

## 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, APRIL 25, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:

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 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 executive session at 2:22 PM and returned at 2:36 PM. The committee entered into a second executive session at 2:45 PM and returned at 2:59 PM. There being no further business, the Meeting was adjourned at 3:25 PM.

Staff present included: Ed Sampson, PP, John Packowski, PE, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were Scott Kennel from MRA, Richard Gatto from Freehold Township Planning Board and William Mehr, Esq.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1130A, 1130B, 1130C, 1130D & 1130E 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 1130A, 1130B, 1130C, 1130D & 1130E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1130A, 1130B, 1130C, 1130D & 1130E 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 1130A, 1130B, 1130C, 1130D & 1130E 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, APRIL 25, 2011.

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

SCHEDULE 1130A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Galway Properties Block 414 Lots 2 & 3 Hearn Avenue	Long Branch City	LB565	04-11-11	2 (Lot Line Adjustment)	Exempt
Subdivision for Mr. & Mrs. N. Rotolo Block 891 Lots 13 & 20 Logan Drive	Wall Township	W1366	04-25-11	3 (1 new)	Exempt

SCHEDULE 1130B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

---

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

---

SCHEDULE 1130C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2011; CONTAINING MORE THAN 3 LOTS.

---

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

---

SCHEDULE 1130D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wireless EDGE Westchester Group Block 307 Lot 15 Lenox Road	Aberdeen Township  (Proposed – 3354 sq. ft. telecommunications compound) (Total Site Area – 0.480 acres)	ABTSP9062	04-08-11	County Approval Not Required
Site Plan for Colts Neck Reformed Church (Phase2) Blocks 29.01 / 29.13 Lots 13 & 14 / 6, 7, 8 & 17 <b>Colts Neck Road (County Route 537)</b>	Colts Neck Township  (Proposed – new 11,430 sq. ft. multi-purpose bldg and parking improvements at church/cemetery) (Total Site Area – 9.42 acres) (Impervious Area – 2.324 acres existing <u>- 0.020 acres proposed</u> 2.304 acres total)	CNSP2575C	04-04-11	Conditional Approval

Condition:

1. Receipt of a deed to the County of Monmouth for the required right of way measured 40' from the right of way centerline along Colts Neck Road as correctly shown on the plans. The **only** acceptable form for the deed can be found on our web site at [www.monmouthplanning.com](http://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.
  - The previous conditions established by the Development Review Committee on 12/13/10 as they related to the proposed driveway along Colts Neck Road no longer apply. The proposed driveway shown on plans dated 11/19/10 has been relocated off of the county roadway.

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				
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 LGR Associates Block 2901 Lots 1 – 5 <b>Wall Street (County Route 32)</b>	Eatontown Borough  (Proposed – 36,123 sq. ft. retail addition) (Total Site Area – 8.358 acres) (Impervious Area – 7.806 acres existing <u>- 1.145 acres proposed</u> 6.661 acres total)	ETSP9060	04-06-11	Conditional Approval

CONDITIONS:

1. Revise plans to eliminate proposed Wall Street driveway due to close proximity of driveway to intersection and retain existing Wall Street driveway in present location.

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				
Paul Kiernan	X			
Joseph Rettagliata				X
Richard Kucinski	X			
Bonnie Goldschlag				X
Vincent Domidion	X			
James Giannell				X

Site Plan for Sigmund L. Sattenspiel Block 87 Lot 3.03 <b>Freehold-Smithburg Road (County Route 537)</b>	Freehold Township  (Proposed – 1,600 sq. ft. addition to existing building and new 18,048 sq. ft. office building) (Total Site Area – 4.0 acres) (Impervious Area – 0.367 acres existing <u>+ 1.941 acres proposed</u> 2.308 acres total)	FRTSP2272C	04-15-11	Request Information
--	---	------------	----------	------------------------

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

1. Revise plans to reflect the full extent of Proposed roadway improvements along Freehold-Smithburg Road (County Route 537) prepared by the county engineering department as part of the current Capital Improvement Program.

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		Request Information

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

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 the following:

1. Provide a copy of the updated Wemrock Road Access Plan.
2. Provide a copy of the construction cost estimates for the Wemrock Road Access including necessary improvements to Wemrock Road.

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 120 Lots 64 & 64.01 Pineknott Avenue	Hazlet Township  (Proposed – Installation of generator on concrete slab) (Total Site Area – 6.414 acres)	HZSP9063	04-12-11	County Approval Not Required
--	--	----------	----------	---------------------------------------

Site Plan for Quick Chek Corporation Block 108 Lots 1 & 2.01 State Highway 36	Highlands Borough  (Proposed – 4543 sq. ft. bldg. and 4230 sq. ft. canopy) (Total Site Area – 1.44 acres) (Impervious Area – 0.974 acres new proposed)	HSP9067	04-18-11	County Approval Not Required
---	---	---------	----------	---------------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Russ Clouse Block 37 Lot 24 Miller Road	Howell Township  (Proposed – 3000 sq. ft. pole barn) (Total Site Area – 3.082 acres) (Impervious Area – 0.086 acres existing <u>+ 0.069 acres proposed</u> 0.155 acres total)	HWSP9065	04-14-11	County Approval Not Required
Site Plan for Eastgate Corp. Block 10 Lot 21 US Highway 9	Manalapan Township  (Proposed – 1365 sq. ft. rental office) (Total Site Area – 2.72 acres) (Impervious Area – 0.408 acres existing <u>+ 0.050 acres proposed</u> 0.467 acres total)	MNSP9066	04-18-11	County Approval Not Required
Site Plan for Sylvania/33 Associates, LLP Block 118 Lots 13 & 16 <b>West Sylvania Avenue (County Route 17)</b>	Neptune City Borough  (Proposed – Parking lot expansion – 57 new spaces) (Total site Area – 5.820 acres) (Impervious Area – 4.785 acres existing <u>+ 0.381 acres proposed</u> 5.166 acres total)	NCSP8747A	04-14-11	Request Information

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

1. The proposed driveway along West Sylvania Avenue does not meet county standards. Revise plans to provide a circulation plan for all vehicles anticipated to utilize the site in order to justify the design of the proposed driveway.

