

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:15 PM on MONDAY, NOVEMBER 23, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE (left at 2:58 PM)
James Giannell (remotely)
Ray Bragg, PE
Charles Casagrande (remotely)

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Dave Schmetterer, PP, AICP
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 4:28 PM.

Staff present included: Phyllis Harrington and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely) and Victorino Zabat, PE (remotely). Also in attendance were: Cheryl Lynn Walters, Esq., Kevin Kennedy, Esq., Gary Dean, PE, Chris Bednarski, PE, Patrick Ward, PE, representative from Langan Engineering and Chris Campanelli, applicant (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, NOVEMBER 23, 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 1360A, 1360B, 1360C, 1360D & 1360E 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 1360A, 1360B, 1360C, 1360D & 1360E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1360A, 1360B, 1360C, 1360D & 1360E 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 1360A, 1360B, 1360C, 1360D & 1360E 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. Giannell
- Mr. Bragg
- 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 23, 2020.



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

SCHEDULE 1360A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Shark River Hills Estates and Heathrow Exchange, LLC Block 5303 Lots 15, 16, 19 & 20 Park Place	Neptune Township	N552	11-16-20	2 (Lot Consolidation)	Exempt

SCHEDULE1360B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 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

This application was heard at the November 23, 2020 Development Review Committee (DRC) meeting. Cheryl Lynn Walters appeared on behalf of the applicant's attorney and Gary Dean appeared as the applicant's traffic engineer. After numerous attempts to resolve traffic related issues to no avail, the DRC moved to deny the request for a reconsideration of conditions. The previous condition will remain as it reads below.

Conditions:

1. The applicant shall post a bond covering the cost of closing the egress from the property heading towards New Monmouth Road (County Route 50). The applicant will monitor the traffic at this location for a year and provide the Development Review Committee with a traffic report that evaluates accidents, the queue at the traffic signal, and the queue at the jug handle onto NJ State Route 35. Should the Development Review Committee find that there are no accidents as a result of allowing left turns onto New Monmouth Road (County Route 50), the applicant will then have their bond returned. If the Development Review Committee finds a significant number of accidents as a result of allowing left turns onto New Monmouth Road (County Route 50), then the egress shall be prohibited for vehicles from the property heading towards New Monmouth Road (County Route 50).

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

SCHEDULE 1360C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township (Proposed Use – Commercial) (Total Area – 53.211 acres)	HWMJ668	11-09-20	8	Conditional Preliminary Approval

Conditions:

- The applicant shall submit a certified or bank check in the amount of **\$187,954.17** made payable to the County of Monmouth. This amount represents the applicant's recalculated proportionate share of the cost of replacing County Drainage Structure HL-04, 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 area tributary to County Drainage Structure HL-04.
- Prior to Final Approval the applicant shall submit the following:
 - A final plat review fee of \$300.00.
 - The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

	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
Charles Casagrande		X	X			

Subdivision Plan for SAMTD Acquisitions Cooper Avenue Urban Renewal, LLC Blocks 306 / 307 Lots 1.01 / 13-16 & 18-22 Ocean Boulevard (County Route 57)	Long Branch City (Proposed Use – Multi-Family Residential) (Total Area – 4.93 acres)	LBMJ734 (also LBSP9577)	11-04-20	4	Conditional Preliminary Approval
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Eric Ballou submitted a letter to the County Planning Board on behalf of the Owner/Applicant requesting Final Approval for the subdivision application associated with the Ocean Gate project in Long Branch. Ballou states that the conditions outlined on the 9/25/19 letter for the site plan (LBSP9577) and the subdivision (LBMJ734) are identical. Since the conditions are related to the traffic light and intersection of Cooper Avenue and Ocean Boulevard (C.R. 57), the developer requests that these conditions be applied to the site plan exclusively. The letter goes on to read that subdivision approval would expedite project financing and compliance with the City of Long Branch. With this in mind, the Development Review Committee moved to grant Conditional Preliminary Approval to this subdivision application with the condition provided below.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision Plan for SAMTD Acquisitions Cooper Avenue Urban Renewal, LLC Blocks 306 / 307 Lots 1.01 / 13-16 & 18-22 (CONT'D)	Long Branch City	LBMJ734 (also LBSP9577)	11-04-20	4	

Conditions:

1. Receipt of a final subdivision plat that provides access to the site from Witmer Place and restricts access to Ocean Boulevard (C.R. 57). This arrangement shall be enforced through deed restrictions and copies of the deed shall be submitted to the county for review.

