

## 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, MAY 23, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
Joseph Ettore, PE (left at 3:58 PM)  
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP  
Ray Bragg, PE  
Jennifer DiLorenzo  
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 February 9, 2016 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was forwarded for publication to The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:59 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE (arrived at 2:08 PM), Mary Ellen Scott, Victor Furmanec, PP and Ellias Sarrinikolaou (arrived at 2:44 PM and left at 2:50 PM). Also in attendance were Jeromie Lange, PE and Jeff Fiore from Maser Consulting, John Taikina (M & M Realty Partners) and Paul Golden (Capelli Sports Complex).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1252A, 1252B, 1252C, 1252D & 1252E 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 1252A, 1252B, 1252C, 1252D & 1252E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1252A, 1252B, 1252C, 1252D & 1252E 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 1252A, 1252B, 1252C, 1252D & 1252E 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, MAY 23, 2016.

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

SCHEDULE1252A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 23, 2016; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1252B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 23, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 <b>Atlantic Avenue</b> <b>(County Route 524)</b>	Wall Township  (Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)	W1383 ROW3914	05-05-16	3 (Lot Line Adjustment)	Waiver Request

The applicant's attorney, Sandra M. Iammatteo, agreed to an extension of time to the June 13, 2016 DRC meeting for the Committee to act.

SCHEDULE 1252C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 23, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elon Associates, LLC Block 184 Lots 7-10 & 14 <b>Adelphia-Farmingdale Road</b> <b>(County Route 524)</b>	Howell Township  (Proposed Use – Residential/Retail/Office) (Total Area – 47.42 acres)	HWMJ686 (also HWSP9360)	05-02-16	71	Request Information

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

1. The site plan should be revised to identify the location and purpose of all existing and proposed signs within the County Route 524 right-of-way.
2. The site plan should be revised to label the transition lengths for the proposed right-of-way striping.
3. The sign post detail should be revised pursuant to the current NJDOT standard.
4. The applicant shall submit a full-sized drainage basin map.
5. The project is located adjacent to an active rail line that is anticipated to experience increased future use. The developer shall disclose the existence of the rail line to future residents and shall submit documentation indicating the manner in which this requirement shall be implemented during the sale or lease of each residential lot or dwelling unit.
6. A NJDOT highway occupancy permit will be required for the proposed construction detour, which proposes to direct vehicles onto State Highway 33. The applicant shall submit a copy of the permit.
7. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated May 18, 2016.
8. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 23, 2016.

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 Stillwell Road Holdings, LLC Block 421 Lots 3 & 4 Buckley Road	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 38.39 acres)	MRMJ718	04-25-16	17 (15 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.
- The project is located adjacent to the Henry Hudson Trail. The developer shall disclose the existence of the rail trail to future residents and shall submit documentation indicating the manner in which this requirement is to be implemented during the sale of each individual lot.
- Prior to final approval the applicant shall submit a certified check in the amount of **\$79,209.56** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure ML-48B, which will accept stormwater runoff from the site. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure ML-48B.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Block 1002 Lot 75, LLC Block 1002 Lot 75 <b>Nut Swamp Road (County Route 12)</b>	Middletown Township  (Proposed Use – Single Family Residential) (Total Area – 7.52 acres)	MDMJ721	05-04-16	6 (5 new)	Waiver Request
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The applicant's attorney, Martin A. McGann, Jr., agreed to an extension of time to the June 27, 2016 DRC meeting to give the Applicant ample time to address certain issues which the County has requested to be clarified.

SCHEDULE1252D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 23, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M Realty Partners at Fair Haven, LLC Block 31 Lot 1 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough  (Proposed – new 2,706 sq. ft. Investors Savings Bank) (Total Site Area – 0.686 acres) (Impervious Area – 0.475 acres new proposed)	FHSP9558	05-10-16	Request Information

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

1. The site plan shall be revised to provide a raised curb between the existing pedestrian crosswalk and the westerly driveway.
2. The ADA ramps shall be re-designed, as necessary, pursuant to the ADA standards.

