

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on TUESDAY, OCTOBER 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 (left at 3:43 PM)
James Giannell
Ray Bragg, PE (arrived at 2:25 PM and left at 2:50 PM)

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 3:44 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq. (left at 3:05 PM and returned at 3:17 PM), Victorino Zabat, PE and Dave Krady. Also in attendance were: Joseph and Sharon Savi (Cycles 117), Matt Sheffield (Mavis Tire) and Robert Streker, 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 TUESDAY, OCTOBER 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 1309A, 1309B, 1309C, 1309D & 1309E 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 1309A, 1309B, 1309C, 1309D & 1309E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1309A, 1309B, 1309C, 1309D & 1309E 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 1309A, 1309B, 1309C, 1309D & 1309E 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 TUESDAY, OCTOBER 9, 2018.

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

SCHEDULE1309A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1309B

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mavis Tire Supply, LLC Block 87 Lots 37 & 38 Lloyd Road (County Route 3)	Aberdeen Township (Proposed Use – Retail Sales & Service) (Total Area – 1.418 acres)	ABT468 ROW3961 (also ABTSP9584)	10-02-18	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Applicant to complete installation of guide rail end treatment on existing retaining wall located in the Lloyd Road (County Route 3) right-of-way.
2. The Grading Plan, sheet 5 of 13 presents proposed TW & BW elevation at the corner of the retaining wall, which indicates that this wall will be modified or reconstructed. This is further suggested by the linework from the corner of the wall proceeding north. Verify in writing whether or not the easterly corner of the retaining wall and wall segment proceeding north will or will not be reconstructed as part of this site plan application.
3. Receipt of a performance guarantee for proposed improvements within the Lloyd Road (County Route 3) right-of-way. A bond estimate will be prepared pending additional information requested above.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Paul Kiernan, and failed 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mavis Tire Supply, LLC Block 87 Lots 37 & 38 (CONT'D)	Aberdeen Township	ABT468 ROW3961 (also ABTSP9584)	10-02-18	2 (Lot Line Adjustment)	

Conditions:

1. Receipt of a fully executed Hold Harmless Agreement between the applicant and the County of Monmouth for the retaining wall located in the Lloyd Road (County Route 3) right-of-way.
2. The Grading Plan, sheet 5 of 13 presents proposed TW & BW elevation at the corner of the retaining wall, which indicates that this wall will be modified or reconstructed. This is further suggested by the linework from the corner of the wall proceeding north. Verify in writing whether or not the easterly corner of the retaining wall and wall segment proceeding north will or will not be reconstructed as part of this site plan application.
3. Receipt of a performance guarantee for proposed improvements within the Lloyd Road (County Route 3) right-of-way. A bond estimate will be prepared pending additional information requested above.

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

SCHEDULE1309C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Baron Builders, LLC Block 138 Lot 11 First Street (County Route 6)	Keyport Borough (Proposed Use – Residential) (Total Area – 0.58 acres)	KPMJ750	09-25-18	13	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Shimon Grinberger (Managing Member), dated September 13, 2018, requesting withdrawal of the subdivision application issued for the above-referenced application on February 15, 2018. The Development Review Committee voted to rescind the subdivision application.

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				X
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1309D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 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	10-01-18	Request Information

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

1. Address the comments in Victorino B. Zabat's memorandum dated October 9th 2018.

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

Site Plan for Mavis Tire Supply, LLC Block 87 Lots 37 & p/o 38 Lloyd Road (County Route 3)	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 (also ABT468 ROW3961)	10-02-18	Conditional Approval
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Conditions:

1. Applicant to complete installation of guide rail end treatment on existing retaining wall located in the Lloyd Road (County Route 3) right-of-way.
2. The Grading Plan, sheet 5 of 13 presents proposed TW & BW elevation at the corner of the retaining wall, which indicates that this wall will be modified or reconstructed. This is further suggested by the linework from the corner of the wall proceeding north. Verify in writing whether or not the easterly corner of the retaining wall and wall segment proceeding north will or will not be reconstructed as part of this site plan application.
3. Receipt of a performance guarantee for proposed improvements within the Lloyd Road (County Route 3) right-of-way. A bond estimate will be prepared pending additional information requested above.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Paul Kiernan, and failed 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 Mavis Tire Supply, LLC Block 87 Lots 37 & p/o 38 (CONT'D)	Aberdeen Township	ABTSP9584 (also ABT468 ROW3961)	10-02-18	

