

# 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 (Waiver)

Our File # NSP10440

This is to inform the Township of Neptune Planning Board  
that the Site Plan Application of 1100 6<sup>th</sup> Avenue, LLC  
known as Coast Linen Services

located in Tax Map Block 421 Lots 2, 3 and 4

Owned by: Applicant

Drawn by: InSite Engineering

and dated 11/6/2023 was received in this office on 11/17/2023. On 12/11/2023 the following action  
was taken by the: X Development Review Committee    Planning Director

X Conditional Approval

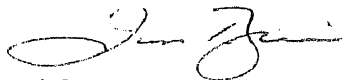
This action does not release the applicant from obtaining a consistency determination pursuant to N.J.A.C. 7:8-1 et seq. (Monmouth County Areawide Water Quality Management Plan). Prior to commencing any work within the right-of-way of a county highway or before doing any work that affects a county bridge, 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.

The Development Review Committee voted unanimously to grant a waiver from the requirement for a 25-foot corner radius dedication at the intersection of Memorial Drive and 5<sup>th</sup> Avenue on the basis that sufficient right-of-way exists at that location to accommodate curbing, utilities and future traffic signal equipment.

Condition:

1. Receipt of a deed of dedication for a 25-foot corner radius at the intersection of Memorial Drive and 6<sup>th</sup> Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

**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.**



Joseph Barris, P.P., A.I.C.P., C.F.M.  
Director of Planning  
For the Development Review Committee

cc: InSite Engineering  
Gregory W. Vella, Esq.  
Mark R. Aikins, Esq.  
J. Ettore; V. Cardone; R. Bragg; T. Lombardi; V. Zabat  
Highway Department/Construction Official  
NSP10440 1433 CA

# The Board of County Commissioners of the County of Monmouth

## DEPARTMENT OF PUBLIC WORKS & ENGINEERING

**JOHN W. TOBIA**  
Director  
Email: jwtoبيا@co.monmouth.nj.us



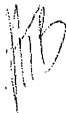
**JOSEPH M. ETTORE**  
County Engineer  
Email: engineer@co.monmouth.nj.us

**DIVISION OF ENGINEERING  
& TRAFFIC SAFETY**  
Hall of Records Annex  
Freehold, New Jersey 07728  
Telephone: (732) 431-7760  
Fax: (732) 431-7765

December 11, 2023

### SUBDIVISION/SITE PLAN TRAFFIC REVIEW MEMORANDUM

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


**FROM:** Michael Brusca, Civil Engineer Trainee 

**RE:** NP10440-Coast Linen  
County Route 40A  
Block 421, Lots 2,3, & 4  
Neptune Township

---

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

- Preliminary & Final Major Site Plan for Coast Linen Services, Block 421, Lots 2,3, & 4, Tax map Sheet #4, 1100 6<sup>th</sup> Avenue, Township of Neptune, Monmouth County, New Jersey, prepared by Patrick R. Ward, P.E., P.P., of InSite Engineering, dated May 22, 2023, last revised November 6, 2023, received November 17, 2023.

The following comments from the memorandum dated June 23, 2023 prepared by Vincent Cardone, P.E., Principal Engineer II, remain outstanding: 

T1. Per the County Road plan, the standard right of way along CR 40A is 80 ft. The plan shows existing right of way at 80 ft. Pursuant to MCDR §5.1-1, the Right-of-way lines at the intersection of CR 40A & 5<sup>th</sup> Ave and CR 40A & 6<sup>th</sup> Ave shall be connected at the intersection by a 25' corner radius.

**PARTIALLY ADDRESSED:** The site plan was revised to show a dedicated 25' corner radius at the intersection of Memorial Drive and 6<sup>th</sup> Avenue. The applicant will request a waiver from provision of the 25' corner at the intersection of Memorial Drive and 5<sup>th</sup> Avenue. The applicant's engineer cites frequent usage of the property corner and site improvements within the corner radii as justification for requesting the waiver.

To: Joe Barris, Director of Planning  
NP10440-Coast Linen

Page 2 of 2  
12/11/23

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.

Attachments: (none)

cc: Joseph M. Ettore, County Engineer  
Tom Lombardi, Supervising Engineer  
Vince Cardone, Principal Engineer II  
Victorino Zabat, Principal Engineer  
Dave Schmetterer, Asst. Planning Director  
Victor Furmanec, Supervising Planner  
Kyle DeGroot, Senior Planner  
Jason Pene, Assistant Planner  
Jeannine Smith, Planning Aide;  
File