

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:02 PM on MONDAY, JANUARY 10, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
Richard Kucinski, PE
Vincent Domidion

Members Absent:

Joseph Ettore, PE
Joseph Rettagliata

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 27, 2010 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 1, 2010, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on February 1, 2010 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 1:55 PM.

Staff present included: Ed Sampson, PP, John Packowski, PE, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were John Vincenti, PE and Raymond Longobardi.

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, JANUARY 10, 2011 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: Notified: January 27, 2010

 Advertiser: January 30, 2010

POSTED:

FREEHOLDER'S BULLETIN BOARD

Hall of Records

February 1, 2010

MONMOUTH COUNTY PLANNING
BOARD BULLETIN BOARD & WEBSITE

Hall of Records Annex

February 1, 2010

2010

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1123A, 1123B, 1123C, 1123D & 1123E by the Committee, Mr. Kiernan offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the Monmouth County Planning Board Engineer and 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 1123A, 1123B, 1123C, 1123D & 1123E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1123A, 1123B, 1123C, 1123D & 1123E 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 1123A, 1123B, 1123C, 1123D & 1123E 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. Kucinski
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 10, 2011.

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

SCHEDULE 1123A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 10, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for ZZH Real Estate Holdings LLC Block 120.02 Lot 1.02 Tornillo Way	Tinton Falls Borough	TF506 (Also TFSP9023)	12-13-10	2 (1 new)	Exempt

SCHEDULE 1123B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 10, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Red Fox Investment Partnership, LLC Block 50 Lots 4 & 5 Hockhockson Road (County Bridge A-51)	Colts Neck Township (Proposed Use – Single Family Residential) (Total Area – 110.01 acres)	CN452 ROW3858 (Also CNMJ657)	12-21-10	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show a 50' x 100' drainage easement for drainage structure A51 located along Hockhockson Road.
2. Revise plans to correct the note for the dedication to reflect the 50' X 100' drainage easement.
3. Receipt of a deed to the County of Monmouth for the required drainage easement. The **only** acceptable form for the deed can be found on our web site at www.monmouthplanning.com. Deeds should be forwarded directly to the Monmouth County Planning Board. Planning board staff will file the correctly executed deed with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Rich Kucinski, Seconded by, Paul Kiernan, and passed upon the following vote:

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 99 Rumson Road, LLC Block 123 Lots 3 & 8 Rumson Road (County Route 520)	Rumson Borough (Proposed Use – Single Family Residential) (Total site Area – 9.14 acres)	RM423 ROW3856	01-07-11	2 (Lot Line Adjustment)	Final Approval

Deed to the County of Monmouth for widening the right-of-way of Rumson Road (County Route 520) to a distance of 30' from the right-of-way centerline was received.

Developer's Grant of Indemnification to the County of Monmouth for the existing brick wall structure located within the right-of-way of Rumson Road (County Route 520) was received.

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
Richard Kucinski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1123C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 10, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Red Fox Investment Partnership, LLC Block 50 Lots 4.01, 17 & 23 Hockhockson Road (County Bridge A-51)	Colts Neck Township	CNMJ657 (Also CN452 ROW3858)	12-23-10	32	Conditional Preliminary Approval
	(Proposed Use – Single Family Residential) (Total Area – 227.20 acres)				

Conditions:

1. Revise plans to show a 50' x 100' drainage easement for drainage structure A51 located along Hockhockson Road.
2. Revise plans to correct the note for the dedication to reflect the 50' X 100' drainage easement.
3. Receipt of a deed to the County of Monmouth for the required drainage easement. The **only** acceptable form for the deed can be found on our web site at www.monmouthplanning.com. Deeds should be forwarded directly to the Monmouth County Planning Board. Planning board staff will file the correctly executed deed with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Rich Kucinski, Seconded by, Paul Kiernan, and passed upon the following vote:

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

SCHEDULE 1123D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 10, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MetroPCS New York, LLC Block 15 Lot 21 South Main Street (County Route 524)	Allentown Borough (Proposed – Telecommunications facility) (Total Site Area – 0.480 acres)	ATSP9024	12-17-10	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 Bob Clark, Seconded by, Rich Kucinski, and passed upon the following vote:

