

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, JULY 9, 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 3:20 PM.

Staff present included: Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Dave Krady. Also in attendance was: Tung-To Lam, PE.

**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, JULY 9, 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 1303A, 1303B, 1303C, 1303D & 1303E 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 1303A, 1303B, 1303C, 1303D & 1303E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1303A, 1303B, 1303C, 1303D & 1303E 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 1303A, 1303B, 1303C, 1303D & 1303E 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, JULY 9, 2018.

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

SCHEDULE1303A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 9, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Dominic T. Musone Block 143 Lot 15 Center Avenue	Atlantic Highlands Borough	AH301	07-06-18	2 (1 new)	Exempt
Subdivision for Morris & Union Ave Properties LLC Block 71 Lot 102.01 Union Avenue	Manasquan Borough	MQ385	06-26-18	3 (2 new)	Exempt

SCHEDULE1303B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 9, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1303C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 9, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mario Ercolino Block 185 Lot 73 Colts Neck Road (County Route 35)	Howell Township (Proposed Use – Single Family Residential) (Total Area – 5.22 acres)	HWMJ755	06-26-18	4	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, P.E., dated July 9, 2018.
2. Access to the proposed lots shall be designed pursuant to the following sections of the Monmouth County Development Regulations:
 - a. Section 5.2-1.1B provides that the number of proposed driveways shall be reduced through the use of common or shared driveways.
 - b. Section 5.2-1.1D requires a minimum distance of 25 feet between proposed driveways.
 - c. Section 5.2-1.1D requires driveways to be offset of at least ten feet from the side property line.
 - d. Section 5.2-1.2B requires a minimum apron flare of five feet on each side of the driveway, or ten-foot radii at the terminus of the driveway at the county road.

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

SCHEDULE1303D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 9, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 241 Cliffwood Properties, LLC Block 183 Lot 11.01 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed – new 60-unit multi-family residential with 142 parking spaces) (Total Site Area – 4.48 acres) (Impervious Area – 2.581 acres new proposed)	ABTSP9528	06-28-18	Request Information

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

1. Provide the additional information requested in memorandum prepared by Victorino B. Zabat, P.E., dated July 9, 2018.

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

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	06-27-18	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide a drainage area map for the area tributary to County Structure E-11 located along County Route 537 at Branchport Creek. Indicate land use, land cover, topography and dominant runoff path.
2. Identify the waterway receiving stormwater discharge from the site.
3. Revise the stormwater management report to include an analysis of the 25-year storm.
4. The proposed driveway along Wyckoff Road shall be shifted to the east to avoid conflicts with vehicles queueing in the left turn lane.

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 Freehold American, Inc. d/b/a Freehold Towing Block 6 Lots 21 & 22 Throckmorton Street (County Route 522)	Freehold Township (Proposed – 3960 sq. ft. addition to existing site) (Total Site Area – 2.15 acres) (Impervious Area – 0.436 acres existing – no change)	FRTSP2204A	07-03-18	Final Approval

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 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				X
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Gutierrez Properties LLC Block 49 Lot 21.01 Squankum Road (County Route 524)	Howell Township (Proposed – dry storage at existing site) (Total Site Area – 17.59 acres)	HWSP9700	06-20-18	Request Information
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The applicant's attorney submitted a letter opining the applicant should not be subject to a right-of-way dedication or a bridge assessment since no new construction is proposed. The County's Planning Board Attorney is reviewing the legal basis for this assertion.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mariner's Village at Keyport, LLC Block 20 Lots 1,2,3,5,6,6.01,7,9,11.01,13,14 & 14.01 West Front Street (County Route 6) County Bridge MA-14	Keyport Borough (Proposed – new 120 unit Multi-Family Residential and Marina) (Total Site Area – 8.64 acres) (Impervious Area – 1.9 acres new proposed)	KPSP9755	06-29-18	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 Zabat, dated July 9, 2018.
2. The applicant shall demonstrate onsite circulation for proposed Lot 15.

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

Site Plan for 121.01 Campus Drive West, LLC Block 176 Lot 121.01 Campus Drive	Marlboro Township (Proposed – New 23,880 sq. ft. office/warehouse) (Total Site Area – 5.13 acres) (Impervious Area – 3.02 acres new proposed)	MRSP9864	06-25-18	
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Moved to the next Development Review Committee meeting on July 23, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Sudler Companies Block 3 Lot 5 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – new 5496 sq. ft. Quick Chek with fuel station at existing site) (Total Site Area – 6.35 acres) (Impervious Area – 4.898 acres existing <u>+ 0.209 acres proposed</u> 5.107 acres total)	SHSP9515	06-25-18	Conditional Approval

Conditions:

1. An ADA compliant pedestrian path shall be established along the site frontage starting at the southerly ADA ramp, proceeding through the traffic island, and then connecting to the existing sidewalk located at the northerly end of the driveway. Details for the pedestrian path and ADA ramps shall be submitted for review and approval to the Borough of Shrewsbury.
2. Receipt of a construction easement allowing the County of Monmouth to modify the traffic island at the northerly driveway, if and when it is determined by the County Engineer found that the traffic island does not deter drivers from making left turns out of the property at this location.

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				X
Marcy McMullen				X
Charles Casagrande				X

Site Plan for JDE Spring Lake, LLC Block 1 / Lot 1 Block 723 / Lot 4 Old Mill Road County Bridge W-25	Spring Lake Heights Borough Wall Township (Proposed – 1,452 sq. ft. addition to The Mill Lakeside Manor) (Total Site Area – 2.33 acres) (Impervious Area – 1.82 acres existing <u>- 0.19 acres proposed</u> 1.63 acres total)	SLHSP3341B WSP3341B	06-29-18	
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Moved to the next Development Review Committee meeting on July 23, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5030 Shafto, LLC Block 115 Lots 12.01 & 14.02 Shafto Road (County Route 547)	Tinton Falls Borough	TFSP9843	06-28-18	Conditional Approval
	(Proposed – New 63,277 sq. ft. warehouse facility with 61 parking spaces) (Total Site Area – 5.88 acres) (Impervious Area – 3.48 acres new proposed)			

Conditions:

1. Address the comments in the memorandum prepared by Victorino B. Zabat, dated July 9, 2018.
2. Revise the site plan pursuant to the mark-up prepared by Vincent Cardone, dated July 16, 2018.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Shafto Road (County Route 547) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.
4. Receipt of deed of dedication for the widening of the Shafto Road (County Route 547) right-of-way to a distance of 50 feet from the road centerline. 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

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

SCHEDULE1303E

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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