – New 113,016 sq. ft. shipping & receiving facility with 942 parking spaces) (Total Site Area – 50.7 acres) (Impervious Area – 17.74 acres new proposed)	TFSP10079	10-29-20	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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	X			
Charles Casagrande			X			

SCHEDULE 1359E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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