

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, DECEMBER 12, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
James Giannell  
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP  
Jennifer DiLorenzo  
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 February 9, 2016 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was forwarded for publication to The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.\*\*
- 2) Also, on February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:17 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victorino Zabat, PE (arrived at 2:06 PM), Mary Ellen Scott, Victor Furmanec, PP and Daria Jakimowska, PE (left at 2:52 PM). Also in attendance were: William Mehr, Esq., Jason Fichter, PE, John Ploskonka, PE, Bhaskar Halari, PE and David Mahlof (Park Estates).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1265A, 1265B, 1265C, 1265D & 1265E 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 1265A, 1265B, 1265C, 1265D & 1265E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1265A, 1265B, 1265C, 1265D & 1265E 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 1265A, 1265B, 1265C, 1265D & 1265E 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. Giannell  
Mr. Bragg

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, DECEMBER 12, 2016.

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

SCHEDULE1265A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 12, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for South Avenue Holdings, LLC Block 135 Lot 17 South Avenue	Atlantic Highlands Borough	AH299	12-06-16	2 (1 new)	Exempt
Subdivision for 3A Realty LLC Block 17.03 Lot 14.02 Apple Street	Tinton Falls Borough	TF514	11-28-16	2 (1 new)	Exempt
Subdivision for John Magrini Block 18 Lot 17 West Pine Tree Road	Wall Township	W1394	11-30-16	2 (1 new)	Exempt
Subdivision for North Wall Allstate Associates, LLC Block 769 Lot 16 Hurley Pond Road	Wall Township	W1395	11-30-16	2 (1 new)	Exempt

SCHEDULE1265B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 12, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ellen Homes, Inc. Block 183 Lot 7 <b>Cliffwood Avenue</b> <b>(County Route 6A)</b>	Aberdeen Township  (Proposed Use – Single Family Residential) (Total Area – 0.478 acres)	ABT462 ROW3928	12-08-16	2 (1 new)	Waiver Request

Carried to the next Development Review Committee meeting on January 9, 2017.

SCHEDULE 1265C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 12, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Frank Esposito Block 33 Lot 21 <b>County Route 537</b>	Colts Neck Township  (Proposed Use – Residential with new road) (Total Area – 13.9 acres)	CNMJ715	12-05-16	3	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated December 12, 2016.

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

Subdivision for David Mahlof Block 2803 Lots 19 & 22 Wall Street	Eatontown Borough  (Proposed Use – SFR – Park Estates) (Total Area – 3.09 acres)	ETMJ636		10	Waiver Request
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The DRC considered the applicant's request for a waiver from the required bridge assessment (\$5,816.14). The DRC did not find any reason to waive the assessment in view of the findings that County Structure E-8 is hydrologically inadequate and the cost estimate for the replacement of the structure was appropriate. The DRC unanimously voted to deny the waiver request.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Ray Bragg, 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			
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manalapan Village Block 49 Lot 17.02 <b>Wood Avenue</b> <b>(County Route 522)</b>	Manalapan Township  (Proposed Use – Residential) (Total Area – 10.695 acres)	MNMJ594	11-22-16	4	Discussion

The DRC considered the applicant’s request to allow three residential lots along Wood Avenue (County Route 522) and one lot fronting on Tracy Station Road. The development regulations do not allow major subdivisions where lots have individual driveways along a county road. The former subdivision proposed four lots along Wood Avenue, all gaining access from a new public street, as well as the lot fronting on Tracy Station Road. The applicant proposes to eliminate one building lot, as well as a lot formerly proposed for a detention basin. The DRC agreed that the applicant may proceed with the conceptual subdivision layout with three lots gaining access from individual driveways on Wood Avenue and one lot fronting on Tracy Station Road.

Subdivision for Toll NJ I, LLC Block 35 Lots 6, 7, 8, 10, 11, 13, 14 & 46 <b>West Park Avenue</b> <b>(County Route 14)</b>	Ocean Township  (Proposed Use – Residential (Enclave at Ocean)) (Total Area – 8.25 acres)	OMJ709	11-21-16	76	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The site plan shall be revised to show the location and type of gate to be provided at the emergency access along W. Park Ave.
2. A note shall be added to the site plan stating that access is prohibited along W. Park Ave., except for the emergency vehicles.
3. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated December 12, 2016.

