

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00 PM on MONDAY, SEPTEMBER 10, 2018 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
James Giannell
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
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 2:56 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Ryan Gajdzisz.

**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, SEPTEMBER 10, 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 1307A, 1307B, 1307C, 1307D & 1307E 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 1307A, 1307B, 1307C, 1307D & 1307E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1307A, 1307B, 1307C, 1307D & 1307E 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 1307A, 1307B, 1307C, 1307D & 1307E 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. Giannell
Mr. Bragg

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, SEPTEMBER 10, 2018.

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

SCHEDULE1307A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rosemarie Bird Block 42 Lots 70.01, 70.02 & 70.03 Newtons Corner Road	Howell Township	HW1414	08-27-17	3 (Lot Line Adjustment)	Exempt
Subdivision for Mary Harmyk Block 113 Lots 8 & 9 Laurel Street	West Long Branch Borough	WLB322	08/27/18	2 (Lot Line Adjustment)	Exempt

SCHEDULE1307B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

SCHEDULE1307C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2018; CONTAINING MORE THAN 3 LOTS.

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

SCHEDULE1307D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2018.

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 (Proposed – Renovations at existing mall and 700 new residential units) (Total Site Area – 104 acres) (Impervious Area – 87.2 acres existing - <u>2.1 acres proposed</u> 85.1 acres total)	ETSP528I	08-08-18	Request Information

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

1. The traffic impact report shall be revised to include the growth in background traffic for the surrounding area.
2. A simulation of projected traffic conditions shall be provided for Wyckoff Road, especially with respect to the coordination of traffic signals.
3. The scale of the site plan does not allow for a thorough review of the proposed improvements within or adjacent to the Wyckoff Road right-of-way. The scale shall be increased to 20 or 30 scale, as necessary.
4. The applicant shall indicate road widening and bridge reconstruction and maintenance dedications/easements along Wyckoff Road, as required.

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

Site Plan for Polaris Retreat, LLC Block 59 Lot 11.01 Bay Avenue (County Route 8)	Highlands Borough (Proposed – Improvements to existing site – change of use) (Total Site Area – 0.18 acres) (Impervious Area – 0.099 acres existing + <u>0.023 acres proposed</u> 0.122 acres total)	HSP9883	08-29-18	Request Information
--	--	---------	----------	---------------------

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

1. Revise the site plan to shown the centerline, right-of-way boundaries and curb lines for Bay Avenue, as well as a right-of-way widening dedication to a distance of 30 feet from the centerline.
2. Provide turning templates for types of vehicles anticipated to utilize the proposed parking space.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Polaris Retreat, LLC Block 59 Lot 11.01 (CONT'D)	Highlands Borough	HSP9883	08-29-18	

3. The proposed driveway should be designed to conform to the county's standards for driveways, especially regarding driveway flares and setback from side property line.
4. The applicant shall consider redesigning the driveway so that the parking space is closer to the handicapped access ramp located at the rear of the building.
5. Provide construction details for all proposed improvements within the county right-of-way.

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

Site Plan for Eihab Human Services, Inc. Block 137 Lot 3 Fort Plains Road	Howell Township	HWSP9875	08-29-18	
	(Proposed – New 19,965 sq. ft. office building) (Total Site Area – 2.458 acres) (Impervious Area – 1.096 acres new proposed)			

Moved to the next Development Review Committee meeting on Monday, September 24, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – Mixed use Commercial/Residential - 300 units with 384 parking spaces) (Total Site Area – 11.10 acres) (Impervious Area – 8.34 acres new proposed)	LBSP9229 (also LBMJ672)		Conditional Approval

Conditions:

1. Prior to final approval, a developer agreement shall be required between the County of Monmouth and the applicant for the traffic signal and other right-of-way improvements at the intersection of Ocean Boulevard and Morris Avenue. The applicant shall be responsible for installation of the traffic signal, including all costs associated with the installation. The applicant shall also be responsible for the design and installation of ADA ramps at this intersection. Scheduling for submission of revised plans and installation of the traffic signal and other right-of-way improvements shall be outlined in the developer agreement.
 2. Prior to final approval, the applicant shall post a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$590,924.95 to assure the satisfactory installation of improvements within the Ocean Boulevard right-of-way (County Route 57). Ten percent, or \$59,092.50 shall be in the form of a bank/certified check. The remaining amount of \$531,832.46 shall be in the form of a surety 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 inspection fee (\$11,818.50) for this application must be submitted prior to the inspection of the required improvements.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1515 Route 35 Investors TIC1, LLC Block 606 Lot 1 State Highway 35	Middletown Township (Proposed – Improvements to existing building) (Total Site Area – 5.9 acres) (Impervious Area – 4.96 acres existing – no change)	MDSP9884	09-04-18	County Approval Not Required
Site Plan for Tetherview Property Management, LLC Block 110 p/o Lot 1 Saltzman Avenue (County Route 537)	Oceanport Borough (Proposed – Parking improvements at existing site – Russel Hall) (Total Site Area – 4.64 acres) (Impervious Area – 2.315 acres – no change)	OPSP9879	08-20-18	Request Information

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

1. Revise the site plan to shown the centerline, right-of-way boundaries and curb lines for Bay Avenue, as well as a right-of-way widening dedication to a distance of 30 feet from the centerline.
2. The applicant shall clarify whether Wallington Avenue is a driveway or a public street. If it is a driveway, then Section 5.2-3.1C of the Monmouth County Development Regulations, Volume 2 provides that driveways on a county road shall be designed so that vehicles do not maneuver into or out of on-site parking spaces within the portion of the driveway that is within 20 feet of a county road. The site plan indicates that the vehicles will maneuver into and out of parking spaces within 20 feet of the edge of a county road. Further, Section 5.2-3.1F of the Monmouth County Development Regulations, Volume 2 provides that off-street parking areas shall be designed to prevent the maneuvering of vehicles into or out of parking spaces within any portion of an entrance driveway that is within 20 feet of the edge of pavement of a county road.
3. The pedestrian crosswalk at Saltzman Avenue shall be realigned to cross the road at a 90° angle in order to minimize the length of the crosswalk.
4. Provide copies of the deeds for the easements along Saltzman and Sherrill Avenues.

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 Joseph Savi Block 73 Lot 3 Florence Avenue (County Route 39)	Union Beach Borough (Proposed – Improvements to existing site for motorcycle repair/sales) (Total Site Area – 0.40 acres) (Impervious Area – 0.203 acres existing <u>+ 0.012 acres proposed</u> 0.215 acres total)	UBSP9882	08-22-18	Conditional Approval

Conditions:

1. Revise the site plan, as follows:
 - a. Provide access to the site from Bay Avenue. Eliminate the proposed driveway along Florence Avenue. Provide full height curb along entire Florence Avenue frontage.
 - b. Show a road widening dedication to a distance of 30 feet from the centerline of Florence Avenue (County Route 39). Include the corner radius in the road widening.
 - c. Revise the proposed sight triangle easement to comply with Section 5.1-2 of the Monmouth County Development Regulations, Volume 2.
 - d. Provide construction details for all proposed improvements within the county right-of-way.
2. Receipt of the sight triangle easement. 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 deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of deed of dedication for the widening of the Florence Avenue (County Route 39) right-of-way, including the corner radius at the intersection with Bay Avenue. 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. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Florence Avenue (County Route 39) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 475 Oberlin Ave South, Jackson Commercial & Industrial Properties and 287 Route 34 Landlord, LLC Block 811.01 Lot 5 State Highway 34	Wall Township	WSP9667	08-23-18	Final Approval
(Proposed – 98,172 sq. ft. addition and 143 new parking spaces at existing site) (Total Site Area – 26.0 acres) (Impervious Area – 5.577 acres existing + 5.603 acres proposed 11.180 acres total)				

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

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

Site Plan for SLJJ Partners, LLC Block 953 Lot 1 State Highway 34	Wall Township	WSP9881	09-04-18	Final Approval
(Proposed – New 95,700 sq. ft. Mini Warehouse/Self Storage) (Total Site Area – 12.378 acres) (Impervious Area – 4.759 acres new proposed)				

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Thomas Paolino, Inc. Block 917.01 Lot 96 State Highway 34	Wall Township	WSP9887	09-07-18	County Approval Not Required
	(Proposed – New 6,400 sq. ft. commercial building) (Total Site Area – 1.023 acres) (Impervious Area – 0.661 acres new proposed)			

SCHEDULE1307E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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