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

Site Plan for Church of Saint Rose Block 75 Lots 4, 5 & 6 Main Street / Eighth Avenue	Belmar (Proposed – Secondary School Educational Area with 150 sq. ft. greenhouse) (Total Site Area – 0.69 acres) (Impervious Area – 0.14 acres new proposed)	BLSP9027	01-05-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Heritage Reality LLC Block 48 Lot 19 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Conversion of school to 35,268 sq. ft. restaurant) (Total Site Area – 7.5 acres) (Impervious Area – 2.779 acres existing - <u>0.391 acres proposed</u> 2.388 acres total)	CNSP9013	12-29-10	Conditional Approval

CONDITIONS:

1. Revise plans to provide additional spot grades at driveways to assure that all drainage is captured by new storm water system.
2. Revise plans to show bearings and distances for proposed widening of the County Route 537 right-of-way and slope easement.
3. Revise plans to show existing sign to be relocated out of County Route 537 right-of-way.
4. Submission of deeds for widening of County Route 537 right-of-way and slope easement. Submit deed descriptions to this office for review prior to execution. Submit executed deeds to this office for filing with the Monmouth County Clerk. Required deed formats may be found at www.monmouthplanning.com.
5. Revise plans to show westerly County Route 537 driveway designed for right in-right out access only per Figure 9 of Monmouth County Development Regulations, Volume II and include proper signage.
6. Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted for improvements to County Route 537. The amount will be calculated upon receipt of revised plans.
7. Prior to Final Approval submit copy of an adopted ordinance from the Township of Colts Neck governing body prohibiting left turn movements into the site from County Route 537.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Heritage Reality LLC Block 48 Lot 19 Colts Neck Road (County Route 537) (CONT'D)	Colts Neck Township	CNSP9013	12-29-10	

8. Prior to Final Approval the applicant is required to submit an assessment to the County of Monmouth in lieu of installation of improvements in the amount of \$26,752.00 (bank/certified check only). This amount covers standard widening of County Route 537 per the requirements of the Monmouth County Development Regulations and is calculated as follows:

Curbing

640 LF curb @ \$18/LF = \$11,520.00

Pavement

640 LF x 6' = 3,840 SQ. FT pavement required
Calculation for area covered by 1 ton pavement 8" thick:
D = W/V V = area x thickness

$D = W/A \times T$ $A = W/TD = 2000 / (8/12 \times 148 \text{ LB/FT}) = 2000 / (0.67 \times 148)$ $A = 20.16 \text{ SQ. FT/Ton}$
3,840 SQ. Ft/20.16 SQ. FT/Ton = 190.4 Tons
190.4 Tons x \$80/Ton = \$15,232.00

TOTAL \$11,520.00 curb + \$15,232.00 pavement = \$26,752.00

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
Richard Kucinski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

Site Plan for Galaxy Toyota Block 2801 Lot 4 State Highway 36	Eatontown Borough (Proposed – 12,641 sq. ft. addition to existing building) (Total Site Area – 7.81 acres) (Impervious Area – 2.81 acres existing <u>+ 0.59 acres proposed</u> 3.40 acres total	ETSP9025	01-03-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JSM at Eaton, LLC Block 83 Lots 1, 2, 3, 4 & 13 Elton-Adelphia Road (County Route 524) Jackson Mills Road (County Route 23)	Freehold Township	FRTSP8985	12-22-10	Request Information
(Proposed – 33,208 sq. ft. commercial development with 272 parking spaces) (Total Site Area – 21.087 acres) (Impervious Area – 4.956 acres new proposed)				

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

1. The traffic impact study must be revised to reflect total anticipated counts for the current proposed development as well as future build-out of lots 4 & 13. The analysis must be based upon the highest intensity use currently permitted by ordinance on those lots.
2. The Jackson Mills Road (County Route 23) driveway must be redesigned to prevent trucks exiting the site from crossing over the centerline into oncoming traffic.

Other items to be addressed prior to Final Approval:

1. A performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to ensure the satisfactory installation of improvements to Jackson Mills Road (County Route 23). The amount will be calculated upon the receipt of revised plans.
2. Revise plans to show the right-of-way centerline of Jackson Mills Road (County Route 23) and the right-of-way of Jackson Mills Road (County Route 23) widened to a distance of 40' from the centerline.

Additional comments may be provided and conditions may be established by the Monmouth County Development Review Committee upon formal review of the requested items.