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

Site Plan for Elon Associates, LLC Block 184 Lots 7-10 & 14 <b>Adelphia-Farmingdale Road</b> <b>(County Route 524)</b>	Howell Township  (Proposed – 10 residential units with 22,050 sq. ft. retail/office and 347 parking spaces) (Total Area – 47.42 acres) (Impervious Area – 12.253 acres new proposed)	HWSP9360 (also HWMJ686)	05-02-16	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 should be revised to identify the location and purpose of all existing and proposed signs within the County Route 524 right-of-way.
2. The site plan should be revised to label the transition lengths for the proposed right-of-way striping.
3. The sign post detail should be revised pursuant to the current NJDOT standard.
4. The applicant shall submit a full-sized drainage basin map.
5. The project is located adjacent to an active rail line that is anticipated to experience increased future use. The developer shall disclose the existence of the rail line to future residents and shall submit documentation indicating the manner in which this requirement shall be implemented during the sale or lease of each residential lot or dwelling unit.
6. A NJDOT highway occupancy permit will be required for the proposed construction detour, which proposes to direct vehicles onto State Highway 33. The applicant shall submit a copy of the permit.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Elon Associates, LLC Block 184 Lots 7-10 & 14 (CONT'D)	Howell Township	HWSP9360 (also HWMJ686)	05-02-16	

7. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated May 18, 2016.
8. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 23, 2016.

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

Site Plan for AMJ Realty Limited Partnership/ Wild Brook Ranch, LLC Block 228 Lots 36, 37, 43, 44.01 & 45.01 <b>Belmar Boulevard (County Route 18) County Bridge HL-84</b>	Howell Township	HWSP9568	05-12-16	Conditional Approval
	(Proposed – 34,250 sq. ft. total buildings for Horse Farm with 3 residential units) (Total Site Area – 184.42 acres) (Impervious Area – 4.6 acres new proposed)			

Conditions:

1. Receipt of a bridge reconstruction and maintenance easement for County Structure HL-84. Submit the draft deed and deed description, to this office for review. Sample deed formats acceptable to the County of Monmouth are provided at the Planning Department webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk’s office.
  2. The site plan shall be revised to identify the proposed bridge reconstruction and maintenance easement.
- If and when the cumulative impervious area on site within the drainage area to county structure HL-84, including the impervious area proposed under the current application and including any subdivided parcels from the site, equals or exceeds one acre, a complete stormwater analysis will be required. This may result in an assessment for bridge reconstruction or replacement.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Realty Development, LLC Blocks 113 / 116 Lots 1 / 1 <b>Green Grove Avenue (County Route 516)</b>	Keyport Borough  (Proposed – new 24-unit apartment building with 57 parking spaces) (Total Area – 2.80 acres) (Impervious Area – 0.83 acres existing <u>+ 0.19 acres proposed</u> 1.02 acres total)	KPSP9580	05-06-16	Conditional Approval

Conditions:

