

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, JUNE 25, 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  
Ray Bragg, PE

Members Absent:

None

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 3:04 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victor Furmanec, PP and Dave Krady.

\*\*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, JUNE 25, 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 1302A, 1302B, 1302C, 1302D & 1302E 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 1302A, 1302B, 1302C, 1302D & 1302E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1302A, 1302B, 1302C, 1302D & 1302E 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 1302A, 1302B, 1302C, 1302D & 1302E 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, JUNE 25, 2018.

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

SCHEDULE1302A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2018; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Braha Brothers Holdings, LLC Block 315 Lot 34 Hamilton Avenue	Long Branch City	LB581	06-18-18	2 (1 new)	Exempt

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SCHEDULE1302B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1302C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Inlom, LCC Block 3.01 Lot 2 Clayton Lane	Manalapan Township  (Proposed Use – Residential) (Total Area – 2.93 acres)	MNMJ754	06-11-18	4	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, 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				
Marcy McMullen				X
Charles Casagrande				X

Subdivision for Ray Rap Realty Block 58 Lots 1, 2, 3, 4, 5 & 6 <b>Harding Road</b> <b>(County Route 34)</b>	Red Bank Borough  (Proposed Use – Multi-Family Residential) (Total Area – 0.81)	RBMJ751 (also RBSP9840)	06-08-18	19	Request Information
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The following item must be addressed before formal review and action by the Development Review Committee:

1. Indicate corner radius dedications on the subdivision plat, including the grantee and area of the dedications.

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

SCHEDULE1302D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mavis Tire Supply, LLC Block 87 Lots 37 & p/o 38 <b>Lloyd Road</b> <b>(County Route 3)</b>	Aberdeen Township  (Proposed – new 6,005 sq. ft. retail sales & service building) (Total Site Area – 0.551 acres) (Impervious Area – 0.425 acres new proposed)	ABTSP9584	06-15-18	Request Information

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

1. The site plan indicates a proposed subdivision of the property. The applicant shall submit an application for subdivision approval.
2. Revise the site plan to show the following:
  - a. The dimension from the centerline of Lloyd Road to the right-of-way line opposite the site.
  - b. The site plan indicates an easement line running along the curb line and an offset line as the right-of-way line. These lines should be reviewed and corrected to reflect the location of the existing County roadway widening easements along Lloyd Road per Deed Book 5410 Page 0114 and Deed Book 8760 Page 9427.
3. The applicant shall submit the NJDOT jurisdiction map for the intersection of Highway 34 and Lloyd Road.
4. The applicant shall review and discuss the feasibility of eliminating the existing retaining wall along Lloyd Road and regrading this area with a grassed slope.

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

Site Plan for Chefs International Block 85.11 Lot 21 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township  (Proposed – 207 sq. ft. addition to existing restaurant) (Total Site Area – 6.14 acres) (Impervious Area – 3.773 acres existing <u>+ 0.002 acres proposed</u> 3.775 acres total)	FRTSP5984B	06-20-18	Final Approval
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No Monmouth County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chefs International Block 85.11 Lot 21 (CONT'D)	Freehold Township	FRTSP5984B	06-20-18	

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				
Marcy McMullen				X
Charles Casagrande				X

Site Plan for OASG Hazlet, LLC Block 239 Lots 1 & 1.01 State Highway 35	Hazlet Township	HZSP9862	06-19-18	County Approval Not Required
	(Proposed – Demolition, additions and renovations at existing shopping center) (Total Site Area – 19.624 acres) (Impervious Area – 18.271 acres existing - <u>1.069 acres proposed</u> 17.202 acres total)			



NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for HESP Solar, LLC Block 152 Lot 71 <b>Adelphia-Farmingdale Road (County Route 524)</b>	Howell Township  (Proposed – Solar array at existing school) (Total Site Area – 77.6 acres) (Impervious Area – no change)	HWSP9860	06-13-18	Conditional Approval

Conditions:

1. Receipt of a deed for the drainage easement shown on the conditionally approved site plan for the Howell Elementary School. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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				
Marcy McMullen				X
Charles Casagrande				X

Site Plan for New Cingular Wireless, PCS (AT&T) and Cellco Partnership d/b/a Verizon Wireless (Verizon) Block 42 Lot 22 Oak Glen Road	Howell Township  (Proposed – Wireless Communications Facility) (Total Site Area – 7.6 acres) (Impervious Area – 0.0015 acres existing <u>+ 0.0008 acres proposed</u> 0.0023 acres total)	HWSP9863	06-20-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Haddad 228 Long Branch LLC Block 417 Lots 1 & 2 <b>Ocean Boulevard (County Route 57)</b>	Long Branch City  (Proposed – 10,717 sq. ft. diner- 3 floors) (Total Site Area – 0.660 acres) (Impervious Area – 0.395 acres existing <u>+ 0.153 acres proposed</u> 0.548 acres total)	LBSP9113	06-11-18	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from R. Armen McOmber, Esq., dated June 8, 2018, requesting withdrawal of the conditional approval issued for this application on December 9, 2011. The Development Review Committee voted to rescind that prior approval.