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

Subdivision for Toll Bros., Inc. Block 72 Lots 10.01, 11.06 & 11.07 Iron Ore Road (County Route 527A)	Manalapan Township	MNMJ790 (also MNSP10106)	11-12-20	232	Request Information
	(Proposed Use – Multi-Family Residential & Affordable) (Total Area – 56.87 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 23, 2020.
2. Revise the traffic impact study to include traffic generated by the Skeba and Showplace Farm Warehouses. The revised traffic impact study look at the impact to the intersection of State Highway 33 and Iron Ore Road (C.R. 527A). Additionally, revisions to the traffic signal proposed by McDonough & Rea Associates on behalf of Skeba should be analyzed.
3. Address the comments on the markup of the Iron Ore Road – Roadway Improvement, prepared by Vincent Cardone, dated November 23, 2020.
4. The designated right-of-way for Iron Ore Road (C.R. 527A) is 80ft. Revise the Final Subdivision plat to show proposed right-of-way 40ft. from existing right-of-way center.
5. The Final Subdivision plat should be revised to reflect the revised sight-triangle easement per redlined comments on the road improvement plans.
6. Revise the Preliminary & Final Major Site Plan & Subdivision Plan Phases 1 & 2 to reflect the above comments on the road improvement plans and subdivision plat.

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 Joseph Zagari Block 183 Lot 15 County Route 520	Marlboro Township (Proposed Use – Residential) (Total Area – 2.490 acres)	MRMJ675	11-13-20	4	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 23, 2020.
2. In accordance with section 2.4 of the County's development regulations, the applicant shall include a tree save plan.
3. In accordance with section 2.4-10 of the County's development regulations, the applicant must identify diameter at breast height (DBH), species, and common name. Trees within the right-of-way (ROW) and 50' adjacent to the ROW must be indicated on the plan.
4. The applicant must indicate the method of protecting the trees to be saved during construction on the plans for review.
5. In accordance with section 5.5 of the County's development regulations, the applicant shall provide the following:
 - a. It appears 7 or 8 trees spaced at approximately 50' on center can be placed on Newman Springs Road (CR 520)
 - b. The applicant shall make an effort to fit shade trees along proposed lots 15.01, 15.02, & 15.03
 - c. The applicant may plant trees 50' away from the existing tree in the ROW in front of lot 15.03
 - d. Trees may be placed at a minimum of six feet away from the edge of the road pavement
 - e. Proposed trees must be at minimum 2-2.5 inch caliper size
 - f. Provide plant list and planting details as defined in section 5.5 landscaping along county roads
 - g. Varieties of oaks such as Quercus rubra (red oak), Quercus alba (white oak), Quercus phellos (willow oak), and Quercus palustris (pin oak) may be considered
6. The applicant shall indicate the sight triangles for roadways and driveways accessing Newman Springs Road (CR 520) on the landscape plan for review.
7. Proposed street trees must be pruned up to maintain clear visibility at driveways in and through the sight triangle areas.
8. All areas in the ROW that will be disturbed, topsoiled, and reseeded must be identified.

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

SCHEDULE1360D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for P & C 2, LLC Block 101 Lots 4.02 & 5 First Avenue (County Route 8)	Atlantic Highlands Borough	AHSP9921	11-16-20	Release of Easement
	(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)			

Patrick Ward and Kevin Kennedy appeared representing the applicant's engineer and attorney, respectively, to discuss the location of the footings in relation to the utility pole and gas line fronting the site. This discussion is pursuant to a prior request from the Development Review Committee (DRC) to provide cross-sections so that a determination could be made on the release of the sight-triangle, road widening, and five-foot wide landscape buffer easements the county currently holds. The DRC moved to recommend a release of easements to the Board of Freeholders upon receipt of written verification from both the gas company and the owner of the utility pole fronting the site confirming that the location and methods of construction are acceptable.

