

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:04 pm on Monday, January 9, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
John Packowski, PE
Vincent Domidion (arrived at 1:09 PM)

Members Absent:
Joseph Rettagliata
Joseph Ettore

Alternates Absent:
Bonnie Goldschlag, PP
James Giannell

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, 2011 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 January 25, 2011, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2011 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 1:57 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer (arrived at 1:09 PM), Vince Cardone, PE and Mark Aikins, Esq. (arrived at 1:10 PM). Also present were Gregory Vella, Esq., Charles Surmonte, PE and Andrew S. Marcucci.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1147A, 1147B, 1147C, 1147D & 1147E 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 1147A, 1147B, 1147C, 1147D & 1147E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1147A, 1147B, 1147C, 1147D & 1147E 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 1147A, 1147B, 1147C, 1147D & 1147E 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. Clark and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Clark
Mr. Packowski
Mr. Domidion

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, JANUARY 9, 2012.

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

SCHEDULE 1147A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 9, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1147B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 9, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellow Brook Property Co., LLC Block 18 Lots 51 & 56 Ridge Road (County Route 34)	Rumson Borough	RM429 ROW3869	12-20-11	3 (1 new)	Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 4.531 acres)				

The applicant is advised to contact the Monmouth County Highway Department to obtain a Road Opening Permit for the proposed driveway on Ridge Road (County Route 34). A permit application is enclosed for the applicant's use.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bob Clark, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Louro Development Group, LLC Block 803 Lot 35 Eighteenth Avenue (County Route 30)	Wall Township (Proposed Use – Residential) (Total Area – 3.379 acres)	W1370 ROW3871	12-14-11	2 (1 new)	Conditional Final Approval

Condition:

Prior to final approval, deeds must be submitted to the County of Monmouth for the sight triangle and for the widening of the right-of-way of Eighteenth Avenue (County Route 30) as correctly shown on the plans. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bob Clark, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1147C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 9, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1147D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 9, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Trump National Golf Club Block 46 Lot 1.52 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Helistop at existing golf club) (Total Site Area – 310.94 acres) (Impervious Area – 0.918 acres existing – no change)	CNSP7325A	12-19-11	Request Information

Vince Domidion recused himself from this review.

Following a review and discussion of this application, a motion to adopt the action of Final Approval was offered by Bob Clark, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion			X	
James Giannell				X

Following further discussion, Mr. Clark and Mr. Packowski retracted their motions to adopt the action of Final Approval.

The following item(s) must be addressed prior to formal review and action by the Development Review Committee:

1. It appears that a portion of the proposed helistop encroaches upon an existing conservation easement. Consent of the owner of the conservation easement must be provided.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sprint Spectrum LP Block 47 Lot 43.01 Wilson Avenue (County Route 527)	Manalapan Township (Proposed – upgrade at existing telecommunications facility) (Total Site Area – 11.8 acres)	MNSP7233A	12-19-11	Final Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

Site Plan for 30 North Main, LLC Block 32 Lot 1.01 Atlantic Avenue (County Route 524 Spur)	Manasquan Borough (Proposed – 1440 sq. ft. office with 2 residential units) (Total Site Area – 0.160 acres) (Impervious Area – 0.107 acres new proposed)	MQSP9130		Conditional Approval
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CONDITIONS:

1. Submit complete set of site plans showing all revisions as shown by the undated plan sheet received on 12/29/11.
2. Posting of a performance guarantee to assure the satisfactory installation of improvements to Atlantic Avenue (County Route 524 Spur). The amount will be calculated upon the receipt of revised plans.
3. Receipt of a deed to the County of Monmouth for widening the right-of-way of Atlantic Avenue (County Route 524 Spur) including the corner radius and proof that a deed for additional right-of-way along the North Main Street frontage has been recorded.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 30 North Main, LLC Block 32 Lot 1.01 (CONT'D)	Manasquan Borough	MQSP9130		

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

Site Plan for Outdoor Media Systems, LLC Block 175 Lot 11 US Highway 9	Marlboro Township (Proposed – Outdoor advertising sign) (Total Area – 2.36 acres)	MRSP9145	12-21-11	County Approval Not Required
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Site Plan for Puccico Realty Associates, LLC Block 201 Lots 24-34 and 36 State Highways 33 & 35	Neptune Township (Proposed – 4188 sq. ft. Wawa gas/convenience store) (Total Site Area – 1.457 acres) (Impervious Area – 1.114 acres new proposed)	NSP9140	12-12-11	Final Approval
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NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Holy Cross Church Block 104 Lots 1 & 10 Rumson Road (County Route 520)	Rumson Borough	RMSP869D	12-16-11	Final Approval
	(Proposed – 18,052 sq. ft. addition) (Total Site Area – 7.585 acres) (Impervious Area – 3.725 acres existing <u>+ 0.216 acres proposed</u> 3.941 acres total) 3.942			

- The required Stormwater Management Report was received and deemed acceptable.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1147E

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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