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				
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Wentworth Property Company, LLC Block 75 Lot 17 Third Avenue	Neptune City Borough  (Proposed – 26,656 sq. ft. addition to shopping center for self-storage) (Total Site Area – 6.367 acres) (Impervious Area – 5.824 acres existing <u>- 0.350 acres proposed</u> 5.474 acres total)	NCSP7854A	06-14-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 <b>Newman Springs Road /                      Shrewsbury Avenue                      (County Routes 520/13)</b>	Red Bank Borough	RBSP9212A	06-13-18	Request Information
(Proposed – new 4394 sq. ft. Dunkin Donuts and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.480 acres new proposed)				

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 designed to prohibit left turns into and out the site. The driveway should be located further from the intersection. This may require a reconfiguration of the proposed building.
  - b. The easterly driveway along Newman Springs Road shall be closed off.
  - c. The driveway along Shrewsbury Avenue shall be designed to prohibit left turns into and out the site.
  - d. The sight distance analysis for the Shrewsbury Avenue driveway should be revised to show the obstructions at the properties further north along the street.
  - 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.
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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ray Rap Realty Block 58 Lots 1, 2, 3, 4, 5 & 6 <b>Harding Road</b> <b>(County Route 34)</b>	Red Bank Borough  (Proposed – 18-Unit Multi-Family Residential) (Total Site Area – 0.81 acres) (Impervious Area – 0.49 acres new proposed)	RBSP9840 (also RBMJ751)	06-08-18	Request Information

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

1. The sight triangle shall be based on a distance of 25 feet from the extended curb line.
2. Provide a 25-foot corner radius at Clay Street. Show metes and bounds of the corner radius.
3. Identify the centerline reference for Harding Road.
4. Provide turning areas above the proposed detectable warning surfaces.
5. Indicate the grantee and area of dedication for the proposed corner radii.
6. The design of the ADA ramp at Clay Street will be performed by the Borough of Red Bank Zoning Board of Adjustment Engineer.
7. Indicate the County Route designation for Harding Road and Branch Avenue.

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

Site Plan for Bruce Buckley, CEO, We Soldier On Block 128.03 Lot 5 Essex Road	Tinton Falls Borough  (Proposed – New 70-unit veterans special needs apartments) (Total Site Area – 12.57 acres) (Impervious Area – 1.53 acres new proposed)	TFSP9859	06-13-18	Final Approval
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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 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				
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Industrial Services, Inc. Block 35 Lot 5 <b>Monmouth Road (County Route 537)</b>	Upper Freehold Township  (Proposed – new 3300 sq. ft. pole barn) (Total Site Area – 0.852 acres) (Impervious Area – 0.076 acres new proposed)	UFTSP9861	06-15-18	Request Information

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

1. Revise the site plan to show the following:
  - a. The surveyed centerline of Monmouth Road (County Route 537).
  - b. Dimensions from the centerline to the right-of-way fronting the site, the edge of pavement fronting the site, and the right-of-way line and edge of pavement opposite the site.
  - c. A right-of-way dedication to a distance of 40 feet from the centerline. Indicate the metes and bounds, as well as the grantee and area of the dedication.
  - d. Upstream and downstream inverts of the 15-inch diameter RCP crossing Monmouth Road. A drainage easement at the northerly end of the property may be required if the 15-inch diameter RCP discharges stormwater onto the property.
  - e. The existing gravel driveway is not acceptable. Provide a driveway paved with asphalt or concrete to a distance of 25 feet from the existing edge of pavement.
  - f. Indicate a sawcut, offset two feet from the edge of pavement, extending across the intersection of the paved driveway and Monmouth Road.
  - g. Indicate the MUTCD designation for the proposed stop sign on the grading plan and detail sheets.
  - h. Confirm the location of the proposed driveway. The location shown on the site plan does not coincide with the location of the existing driveway.
2. Provide construction details as follows:
  - a. Curb and pavement repair, indicating a two-inch thick hot mix asphalt (HMA) 9.5M64 surface course over a six-inch thick HMA 19M64 base course over a six-inch thick dense-graded aggregate base course. The standard county curb has an eight-inch wide base with a 20-inch height and a six-inch wide top. The pavement courses should be labeled.
  - b. Sign positioning, indicating a minimum seven-foot vertical clear distance from the bottom of the sign to the finished ground or pavement and a minimum two-foot offset from the edge of the sign to the curb of edge of pavement.
3. Provide a drainage report that indicates how stormwater runoff will be addressed.

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

SCHEDULE1302E

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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