

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:03 PM on MONDAY, MARCH 14, 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
Vincent Domidion

Members Absent:

Joseph Ettore, PE

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 2:15 PM.

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

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1127A, 1127B, 1127C, 1127D & 1127E 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 1127A, 1127B, 1127C, 1127D & 1127E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1127A, 1127B, 1127C, 1127D & 1127E 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 1127A, 1127B, 1127C, 1127D & 1127E 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, MARCH 14, 2011.

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

SCHEDULE 1127A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Camelot at Marlboro, LLC Block 132 Lot 18 State Highway 79/Beacon Hill Road	Marlboro Township	MR532 (Also MRSP9049)	02-25-11	2 (1 new)	Exempt
Subdivision for Alan Gaarder & Patricia DeRosa Block 37 Lots 37, 38.01 & 42.01 Monmouth Parkway	Monmouth Beach Borough	MB373	03-09-11	3 (Lot Line Adjustment)	Exempt

SCHEDULE 1127B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1127C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Interfaith Neighbors, Inc. Block 97 Lots 27, 28, 29 & 30 Borden Avenue	Asbury Park City (Proposed Use – Single Family Affordable Homes) (Total Area – 0.430 acres)	APMJ658	03-04-11	4 (Lot Line Adjustment)	Preliminary/ 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				
James Giannell				X

Subdivision for Dennis Bulmer Block 74 Lots 10 & 11 Atlantic Avenue	Middletown Township (Proposed Use – Residential) (Total Area – 0.66 acres)	MDMJ659	03-08-11	4 (2 new)	Preliminary 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.

- Prior to Final Approval a final plat drawn in accordance with the New Jersey Map Filing Law and a \$75 final plat review fee are required to be submitted.

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				
James Giannell				X

SCHEDULE 1127D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 Hope Road (County Route 51) Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)	ETSP9051	03-03-11	Request Information

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

1. Revise plans to include stormwater management system that either captures runoff prior to entering Hope Road (County Route 51) or redirects runoff to rear of site and include stormwater management report.

Other items to be addressed prior to Final Approval:

1. Revise plans to show the right-of-way centerline of Hope Road (County Route 51).
2. Revise plans to show the new right-of-way line of Hope Road (County Route 51) widened to a distance of 40' from the centerline, pursuant to the Monmouth County Road Plan, with a 25' corner radius to connect with the existing right-of-way line of Wyckoff Road (County Route 547).
3. Revise plans to show the existing striping of Hope Road (County Route 51).
4. Revise plans to show depressed curb at the driveways and include 2' sawcut pavement repair strip.
5. Revise plans to include a 2' sawcut pavement repair detail, county curb detail and 10' vertical curb taper detail.
6. Revise plans to add a R6-1R sign to the R1-1/R5-1 sign on the westerly side of the exit driveway and R6-1L sign to the Rq-1/R5-1 sign on the easterly side of the exit driveway.
7. Revise plans to add a R6-1L sign opposite the R6-1R sign at the entrance driveway.
8. Prior to Final Approval a deed to the County of Monmouth will be required to be submitted for widening the right-of-way of Hope Road (County Route 51).
9. Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted. The amount will be calculated upon the receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 Dorothy Avallone Drive	Freehold Township (Proposed – new 7,842 sq. ft. restaurant) (Total Site Area – 62.4 acres) (Impervious Area – 62.4 acres existing – no change)	FRTSP3586E	03-07-11	

Staff provided Mr. Aikins with certain historic documentation, including prior approvals and developer agreements, concerning Freemall Associates for his review. Mr. Aikins suggested continuing this application to the next meeting to allow adequate time to review this information.

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 (Proposed – 33,208 sq. ft. commercial development with 272 parking spaces) (Total Site Area – 21.087 acres) (Impervious Area – 4.956 acres new proposed)	FRTSP8985	03-08-11	Conditional Approval
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CONDITIONS:

1. Revise plans to show standard signage at the Elton-Adelphia Road (CR524) and Jackson Mills Road (CR23) driveways for right in – right out per Monmouth County Development Regulations.
 2. Revise plans to show that the sight triangle easement on Jackson Mills Road (CR23) to be cleared.
 3. Revise county curb detail to show 6” curb face.
 4. Revise Jackson Mills Road (CR23) driveway geometry to improve turning radius for large vehicles.
 5. Re-check gutter grades along the Jackson Mills Road (CR23) frontage.
 6. Prior to Final Approval copies of adopted ordinances by the Township of Freehold prohibiting left turns into the site from Elton-Adelphia Road (CR524) and Jackson Mills Road (CR23) must be submitted.
 7. Prior to Final Approval a performance guarantee must be submitted to assure the satisfactory installation of improvements to Elton-Adelphia Road (CR524) and Jackson Mills Road (CR23). The amount will be calculated upon the receipt of revised plans.
 8. Prior to Final Approval a deed (or deeds) to the County of Monmouth for widening the right-of-way of Elton-Adelphia Road (CR524) and Jackson Mills Road (CR23) must be submitted. Re-check course 1 of Easement “B” on the Road Widening Easement Plan. Revise county route numbers shown on the Road Widening Easement Plan.
- At the time of submission of plans for Phase 2 the Jackson Mills Road (CR23) driveway will be re-evaluated to determine if the current design remains functional.

