

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, AUGUST 13, 2018 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
Marcy McMullen
Charles Casagrande

Mr. Kiernan 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 25, 2018 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 25, 2018 a copy was emailed to The Coast Star, and on January 22, 2018 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 3:29 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP, Dave Krady and Mike Davenport. Also in attendance were: Michael Gallagher, PE; Michelle Briehof, PE; Al Tafro (Fidelity Land) and Carianne J.

**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, AUGUST 13, 2018 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 25, 2018**

EMAILED TO:

THE COAST STAR: **January 25, 2018**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 22, 2018**
Hall of Records

MONMOUTH COUNTY PLANNING **January 22, 2018**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2018

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1305A, 1305B, 1305C, 1305D & 1305E by the Committee, Mr. Kiernan 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 1305A, 1305B, 1305C, 1305D & 1305E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1305A, 1305B, 1305C, 1305D & 1305E 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 1305A, 1305B, 1305C, 1305D & 1305E 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. Sampson and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Sampson
Mr. Ettore
Mr. Giannell

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, AUGUST 13, 2018.

Paul Kiernan, Jr.
CHAIRMAN
Monmouth County Planning Board Development Review Committee

SCHEDULE1305A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul J. & Joanne Travers and and John W. & Susan E. Grau Block 48 Lots 21 & 22 Whispering Spring Drive	Millstone Township	MS814	07-25-18	2 (Lot Line Adjustment)	Exempt

SCHEDULE1305B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Blewett, Inc. Block 46 Lots 9 & 10.02 Herbertsville Road (County Route 549)	Howell Township (Proposed Use – Commercial/Residential) (Total Area – 25.013 acres)	HW1413 ROW3959	07-19-18	3 (1 new)	Conditional Final Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 13, 2018.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1305C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Battleground Country Club, LLC Block 6503 Lot 1 Hedgerow Lane	Manalapan Township (Proposed Use – Golf Course Residential) (Total Area – 38.698 acres)	MNMJ758	07-23-18	18	Preliminary Approval

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing of the approved final subdivision plat.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

Subdivision for Roger Mumford Homes, LLC Block 600 Lots 38 & 39 Taylor Lane	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 11.96 acres)	MDMJ759	07-18-18	13	Preliminary Approval
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Mark Aikins and James Giannell recused themselves from this review and discussion.

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing of the approved final subdivision plat.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell			X	
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Deal 35 Land, LLC Block 33 Lot 19.01 State Highway 35	Ocean Township	OMJ756 (also OSP9867)	07-19-18	72	Request Information
(Proposed Use – Commercial/Residential – Ocean Towne Center) (Total Area – 31.08 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 August 13, 2018.

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

SCHEDULE1305D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. with 196 parking spaces) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	07-26-18	Request Information

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

1. The applicant shall prepare a conceptual plan that shifts the proposed driveway along Wyckoff Road as far east as necessary to avoid conflicts with vehicles queueing in the left turn and through lanes. A strip map for the conceptual plan at a scale of at least one inch equal to ten feet shall be submitted indicating proposed striping and the location of proximate driveways. The strip map shall indicate existing and proposed conditions for Wyckoff Road.
2. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 10, 2018.

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

Site Plan for Sustainable Resources Group Block 93 Lots 1, 1.01 & 1.03 Institute Street	Freehold Borough (Proposed – Site improvements for change of use to coffee grounds processing) (Total Site Area – 2.89 acres) (Impervious Area – 1.072 acres existing - <u>0.046 acres proposed</u> 1.026 acres total)	FRSP9869	07-25-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 51 East Main Street Holmdel LLC Block 11.01 Lot 14 East Main Street (County Route 520)	Holmdel Township (Proposed – New 3000 sq. ft. office building to replace fire damaged building) (Total Site Area – 0.462 acres) (Impervious Area – 0.234 acres existing <u>- 0.004 acres proposed</u> 0.230 acres total)	HLSP9872	07-31-18	Request Information

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

1. The applicant should widen the driveway to eliminate the potential for vehicles to backup into the county roadway.
2. The applicant should clarify/correct the notation for the proposed R3-8 sign located along the easterly side of the driveway.
3. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 13, 2018.