Conditions:

1. Receipt of a fully executed Hold Harmless Agreement between the applicant and the County of Monmouth for the retaining wall located in the Lloyd Road (County Route 3) right-of-way.
2. The Grading Plan, sheet 5 of 13 presents proposed TW & BW elevation at the corner of the retaining wall, which indicates that this wall will be modified or reconstructed. This is further suggested by the linework from the corner of the wall proceeding north. Verify in writing whether or not the easterly corner of the retaining wall and wall segment proceeding north will or will not be reconstructed as part of this site plan application.
3. Receipt of a performance guarantee for proposed improvements within the Lloyd Road (County Route 3) right-of-way. A bond estimate will be prepared pending additional information requested above.

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 Finesse Electric, LLC Block 83 Lot 6 Jackson Mills Road (County Route 23)	Freehold Township (Proposed – New 6400 sq. ft. office building with 2400 sq. ft. garage) (Total Site Area – 1.35 acres) (Impervious Area – 0.633 acres new proposed)	FRTSP9893	09-26-18	Request Information

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

1. Provide a sight line drawing consistent with the AASHTO Policy on Geometric Design of Highways and Streets. Any obstructions within the line of sight must be removed or otherwise mitigated.
2. Revise driveway corner radii to 15 feet.
3. The driveway is labeled as “gravel/asphalt”. The engineer shall denote the limit of asphalt on the site plan.
4. Per the Monmouth County Road Plan, CR 23 (Jackson Mills Rd) is 80 ft right of way, therefore a 40 ft half-width will be required. Revise plans to show the new locations of the right-of-way line
5. Address the comments in Victorino B. Zabat’s memorandum dated October 9th 2018.
6. Receipt of a deed of dedication for the widening of the Jackson Mills Road (County Route 23) right-of-way to a distance of 40 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.
7. Prior to final approval the applicant must post a performance guarantee (bond, letter of credit, certified check) to assure the satisfactory installation of improvements to Jackson Mills Road (County Route 23). 10% of the performance guarantee must be submitted in the form of either a certified check or a cashier’s check made payable to the County of Monmouth. The amount will be calculated upon receipt of revised plans.

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

Site Plan for Heritage 22 Properties, LLC Block 71.38 Lots 18 & 19 Jackson Mills Road	Freehold Township (Proposed – New 3750 sq. ft. office building) (Total Site Area – 1.01 acres) (Impervious Area – 0.389 acres existing <u>+ 0.192 acres proposed</u> 0.581 acres total)	FRTSP9894	09-26-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Euro Supply Ltd. d/b/a Stone Quest LLC Block 157 Lots 1, 2, 3, 4 & 5 Adelphia-Farmingdale Road / Squankum-Yellowbrook Road (County Routes 524 / 524A)	Howell Township (Proposed – 27,000 sq. ft. addition at existing plant) (Total Site Area – 17.49 acres) (Impervious Area – 2.83 acres existing <u>+ 0.96 acres proposed</u> 3.79 acres total)	HWSP9889	09-17-18	Request Information

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

1. Provide a traffic statement that discusses vehicle type and frequency generated by the proposed use.
2. The Monmouth County Road Plan identifies Adelphia-Farmingdale Road/Squankum-Yellowbrook Road (County Route 524 / 524A) as having a right-of-way width of 80-ft. right-of-way widening may be required prior to Final Approval.
3. Address the comments in Victorino B. Zabat’s memorandum dated October 9th 2018.