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 (CONT'D)	Freehold Township	FRTSP8985	03-08-11	

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				
James Giannell				X

Site Plan for Cornerstone Power Holmdel, LLC Block 13 Lot 14 Holmdel Road (County Route 4)	Holmdel Township (Proposed – Solar Farm) (Total Site Area – 34.360 acres)	HLSP9052	03-09-11	Conditional Approval
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CONDITIONS:

1. Revise plans to show driveway paved a distance of 25' back from Holmdel Road (County Route 4) to prevent gravel from being tracked out onto the county road. Pavers are acceptable.
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. 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				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bob Devino Block 72 Lot 7.06 State Highway 33	Manalapan Township (Proposed – 21,000 sq. ft. additions at existing self storage) (Total Site Area – 9.56 acres) (Impervious Area – 3.054 acres existing <u>- 0.191 acres proposed</u> 2.863 acres total)	MNSP9050	02-25-11	County Approval Not Required

Site Plan for Camelot at Marlboro, LLC Block 132 Lot 18 State Highway 79 / Beacon Hill Road	Marlboro Township (Proposed – 250 unit residential development) (Total Site Area – 18 acres) (Impervious Area – 8.63 acres new proposed)	MRSP9049 (Also MR532)	03-02-11	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 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				
James Giannell				X

Site Plan for Restaurant Depot Block 10000 Lot 7.03 State Highway 66	Neptune Township (Proposed – 10,664 sq. ft. addition to existing shopping center) (Total Site Area – 12.84 acres) (Impervious Area – 7.2 acres existing – no change)	NSP9053	03-10-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for K. Hovnanian Shore Acquisitions, LLC Block 2 Lots 1 & 13 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – 8,640 sq. ft. Commercial building and 77 Residential Units) (Total Site Area – 9.685 acres) (Impervious Area – 4.69 acres new proposed)	SHSP8917 (Also SH261 ROW3840)	02-24-11	Conditional Approval

CONDITIONS:

1. Revise plans to show installation of “No Parking” signs along the Ivy Way driveway at Shrewsbury Avenue (County Route 13).
2. Revise plans to show installation of a handicap ramp on the Shrewsbury Avenue (County Route 13) sidewalk on the north side of the Ivy Way driveway.
3. Revise county curb and pavement detail on sheet 13 to show 6” curb face (not 8”), 8” base (not 9”) and 2’ pavement sawcut.
4. Receipt of a deed of dedication to the County of Monmouth for widening the right-of-way of Shrewsbury Avenue (County Route 13). Submit description to this office for review. Following acceptance of the deed description, submit executed deed to this office for filing with the Monmouth County Clerk’s office.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Shrewsbury Avenue (County Route 13). 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 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				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Avenue East, LLC Block 128.03 Lot 23.01 Asbury Avenue (County Route 16)	Tinton Falls Borough (Proposed – Construct drive-thru window and associated improvements for existing Dunkin Donuts store)	TFSP7747A	03-07-11	Final Approval

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

- All required improvements along Asbury Avenue (County Route 16) were satisfactorily completed as set forth under Monmouth County Planning Board file #TFSP7747.

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				
James Giannell				X

Site Plan for Monmouth University Block 39 Lot 12.02 Larchmont Avenue	West Long Branch Borough (Proposed – 534 sq. ft. comfort station and bleachers with press box) (Total Site Area – 8.6 acres) (Impervious Area – 0.110 acres existing <u>+ 0.049 acres proposed</u> 0.159 acres total)	WL BSP8459B	03-08-11	County Approval Not Required
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SCHEDULE 1127E

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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SCHEDULE 1127F

Discussion on proposed amendments to Schedule A: Fees of the Monmouth County Development Regulations

Mr. Sampson explained to the Committee that Development Review staff had reviewed the fees as contained in the fee schedule which was last revised in 2004. Staff suggested that the application fees remain the same. However, staff recommended the following revisions to Schedule A: Fees of the Monmouth County Development Regulations:

Inspections of County Improvements for Release of Performance Guarantee

Staff recommends that a minimum inspection fee of \$50.00 be established. This would assist in covering the cost of county personnel inspecting projects that submitted performance guarantees up to \$2,500.00.

Preparation of Developer's Agreement

Staff recommends that Schedule A be amended to include a fee of \$500.00 for the preparation of a Developer's Agreement. This fee would assist in covering the cost of the county counsel's time associated with the review and preparation of developer's agreements.

Preparation of Hold Harmless/Indemnification Agreement

Staff recommends that Schedule A be amended to include a fee of \$500.00 for the preparation of a Hold Harmless/Indemnification Agreement. This fee would assist in covering the cost of the county counsel's time associated with the review and preparation of hold harmless/indemnification agreements.

The Committee agreed to the recommended changes to the fee schedule and will take a formal vote on the matter at the next meeting.