1. Receipt of a deed of dedication for the widening of Green Grove Road (County Route 516) to a distance of 30 feet from the right-of-way centerline. The draft deed description is satisfactory.
2. Posting of a performance guarantee (bond, letter of credit, or bank/certified check) to assure the satisfactory installation of improvements within the Green Grove Road (County Route 516) right-of-way. The amount of the performance guarantee will be provided to the applicant.
3. Revise the site plan to design the proposed ADA ramps pursuant to applicable standards.
4. The landscaping plan shall be revised to eliminate the two proposed Bur oaks located adjacent to the parking area. The remaining two Bur oaks should either be moved back at least 20 feet from the edge of pavement or eliminated as well.
  - The applicant shall obtain a permit from the Shade Tree Commission prior to the removal of any existing treed located within the County Route 516 right-of-way.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Parkers Creek Partnership Three LLC Block 38 Lots 4, 5 & 7 <b>Rumson Road</b> <b>(County Route 520)</b>	Little Silver Borough  (Proposed – parking improvements at existing luncheonette/residence) (Total Site Area – 0.47 acres) (Impervious Area – 0.169 acres existing <u>+ 0.057 acres proposed</u> 0.226 acres total)	LSSP9606	05-09-16	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 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 Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for Mark-Built Properties at Long Branch LLC Block 216 Lots 9, 10 & 25 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed – new 57 unit multi-family residential complex) (Total Site Area – 1.94 acres) (Impervious Area – 0.705 acres existing <u>+ 0.483 acres proposed</u> 1.188 acres total)	LBSP9538	04-14-16	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant shall coordinate the design of all proposed Ocean Boulevard improvements with the City of Long Branch, the County Engineer and adjacent land owners.
2. The applicant should indicate whether the areas labeled “East” and “West” on the drainage area map correspond to “Uncontrolled East” and “Uncontrolled West,” respectively, in the drainage report.
3. The applicant shall provide hydrographs for composite flow from the site, under existing and proposed conditions.
4. The grading and utilities plan indicates two curb inlets along the easterly side of Ocean Boulevard (Inlets #1 and #2). The applicant should clarify whether these inlets correspond to the inlets analyzed in the Existing Storm Drain Capacity Analysis, and if so, provide consistent designations.
5. The applicant shall provide a drainage area map at a suitable scale, i.e., 1-inch = 50, 60, 100 feet. The map shall include legible street names.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark-Built Properties at Long Branch LLC Block 216 Lots 9, 10 & 25 (CONT'D)	Long Branch City	LBSP9538	04-14-16	

6. The trench drain is proposed within the crosswalk at the site driveway. This structure poses a potential pedestrian safety hazard. The trench drain should be located outside of the proposed crosswalk with sufficient clear distance from the crosswalk limits.
7. The site plan should be revised to provide a station line along the site frontage coincident with the centerline of Ocean Boulevard.
8. Details should be provided for the proposed curb inlets on Ocean Boulevard. Bicycle-safe grates and Type N-Eco curb pieces should be integrated into the design of the curb inlets.
9. A detail should be provided for the for proposed island within the site driveway, indicating the dimensions of the sides, radii along the sides, radii at the corners, and the offset from the extended curb line.
10. A detail should be provided for the transition from the proposed sloped curb along Ocean Boulevard to the curb return at the site driveway.
11. The applicant should identify the structure intersecting the proposed 24-foot by 15-inch HDPE and the proposed 200-foot by 12-inch HDPE, between the outlet control structure and diversion manhole #5. If this is not a drainage or utility structure, then the structure should be deleted from the site plan.
12. The applicant should clarify whether a survey plan was prepared to illustrate the storm drainage system analyzed in the Existing Storm Drainage Capacity Analysis. If so, provide a copy of the survey plan.

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 The Bluffs Development, LLC Block 216 Lots 11, 12 & 24 <b>Ocean Boulevard (County Route 57)</b>	Long Branch City  (Proposed – new 33-unit multi-family residential complex) (Total Site Area – 2.06 acres) (Impervious Area – 1.1 acres new proposed)	LBSP9602	04-27-16	Request Information

