

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, FEBRUARY 28, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
Joseph Rettagliata
Richard Kucinski, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Bonnie Goldschlag, PP
Vincent Domidion
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 1:50 PM.

Staff present included: Ed Sampson, PP, Vince Cardone, PE and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1126A, 1126B, 1126C, 1126D & 1126E 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 1126A, 1126B, 1126C, 1126D & 1126E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1126A, 1126B, 1126C, 1126D & 1126E 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 1126A, 1126B, 1126C, 1126D & 1126E 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. Rettagliata
- Mr. Kucinski

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, FEBRUARY 28, 2011.

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

SCHEDULE 1126A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 28, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rick Sebolt Block 7.30 Lot 6 Windsor Place	Colts Neck Township	CN453	02-11-11	2 (1 new)	Exempt
Subdivision for Mario and Carolyn Fragale Block 324 Lot 9 Sixth Avenue	Long Branch City	LB564	02-15-11	2 (1 new)	Exempt
Subdivision for Manuel Cardoso Block 491 Lots 31 & 32 East Road	Middletown Township	MD1426	02-22-11	3 (1 new)	Exempt
Subdivision for James Brooks, Frazanka, LLC Block 105 Lot 12 Hockhockson Road	Tinton Falls Borough	TF507	02-18-11	2 (1 new)	Exempt

SCHEDULE 1126B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 28, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for TFH Publications, Inc. Block 67 Lots 16 & 17 West Sylvania Avenue (County Route 17)	Neptune City Borough	NC245 ROW3859 (Also NCSP1671B)	02-07-11	2 (Lot Consolidation)	Conditional Final Approval
	(Proposed Use – Manufacturing, warehouse and office) (Total Area – 4.48 acres)				

CONDITION:

1. Revise plan to show existing sight triangle easement across Block 67, Lot 16 at the intersection of West Sylvania Avenue (County Route 17) and Windsor Avenue.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 1126C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 28, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1126D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 28, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Richard Bahadurian Block 28 Lot 19 River Road (County Route 10) (County Bridge S-53)	Fair Haven Borough	FHSP3350A	02-18-11	Conditional Approval
	(Proposed – 432 sq. ft. addition to existing bldg - Fair Haven Commons) (Total Site Area – 1.862 acres) (Impervious Area – 0.107 acres existing + 0.049 acres proposed 0.156 acres total)			

CONDITION:

1. Revise plans to show the existing easement for County Bridge S-53.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 Paul Ferguson Block 50 Lot 19 River Road (County Route 10)	Fair Haven Borough	FHSP9046	02-11-11	Conditional Approval
	(Proposed – 807 sq. ft. addition to existing building – conversion to dental office) (Total Site Area – 0.201 acres) (Impervious Area – 0.153 acres existing <u>+ 0.019 acres proposed</u> 0.172 acres total)			

CONDITIONS:

1. Revise plans to show driveway paved to a distance of 20' behind sidewalk to minimize stones from being tracked out onto River Road (County Route 10).
 2. Post a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$1,000.00 to assure the satisfactory installation of improvements. Sample performance bond and letter of credit formats acceptable to the County of Monmouth may be found at www.monmouthplanning.com.
- A 2% inspection fee in the amount of \$20.00 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 Joe Rettagliata, 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 Richard Bahadurian Block 52 Lot 2 River Road (County Route 10)	Fair Haven Borough (Proposed – 440 sq. ft. addition to existing building) (Total Site Area – 0.204 acres) (Impervious Area – 0.105 acres existing <u>+ 0.044 acres proposed</u> 0.149 acres total)	FHSP9048	02-18-11	Conditional Approval

CONDITIONS:

1. Revise plans to show new depressed curb at driveway and provide Monmouth County depressed curb detail.
 2. Revise plans to show handicap ramp and depressed curb at sidewalk and provide details.
 3. Revise River Road Pavement and Curb Repair Detail on sheet 2 to note following: (1) curbface to match existing, (2) use 6" bit. Stab. Base, not 4", (3) use 1' sawcut through surface course only.
 4. Submission of a Cross Access Agreement or other documentation assuring applicant of access to parking over adjacent parcels owned by others.
 5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to River Road (County Route 10). The amount will be calculated upon the receipt of revised plans.
- It is recommended for consideration by the Borough of Fair Haven that a one way/do not enter sign be installed at the end of the driveway near the row of parking.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 New Jersey American Water Block 177 Lot 66 Yellowbrook Road	Howell Township (Proposed – 222 sq. ft. additions at existing site and Construction of solar panel field) (Total Site Area – 9.9 acres) (Impervious Area – 0.914 acres existing <u>+ 0.024 acres proposed</u> 0.938 acres total)	HWSP8788A	02-22-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Golf Brothers, LLC Block 6504 Lot 1 Millhurst Road (County Route 527)	Manalapan Township (Proposed – 6400 sq. ft. maintenance bldg at Battleground Country Club) (Total Site Area – 481 acres) (Impervious Area – 0.703 acres existing <u>- 0.073 acres proposed</u> 0.630 acres total)	MNSP6380B	02-16-11	Fee Appeal

The Monmouth County Development Review Committee met and discussed a request by applicant to reduce the required site plan application fee from \$500.00 to \$75.00. The request for reduction in the required fee was disapproved by the Committee. Submission of the full application fee of \$500.00 will be required prior to the Development Review Committee reviewing and taking action on the submitted application.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 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	02-18-11	Conditional Approval
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CONDITIONS:

1. Revise plans to include a separate plan exclusively for existing and proposed striping on Wood Avenue (County Route 522).
2. Revise plans to show that Wood Avenue (County Route 522) will undergo full width resurfacing (mill and overlay) within project limits, from approximately station 6+0 to station 11+5 due to re-striping and sanitary sewer line installation.
3. Revise plans to show pipe size and inverts for proposed drainage on the Offsite Improvements Plan, sheet 18.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MBI Development Company, Inc. Block 47 Lot 17 (CONT'D)	Manalapan Township	MNSP8953	02-18-11	

4. 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.
5. 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 www.monmouthplanning.com. Submit executed deed to this office for filing with the Monmouth County Clerk Office.
 - Contact the Monmouth County Highway Department regarding sanitary sewer line proposed to be located in Wood Avenue (County Route 522).
 - Prior to release of the posted performance guarantee a 2% inspection fee will be required. The amount will be calculated upon the receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 Domicion				X
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dallenbach Sand Co., Inc. Block 122 Lots 27.01 & 27.02 State Highway 79	Marlboro Township (Proposed – 29,448 sq. ft. CVS, Bank & Retail buildings with 164 parking spaces) (Total Site Area – 18.22 acres) (Impervious Area – 3.988 acres new proposed)	MRSP8909 (also MR529)	02-14-11	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 Joe Rettagliata, 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 TFH Publications, Inc. Block 67 Lots 16 & 17 West Sylvania Avenue (County Route 17)	Neptune City Borough (Proposed – 51,865 sq. ft. add. to existing manufacturing, warehouse, office bldg) (Total Site Area – 4.48 acres) (Impervious Area – 3.942 acres existing - <u>0.090 acres proposed</u> 3.852 acres total)	NCSP1671B (Also NC245 ROW3859)	02-07-11	Conditional Approval
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CONDITION:

1. Revise plan to show existing sight triangle easement across Block 67, Lot 16 at the intersection of West Sylvania Avenue (County Route 17) and Windsor Avenue.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 471-475 Shrewsbury, LLC Block 2 Lot 10 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough	SHSP9047	02-11-11	Disapproval
	(Proposed – Demolish 18,968 sq. ft. of existing building – 25,774 sq. ft. remaining for dance studio & retail) (Total Site Area – 1.371 acres) (Impervious Area – 1.301 acres existing - <u>0.032 acres proposed</u> 1.269 acres total)			

Reasons for Disapproval:

1. On-site circulation must be redesigned to eliminate the “dead end” alley on the northerly side of the building which may cause vehicles to back out onto Shrewsbury Avenue (County Route 13) and to eliminate the one-way lane along the westerly side of the building.
2. The southerly Shrewsbury Avenue (County Route 13) driveway closest to Patterson Avenue must be designed for right in/right out access only.