Other items to be addressed:

1. Revise plans to provide a sight triangle easement at the intersection of Oak Drive and West Sylvania Avenue in conformance with county standards.
2. Revise plans to provide dimensioning for all proposed curb radii.
3. Revise plans to provide a curb detail, pavement repair detail, and sign post detail in conformance with county standards.
4. Revise plans to provide a "One Way" sign at the proposed driveway exit.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Rumson Fair Haven Reg. Board of Ed Block 58 Lot 1 <b>Ridge Road</b> <b>(County Route 34)</b>	Rumson Borough  (Proposed – Parking improvements at high school) (Total Site Area – 20 acres) (Impervious Area – 0.22 acres additional)	RMSP9057	03-28-11	Conditional Approval

Conditions:

1. Revise plans to provide R6-1 (One Way) signs and no left turn signs to each sign post at the egress driveway.
2. Revise plans to provide a 1' saw cut and pavement repair detail, pavement detail, and county curb detail in conformance with county standards.
3. Revise plans to show replacement of existing county curb between the ingress and egress driveways along Ridge road.
4. Revise plans to show the right of way centerline along Ridge Road (County Route 34) for the entire length of the property.
5. Revise plans to show the right of way along Ridge Road measured 30' from the right of way centerline.
6. Receipt of a deed to the County of Monmouth for the required right of way measured 30' from the right of way centerline along Ridge Avenue (County Route 34). The **only** acceptable form for the deed can be found on our web site at [www.monmouthplanning.com](http://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.
7. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Ridge Road (County Route 34). 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 Vince Domidion, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				
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 <b>Asbury Avenue (County Route 16) County Drainage Structure S-6</b>	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	03-31-11	Conditional Approval

CONDITIONS:

1. Revise plan to show right-of-way of Asbury Avenue (County Route 16) widened to a distance of 50' from the right-of-way centerline for County Drainage Structure S-6.
2. Revise plan to provide easements to utility companies for the existing utilities which will remain within vacated Pine Street.
3. Revise plan to provide a 15' wide drainage easement to the County of Monmouth for the existing drainage line adjacent to Asbury Avenue (County Route 16).
4. Provide confirmation that Pine Street has been vacated.
5. Revise note on sheet 3 to indicate that the applicant will be responsible for the removal of the vacated Pine Street pavement.
6. Receipt of deeds to the County of Monmouth for the widening of Asbury Avenue (County Route 16) and for the drainage line. Sample deed formats acceptable to the County of Monmouth are found at [www.monmouthplanning.com](http://www.monmouthplanning.com). Submit draft deed descriptions to this office for review.
7. Posting of a performance guarantee to assure the satisfactory installation of improvements. 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 Vince Domidion, Seconded by, Rich Kucinski, and passed upon the following vote:

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

Site Plan for Winch Plumbing Block 141 Lots 1 & 2 Wardell Road	Tinton Falls Borough  (Proposed – 5,000 sq. ft. office/warehouse building) (Total Site Area – 2.65 acres) (Impervious Area – 0.371 acres new proposed)	TFSP8116A	04-15-11	County Approval Not Required
--	---	-----------	----------	---------------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1181 Sycamore Avenue, LLC Block 67.01 Lots 1.01 & 8.01 <b>Sycamore Avenue (County Route 13A)</b> <b>Tinton Avenue (County Route 537)</b> <b>County Bridge S-13</b>	Tinton Falls Borough  (Proposed - 11,515 sq. ft. addition - 3 buildings) (Total Site Area – 3.354 acres) (Impervious Area – 1.973 acres existing - <u>0.096 acres proposed</u> 1.877 acres total)	TFSP9059	03-29-11	Request Information

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

1. Revise plans to show all existing striping along Tinton Avenue (County Route 537), and Sycamore Avenue (County Route 13A).

Other items to be addressed:

1. Revise plans to show dimensioning of all curb radii along Sycamore Avenue. The minimum county standard is 15'.
2. Revise plans to provide a curb detail, and pavement repair detail, in conformance with county standards.
3. Revise plans to show the right of way centerline along Sycamore Avenue (County Route 13A).
4. Revise plans to show the right of way measured 40' from the right of way centerline of Sycamore Avenue.
5. Receipt of a deed to the County of Monmouth for the required right of way along Sycamore Avenue measured 40' from the right of way centerline. The only acceptable form for the deed can be found on our web site at [www.monmouthplanning.com](http://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.

Site Plan for Tinton Falls Active Adult LLC Block 120 Lot 37.06 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – 248 age-restricted single family homes) (Total Site Area – 28.6 acres) (Impervious Area – 17.16 acres new proposed)	TFSP9064	04-14-11	Request Information
---	--	----------	----------	---------------------

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

1. The County of Monmouth recently completed roadway improvements along the frontage of the proposed project site as part of its Capitol Improvement Program. Plans must be revised to reflect the full scope of improvements installed along Shafto Road (County Route 547) including all existing grades and striping, etc., along with proposed roadway improvements. The applicant should contact the previous engineer with regard to proposed improvements that were previously submitted and reviewed by county staff.
- Additional plan revisions may be required upon receipt and review of revised plans.

SCHEDULE 1130E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------------	--------------	--------	------------	--------------------

---