

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on MONDAY, MARCH 28, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Rettagliata
Joseph Ettore, PE (arrived 1:45 PM)
Richard Kucinski, PE
Bonnie Goldschlag, PP
Vincent Domidion

Members Absent:

Robert W. Clark, PP

Alternates Absent:

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.

The committee entered into recess at 1:30 PM and returned at 1:45 PM. The committee entered into executive session at 1:50 PM and returned at 2:15 PM. There being no further business, the Meeting was adjourned at 2:16 PM.

Staff present included: Ed Sampson, PP, John Packowski, PE, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance was Raymond C. Weber, applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1128A, 1128B, 1128C, 1128D & 1128E 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 1128A, 1128B, 1128C, 1128D & 1128E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1128A, 1128B, 1128C, 1128D & 1128E 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 1128A, 1128B, 1128C, 1128D & 1128E 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. Rettagliata and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Rettagliata
Ms. Goldschlag
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 28, 2011.

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

SCHEDULE 1128A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas Schwier Block 97.01 Lots 2 & 3 Sycamore Lane	Brielle Borough	BR350	03-16-11	3 (2 new)	Exempt
Subdivision for Gary Spencer Block 31 Lot 19 State Highway 34	Colts Neck Township	CN454	03-14-11	2 (1 new)	Exempt

SCHEDULE 1128B

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Raymond & Ursula Weber Block 18 Lot 11 Lloyd Road (County Route 3)	Aberdeen Township (Propose Use – Single Family Residential) (Total Area – 0.92 acres)	ABT454 ROW3860	03-22-11	2 (1 new)	Final Approval

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

- The required right of way along Lloyd Road (County Route 3), was previously acquired.
- All necessary permits must be obtained from the Monmouth County Highway Department prior to the installation of the proposed driveway along Lloyd Road.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, Seconded by, Bonnie Goldschlag, 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 1128C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mario Melillo Block 19 Lot 40.01 Tennent Road (County Route 3)	Manalapan Township (Proposed Use - SFR) (Total Area - 9.263 Acres)	MNMJ481	03-16-11	7	Conditional Preliminary Approval

CONDITIONS:

1. Revise Tennent Road (County Route 3) profile on sheet 5 to address inconsistencies between plan and profile.
 2. Revise plans to show concrete curb for Tennent Road (County Route 3).
 3. Revise plans to add note that the existing guiderail and end treatment are to be given to Monmouth County.
 4. Revise plans on sheet 5 to remove the 84' contour line.
 5. Revise plans to address the comments of Jon Moren, Principal Engineer, concerning County Culvert MN-69 in the attached memorandum dated March 23, 2011.
 6. Revise plans to delete note regarding milling and reconstruction of Tennent Road (County Route 3).
- Prior to Final Approval deeds to the County of Monmouth must be submitted for the sight triangle easements, maintenance and reconstruction easement for County Culvert MN-69 and drainage easement. Submit draft deeds to this office for review. Submit executed deeds to this office for filing with the Monmouth County Clerk's office. Revise the description for the sight triangle easement within lot 40.017, block 19 to read "C2 North 73 degrees 41 minutes 24 seconds West along...".
 - Prior to Final Approval a \$300.00 final plat review fee must be submitted per Schedule A of the Monmouth County Development Regulations.
 - Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to assure the satisfactory installation of improvements to Tennent Road (County Route 3) and County Culvert MN-69. 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, 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				
James Giannell				X

SCHEDULE 1128D

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

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	Request Information

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

1. Prior Monmouth County Development Review Committee approvals for Freehold Raceway Mall were issued based upon the construction of an access road from the Freehold Raceway Mall to Wemrock Road as required by the Township of Freehold. The purpose of the access road is to alleviate significant traffic congestion at the County Route 537/Trotters Way entrance. Prior to formal review and action on this application by the Development Review Committee the applicant must provide a schedule for the construction of the Wemrock Road access.

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	03-14-11	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 Bonnie Goldschlag, 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 Smart Access, LLC Block 33.34 Lots 5 & 6 State Highway 35	Ocean Township (Proposed – Renovations and addition to existing bldg. – total sq. ft. 7522) (Total Site Area – 0.606 acres) (Impervious Area – 0.288 acres existing + <u>0.172 acres proposed</u> 0.460 acres total)	OSP9054	03-15-11	County Approval Not Required
Site Plan for RSC Realities, LLC Block 3 Lots 5 & 6 State Highway 35	Ocean Township (Proposed – 8,007 sq. ft. addition - auto sales/service center) (Total Site Area – 4.10 acres) (Impervious Area – 1.836 acres existing + <u>0.952 acres proposed</u> 2.789 acres total)	OSP9056	03-24-11	County Approval Not Required
Site Plan for Kenneth J. & Kathleen Horner Block 57 Lot 3 Forked River Road (County Route 539)	Upper Freehold Township (Proposed – 1,237 sq. ft. ice cream shop (also bldg. residential dwelling) (Total Site Area – 3.985 acres) (Impervious Area – 0.44 acres new proposed)	UFTSP9055	03-16-11	Conditional Approval

Conditions:

1. Revise plans to show the existing post and rail fence to be removed from within the county right of way.
2. Revise plans to show replacement of the existing driveway aprons along Forked River Road in conformance with county standards. Revised plans must also show a 2' saw cut where the driveways are to meet the existing edge of pavement.
3. Revise plans to provide a pavement repair detail, 2' saw cut detail, and apron detail in conformance with county standards.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Forked River Road (County Route 539). The amount will be calculated upon 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, 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				
James Giannell				X

SCHEDULE 1128E

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 1128F

DISCUSSION AND VOTE: Amendments to Schedule A: Fees of the Monmouth County Development Regulations

The Development Review Committee voted on revisions to the Fee Schedule of the Monmouth County Development Regulations. The new fees include setting a minimum fee of \$50.00 for inspecting completed projects which covers the cost of county personnel inspecting projects that submitted performance guarantees up to \$2,500.00. For performance guarantees in excess of \$2,500.00 the standard rate of 2% of the guarantee amount would still apply. If more than two site inspections are required, then additional inspections would be charged \$50.00. Also, the Committee voted on formally establishing a fee in the amount of \$500.00 for the preparation of Developer Agreements and a fee of \$500.00 for the preparation of Hold Harmless/Indemnification Agreements. All other fees remain the same. The new fees would take effect March 28, 2011.