

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX
ONE EAST MAIN STREET
FREEHOLD, NEW JERSEY 07728-1255
(732) 431-7460

Site Plan Action

Our File # KSSP9653

This is to inform the Borough of Keansburg Planning Board
that the Site Plan Application of Mohammad Qureshi
known as 37 Church Street
located in Tax Map Block 158 Lot 12

Owned by: Applicant

Drawn by: Remo Engineering

and dated 7/7/2023, was received in this office on 8/23/2023. On 10/2/2023 the following action
was taken by the: Development Review Committee X Planning Director

 X Conditional Approval

If conditionally approved, the conditions listed below or on the attached sheet must be met before final approval will be 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.

The applicant may disregard Comment #20 in the attached memorandum. The site plan approval granted by the Development Review Committee on May 14, 2018, included a waiver for the proposed location of the driveway within 10 feet of the side property line. The layout of the driveway not changed since then.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated October 2, 2023.
2. Receipt of a deeds of dedication for the widening of Carr Avenue (County Route 56), and Church Street (County Route 7) rights-of-way to a distance of 30 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed description was deemed satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Carr Avenue (County Route 56), and Church Street (County Route 7) rights-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. A bond estimate will be prepared upon submission of satisfactory plans.

Provide an itemized response. 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

cc: Remo Engineering
Richard J. Vapner, Esq.
Mark R. Aikins, Esq.
J. Ettore; V. Cardone; R. Bragg; V. Zabat; T. Lombardi; M. Brusca
Highway Department/Construction Official
KSSP9653 CA4 10022023

The Board of County Commissioners of the County of Monmouth

DEPARTMENT OF PUBLIC WORKS & ENGINEERING

JOHN W. TOBIA
Director of Public Works & Engineering
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

October 2, 2023

MEMORANDUM

TO: Joe Barris, Director of Planning

FROM: Michael Brusca, Civil Engineer Trainee

RE: KSSP 9653 – Qureshi
County Route 7, Church St..
County Route 56, Carr Avenue
Block 158, Lot 12
Borough of Keansburg

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

1. Site Plan prepared for Lot 12 in Block 158, 37 Church Street, situated in Borough of Keansburg, Monmouth County, New Jersey, prepared by Marc Remo, P.E., P.P., C.M.E., of Remo Engineering LLC., dated October 5, 2015, received August 23, 2023, last revised July 7, 2023.

We have the following comments regarding this site plan application, and the conditional approval dated June 6, 2023:

General Comments:

1. Indicate a 24 in. width thermoplastic stop bar on the site plan (sheet 3 of 8) and provide a detail for 24 in. width thermoplastic stop bar.
2. Provide a detail for utility trenches with dimensions.
3. C.R. 8 (Church Street) and C.R. 56 (Carr Avenue) are included in the County Road resurfacing project. After resurfacing, C.R. 8 and C.R. 56 will be under a 5 yr moratorium on road openings.

Grading and Stormwater Comments (prepared by Victorino B. Zabat, P.E., Principal Engineer):

(**follows numbering of 5/30/23 memo**)

2. This comment was partly addressed. Proposed depressed curb was indicated by heavy dashed lines; proposed full height curb was indicated by heavy solid lines. Refer to comment 19 below.
PARTIALLY ADDRESSED. Proposed depressed curb onto C.R. 56 (Carr Avenue) cannot be distinguished from full height curb. Revise as necessary.

4. This comment was partly addressed. Refer to comment 5 below.
PARTIALLY ADDRESSED. ADA Ramps opposite the site, as were indicated by note. Provide the corresponding limits in plan view, approach sidewalks and TC/BC elevations.

5. This comment was not addressed: Provide a grading detail for the proposed ADA ramps at the intersection of C.R. 7, Church St. and C.R. 56, Carr Ave. at 1-in.= 6-ft. scale or greater. Indicate a turning area with minimum 4-ft. x 4-ft. dimensions and maximum 1.5% slope in all directions. Refer to previously provided design and grading guide.
NOT ADDRESSED. ADA Ramp detail on the site plan (sheet 3 of 8) is not acceptable. This ramp layout requires a turning area at the lower end, completely outside vehicle lanes.
 - a. **This ramp is included in the County Road resurfacing project. Incorporate the attached ADA ramp layout and provide corresponding grading.**
 - b. **Realign and relocate the two crosswalks at the corner of C.R. 8 (Church Street) and C.R. 56 (Carr Avenue).**