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

1. The applicant shall coordinate the design of all proposed Ocean Boulevard improvements with the City of Long Branch, the County Engineer and adjacent land owners.
2. The applicant shall provide a full-size drainage area map at a proper scale.
3. The applicant shall provide supplemental computations to address the change in 25-year storm runoff, and design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
  - a. Existing time of concentration and corresponding to the runoff paths indicated in the stormwater management report.
  - b. Runoff coefficient C or curve number CN under existing conditions;
  - c. Existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - d. Time of concentration under proposed conditions, corresponding to the runoff path indicated in the stormwater management report.
  - e. Runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
  - f. Proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - g. Detention storage volume, using Modified Rational or NRCS (SCS) Method;
  - h. Detention storage routing;
  - i. Stage-storage and stage-discharge tables and charts as necessary;
  - j. Routed peak flow and corresponding hydrograph;
  - k. Provide a comparison of existing vs. proposed discharge into Ocean Boulevard;
  - l. Provide hydrograph plots for existing, proposed and routed flow; and
  - m. Provide full size program output.
4. Provide a hydraulic capacity analysis for the storm drainage system in C.R. 57, Ocean Blvd., downstream of the connection from the site. Verify the capacity of the system in C.R. 537, Ocean Boulevard to adequately convey minimum 25-yr runoff from its entire tributary area, including existing and developed discharge from the site. Provide all necessary drainage area maps and storm drainage plans.
5. Provide INV, GRT, TCP and RIM elevations at inlets and manholes.
6. Revise the site plan to show the centerline of Ocean Boulevard.
7. Provide dimensions from the centerline of Ocean Boulevard to the right-of-way line fronting site, the curb line fronting the site, and the right-of-way line and curb line on the opposite side of Ocean Boulevard.
8. Provide a larger soil boring plan, to proper scale.
9. Provide a full-size inlet conduit table. The table bound with the report is not legible.
10. The proposed driveway design is not consistent with neighboring sites and with curb alignment along existing grass shoulders. Driveway configuration shall be determined after coordinating with City of Long Branch.
11. Storm drainage recommendations and requirements shall be issued when driveway configuration and curb alignment are determined.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Bluffs Development, LLC Block 216 Lots 11, 12 & 24 (CONT'D)	Long Branch City	LBSP9602	04-27-16	

12. Indicate a sawcut offset two feet from the proposed curb.
13. Revise the sign mounting detail to indicate a minimum 7-foot vertical clearance from the bottom edge of the sign to finished ground level and a minimum 2-foot horizontal clearance from the curb or edge of pavement to the side edge of the sign.
14. Provide individual grading details for proposed ADA ramps along Ocean Boulevard at 1 inch = 10 feet scale or greater. Specifically, provide the following information:
  - a. Spot elevations at top and bottom of all existing and proposed curb ramps; at corners of detectable warning surfaces and associated landing/maneuvering areas; at corners of all transition areas, and, at corners of ramp flares, as indicated on Attachment 1;
  - b. Indicate clearly that all changes in longitudinal/running slope are perpendicular to the direction of the associated sidewalk and that all cross-slopes are at maximum two percent, as indicated in Attachment 2;
  - c. Indicate clearly that all detectable warning surfaces are located at the lower end of each curb ramp, as indicated on Attachment 3;
  - d. Indicate clearly that the lower edge of each detectable warning surface is six to eight inches from the face of curb, or adjacent to the back of curb, as shown on Attachment 3A;
  - e. Provide computations to verify that all longitudinal/running slopes are at maximum 8.33 percent (1V:12H) and that all cross slopes are at maximum two percent at locations indicated on Attachment 4. Use design slopes of 7.5 percent and 1.5 percent, respectively, to allow for construction tolerances;
  - f. Indicate clearly that curb ramps within the Ocean Boulevard right-of-way are aligned with crosswalks, as indicated in Attachment 5;
  - g. If the curb ramps are not aligned with crosswalks, provide a 4-foot by 4-foot turning area with a maximum two percent slope, as indicated in Attachment 6;
  - h. Incorporate curb cradle detail into the detail sheets;

