

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04 PM on MONDAY, JANUARY 28, 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 2:57 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 28, 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 1316A, 1316B, 1316C, 1316D & 1316E 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 1316A, 1316B, 1316C, 1316D & 1316E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1316A, 1316B, 1316C, 1316D & 1316E 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 1316A, 1316B, 1316C, 1316D & 1316E 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. Giannell 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 28, 2019.

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

SCHEDULE1316A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2019; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hussam Chater, Executor of the Estate of Mamoun Chater Block 42 Lots 11.12, 11.13 & 11.14 Hunt Road	Freehold Township	FRT648	01-18-19	2 (Lot Consolidation)	Exempt
Subdivision for Raymond Rapcavage Block 44 Lot 1 Narumson Street	Rumson Borough	RM454	01-17-19	2 (1 new)	Exempt
Subdivision for Richard Jordan c/o R & K Jordan Realty, LLC Block 73 Lot 19 M Street	Wall Township	W1406	01-23-19	2 (1 new)	Exempt

**SCHEDULE1316B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2019; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Atlantic Highlands Board of Education Block 101 Lot 4 <b>First Avenue (County Route 8)</b>	Atlantic Highlands Borough    (Proposed Use – Playground) (Total Area – 0.758 Acres)	AH283 ROW3581		2 (1 new)	Reconsideration of Conditions

The Development Review Committee reconsidered its requirement for a sight triangle easement at the intersection of First and Lincoln Avenues. Based on the current standard for intersection sight distance provided in the Monmouth County Development Regulations, a sight triangle easement is not recommended and granted the project Conditional Final Approval.

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

The Development Review Committee voted to rescind the previous vote for Conditional Final Approval and asked that this application be moved to the next Committee meeting.

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

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Seth Beller Trust Block 807 Lot 1.02 <b>New Monmouth Road                      (County Route 50)</b>	Middletown Township	MD1469 ROW3963 (also MDSP9922)	01-17-19	2 (1 new)	Request Information
(Proposed Use – Commercial - Convenience Store) (Total Area – 12.669 acres)					

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

1. Provide copies of the deeds for the existing cross-access easements at Lots 1.01 and 1.02A.
2. Revise the subdivision plat to clearly indicate the boundaries of the cross-access easements.

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

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SCHEDULE1316C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2019; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Timothy B. Middleton Block 152 Lot 17 <b>Allaire Road</b> <b>(County Route 524)</b>	Wall Township  (Proposed Use – Single Family Residential) (Total Area – 2.25 acres)	WMJ738		3 (New Road)	Conditional Preliminary Approval

On January 28, 2019, the Development Review Committee re-evaluated the necessity for a sight triangle easement at Block 152, Lot 1. The sight line to the west of the site crosses the northeast corner of Lot 1 by approximately four inches. This sight line is not currently obstructed. If necessary, drivers can pull up to the edge of pavement, or even up to the shoulder stripe along Allaire Road, in order to properly see eastbound vehicles along Allaire Road. Given the *de minimus* obstruction to this sight line, and the ability of drivers to pull up in order gain a good view of traffic along Allaire Road, the DRC voted to eliminate the need for a sight triangle easement at Block 152, Lot 1.

Conditions:

- Posting of a performance guarantee in the amount of \$9,841.70 to assure the satisfactory installation of improvements within the Allaire Road (County Route 524) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The amount was calculated as follows:

<u>Quantity</u>	<u>Unit</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	Lump sum	Maintenance and protection of traffic	\$2,400.00	\$2,400.00
1	Lump sum	Clearing site	1,000.00	1,000.00
38	Linear foot	6" x 8" x 20" concrete vertical curb	35.00	1,330.00
12	Cubic yard	Dense-graded aggregate base course	40.00	480.00
13	Ton	Hot-mixed asphalt 19M64 base course, 6"-thick	100.00	1,300.00
6	Ton	Hot-mixed asphalt 9.5M64 surface course, 2"-thick	100.00	600.00
21	Gallon	Tack coat	3.00	63.00
7	Gallon	Prime coat	2.00	14.00
30	Cubic yard	Excavation, unclassified	30.00	900.00
64	Linear foot	Traffic striping removal by grinding method	5.00	320.00
17	Linear foot	Traffic striping, long-life, thermoplastic, 24", white	6.00	102.00
1	Unit	Traffic sign, 30" x 30"	300.00	300.00
23	Square yard	Topsoil, 4" thick	3.00	69.00
23	Square yard	Fertilizer and seed, Type A-3	2.00	46.00
23	Square yard	Straw mulch	1.00	23.00
<b>SUBTOTAL</b>				\$8,947.00
<b>CONTINGENCY</b>				894.70
<b>TOTAL</b>				\$9,841.70

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Timothy B. Middleton Block 152 Lot 17 (CONT'D)	Wall Township	WMJ738		3 (New Road)	

- The inspection fee (\$196.83) for this application must be submitted prior to the inspection of the required improvements
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$300.00), 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 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



SCHEDULE1316D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2019.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for P & C 2, LLC Block 101 Lots 4.02 & 5 <b>First Avenue (County Route 8)</b>	Atlantic Highlands Borough  (Proposed – New Mixed-Use (4340 sq. ft. retail and 18 residential units) (Total Site Area – 0.45 acres) (Impervious Area – 0.343 acres new proposed)	AHSP9921	01-17-19	Request Information

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

1. Provide a copy of the resolution adopted by the Atlantic Highlands Zoning Board of Adjustment.
2. Provide a copy of the Zoning Board of Adjustment engineer's technical review for this application.