	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						
Charles Casagrande			X			

Site Plan for Sachem Pond LLC Block 95 Lots 5 & 7 Main Street (County Route 30)	Belmar Borough	BLSP10084	11-13-20	Request Information
	(Proposed – New Mixed-Use – 30 residential units and 3000 sq. ft. office) (Total Site Area – 0.527 acres) (Impervious Area – 0.475 acres new proposed)			

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 23, 2020.
2. Provide a turning movement diagram for vehicles backing out of the handicap parking space near the intersection of Ninth Avenue and Main Street. This diagram should show that vehicles can back out of the space without encroaching on the crosswalk.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Monmouth Mall LLC Block 2201 Lots 1.01, 1.02, 2, 3, 4 & 5 Wyckoff Road (County Route 547) County Bridge E-22	Eatontown Borough	ETSP528I	10-28-20	Conditional Approval
(Proposed – Renovations at existing mall and 700 new residential units) (Total Site Area – 104 acres) (Impervious Area – 87.36 acres existing - <u>4.16 acres proposed</u> 83.20 acres total)				

Conditions:

1. Receipt of a developer agreement for the design and installation of pedestrian traffic signals, push buttons, crosswalks, and related equipment needed to interconnect the county's existing traffic infrastructure along Wyckoff Road (County Route 547) at the two site driveways with the State's traffic signal at the intersection of Highway 36 and Wyckoff Road. This developer's agreement also includes reconstruction of the inlet where a connection is proposed. The terms of the developer agreement shall be satisfied prior to the issuance of a Certificate of Occupancy for any of the proposed residential units at the site.

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

Site Plan for Martelli Development Group Block 501 Lot 1 Hope Road/Tinton Avenue (County Routes 51 & 537)	Eatontown Borough	ETSP10037	11-13-20	Conditional Approval
(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)				

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 23, 2020.
2. Receipt of a right-of-way dedication to a distance of 40 feet from the centerline of Tinton Avenue (County Route 537). The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Martelli Development Group Block 501 Lot 1 (CONT'D)	Eatontown Borough	ETSP10037	11-13-20	

3. Receipt of a right-of-way dedication to a distance of 40 feet from the centerline of Hope Road (County Route 51). The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
4. The sight triangles currently drawn at 100 scale are difficult to verify. Provide a plan with site triangles drawn at 30 scale.
5. The sight triangles as drawn encroach into the Tinton Avenue (County Route 537) right-of-way (ROW). Provide a deed of sight triangle easement on Maxwell Road. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
6. Clarify whether the site driveway (Lowther Drive) will remain a private driveway or become a municipal street.
7. The applicant shall calculate and submit a cost estimate for the reconstruction of county structure E-31.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Palmer Beauty Salon, LLC Block 156 Lot 4 Palmer Avenue (County Route 7)	Hazlet Township (Proposed – 200 sq. ft. addition to existing beauty salon) (Total Site Area – 0.115 acres) (Impervious Area – 0.055 acres existing <u>+ 0.038 acres proposed</u> 0.093 acres total)	HZSP10055	11-04-20	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 23, 2020.
2. Revise the site plan to show the removal of the parking space closest to the stop bar along the building.

