

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, JUNE 27, 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 (arrived at 1:10 PM)

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 1:41 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 1134A, 1134B, 1134C, 1134D & 1134E 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 1134A, 1134B, 1134C, 1134D & 1134E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1134A, 1134B, 1134C, 1134D & 1134E 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 1134A, 1134B, 1134C, 1134D & 1134E 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, JUNE 27, 2011.

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

SCHEDULE 1134A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for West End – KB, LLC Block 7 Lot 3 Princeton Road	Fair Haven Borough	FH310	06-23-11	2 (1 new)	Exempt

SCHEDULE 1134B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 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 1134C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1134D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cambridge Real Property, LLC Block 69 Lot 27 Lloyd Road (County Route 3)	Aberdeen Township (Proposed – 39,897 sq. ft. recreational facility) (Total Site Area – 8.670 acres) (Impervious Area – 4.438 acres new proposed)	ABTSP8774	06-02-11	Conditional Approval

CONDITIONS:

1. Revise plans to identify location of ADA-compliant handicap ramps by type (from detail on sheet 13). Modify note 7 to indicate that surface to be truncated domes.
2. Revise plans to show northerly driveway consistent with standard left turns out prohibited design per Figure 9 of the Monmouth County Development Regulations, Vol. II, Design Standards.
3. Confirm that the existing invert elevation for manhole #1 was field-verified.
4. Revise plans to provide detail showing proposed 24" tie-in to proposed manhole.
5. Submission of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Lloyd Road (County Route 3). 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ZED Properties, LLC Block 141 Lot 2 New Brunswick Avenue (County Route 516)	Aberdeen Township (Proposed – Utilize existing building for party supply rental and sports consignment shop – removing 311 sq. ft.) (Total Site Area – 0.73 acres) (Impervious Area – 0.454 acres existing <u>+ 0.138 acres proposed</u> 0.592 acres total)	ABTSP9074	05-25-11	Conditional Approval

Conditions:

1. Revise plans to show a 25' required right of way corner radius at the intersection of New Brunswick Avenue and Charles Street.
2. Revise plans to provide curbing along New Brunswick Avenue from the extended proposed curb of the southerly drive currently shown on the plans extending around the radius to the point of tangency with Charles Street along with a 10' vertical curb taper in conformance with county standards.
3. Revise plans to provide a sight triangle easement at the intersection of New Brunswick Avenue and Charles Street measured 25' back from the extended curb line to a point ten times the speed limit along New Brunswick Avenue.
4. Revise plans to provide handicap ramps along the curbed radii at the proposed southerly drive in conformance with current ADA standards.
5. Revise plans to show a 2' sawcut along New Brunswick Avenue. Provide a detail on the plans in conformance with county standards.
6. Receipt of a deed to the County of Monmouth for the area bounded by the required additional right of way along New Brunswick Avenue (County Route 516), and the 25' corner radius. The **only** acceptable form for the deed can be found on our web site at 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 New Brunswick Avenue. 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	X			
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sprint Spectrum LP Block 43 Lot 19 State Highway 33	Freehold Township (Proposed – Upgrade at existing wireless telecommunications facility) (Total Site Area – 6.43 acres)	FRTSP9080	06-20-11	County Approval Not Required

Site Plan for Akabe Village Apartments, LLC Block 143 Lots 51 – 53 Wyckoff Road (County Bridge HL-11)	Howell Township (Proposed – 42 unit apartment complex) (Total Site Area – 7.39 acres) (Impervious Area – 1.72 acres)	HWSP9081	06-22-11	Conditional Approval
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Conditions:

1. Revise plans to show an easement to the County of Monmouth for the maintenance and reconstruction of drainage structure HL-11 measuring 50' X 50'. Include all bearings and distances on the plans.
2. Receipt of a deed to the County of Monmouth for the required drainage easement along Wyckoff Road. The **only** acceptable form for the deed can be found on our web site at 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.

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

Site Plan for Rock Solid Realty (NJ) Corp. Block 168 Lots 19.01, 19.07 & 20 Fairfield Road	Howell Township (Proposed – Solar Farm) (Total Site Area – 101.87 acres)	HWSP9082	06-22-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sylvania/33 Associates, LLP Block 118 Lots 13 & 16 West Sylvania Avenue (County Route 17)	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	06-15-11	Conditional Approval

Conditions:

1. Revise plans to correctly show all required signage and locations.
2. Revise plans to provide a handicap ramp detail.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to West Sylvania Avenue (County Route 17). 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

Site Plan for Maggu Properties, LLC Block 227 Lot 2 State Highway 35	Neptune Township (Proposed – 2569 sq. ft. addition to existing auto repair facility) (Total Site Area – 0.70 acres) (Impervious Area – 0.230 acres existing <u>+ 0.209 acres proposed</u> 0.439 acres total)	NSP9079	06-14-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Apple Food Service of Tinton Falls, Inc. Block 114.01 Lot 22 Hope Road (County Route 51)	Tinton Falls Borough	TFSP6428A	06-01-11	Final Approval
	(Proposed – 922 sq. ft. addition to existing restaurant) (Total Site Area – 2.29 acres) (Impervious Area – 1.36 acres existing <u>+ 0.05 acres proposed</u> 1.41 acres total)			

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

Site Plan for NJRC Center, LLC Block 144 Lot 2.03 Shafto Road (County Route 547)	Tinton Falls Borough	TFSP8347A	06-13-11	Final Approval
	(Proposed – Conversion of existing 24,225 sq. ft. building to aquatic/fitness/wellness center) (Total Site Area – 8.74 acres) (Impervious Area – 2.617 acres existing – no change)			

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, 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

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	06-09-11	Request Information

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

1. The applicant must submit a circulation plan for the size and type of vehicle utilizing the site for the deliveries of automobiles.
2. Revise drainage report to analyze the existing storm water system located in Shrewsbury Avenue to accept the proposed run-off from the site based on a 25 year storm event.

Other items to be addressed:

1. Revise the county curb and pavement section detail to show the sawcut through the surface course only.
2. The sight line profiles submitted do not meet county standards. The profiles must be adjusted to maximize sight distance in accordance with county standards.
3. Revise grading at the driveway to prevent stormwater runoff onto Shrewsbury Avenue.
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 Shrewsbury Avenue (County Route 13). The amount will be calculated upon the receipt of revised plans.
5. 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.

SCHEDULE 1134E

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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