

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:04 PM on MONDAY, MAY 9, 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 (arrived at 1:10 PM)  
Joseph Rettagliata  
Richard Kucinski, PE  
Vincent Domidion

Members Absent:

None

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 3:00 PM.

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

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1131A, 1131B, 1131C, 1131D & 1131E 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 1131A, 1131B, 1131C, 1131D & 1131E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1131A, 1131B, 1131C, 1131D & 1131E 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 1131A, 1131B, 1131C, 1131D & 1131E 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. Ettore  
Mr. Rettagliata

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, MAY 9, 2011.

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

SCHEDULE 1131A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 9, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for JoAnna Werner Block 276 Lots 25 & 31 Haven Street	Middletown Township	MD1427	04-25-11	2 (Lot Line Adjustment)	Exempt
Subdivision for EK Sampler LLC Block 20 Lots 572 – 575 Main Avenue	Neptune Township	N535	05-03-11	3 (Lot Consolidation)	Exempt
Subdivision for Daniel Rosa Block 38 Lot 31 Lennox Avenue	Rumson Borough	RM424	04-25-11	2 (1 new)	Exempt
Subdivision for Kathleen Payne & John Schumacher Block 826 Lots 6 & 137 Ridgewood Road	Wall Township	W1367	04-25-11	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1131B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 9, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1131C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 9, 2011; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1131D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 9, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PNC Realty Services Block 86 Lot 6.01 <b>Lloyd Road</b> <b>(County Route 3)</b>	Aberdeen Township  (Proposed – 4020 sq. ft. bank with drive-thru) (Total Site Area – 0.920 acres) (Impervious Area – 0.565 acres new proposed)	ABTSP9069	04-29-11	Conditional Approval

1. Revise pavement repair detail to show a 1' saw cut through the surface coarse only.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$2,035.00 to assure the satisfactory installation of improvements along Lloyd Road (County Route 3). The amount was calculated as follows:

<u>Quantity</u>	<u>per</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	unit(s)	Pavement Repair	\$500.00	\$500.00
25	square yard	4" Concrete Sidewalk	\$30.00	\$750.00
40	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$15.00	\$600.00
<b>SUBTOTAL</b>				\$1,850.00
<b>10% CONTINGENCIES</b>				\$185.00
<b>TOTAL</b>				\$2,035.00

- An inspection fee in the amount of \$50.00 will be required 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				
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1607 Highway 71, LLC Block 168, Lot 17 Block 19, Lot 1 State Highway 71	Belmar Borough Wall Township	BLSP9070 WSP9070	05-02-11	County Approval Not Required
	(Proposed – Parking improvements for proposed coffee shop) (Total Site Area – 0.46 acres) (Impervious Area – 0.070 acres existing <u>+ 0.230 acres proposed</u> 0.300 acres total)			
Site Plan for IJS Properties, LLC Block 86 Lot 5.02 <b>Freehold-Smithburg Road (County Route 537)</b>	Freehold Township	FRTSP8980	04-29-11	Conditional Approval
	(Proposed – 26,000 sq. ft. office building with 112 parking spaces) (Total Site Area – 3.06 acres) (Impervious Area – 1.40 acres new proposed)			

CONDITIONS:

1. Revise plans to show a cross-access easement encompassing the area shown by the future driveway location on sheets 2 and 3 to ensure future access to lot 5.
2. Revise plans to relocate drainage line along West Main Street (County Route 537) away from utility poles. Easement from adjacent property (lot 5.01) may be necessary.
3. Revise plans to show removal of grass median in West Main Street (County Route 537) and installation of a paved left turn lane.
4. Revise plans to show a traffic signal easement at driveway for future signalization of intersection.
5. Revise Monmouth County depressed curb detail on sheet 11A to show 6" curb face, not 8".
6. Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to assure the satisfactory installation of improvements to West Main Street (County Route 537). The amount will be calculated upon the receipt of revised plans.
7. Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to assure the reconfiguration of the parking lot and cross-access to adjacent lot 5, block 86 at the time that lot 5 is developed.
8. Prior to Final Approval deed to the County of Monmouth for the traffic signal easement must be submitted. Submit draft deed to this office for review. Submit executed deed to this office for filing with the Monmouth County Clerk's office.
9. Prior to Final Approval submit copy of recorded cross-access easement deed with recording information.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
IJS Properties, LLC  
Block 86  
Lot 5.02  
(CONT'D)

