

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, DECEMBER 14, 2020 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell (remotely)
Marcy McMullen (remotely)
Dave Schmetterer, PP, AICP (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.

There being no further business, the Meeting was adjourned at 4:00 PM.

Staff present included: Phyllis Harrington, Victor Furmanec, PP and Quinn Ruff, and Mark Aikins, Esq. (remotely), Vince Cardone, PE (remotely), Victorino Zabat, PE (remotely) and Kyle DeGroot (remotely). Also in attendance were: Ian Borden, PE, Salvatore Alfieri, Esq., Scott Kennell, PE, Chet DiLorenzo, PE, Jim Kennedy, PE and Stephen Musto (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, DECEMBER 14, 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 1361A, 1361B, 1361C, 1361D & 1361E 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 1361A, 1361B, 1361C, 1361D & 1361E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1361A, 1361B, 1361C, 1361D & 1361E 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 1361A, 1361B, 1361C, 1361D & 1361E 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 Ms. McMullen 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 MONDAY, DECEMBER 14, 2020.



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

SCHEDULE1361A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2020; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1361B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2020; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Burke Development Assoc. Block 19 Lot 12 River Road (County Route 10)	Fair Haven Borough (Proposed Use – Residential) (Total Area – 0.459 acres)	FH325 ROW3991	11-25-20	2 (1 new)	Request Information

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

1. The sign located along the site frontage should be labeled as "No Parking This Side (R7-4)"
2. Address the comments in memorandum prepared by Victorino Zabat, dated December 14, 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 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	12-09-20	3 (2 new)	Request Information

Paul Butkoff (the applicant) requested a waiver from the requirements to widen the Kozloski Road (C.R. 55) right-of-way and to eliminate the existing driveway onto Kozloski Road. Joe Ettore recommended the Development Review Committee (DRC) to grant the waivers since this section of Kozloski Road is unlikely to be widened in the future given its design and construction by the County. Additionally, he stated the county built the existing driveway when the lot was originally bifurcated as a result of the county's road improvement project. The DRC voted to grant the requested waivers.

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

1. Address the comments in the Victorino Zabat's memorandum, dated November 9, 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			
Joseph Ettore	X		X			
Paul Kiernan						X
James Glannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

SCHEDULE1361C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2020; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Chester Jackiewicz Blocks 272 / 273 Lots 1.01 / 3, 4 & 4.01 Lower Main Street (County Route 516)	Aberdeen Township (Proposed Use – Single Family Residential) (Total Area – 1.236 acres)	ABTMJ779	12-08-20	4	Request Information

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

1. Address the comments in Victorino B. Zabat's memorandum dated December 14, 2020.

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

Subdivision for Ventura Partners, LLC Block 215 Lots 8, 9, 10, 23, 24 & 25 Holmdel Road (County Route 4)	Hazlet Township (Proposed Use – Single Family Residential) (Total Area – 1.01 acres)	HZMJ780	11-30-20	6	Conditional Preliminary Approval
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Conditions:

1. Receipt of a deed of easement for the widening of the Keyport-Holmdel Road (C.R. 4) right-of-way to a distance of 80 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 Keyport-Holmdel Road (C.R. 4) 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.
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$300.00), 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	X			
Joseph Ettore			X			
Paul Kiernan						X
James Glannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen	X		X			
Charles Casagrande						X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 Newman Springs Road (County Route 520)	Marlboro Township (Proposed Use – Residential) (Total Area – 2.490 acres)	MRMJ675	12-10-20	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 Zabat, dated December 14, 2020.
2. Address the comments prepared by Elias Sarrinikolaou, revised December 12, 2020.
3. Submit sight-line analyses for the driveways on lots 15.02 and 15.03. See markup prepared by Vince Cardone dated December 11, 2020.

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

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	12-10-20	7	Request Information
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The applicant requests a waiver from the requirement to widen the Newman Springs Road to include a 12-foot travel lane and an 8-foot shoulder. A section of the road widening would require a right-of-way easement or dedication across the adjacent property, which is owned by NJ Transit and leased to the Monmouth County Park System for purposes of the Henry Hudson Trail. Before acting on this waiver request, the Development Review Committee directed staff to investigate whether either party would have objections to the proposed road widening, and continue the review of the waiver request when that issue has been addressed.