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 Blackridge Realty, Inc. Block 216 Lots 14, 15 & 23 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed – new 40-unit multi-family residential complex) (Total Site Area – 1.32 acres) (Impervious Area – 0.95 acres new proposed)	LBSP9603	04-29-16	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. The applicant shall coordinate the design of all proposed Ocean Boulevard improvements with the City of Long Branch, the County Engineer and adjacent land owners.
2. The applicant shall provide a full-size drainage area map at a proper scale.
3. The applicant shall provide supplemental computations to address the change in 25-year storm runoff, and design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
  - a. Existing time of concentration and corresponding to the runoff paths indicated in the stormwater management report.
  - b. Runoff coefficient C or curve number CN under existing conditions;
  - c. Existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - d. Time of concentration under proposed conditions, corresponding to the runoff path indicated in the stormwater management report.
  - e. Runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
  - f. Proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
  - g. Detention storage volume, using Modified Rational or NRCS (SCS) Method;
  - h. Detention storage routing;
  - i. Stage-storage and stage-discharge tables and charts as necessary;
  - j. Routed peak flow and corresponding hydrograph;
  - k. Provide a comparison of existing vs. proposed discharge into Ocean Boulevard;
  - l. Provide hydrograph plots for existing, proposed and routed flow; and
  - m. Provide full size program output.
4. Provide a hydraulic capacity analysis for the storm drainage system in C.R. 57, Ocean Blvd., downstream of the connection from the site. Verify the capacity of the system in C.R. 537, Ocean Boulevard to adequately convey minimum 25-yr runoff from its entire tributary area, including existing and developed discharge from the site. Provide all necessary drainage area maps and storm drainage plans.
5. Provide INV, GRT, TCP and RIM elevations at inlets and manholes.
6. Revise the site plan to show the centerline of Ocean Boulevard.
7. Provide dimensions from the centerline of Ocean Boulevard to the right-of-way line fronting site, the curb line fronting the site, and the right-of-way line and curb line on the opposite side of Ocean Boulevard.
8. Provide a larger soil boring plan, to proper scale.
9. Provide a full-size inlet conduit table. The table bound with the report is not legible.
10. The proposed driveway design is not consistent with neighboring sites and with curb alignment along existing grass shoulders. Driveway configuration shall be determined after coordinating with City of Long Branch.
11. Storm drainage recommendations and requirements shall be issued when driveway configuration and curb alignment are determined.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Blackridge Realty, Inc. Block 216 Lots 14, 15 & 23 (CONT'D)	Long Branch City	LBSP9603	04-29-16	

12. Indicate a sawcut offset two feet from the proposed curb.
13. Revise the sign mounting detail to indicate a minimum 7-foot vertical clearance from the bottom edge of the sign to finished ground level and a minimum 2-foot horizontal clearance from the curb or edge of pavement to the side edge of the sign.
14. Provide individual grading details for proposed ADA ramps along Ocean Boulevard at 1 inch = 10 feet scale or greater. Specifically, provide the following information:
  - i. Spot elevations at top and bottom of all existing and proposed curb ramps; at corners of detectable warning surfaces and associated landing/maneuvering areas; at corners of all transition areas, and, at corners of ramp flares, as indicated on Attachment 1;
  - j. Indicate clearly that all changes in longitudinal/running slope are perpendicular to the direction of the associated sidewalk and that all cross-slopes are at maximum two percent, as indicated in Attachment 2;
  - k. Indicate clearly that all detectable warning surfaces are located at the lower end of each curb ramp, as indicated on Attachment 3;
  - l. Indicate clearly that the lower edge of each detectable warning surface is six to eight inches from the face of curb, or adjacent to the back of curb, as shown on Attachment 3A;
  - m. Provide computations to verify that all longitudinal/running slopes are at maximum 8.33 percent (1V:12H) and that all cross slopes are at maximum two percent at locations indicated on Attachment 4. Use design slopes of 7.5 percent and 1.5 percent, respectively, to allow for construction tolerances;
  - n. Indicate clearly that curb ramps within the Ocean Boulevard right-of-way are aligned with crosswalks, as indicated in Attachment 5;
  - o. If the curb ramps are not aligned with crosswalks, provide a 4-foot by 4-foot turning area with a maximum two percent slope, as indicated in Attachment 6;
  - p. Incorporate curb cradle detail into the detail sheets;

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 70 Greenwood Road, LLC Block 122 Lot 39 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – new 58,900 sq. ft. self-storage facility and sales office) (Total Site Area – 5.27 acres) (Impervious Area – 2.955 acres new proposed)	MRSP9604	05-04-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 23, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated May 18, 2016.