	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
Charles Casagrande	X		X			

Site Plan for CTC Landscaping Block 46 Lot 32.01 Herbertsville Road (County Route 549)	Howell Township (Proposed – Parking and outdoor improvements at existing site) (Total Site Area – 8.05 acres) (Impervious Area – 0.933 acres existing – no change)	HWSP10034	11-12-20	Conditional Approval
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Christopher Bednarski submitted a letter to the County Planning Board on behalf of Christopher Campanelli requesting a waiver from the requirement to widen C.R. 549 (Herbertsville Road) 20ft. from the centerline. The letter requests payment in lieu of improvements stating that the adjacent properties to the site do not currently have widened pavement in their frontage and widening the road would cause undue hardship. Additionally, the County Road Improvement Project being in the alternatives analysis phase was offered as another reason to for a payment in lieu of widening. On this basis, the Development Review Committee moved to waive the requirement to widen C.R. 549 (Herbertsville Road) 20ft. from the centerline contingent upon the receipt of a hold harmless agreement for the bollards in the county right-of-way and payment in lieu of widening.

Conditions:

1. Receipt of a hold harmless agreement that would allow the proposed bollards and protective curbing around the existing utility pole to remain within the Herbertsville Road (County Route 549) right-of-way. The fee for the preparation of the hold harmless agreement is \$750.00.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CTC Landscaping Block 46 Lot 32.01 (CONT'D)	Howell Township	HWSP10034	11-12-20	

2. Address the following comments by Victorino B. Zabat:
 Provide a plan indicating full-depth road widening along C.R. 549, Herbertsville Road, to 20-ft. from centerline, with 50-ft. transition on approach, and 15:1 transition on departure from widened segment. Use 1-in. = 30-ft. scale or greater.
 - a. Establish a station line across site frontage;
 - b. Indicate sawcut, offset 2-ft. from existing edge of pavement, for entire length of widening, including pavement transitions;
 - c. Provide elevations at centerline, existing edge of pavement and widened edge of pavement at 50-ft. intervals;
 - d. Indicate cross-slopes within existing pavement and widened pavement;
 - e. Verify positive surface drainage from existing pavement onto widened pavement and from widened pavement onto right-of-way;
 - f. Provide road cross-sections at 50-ft. intervals. Clearly indicate new pavement courses. Standard County pavement consists of 2-in. thick Hot Mix Asphalt (HMA) Mix 9.5M64 surface course, over 6-in. thick HMA 19M64 base course, over 6-in. thick dense graded aggregate (DGA) base course.
 - g. Provide road profiles along centerline, existing and proposed edge of pavement

3. Receipt of the fee in lieu of widening C.R. 549 (Herbertsville Road). An estimate will be provided upon receipt of revised plans that address the comments listed in the prior condition.

	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
Charles Casagrande		X	X			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	Request Information
	(Proposed – New 952,721 sq. ft. warehouse with 344 parking spaces) (Total Site Area – 97.54 acres) (Impervious Area – 51.50 acres new proposed)			

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 20, 2020.
2. Address the comments on the markup of the Smithburg Road Plan and Profiles, prepared by Vincent Cardone, dated November 17, 2020.
3. One of the parcels of land adjacent to the site (Block 74, Lot 25) is a Green Acres property owned by the township of Manalapan. Provide documented consent from the township to run right-of-way improvements through their property.

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

Site Plan for Toll Bros., Inc. Block 72 Lots 10.01, 11.06 & 11.07 Iron Ore Road (County Route 527A)	Manalapan Township	MNSP10106 (also MNMJ790)	11-12-20	Request Information
	(Proposed – 224 market rate townhomes and 92 affordable rentals) (Total Site Area – 56.87 acres) (Impervious Area – 24.76 acres new proposed)			

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 23, 2020.
2. Revise the traffic impact study to include traffic generated by the Skeba and Showplace Farm Warehouses. The revised traffic impact study look at the impact to the intersection of State Highway 33 and Iron Ore Road (C.R. 527A). Additionally, revisions to the traffic signal proposed by McDonough & Rea Associates on behalf of Skeba should be analyzed.
3. Address the comments on the markup of the Iron Ore Road – Roadway Improvement, prepared by Vincent Cardone, dated November 23, 2020.
4. Revise the Preliminary & Final Major Site Plan & Subdivision Plan Phases 1 & 2 to reflect the above comments on the road improvement plans and subdivision plat.