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. 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 Hemenway Construction, Inc. Block 420 Lot 4 Sixth Avenue (County Route 2)	Neptune Township (Proposed Use – Single Family Residential) (Total Area – 0.895 Acres)	NMJ788	11-19-20	6	Conditional Preliminary Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated December 14, 2020.
2. The applicant shall either remove the existing 24-inch diameter tree located adjacent to the proposed driveway along 6th Avenue, or demonstrate the tree does not obstruct the sight line for vehicles exiting the property.
3. The applicant shall provide documentation that the Township requested preservation of the existing street tree on 6th Avenue (County Route 2).
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the 6th Avenue (C.R. 2) 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 will be referred to Engineering for preparation of a bond estimate upon receipt of the information requested above.

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

SCHEDULE1361D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2020.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Plaza Enterprises, LLC Block 1304 Lot 21.01 Wyckoff Road (County Route 547)	Eatontown Borough	ETSP6743A	12-07-20	Request Information
	(Proposed – Improvements at existing shopping center) (Total Site Area – 10.115 acres) (Impervious Area – 6.999 acres existing <u>- 0.005 acres proposed</u> 6.994 acres total)			

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

1. Clarify the proposed use of the property, and submit a traffic statement indicating the projected number of vehicular trips generated by the proposed use.
2. The existing landscaping located at the easterly driveway shall be removed. Alternatively the applicant shall demonstrate the vegetation does not obstruct the sight line for vehicles leaving the site.

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

Site Plan for Eatontown Wyckoff, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough	ETSP9231	11-30-20	Amended Final Approval
	(Proposed – 4 new buildings totaling 21,238 sq. ft. with 170 parking spaces) (Total Site Area – 6.24 acres) (Impervious Area – 3.83 acres new proposed)			

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

- The inspection fee (\$962.26) was received on December 11, 2019.
- The performance guarantee, consisting of JP Morgan Chase Bank Check No. 9830717620 in the amount of \$4,811.29 and The Hanover Insurance Company Bond No. BMY1077277 in the amount of \$43,302.00, to assure the satisfactory installation of improvements within the Wyckoff Road (County Route 547) right-of-way was received on November 21, 2019.
- The deed for the widening of the Wyckoff Road (County Route 547) right-of-way to a distance of 40 feet from the centerline was received on August 29, 2019.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Eatontown Wyckoff, LLC Block 2303 Lot 1 (CONT'D)	Eatontown Borough	ETSP9231	11-30-20	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore	X		X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

Site Plan for Parker Creek Partners, LLC Block 301 Lot p/o 1 Saltzman Avenue (County Route 537)	Eatontown Borough	ETSP10059	12-07-20	Conditional Approval
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(Proposed – 5051 sq. ft. addition to existing bowling center)
 (Total Site Area – 2.547 acres)
 (Impervious Area – 1.625 acres existing
 - 0.061 acres proposed
 1.564 acres total)

Conditions:

1. Revise the site plan to show the following:
 - a. Grantor and grantee of the right-of-way widening easement and indicate the parallel 12-foot wide multi-purpose easement.
 - b. The existing barricade at the intersection of Messenger and Saltzman Avenues.
 - c. Removal of the concrete steps along Wilson Avenue.
 - d. Removal of the first parking space located at the southerly entry driveway along Wilson Avenue.
2. The applicant shall clarify the "Proposed Access Easement To Benefit Bowling Center Property," and shall indicate the grantor of the easement.
3. The applicant shall clarify the proposed "Environmental Carve Out" shown on Parcel 102 D on the Existing Conditions Plan.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Wilson Avenue (C.R. 537A) and Saltzman Avenue (C.R. 537) rights-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.
5. Receipt of a deed for the multipurpose easement along Saltzman and Wilson Avenues. 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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Parker Creek Partners, LLC Block 301 Lot p/o 1 (CONT'D)	Eatontown Borough	ETSP10059	12-07-20	
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	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
Paul Kiernan						X
James Giannell			X			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen	X		X			
Charles Casagrande						X