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

Site Plan for ELRAC, LLC Block 71 Lot 4 US Highway 9	Howell Township (Proposed – Parking improvements at existing site for Enterprise Rent-A-Car) (Total Site Area – 0.907 acres) (Impervious Area – 0.197 acres existing <u>+ 0.230 acres proposed</u> 0.427 acres total)	HWSP9895	09-26-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Keyport Developers, LLC Block 138 Lot 11 First Street (County Route 6)	Keyport Borough (Proposed – 12-unit residential townhomes) (Total Site Area – 0.575 acres) (Impervious Area – 0.398 acres new proposed)	KPSP9388	09-25-18	Reinstatement
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- The Development Review Committee voted to reinstate the site plan application dated June 6th 2014, which received conditional approval on July 14th 2014.
- Technical comments will not be made on the site plan dated August 28th, 2018 until a revision fee of \$300 is received.

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				X
Marcy McMullen				X
Charles Casagrande				X

Site Plan for 108 Broad Street, LLC Block 60 Lot 6 Broad Street (County Route 4)	Keyport Borough (Proposed – Conversion of 2 story dwelling to 6 apartment units) (Total Site Area – 0.118 acres) (Impervious Area – 0.060 acres existing + 0.011 acres proposed 0.071 acres total)	KPSP9892	09-24-18	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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean Holdings Dev, LLC Block 417 Lots 4, 5.01, 12 & 13 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – 26-unit multi-family residential with community center & gym) (Total Site Area – 2.22 acres) (Impervious Area – 1.82 acres new proposed)	LBSP9813	09-25-18	Conditional Approval

Conditions:

1. Revise the site plan to redesign the right-in driveway at an angle on Ocean Boulevard (County Route 57) to accommodate queued vehicles waiting for vehicles circulating on site to clear.
2. Revise the site plan to incorporate the approved streetscape plan for Ocean Boulevard (County Route 57) prepared by Maser Consulting.
3. Address the comments in Victorino B. Zabat's memorandum dated October 9th, 2018.
4. Receipt of a performance guarantee for proposed improvements within the Ocean Boulevard (County Route 57) right-of-way. A bond estimate will be prepared upon receipt of the revised site plan.

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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Marlboro North Main Block 213 Lots 3, 4 & 10 Newman Springs Road (County Route 520)	Marlboro Township (Proposed – New 25,585 sq. ft. convenience store and medical office) (Total Site Area – 5.595 acres) (Impervious Area – 0.640 acres existing <u>+ 2.401 acres proposed</u> 3.041 acres total)	MRSP9853	09-26-18	Request Information

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

1. Submit a subdivision application for the lot line adjustment shown on the site plan.
2. Show the location and width of existing and proposed roads and/or driveways within the development, on the opposite side of the existing road(s) that abut the development and within 200' of the development.
3. Provide a strip plan of Newman Springs Road (County Route 520) at 1"=20' or 1"=30' scale including pavement marking in addition to other roadway features extending from Route 79 to 250-ft. east of the Newman Springs road driveway.
4. Address the comments in Victorino B. Zabat's memorandum dated October 9th 2018.

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 Joseph Savi Block 73 Lot 3 Florence Avenue (County Route 39)	Union Beach Borough (Proposed – Improvements to existing site for motorcycle repair/sales) (Total Site Area – 0.40 acres) (Impervious Area – 0.203 acres existing <u>+ 0.012 acres proposed</u> 0.215 acres total)	UBSP9882	10-01-18	Modified Conditional Approval

The Monmouth County Development Review Committee is in receipt of correspondence from Joseph Savi, dated September 17, 2018, requesting a waiver of the requested driveway relocation. The Development Review Committee voted to approve the waiver request.

Conditions:

1. Provide turning template(s) for the largest vehicles/vehicles with trailers that will utilize the property. The existing driveway on Florence Avenue (County Route 39) may then be required to be redesigned to accommodate such vehicles.
2. Any driveway redesigns should be per standard Monmouth County driveway detail and may require posting of a performance guarantee.

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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Billows Electric Supply Co., Inc. Block 942 Lot 56.01 State Highway 34	Wall Township (Proposed – Improvements at existing commercial site) (Total Site Area – 9.98 acres) (Impervious Area – 2.92 acres existing <u>+ 0.21 acres proposed</u> 3.13 acres total)	WSP9896	10-01-18	County Approval Not Required
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Mark Aikins recused himself from this review and discussion.

SCHEDULE1309E

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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