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 Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 Tennent Road (County Route 3)	Marlboro Township	MRSP9610		Waiver Request
(Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)				

Liza Glazner submitted a letter to the County Planning Board requesting a waiver from the requirement to relocate utility poles with a full six foot setback. Joe Ettore advised the Development Review Committee that the road improvement project along C.R. 3 (Tennent Road) resulted in a wider road than intended. On this basis, the Development Review Committee moved to grant a waiver from the requirement to set utility poles six feet back.

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

Site Plan for Broad Street 34, LLC Block 64 Lots 25.01, 25.02, 26 & 27 Broad Street (County Route 20)	Manasquan Borough	MQSP10104	11-09-20	Request Information
(Proposed – New 22-unit multi-family residential & affordable housing) (Total Site Area – 0.840 acres) (Impervious Area – 0.630 acres new proposed)				

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 23, 2020.
2. Revise plans to show the driveway location with the 10 ft minimum offset from the side property line as defined in the Monmouth County Development Regulations.
 - a. The 10' distance shall be measured at the point of the widest portion of the driveway at the edge of pavement of the county road. Driveway apron flares and corner radii are considered as portions of the driveway.
3. Revise plans to show the driveway width to meet the required 24ft minimum.
4. Revise plans to show the driveway radii to meet the required 15ft minimum.
5. Revise plans to show labels for lane widths and corner radii.
6. Revise plans to show that pavement markings for parking spaces will be restored in the areas of pavement saw cut/restoration for curb work.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Broad Street 34, LLC
Block 64
Lots 25.01, 25.02, 26 & 27
(CONT'D)

Manasquan
Borough

MQSP10104

11-09-20

7. Revise the plan to show the existing "2hr parking 8am to 6 pm" (R7-108) sign. This sign appears to conflict with the new driveway and should be relocated if necessary.
8. Revise plans to show the delineated parking to be removed from in front of the driveway. One of the parking spaces appears to be within the corner radius, which will impact the ability of vehicles to turn right out of the driveway.
9. Label the existing "Speed Limit 30" [R2-1(30)] sign in front of 44 Broad St. on the plans.
10. Revise the plans to show Broad Street (C.R. 20) with a right-of way width of 60ft per the County Road Plan.

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

Site Plan for
Union Avenue 33, LLC
Block 66.02
Lot 31.01
Union Avenue

Manasquan
Borough

MQSP10105

11-09-20

County
Approval
Not
Required

(Proposed – New 23-unit multi-family residential & affordable housing)
(Total Site Area – 0.566 acres)
(Impervious Area – 0.343 acres new proposed)

Site Plan for
479 Route 520 Associates, LLC
Block 213
Lot 8.01
**Newman Springs Road
(County Route 520)**

Marlboro
Township

MRSP8308A

11-09-20

Conditional
Approval

(Proposed – New 12,576 sq. ft. building at existing Marlboro Medical Arts)
(Total Site Area – 5.07 acres)
(Impervious Area – 3.037 acres existing
+ 0.091 acres proposed
3.128 acres total)

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 23, 2020.

	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
Charles Casagrande		X	X			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Shore Moving & Storage, Inc. Block 819 Lot 20 Atlantic Avenue (County Route 524 Spur)	Wall Township	WSP10007	11-12-20	Conditional Approval
Proposed – 10,000 sq. ft. addition to existing office/warehouse) (Total Site Area – 2.73 acres) (Impervious Area – 1.739 acres existing <u>+ 0.003 acres proposed</u> 1.742 acres total)				

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 23, 2020.
2. The Vehicle Circulation plan shows that Interstate Semi-trailers (WB-62) will slightly encroach on the centerline when turning right to enter the site. Revise the Vehicle Circulation plan to address this.

	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
Charles Casagrande	X		X			

Site Plan for Steve Egan Block 799 Lot 44 Atlantic Avenue (County Route 524 Spur)	Wall Township	WSP10097	11-04-20	Conditional Approval
(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)				

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated November 23, 2020.

	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
Charles Casagrande		X	X			

SCHEDULE1360E

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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