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

Site Plan for RJ Marina, LLC Block 44 Lots 1 & 2 State Highway 33 <b>(County Bridge F-56)</b>	Freehold Township  (Proposed – 22,600 sq. ft. of new flex space) (Total Site Area – 2.86 acres) (Impervious Area – 1.581 acres new proposed)	FRTSP9919	01-16-19	Conditional Approval
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Conditions:

1. Receipt of a bridge reconstruction and maintenance easement for County Structure F-56. Submit 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 deed directly to this office for filing with the Monmouth County Clerk's office.
2. Revise the site plan to show the location of County Structure F-56 and a bridge maintenance and reconstruction easement at the northeast corner of the property.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Company Block 177 Lots 5.01 & 6 Fairfield Road	Howell Township  (Proposed – New 30,000 sq. ft. training facility with 126 parking spaces) (Total Site Area – 17.0 acres) (Impervious Area – 4.470 acres new proposed)	HWSP9920	01-22-19	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 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 6601 Highway 9 Associates, LLC Block 25 Lot 16 US Highway 9	Howell Township  (Proposed – New 14,042 sq. ft. warehouse for retail store) (Total Site Area – 2.62 acres) (Impervious Area – 1.083 acres existing + <u>0.750 acres proposed</u> 1.883 acres total)	HWSP9923	01-18-19	County Approval Not Required
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Site Plan for Congregation Brothers of Israel of the Jersey Shore, Inc. Block 85 Lot 4 Sternberger Avenue	Long Branch City  (Proposed – New 5525 sq. ft. House of Worship) (Total Site Area – 0.480 acres) (Impervious Area – 0.292 acres new proposed)	LBSP9924	01-24-19	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Seth Beller Trust Block 807 Lot 1.02 <b>New Monmouth Road (County Route 50)</b>	Middletown Township  (Proposed – New 5585 sq. ft. Wawa Convenience Store with Fueling Station) (Total Site Area – 12.669 acres) Impervious Area – 1.837 acres existing <u>+ 0.133 acres proposed</u> 1.970 acres total)	MDSP9922 (also MD1469 ROW3963)	01-17-19	Request Information

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

1. Provide copies of the deeds for the existing cross-access easements at Lots 1.01 and 1.02A.
2. Revise the site plan to clearly show the boundaries of the cross-access easements, indicating metes and bounds, area in acres and square feet, grantee of easement, and deed book and page number(s).
3. Provide a traffic report evaluating impacts to New Monmouth Road.

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

Site Plan for Wall 34 Developers, LLC Block 816.01 Lot 1 Lakewood Road/ State Highway 34	Wall Township  (Proposed – New 5585 sq. ft. Wawa with fueling station) (Total Site Area – 2.81 acres) (Impervious Area – 1.509 acres new propose)	WSP9917	01-09-19	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated January 28, 2019.

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

SCHEDULE 1316E

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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REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2019

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1. Election of Chairperson for 2019

Nomination of Paul Kiernan for Chairperson was moved by Jim Giannell and seconded by Joe Barris. Motion was made to close nominations.

In the affirmative:

Mr. Ettore  
Mr. Giannell  
Mr. Barris

In the Negative:

None

2. Adoption of Meeting Schedule for 2019

Motion to adopt the Development Review Committee Meeting Schedule for 2019 was made by Jim Giannell and seconded by Joe Ettore.

In the affirmative:

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

In the Negative:

None

**DEVELOPMENT REVIEW COMMITTEE  
MEETING SCHEDULE  
February 2019– January 2020**

Unless otherwise indicated, the meetings of the Monmouth County Development Review Committee will be held as follows:

**TIME**

2:00pm

**LOCATION**

Monmouth County Planning Board Conference Room  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

**REGULAR MEETING DATES**

Monday, February 11, 2019	Monday, August 12, 2019
Monday, February 25, 2019	Monday, August 26, 2019
Monday, March 11, 2019	Monday, September 9, 2019
Monday, March 25, 2019	Monday, September 23, 2019
Monday, April 8, 2019	Tuesday, October 15, 2019
Monday, April 22, 2019	Monday, October 28, 2019
Monday, May 13, 2019	Tuesday, November 12, 2019
Tuesday, May 28, 2019	Monday, November 25, 2019
Monday, June 10, 2019	Monday, December 9, 2019
Monday, June 24, 2019	Monday, December 23, 2019
Monday, July 8, 2019	Monday, January 13, 2020
Monday, July 22, 2019	Monday, January 27, 2020 (Reorganization)

**ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM**

Tuesday, February 19, 2019  
Monday, March 18, 2019  
Monday, April 15, 2019  
Monday, May 20, 2019  
Monday, June 17, 2019  
Monday, July 15, 2019  
Monday, August 19, 2019  
Monday, September 16, 2019  
Monday, October 21, 2019  
Monday, November 18, 2019  
Monday, December 16, 2019 (at 10:00 am – MCPB meets at 11:00 am)  
Tuesday, January 21, 2020