Site Plan for Sabira Rajput Block 56 Lot 12 Rustic Drive	Howell Township	HWSP9028	01-06-11	County Approval Not Required
(Proposed – Convert 908 sq. ft. single family dwelling to Medical office plus 84 sq. ft. covered porch) (Total Site Area – 0.356 acres) (Impervious Area – 0.028 acres existing + 0.091 acres proposed 0.119 acres total)				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James LoBiando Block 122 Lots 4 & 6 Sairs Avenue	Long Branch City (Proposed – 12 unit apartment complex) (Total Site Area – 0.546 acres) (Impervious Area – 0.378 acres new proposed)	LBSP9022	12-13-10	County Approval Not Required
Site Plan for MBI Development Company, Inc. Block 47 Lot 17 Wood Avenue (County Route 522)	Manalapan Township (Proposed – 80-unit affordable residential apartment complex) (Total Site Area – 26.33 acres) (Impervious Area – 3.044 acres new proposed)	MNSP8953	12-23-10	Request Information

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

1. Revise plans to show existing striping on Wood Avenue (County Route 522) to enable proper review of proposed striping. All proposed striping must be dimensioned.
2. Revise plans to show 10' vertical curb tapers at new inlets on Wood Avenue (County Route 522) and provide detail.
3. Revise plans to identify proposed signs at driveway.
4. Revise plans to show utility poles to be relocated minimum of 6' off of edge of new pavement.
5. Revise plans to show pipe size and inverts for proposed drainage.
6. Revise plans to reverse pitch at edge of pavement to east of driveway to provide proper drainage.

Other items to be addressed prior to Final Approval:

1. A performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to ensure the satisfactory installation of improvements to Wood Avenue (County Route 522). The amount will be calculated upon the receipt of revised plans.
2. Submit deed to the County of Monmouth for widening the right-of-way of Wood Avenue (County Route 522) to a distance of 40' from the centerline per Monmouth County Road Plan. Show all bearings and distances on plans. Submit copy of deed description to this office for review. Deed formats acceptable to County of Monmouth may be found at monmouthplanning.com. Submit executed deed to this office for filing with the Monmouth County Clerk Office.
3. Contact the Monmouth County Highway Department regarding proposed sanitary sewer line proposed to be located in Wood Avenue (County Route 522).

Additional comments may be provided and conditions may be established by the Monmouth County Development Review Committee upon formal review of the revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 43 Lot 7.02 Roberts Road	Millstone Township (Proposed – 345 sq. ft. telecommunications facility at existing nursery) (Total Site Area – 20.56 acres) (Impervious Area – 1.9 acres existing <u>+ 0.1 acres proposed</u> 2.0 acres total)	MSSP9026	01-04-11	County Approval Not Required
Site Plan for County Basie Theatre Block 43 Lots 3, 4 & 7 Monmouth St./Maple Ave.	Red Bank Borough (Proposed –Employee parking lot and Terrace) (Total Site Area – 0.679 acres) (Impervious Area – 0.10 acres new proposed)	RBSP9021	12-13-10	County Approval Not Required
Site Plan for ZZH Real Estate Holdings LLC Block 120.02 Lot 1.04 Tornillo Way	Tinton Falls Borough (Proposed – 35,788 sq. ft. warehouse/office building) (Total Site Area – 3.326 acres) (Impervious Area – 1.775 acres new proposed)	TFSP9023 (Also TF506)	12-13-10	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, Bob Clark, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1735 Highway 71, L.L.C. Block 5 Lots 36, 37 & 38 Eighteenth Avenue (County Route 30)	Wall Township (Proposed – 8,962 sq. ft. general/medical office building) (Total Site Area – 0.62 acres) (Impervious Area – 0.46 acres new proposed)	WSP8723		Final Approval

The Development Review Committee at its regular meeting held on 1/10/11, voted to rescind the condition for the requirement of an adopted ordinance by Wall Township prohibiting left turn movements onto the site from Eighteenth Avenue. The county will instead prepare and adopt the same ordinance that was previously requested of Wall Township. Left turn movements onto the site will remain prohibited.

- Service Insurance Company, Inc. bond no. 24187 in the amount of \$3,300.00 dated 9/28/09 was received to assure the satisfactory installation of improvements to Eighteenth Avenue (County Route 30).
- Deed to the County of Monmouth for widening the right-of-way of Eighteenth Avenue (County Route 30) to a distance of 30' from the right-of-way centerline was received.
- Copy of JCP&L notification letter regarding relocation of utility poles was received.
- A 2% inspection fee in the amount of \$66.00 must be submitted prior to the inspection of the installed improvements.

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

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

SCHEDULE 1123E

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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