Other Items to be Addressed:

1. Revise plans to show the right-of-way centerline of Shrewsbury Avenue (County Route 13).
2. Revise plans to show the right-of-way of Shrewsbury Avenue (County Route 13) widened to a distance of 40' from the centerline.
3. A performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to ensure the satisfactory installation of improvements to Shrewsbury Avenue (County Route 13). The amount will be calculated upon the receipt of revised plans.
4. Prior to Final Approval a deed to the County of Monmouth for widening the right-of-way of Shrewsbury Avenue (County Route 13) to a distance of 40' from the centerline per Monmouth County Road Plan may be required. 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 www.monmouthplanning.com. Submit executed deed to this office for filing with the Monmouth County Clerk Office.

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

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bob Clark, Seconded by, Joe Rettagliata, 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 KTDM, LLC Block 123 Lot 49.02 Asbury Avenue (County Route 16) County Drainage Structure S-6	Tinton Falls Borough (Proposed – 1,815 sq. ft. addition to veterinary office and 41 additional parking spaces) (Total Site Area – 3.097 acres) (Impervious Area – 1.151 acres existing - <u>0.061 acres proposed</u> 1.090 acres total)	TFSP6639A	02-14-11	Waiver Request

Mark Aikins recused himself from this review and discussion.

The Monmouth County Development Review Committee met and discussed the request by applicant to waive the requirement to show the current alignment of Pine Street. The waiver request was disapproved. Submission of plans showing the current road alignment will be required prior to the Development Review Committee reviewing and taking action on the submitted application.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, 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 George Wall Ford Lincoln Mercury Block 18.02 Lot 1.02 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough (Proposed – Building renovations and parking area improvements at existing site) (Total Site Area – 4.61 acres) (Impervious Area – 3.861 acres existing <u>+ 0.152 acres proposed</u> 4.013 acres total)	TFSP9045	02-07-11	Request Information

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

1. Revise plans to include a sight line profile from the main driveway showing sight distance in both directions on Shrewsbury Avenue (County Route 13). The sight line profile is to be prepared pursuant to Section 5.2-3.1H-1 (page 81) of the Monmouth County Development Regulations Volume II.
2. Revise the Stormwater Management Report to address adequacy of the existing drainage pipes in Shrewsbury Avenue (County Route 13) to accommodate additional stormwater from the site.

Other items to be addressed prior to Final Approval:

1. Revise plans to show the right-of-way centerline of Shrewsbury Avenue (County Route 13).
2. The Monmouth County Road Plan identifies Shrewsbury Avenue (County Route 13) as having a proposed right-of-way width of 80'. The new right-of-way line should be set 40' from the right-of-way centerline. Signs or structures must be relocated out of the right-of-way area.
3. Revise grading at driveway to prevent stormwater runoff onto Shrewsbury Avenue (County Route 13).
4. Revise plans to include a pavement repair detail with 1' sawcut.
5. A performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to ensure the satisfactory installation of improvements to Shrewsbury Avenue (County Route 13). The amount will be calculated upon the receipt of revised plans.
6. Prior to Final Approval a deed to the County of Monmouth for widening the right-of-way of Shrewsbury Avenue (County Route 13) to a distance of 40' from the centerline per Monmouth County Road Plan may be required. 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 www.monmouthplanning.com. Submit executed deed to this office for filing with the Monmouth County Clerk Office.

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

SCHEDULE 1126E

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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