Site Plan for 32 Chestnut Realty LLC Block 23 Lot 2 Chestnut Street	Farmingdale Borough	FMSP10109	11-30-20	
	(Proposed – Building and parking improvements at existing warehouse) (Total Site Area – 3.37 acres) (Impervious Area – 3.262 acres existing - <u>0.182 acres proposed</u> 3.080 acres total)			
				County Approval Not Required

Site Plan for New Horizon Properties LLC Block 183 Lots 77 & 77.01 State Highway 33	Howell Township	HWSP10107	11-16-20	
	(Proposed – New 25,912 sq. ft. commercial development) (Total Site Area – 9.15 acres) (Impervious Area – 2.17 acres new proposed)			
				Final Approval

No 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			
Dave Schmetterer						
Ray Bragg						X
Marcy McMullen		X	X			
Charles Casagrande						X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cardinale & Jackson Crossing 2 Block 3001 Lot 2 Monmouth Road (County Route 537)	Jackson Township (Phases 1 & 2) (Proposed – New sports complex with recreation facilities, hotels, restaurants and convenience store with fuel) (Total Site Area – 90.02 acres) (Impervious Area – 36.01 acres new proposed)	JSP9720	11-30-20	

The DRC acknowledged that Monmouth County Engineering staff comments on the site and road improvement plans were being forwarded to the Ocean County Planning Board and County Engineer.

Site Plan for 357 West Front Street, LLC Block 20 Lots 9, 11.01, 13, 14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough (Proposed – New 5,500 sq. ft. building at existing marina) (Total Site Area – 1.99 acres) (Impervious Area – 1.552 acres existing <u>+ 0.032 acres proposed</u> 1.584 acres total) 1.585	KPSP10042	12-01-20	Request Information
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The following item must be addressed before formal review and action by the Development Review Committee:

1. The existing driveway was designed by the County to provide access for former restaurant use at the site. It was anticipated that vehicles headed to and from the marina would use the easterly driveway, which is now proposed to be used exclusively for a multifamily residential development. The applicant shall submit a vehicle circulation plan which demonstrates that vehicles, especially trucks and vehicles with towing trailers, can maneuver the right turn onto W. Front Street without crossing the centerline.

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 45 Route 520, LLC Block 268 Lots 67, 68 & 69 Newman Springs Road (County Route 520)	Marlboro Township (Proposed – New 24,116 sq. ft. office building at existing site) (Total Site Area – 2.79 acres) (Impervious Area – 0.798 acres existing <u>+ 0.882 acres proposed</u> 1.680 acres total)	MRSP9734A	12-08-20	Request Information

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

1. Respond to the comments in memorandum prepared by Victorino B. Zabat, dated December 14, 2020.
2. Revise site plan as follows:
 - a. Eliminate the proposed westerly driveway.
 - b. Widen Newman Springs Road to provide a 12-foot travel lane with an 8-foot shoulder.

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

Site Plan for Sil-Kemp Concrete, Inc. d/b/a Silvi Group Companies Block 22 Lot 13 Iron Ore Road (County Route 527A)	Millstone Township (Proposed – New 9,600 sq. ft. building at existing concrete plant) (Total Site Area – 13.405 acres) (Impervious Area – 7.373 acres existing <u>+ 0.402 acres proposed</u> 7.775 acres total)	MSSP7557B	11-19-20	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Revise the site plan to clearly indicate the extent and square feet of impervious surfaces at the site.

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 Chef's International, Inc. Block 76 Lot 3 Washington Boulevard (County Route 49)	Sea Girt Borough (Proposed – Improvements at existing restaurant) (Total Site Area – 0.57 acres) (Impervious Area – 0.40 acres existing <u>+ 0.06 acres proposed</u> 0.46 acres total)	SGSP10108	11-16-20	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated December 14, 2020.

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

SCHEDULE 1361E

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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