12. This comment was partly addressed. Note requiring utility pole relocation was provided. Indicate proposed location of relocated utility pole.
PARTIALLY ADDRESSED.
 - a. **Indicate location of relocated utility poles including pole near the intersection of C.R. 8 (Church Street) and C.R. 56 (Carr Avenue) and proposed relocated pole south of driveway on C.R. 56.**
 - b. **Relocated utility poles shall be positioned to provide a minimum 6 ft. clearance distance from pole to curb or edge of pavement. Place dimension.**
 - c. **Place a note on the plan regarding relocated utility poles:
If inspection reveals less than six (6) ft. clear distance from the relocated pole to curb or edge of pavement, all subsequent relocations will be at contractor's expense.**

17. This shall be reviewed by the County Surveyor.

20. Was a waiver granted for the location of the proposed driveway on C.R. 56, Carr Ave.? This driveway does not satisfy the 10-ft. offset from the side property line.
NOT ADDRESSED. Requests for waiver must be submitted to the Development review Committee with corresponding justifications in writing. The applicant and/or applicant's engineer should attend the DRC meeting to present their request.

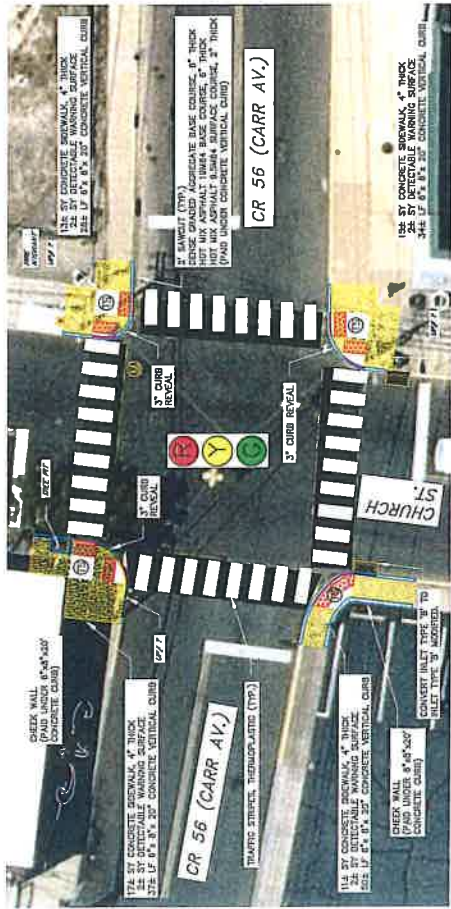
To: Joe Barris, Director of Planning
From: Victorino B. Zabat, Principal Engineer

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RE KSSP 9653

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

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

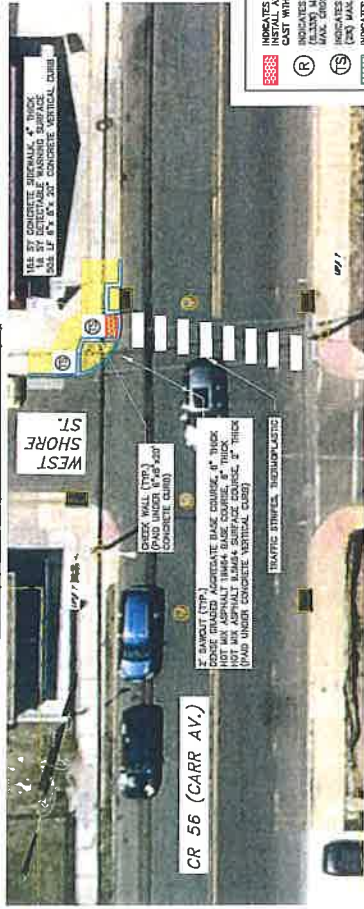
c: Joseph M. Ettore, County Engineer
Raymond W. Bragg, Assistant County Engineer
Tom Lombardi, Supervising Engineer
Vince Cardone, Principal Engineer II
Jimmy Sierra, Principal Engineer
Dave Schmetterer, Asst. Planning Director
Victor Furmanec, Supervising Planner
Kyle DeGroot Assistant Planner
Jason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