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

Site Plan for 480 Route 9 Realties, LLC Block 299 Lot 113.01 Block 5 Lot 26 US Highway 9	Marlboro Township Manalapan Township (Proposed – 4,000 sq. ft. addition to existing site for new car dealership) (Total Site Area – 9.27 acres) (Impervious Area – 2.864 acres existing <u>+ 1.975 acres proposed</u> 4.839 acres total) 4.840	MRSP9605  MNSP9605	05-16-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The nearest county structure downstream of the site is MN-40; Pine Brook at Pine Brook Road (see attached map). MN-40 is upstream of the structure shown on the drainage area map submitted by the applicant. The drainage area map should be revised to delineate all areas tributary to County Structure MN-40, and to indicate land use, land cover, topography and the dominant runoff path.

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 Friendship Circle Block 172 Lots 27 & 29 Texas Road	Marlboro Township  (Proposed – new 28,000 sq. ft. facility for children with special needs) (Total Site Area – 19.28 acres) (Impervious Area – 1.62 acres new proposed)	MRSP9607	05-12-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino Zabat, dated May 19, 2016.

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

Site Plan for Jack Ancona, LLC Block 103 (29) Lot 4 (1907.03) Lake Avenue	Neptune Township (Ocean Grove)  (Proposed – improvements to existing site, change from boarding house to hotel) (Total Site Area – 0.070 acres) (Impervious Area – 0.070 acres existing – no change)	NSP9608	05-16-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The "A" NJ Sports Complex, LLC Blocks 111 / 113.01 Lots 10.01,11 & 12.01/16.01,17-29,31 <b>Wayside Road</b> <b>(County Route 38)</b>	Tinton Falls Borough  (Proposed – Indoor/Outdoor Soccer Complex with 142,990 total sq. ft. and 452 new parking spaces) (Total Site Area – 41.7 acres) (Impervious Area – 20.808 acres new proposed)	TFSP9564	05-09-16	Conditional Approval

Conditions:

1. The applicant shall submit a lighting plan that shows the proposed light levels along the edge of pavement line adjacent to Fields #1 and #2, incorporating the impact of the proposed berms and associated plantings.
2. The applicant shall submit a roadway improvement plan that includes details for the center two-way turning lane and the proposed flashing beacon at the pedestrian crossing. The plan should indicate the location of all existing and proposed signs and the treatment thereof (relocate, replace, remove, etc.).
3. The applicant shall submit a report to the County Engineer that evaluates the condition of the pavement on Wayside Road. If deemed necessary, the applicant shall mill and pave the full-width of Wayside Road along the site frontage.
4. The applicant shall install "No Stopping or Standing" signs along Wayside Road to supplement the existing signs as required by the Borough.
5. The applicant shall coordinate with the Borough of Tinton Falls Police Department for the provision of traffic safety services at the proposed pedestrian crossing for all tournaments and other major events at the site.
6. The applicant shall provide staff to direct users to overflow parking areas when necessary.
7. The proposed curbing along both sides of Wayside Road shall be extended at least ten feet beyond the pedestrian crosswalk.
8. The grading and landscaping plan shall be revised as necessary to clearly indicate which trees located within the Wayside Road right-of-way are to be protected, as well as the location of required tree protection measures.
9. The landscaping plan shall be revised to eliminate any proposed trees that do not meet the utility and site infrastructure clearances provided in Section 5.5-1 of the Monmouth County Development Regulations, Volume II. The applicant shall review proposed revisions with Ellias Sarrinikolaou (County Landscape Architect).
10. The applicant shall revise the site plan to comply with forthcoming comments on the design of the proposed ADA ramps.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Trinity Hall, Inc. Block 101 p/o 1 <b>Hope Road/Tinton Avenue                      (County Routes 51 &amp; 537)</b>	Tinton Falls Borough	TFSP9592	05-06-16	Request Information
(Proposed – conversion of childcare facility to high school) (Total Site Area – 7.4 acres) (Impervious Area – 1.387 acres existing + <u>0.013 acres proposed</u> 1.400 acres total)				

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 23, 2016.
2. Revise the site plan to show a widening of the Hope Road right-of-way to a distance of 45 feet from the centerline.

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

SCHEDULE 1252E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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