

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, JANUARY 14, 2019 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Ettore, PE
James Giannell
Joe Barris, PP

Members Absent:

Edward Sampson, PP

Alternates Absent:

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 2:44 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, 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, JANUARY 14, 2019 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 1315A, 1315B, 1315C, 1315D & 1315E 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 1315A, 1315B, 1315C, 1315D & 1315E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1315A, 1315B, 1315C, 1315D & 1315E 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 1315A, 1315B, 1315C, 1315D & 1315E 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. Barris and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Ettore
Mr. Giannell
Mr. Barris

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, JANUARY 14, 2019.

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

SCHEDULE1315A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2019; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 29 Poplar Avenue, LLC Block 13 Lots 3.02, 8.02, 8.03 & 14 Poplar & Roosevelt Avenues	Deal Borough	D223	01-02-19	2 (Lot Consolidation)	Exempt
Subdivision for Estate of Harry C. Eliason Block 110 Lot 8 West First Street	Howell Township	HW1415	01-08-19	2 (1 new)	Exempt

Mark Aikins recused himself from this review and discussion.

SCHEDULE1315B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2019; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1315C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2019; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1315D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2019.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Mary Kwacz, LLC Block 4 Lots 30, 31 & 36.02 Water Street (County Route 522)	Englishtown Borough (Proposed – 403 sq. ft. addition to existing site) (Total Site Area – 0.603 acres) (Impervious Area – 0.146 acres existing + 0.054 acres proposed 0.200 acres total)	ENSP9878	12-17-18	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 701 Holmdel Associates, LLC Block 46 Lot 22 Holmdel Road (County Route 4)	Holmdel Township (Proposed – 612 sq. ft. addition to existing site and parking improvements) (Total Site Area – 0.452 acres) (Impervious Area – 0.370 acres existing – no change)	HLSP1739A	01-03-19	Final Approval
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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 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cornerstone Calvary Chapel Block 39 Lot 1 Lakewood-Allenwood Road (County Bridge HL-62)	Howell Township (Proposed – New 18,960 sq. ft. church) (Total Site Area – 12.24 acres) (Impervious Area – 3.309 acres new proposed)	HWSP1377B	12-27-18	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 14, 2019.

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 Dawn Developers Block 38 Lot 4 Randolph Road	Howell Township (Proposed – 127,124 sq. ft. warehouse/office flex space With 160 new parking spaces) (Total Site Area – 12.2 acres) (Impervious Area – 5.978 acres new proposed)	HWSP9636	12-26-18	Final Approval
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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 Jim Giannell, Seconded by, Joe Barris, 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 Keyport Professional Plaza, LLC Block 80 Lot 1.02 Broad Street/First Street (County Routes 4/39)	Keyport Borough (Proposed – New parking garage with residential units and units proposed above existing building – 24 units total) (Total Site Area – 1.45 acres) (Impervious Area – 1.057 acres existing <u>+ 0.143 acres proposed</u> 1.200 acres total)	KPSP9842	12-17-18	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 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Seaview Acquisitions, LLC Block 141 Lot 1 State Highway 66	Ocean Township (Proposed – 50,657 sq. ft. addition to existing shopping center) (Total Site Area – 111.6 acres) (Impervious Area – 61.547 acres existing – no change)	OSP7203C	01-07-19	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JACA, LLC Block 25.27 Lot 10 Monmouth Road (County Route 15)	Ocean Township (Proposed – 556 sq. ft. addition to existing medical office) (Total Site Area – 0.34 acres) (Impervious Area – 0.147 acres existing + <u>0.012 acres proposed</u> 0.159 acres total)	OSP9918	01-10-19	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 January 14, 2019.
2. The existing freestanding sign may obstruct the sight line to the north of the southerly driveway. The applicant shall provide a sight distance analysis to allow a determination as to whether the sign needs to be relocated.

Site Plan for Route 35 Wall Realty, LLC Block 78 Lots 1 & 2 18th Avenue (County Route 30)	Wall Township (Proposed – New 81,525 sq. ft. food store/retail building with 351 parking spaces) (Total Site Area – 6.8 acres) (Impervious Area – 6.11 acres new proposed)	WSP9916	12-26-18	Request Information
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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 January 14, 2019.
2. Provide a traffic impact study.
3. Provide copy of NJDOT permit (or other supporting document that indicates allows two full-access driveways will be permitted on S.H. 35).
4. The circulation plan currently shows a fire truck. A circulation plan showing delivery trucks (tractors trailers, AASHTO WB-67) should be provided.
5. Two full access driveways are shown along C.R. 30, whereas one currently exists. Per the Section 5.2-3.11 of the Monmouth County Development Regulations one driveway is permitted. Where two driveways may be permitted, the development regulations require a 550-foot separation. The site has 433 feet of frontage on 18th Avenue. The proposed second driveway requires a waiver from the DRC, and could be dependent upon circulation of delivery vehicles.
6. The easterly C.R. 30 driveway is closer to the adjacent property line than permitted by the county's development regulations. A minimum 10-foot setback is required from the side property line.
7. Two parallel lines are shown along C.R. 30. One appears to be the property line, while the other is not labeled, but could be the right-of-way widening line. The purpose of this line should be clarified.
8. Depending on projected traffic volumes, as well as the number of driveways permitted along S.H. 35, the DRC may want to consider requiring a two-way center turn lane along CR 30. The traffic report shall address this issue.

SCHEDULE1315E

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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