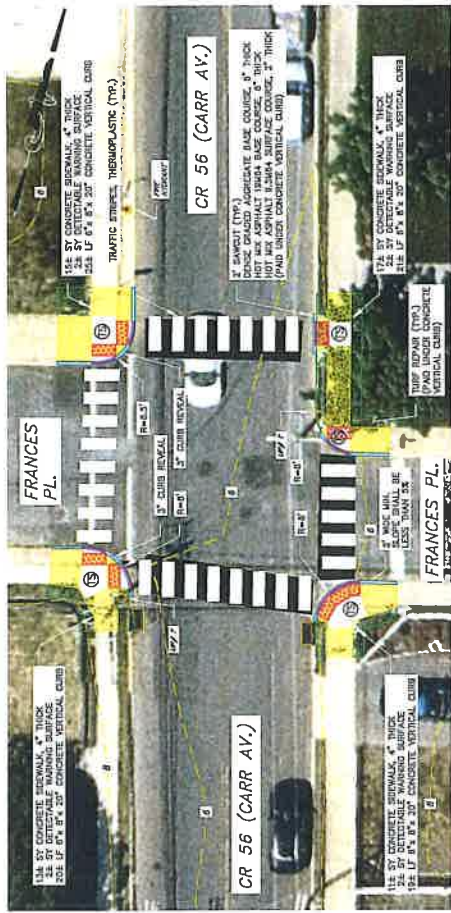
CR 56 (CARR AVENUE) AND CHURCH STREET



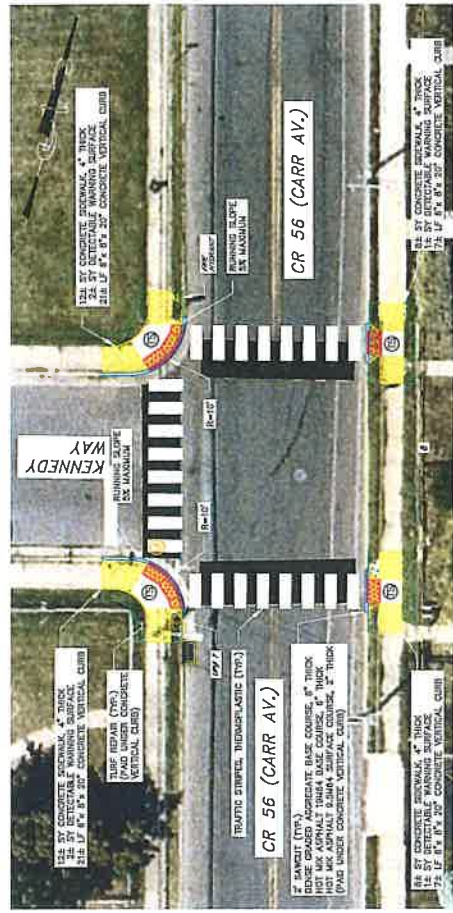
CR 56 (CARR AVENUE) AND TERRACE PLACE (S/D)



CR 56 (CARR AVENUE) AND WEST SHORE STREET (HWY)



CR 56 (CARR AVENUE) AND FRANCES PLACE



CR 56 (CARR AVENUE) AND KENNEDY WAY

No.	Revisions	Date

PEDESTRIAN RAMPS
 LOCATION No. 4
 CR 56 (CARR AVENUE)
 BOROUGH OF KEANSBURG

APPROVED BY
 THE MONMOUTH COUNTY
 BOARD OF COUNTY COMMISSIONERS

THOMAS A. ARNONE, DIRECTOR

TAMARA BROWN, CLERK

2023 RESURFACING OF VARIOUS
 COUNTY ROADS
 VARIOUS MUNICIPALITIES

MONMOUTH COUNTY
 ADA PEDESTRIAN RAMPS

JOSEPH M. ETTORE, P.E.
 PROFESSIONAL ENGINEER



- LEGEND**
- INDICATES LOCATION OF DEPRESSION CURB
 - INDICATES CURB RAMP - INSTALL AT 2% VERTICAL CURB
 - INDICATES TURNING SPACE - INSTALL AT 2% VERTICAL CURB
 - INDICATES CURB REPAIR - RE-PAVE AND INSTALL CURB UNDER 8\"/>
 - INDICATES LOCATION OF DEPRESSION CURB