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

SCHEDULE1265D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 12, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lidl US Operations, LLC Block 1401 Lot 14 State Highway 35	Eatontown Borough  (Proposed - New 35,962 sq. ft. grocery store with 152 parking spaces) (Total Site Area – 4.003 acres) (Impervious Area – 3.151 acres new proposed)	ETSP9632	11-21-16	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 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			
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for DCH Investments, Inc. Block 65.01 Lot 15 US Highway 9	Freehold Township  (Proposed – additional 19,096 sq. ft. at existing auto dealership) (Total Site Area – 6.35 acres) (Impervious Area - 4.305 acres existing <u>+ 0.138 acres proposed</u> 4.443 acres total)	FRTSP471D	12-06-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MACW Freehold, LLC Block 70.05 Lot 17 <b>West Main Street (County Route 537)</b>	Freehold Township  (Proposed – Bellemead Tract – Phase 1 Infrastructure) (Total Site Area – 77.34 acres) (Impervious Area – 0.68 acres existing <u>+ 2.37 acres proposed</u> 3.05 acres total)	FRTSP9510, et al		Discussion

William Mehr, Esq., appeared before the DRC to give an update on the status of the application. He indicated the applicant was working to address all of the county’s concerns and anticipated submitting all required information in time to be reviewed at the January 9<sup>th</sup> meeting.

Site Plan for Amerco Real Estate Co. (previous applicant RAIA Self Storage Howell LLC) Block 144 Lot 95.01 State Highway 9	Howell Township  (Proposed – 39,600 sq. ft. self-storage facility) (Total Site Area – 4.86 acres) (Impervious Area - .20 acres existing <u>+ 1.88 acres proposed</u> 2.08 acres total)	HWSP8494	12-07-16	Final Approval Reinstated
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The Monmouth County Development Review Committee is in receipt of correspondence from Jason L. Fichter (Applicant's Engineer), dated December 6, 2016, requesting reinstatement of the final approval issued for the above-referenced application on May 27, 2007. The letter was accompanied by an updated site plan that shows that property is proposed to be developed pursuant to the originally proposed site layout. The Development Review Committee voted to reinstate the prior approval.

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			
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Amerco Real Estate Co. Block 144 Lot 95.01 US Highway 9	Howell Township  (Proposed – 109,064 sq. ft. total for U-Haul facility and storage) (Total Site Area – 4.838 acres) (Impervious Area – 3.241 acres new proposed)	HWSP9569	12-07-16	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Jason L. Fichter (Applicant's Engineer), dated December 6, 2016, requesting withdrawal of the final approval issued for the above-referenced application on April 11, 2016. The Development Review Committee voted to rescind that prior approval.

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			
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for Princess Real Estate, LLC Block 129 Lots 80 & 83 US Highway 9	Howell Township  (Proposed – parking improvements at existing site) (Total Site Area – 2.395 acres) (Impervious Area – 0.311 acres existing – no change)	HWSP9663	12-02-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Four Ponds Center Associates, LP Block 1063 Lot 10 <b>Middletown-Lincroft Road (County Route 50)</b>	Middletown Township  (Proposed – 228 unit multi-family residential with 1607 parking spaces) (Total Site Area – 67.99 acres) (Impervious Area – 18.93 acres new proposed)	MDSP9426		Modified Final Approval

- An inspection fee in the amount of \$2,115.94 will be required prior to the inspection of the required improvements.
- The Development Review Committee determined that an agreement between the County, the Township of Middletown, the applicant and the Oak Hill Academy concerning the installation, operation and maintenance of the flashing school speed limit beacon will not be required.

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			
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Edifici RE Inc. Block 2 Lot 13.01 <b>Shrewsbury Avenue (County Route 13)</b>	Shrewsbury Borough	SHSP9664	12-05-16	Conditional Approval
	(Proposed – New 11,600 sq. ft. Lightbridge Academy with 47 parking spaces) (Total Site Area – 1.227 acres) (Impervious Area – 0.792 acres new proposed)			

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated December 12, 2016.

Additional comments may be provided upon receipt of the requested information.

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			
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for MEGA Land Wall II & III, LLC Block 271 Lots 17 & 20 State Highway 35	Wall Township	WSP9631	12-01-16	Conditional Approval
	(Proposed – new 61,630 sq. ft. shopping center with 339 parking spaces) (Total Site Area – 9.961 acres) (Impervious Area – 5.518 acres new proposed)			

The DRC voted to grant Conditional Approval, subject to receipt of a bridge assessment. Since the reviewing engineer had not prepared the bridge assessment, the DRC granted conditional approval provided the bridge assessment did not exceed \$30,000.00. Subsequently, the reviewing engineer determined that a bridge assessment would not be required.

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			
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE 1265E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Deborah Falco Block 145 Lots 10.03 & 11.01 <b>Shafto Road</b> <b>(County Route 5470)</b>	Tinton Falls Borough	TFSP6454A	12-07-16	12-07-16
	(Proposed – 22,500 sq. ft. addition for light industrial) (Total Site Area – 5.95 acres) (Impervious Area – 0.988 acres existing + <u>1.202 acres proposed</u> 2.190 acres total)			