

MONMOUTH COUNTY DEVELOPMENT REVIEW COMMITTEE

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
DEVELOPMENTREVIEW@CO.MONMOUTH.NJ.US
(732) 431-7460

Site Plan Action

Our File # NSP10432

This is to inform the Township of Neptune Planning Board

that the Site Plan Application of West Congregation of Neptune of Jehovah's Witness
known as Parking Lot Project

located in Tax Map Block 26.01 Lot 33

Owned by: Applicant

Drawn by: Meridian Engineering Group

and dated 3/24/2023, was received in this office on 5/6/2023. On 6/12/2023 the following action

was taken by the: Development Review Committee Planning Director

Conditional Approval

If conditionally approved, the conditions listed below or on the attached sheet shall be satisfactorily addressed before final approval is issued. This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, the applicant is required to obtain a road opening permit from the Monmouth County Highway Department. A review of the location of subsurface utilities within county road rights-of-way will be conducted by the County Highway Department upon application for a road opening permit. Prior to planting or removal of trees or shrubs within or along the right-of-way of a county highway, the applicant is required to obtain a permit from the Monmouth County Shade Tree Commission. Note: County review is made only on items covered by statutory authority.

Conditions:

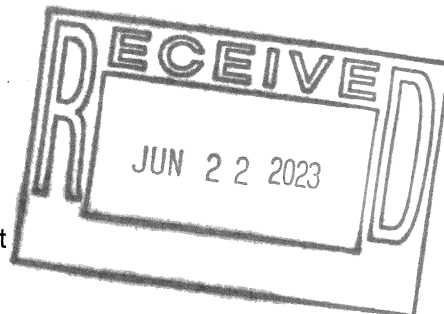
1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 8, 2023.
 2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

Provide an itemized response to these comments. Revised plans shall be accompanied by the plan revision fee (\$300.00). Contact Victor Furmanec at (732) 431-7460 x.7467 if you have any questions.



David Schmetterer, P.P., A.I.C.P.
Assistant Director of Planning
For the Development Review Committee

cc: Meridian Engineering Group
Jared Pape, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat
Highway Department
Construction Official
NSP10432 1421 CA



The Board of County Commissioners of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

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JOSEPH M. ETTORE
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**DIVISION OF ENGINEERING
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June 8, 2023

SUBDIVISION/SITE PLAN TRAFFIC REVIEW MEMORANDUM

TO: Joe Barris, PP, AICP, CFM, Director of Planning

FROM: Vincent Cardone, PE, Principal Engineer II, Traffic *VJC*

RE: NSP10432-West Congregation of Neptune of Jehovah's Witness
County Route 17
Block 26.01, Lot 33
Neptune Township

The following was reviewed in relation to the above noted site plan application:

- Site Improvements Plan prepared for Lot 33 in Block 26.01, 2900 Bangs Avenue, Neptune Township
Prepared by Meridian Engineering Group, Dated 3/24/23

The following comments/recommendations are made to the Development Review Committee (DRC) pursuant to the Design Standards set forth in the Monmouth County Development Regulations (MCDR):

- T1. Right of way along the CR 17 site frontage was obtained under a previous subdivision application. Since that right of way is consistent with the MCDR and the County Road Plan, no further acquisition is recommended.
- T2. The applicant should be advised that the County has a Capital Improvement Project that includes a traffic signal at the intersection of CR 17 & Wayside Road. All improvements and traffic signal equipment will be within the County right of way.

Please request that the applicant provide an itemized response to this memorandum. Additional recommendations or comments may be made upon submittal of additional or revised application documents. I will attend the Development Review Committee meeting on June 12, 2023 to discuss the above items with the Committee. In the interim, please contact me with questions or comments.

Attachments: (none)

Z:\TRAFFIC DESIGN SECTION\Roads\CR 17\CR 17 (West Bangs Ave) & Wayside Ave\jehovah's witness-PB\NSP 10432 traffic memo 6-8-23.docx

- c. David Schmetterer, Assistant Director of Planning
- Victor Furmanec, Supervising Planner
- Kyle DeGroot, Assistant Planner
- Jeannine Smith, Planning Aide
- Joseph Ettore, County Engineer
- Raymond Bragg, Assistant County Engineer
- Michael Nei, Traffic Engineer
- Thomas Lombardi, Supervising Engineer
- Robert Strang-Wolf, Principal Engineer II, Civil
- Victorino Zabat, Principal Engineer
- Susan Molzon, Principal Engineer, Civil

The Board of County Commissioners of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

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JOSEPH M. ETTORE
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12 June, 2023

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Victorino B. Zabat, P.E., Principal Engineer

**RE: NSP 10432 – Jehovah’s Witnesses
County Route 17, West Bangs Ave.
Block 26.01, Lot 33
Township of Neptune**



The following items were received by this office in connection with the above-referenced application:

1. Site Improvements Plan prepared for Lot 33 in Block 26.01, 2900 West Bangs Avenue, situated in the Township of Neptune, Monmouth County New Jersey dated 24 Mar., 2023

Please request the following from the applicant and applicant’s engineer, so that we can continue our review:

- 1.a. Indicate the entire width of C.R. 17, W. Bangs Ave.
- b. Indicate the entire width of Wayside Ave.
2. Indicate the entire intersection of C.R. 17, W. Bangs Ave. and Wayside Ave.
3. Provide dimensions from the centerline of C.R. 17, W. Bangs Ave to:
 - a. Right-of-way the fronting site;
 - b. curb line or edge of pavement fronting the site;
 - c. right-of-way and curb line or edge of pavement opposite the site.
4. In compliance with Monmouth County Development Regulations, Vol. 2, §3.2, provide stormwater analysis to address the 25-yr.\ storm and design of the on-site stormwater management system.
 - a. Consider discharge to C.R. 17, W. Bangs Ave. under existing and proposed conditions.
 - b. Provide full size drainage area plans;
 - c. Provide full size program output;

continued

To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

Page: 2 of 2
RE: LBSP 10434

5. Place language regarding cumulative impervious area in the approval document:
If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with impervious area proposed under the current application, ___, and including impervious area proposed on all parcels subdivided therefrom, and including impervious area proposed on all parcels added to the site, a complete stormwater analysis shall be submitted, in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment toward County bridge reconstruction and replacement.

Please request the applicant and the applicant's engineer to provide an itemized response to this request.

Please advise the applicant that responses to this request may result in additional comments and / or conditions on the application.

c: Joseph M. Ettore, County Engineer
Raymond W. Bragg, Assistant County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Jimmy Sierra, Principal Engineer
Dave Schmetterer, Asst. Planning Director
Victor Furmanec, Supervising Planner
Kyle DeGroot Assistant Planner
Jason Pene, Assistant Planner
Jeannine Smith, Planning Aide;
File