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

Site Plan for Brian Hegarty Block 185 Lot 14 State Highway 33	Howell Township (Proposed – New 4332 sq. ft. commercial building) (Total Site Area – 1.2 acres) (Impervious Area – 0.636 acres new proposed)	HWSP9874	08-18-18	County Approval Not Required
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Site Plan for Chick-fil-A Block 18.01 Lot 1.03 US Highway 9	Manalapan Township (Proposed – New 2200 sq. ft. quick serve restaurant) (Total Site Area – 0.765 acres) (Impervious Area – 0.638 acres new proposed)	MNSP9868	07-24-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fairview Cemetery Block 865 Lot 136 Oak Hill Road	Middletown Township (Proposed – New 1121 sq. ft. building at existing cemetery) (Total Site Area – 20.6 acres) (Impervious Area – 0.179 acres new proposed)	MDSP9870	07-26-18	County Approval Not Required
Site Plan for BSD Homes, LLC Block 907 Lot 13 State Highway 35	Neptune Township (Proposed – New 2800 sq. ft. 7-Eleven convenience store) (Total Site Area – 0.44 acres) (Impervious Area – 0.263 acres new proposed)	NSP9871	07-26-18	County Approval Not Required
Site Plan for Blake Gardens Block 38 Lot 92 Asbury Avenue (County Route 16)	Ocean Township (Proposed – 1489 sq. ft. addition to existing dementia care home) (Total Site Area – 0.97 acres) (Impervious Area – 0.389 acres existing <u>+ 0.047 acres proposed</u> 0.436 acres total)	OSP8605A	07-19-18	Final Approval

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

- The County is still holding the performance guarantee for the prior application for the property. The applicant should submit the required inspection fee (\$30.25) to initiate release of the performance guarantee.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Deal 35 Land, LLC Block 33 Lot 19.01 State Highway 35	Ocean Township (Proposed – New 107,549 sq. ft. mixed use – Ocean Towne Center) (Total Site Area – 31.08 acres) (Impervious Area – 13.842 acres new proposed)	OSP9867 (also OMJ756)	07-19-18	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 August 13, 2018.

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

Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 Newman Springs Road / Shrewsbury Avenue (County Routes 520/13)	Red Bank Borough (Proposed – new 4394 sq. ft. Dunkin Donuts and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.480 acres new proposed)	RBSP9212A	07-17-18	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The site plan shall be revised as follows:
 - a. The westerly driveway along Newman Springs Road shall be located as far to the west as possible. The driveway should be designed to eliminate turning conflicts within the site.
 - b. The applicant should consider relocating/reconfiguring the building in order to provide satisfactory vehicular circulation pattern at the westerly driveway along Newman Springs Road.
 - c. The driveway along Shrewsbury Avenue shall be designed to prohibit left turns into/out the site.
 - d. The sight distance analysis for the Shrewsbury Avenue driveway should be performed at a distance of 14 feet from the edge of pavement and to show all obstructions to sight distance located on the properties located to the north along the west side of Shrewsbury Avenue.
 - e. Clearly indicate the centerlines for Newman Springs Road and Shrewsbury Avenue. Indicate the dimensions from the centerlines to the right-of-way line fronting the site, the curb line fronting the site, and the right-of-way line and curb line opposite the site.
 - f. If the width of the right-of-way along either county road is less than 40 feet, then indicate a right-of-way dedication to 40 feet from the centerline.
 - g. Stop signs must be mounted on individual posts and must not be combined with any other traffic safety signs.
 - h. Indicate the MUTCD designations for all traffic safety signs at the site.
 - i. The county curb and pavement repair detail shall indicate a six-inch curb height. Delete the notation indicating face-forming.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
390 Red Bank, LLC
Block 88
Lot 12.01
(CONT'D)

Red Bank
Borough

RBSP9212A

07-17-18

2. The applicant shall submit a drainage report indicating how stormwater runoff will be addressed. The report shall clarify where stormwater runoff will be directed.
3. The applicant shall submit a grading and drainage plan indicating the TC and BC elevations along both frontages and the location of the nearest inlet. Provide the invert and grate elevations, size, shape, slope, and material of the discharge pipe.

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

Site Plan for
Denholtz Associates
Blocks 63 / 75.05
Lots 1.01, 3, 4, 8, 9, 10, 10.01 / 16.01
Oakland & Chestnut Streets

Red Bank
Borough

RBSP9648A

08-01-18

County
Approval
Not
Required

(Proposed – new 29,360 sq. ft. mixed use residential/commercial)
(Total Site Area – 1.645 acres)
(Impervious Area – 1.592 acres existing
- 0.179 acres proposed
1.413 acres total)

SCHEDULE1305E

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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