Freehold  
Township

FRTSP8980

04-29-11

10. Prior to Final Approval the applicant will be required to enter into a three-party Developer Agreement with the County of Monmouth and the applicant/developer of Lot 5, Block 86 (MCPB file number FRTSP8345) to assure the installation of a traffic signal and related improvements at the intersection of the project driveway, West Main Street (County Route 537) and Sentinel Drive. The applicant will be responsible for the proportionate cost of the future traffic signal and related improvements. Should the applicant/developer of Lot 5, Block 86 choose not to enter into a three-party Developer Agreement at this time, then the applicant/developer of Lot 5, Block 86 will be solely responsible for the installation of a traffic signal and related improvements at the intersection of the project driveway, West Main Street (County Route 537), and Sentinel Drive as directed by Monmouth County Planning Board Conditional Approval letter dated 2/11/08.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Rettagliata, Seconded by, Joe Ettore, and passed upon the following vote:

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

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Site Plan for  
Sea View Towers, LLC  
Block 215  
Lots 3, 4, 5.01, 5.02 & 6  
**Ocean Boulevard**  
**(County Route 57)**

Long Branch  
City

LBSP7285A  
(Also LBSP7285)

05-05-11

Request  
Information

(Proposed – New 110 unit residential complex)  
(Total Site Area – 3.68 acres)  
(Impervious Area – 2.049 acres existing  
- 0.029 acres proposed  
2.020 acres total)

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

1. Revise drainage calculations to address the adequacy of the existing storm water system in Ocean Avenue to accept run-off from the site.
2. Provide plans showing the proposed vegetative roof tops referred to in the drainage report.

Other items to be addressed:

1. Revise plans to provide county curb and pavement repair detail in conformance with county standards.
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Navesink Country Club Block 983 Lot 4 Luffburrow Lane	Middletown Township  (Proposed – Installation of dry sand storage tank attached to existing maintenance building) (Total Site Area – 131.48 acres) (Impervious Area – 9.335 acres existing – no change)	MDSP464C	05-02-11	County Approval Not Required
Site Plan for Bougdoor Building, LLC Block 63 Lot 1.01 Oakland Street	Red Bank Borough  (Proposed – 1631 sq. ft. addition to existing restaurant) (Total Site Area – 0.192 acres) (Impervious Area – 0.176 acres existing <u>- 0.010 acres proposed</u> 0.166 acres total)	RBSP9068	04-28-11	County Approval Not Required
Site Plan for Peddlers' Investors Associates II, LLC Block 810 Lot 3 <b>Atlantic Avenue (County Route 524 Spur)</b>	Wall Township  (Proposed – Parking improvements at existing retail site) (Total Site Area – 15.511 acres) (Impervious Area – 12.953 acres existing <u>- 1.950 acres proposed</u> 11.003 acres total)	WSP2005C		Conditional Approval

- We are in receipt of correspondence advising the county, that because of various legal issues, the required sight triangle cannot be obtained at this time by the applicant. The applicant subsequently is requesting relief of the condition set forth by the Development Review Committee on 11/22/10. At it's meeting of 05/09/11, the Development Review Committee considered alternative access options in lieu of the applicants inability at this time to acquired the necessary sight triangle from adjacent lot 4 to accommodate the proposed design for the westerly most driveway. As a result, the Committee determined that left and right turn movements exiting the site from the westerly driveway will not be allowed until such time that the sight triangle easement is acquired, and the necessary clearing within that sight triangle is completed to insure safe movements exiting the site from the westerly driveway. In the interim, plans must be provided to show existing driveway configurations along with an alternate design for the westerly drive that allows for right turn in and left turn in movements only. The proposed driveway design shown on plans dated 10/29/10 will be allowed to be implemented upon acquisition and clearing of the required sight triangle. Revise plans must be accompanied by a full Traffic Analysis.
- Items remaining from the Conditional Approval issued on 11/22/10:

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
 Peddlers' Investors Associates II, LLC Wall  
 Block 810 Township  
 Lot 3  
 (CONT'D)

1. Revise plans to show the right of way centerline of Atlantic Avenue (County Route 524).
2. Revise plans to show the right of way along Atlantic Avenue measured 40' from the right of way centerline.
3. Revise plans to show all parking spaces affected by the required right of way width located outside of the right of way.
4. Revise plans to show a 25' x 450' sight triangle at the western most driveway.
5. Revise plans to provide a curb detail, pavement repair detail and signage in conformance with county standards.
6. Receipt of a deed to the County of Monmouth for the additional right of way along Atlantic Avenue. The only acceptable form for the deeds 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 Atlantic Avenue (County Route 524). 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, 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				
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

SCHEDULE 1131E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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