

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, JULY 25, 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 1:10 PM)

Members Absent:

Joe 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.

The committee entered into executive session at 1:45 PM and returned at 2:01 PM. There being no further business, the Meeting was adjourned at 2:02 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 1136A, 1136B, 1136C, 1136D & 1136E 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 1136A, 1136B, 1136C, 1136D & 1136E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1136A, 1136B, 1136C, 1136D & 1136E 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 1136A, 1136B, 1136C, 1136D & 1136E 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, JULY 25, 2011.

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

SCHEDULE 1136A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Buttonwood Investors LLC Block 65 Lots 3, 4 & 5 Woodland Drive	Fair Haven Borough	FH311	07-22-11	3 (Lot Line Adjustment)	Exempt
Subdivision for Jeffrey & Shari Paul Block 332 Lots 12.01 & 12.03 Maple Street / Totten Court	Marlboro Township	MR533	07-12-11	2 (Lot Line Adjustment)	Exempt
Subdivision for Raymond W. Ryan Block 101 Lots 10 & 11 Ticetown Road	Marlboro Township	MR534	07-18-11	2 (Lot Line Adjustment)	Exempt
Subdivision for David Grippi Block 29 Lots 21.01 & 21.02 Wyckoff Street	Matawan Borough	MT304A	07-11-11	2 (Lot Line Adjustment)	Exempt
Subdivision for Nicholas & Patricia Ravaschiere Block 13 Lots 28 & 29 North Linden Avenue	West Long Branch Borough	WLB310	07-11-11	3 (1 new)	Exempt

SCHEDULE 1136B

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael DeSaye Block 7 Lots 7.01 & 7.11 Crine Road (County Route 4)	Colts Neck Township (Proposed Use – Residential) (Total Area – 19.54 acres)	CN455 ROW3862	07-01-11	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show the easterly most driveway along Crine Road to be paved 25' back from the existing edge of pavement in accordance with county standards. Revised plans must include a detail of the required paved area.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$500.00 to ensure the satisfactory installation of the paved driveway along Crine Road (County Route 40).
 - A required inspection fee in the amount of \$50.00 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, 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

Subdivision for Neil DeSena Block 18 Lots 10 & 50 Ridge Road (County Route 34)	Rumson Borough (Proposed Use – Single Family Residential) (Total Area – 4.94 acres)	RM426 ROW3863	07-11-11	2 (Lot Line Adjustment)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Revise plans to provide sight line profiles for a sight triangle at the driveway along Ridge Road measured 25' back from the edge of pavement to a point 250' along the centerline of the road. The required profiles must be taken at 25' intervals.
2. Revise plans to show the stopping distance for vehicles wishing to make a left turn into the driveway.
 - Additional items may be required upon receipt and review of revised plans.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Briarwood LLC Block 90 Lot 6 Ridge Road (County Route 34)	Rumson Borough (Proposed Use – Single Family Residential) (Total Area – 3.15 acres)	RM427 ROW3864	07-22-11	2 (1 new)	Conditional Final Approval

Condition:

1. Revise plans to show the proposed driveway for lot 6.01 along Ridge Road re-located to Briarwood Road to prohibit access to Ridge Road.

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 1136C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1136D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DVA Healthcare Renal Care, Inc. Block 35 Lots 2 & 3 Beers Street	Holmdel Township (Proposed – Installation of back-up generator) (Total Site Area – 1.418 acres) (Impervious Area – 0.842 acres existing <u>+ 0.002 acres proposed</u> 0.844 acres total)	HLSP9091	07-12-11	County Approval Not Required
Site Plan for EffiSolar Energy Corporation Block 42 Lot 36 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – Solar Energy Facility) (Total Site Area – 74.095 acres)	HWSP9085	06-29-11	Conditional Approval

Conditions:

- The applicant must submit a certified check made payable to the County of Monmouth in the amount of \$28,674 in lieu of installing standard pavement widening and curb along the Lakewood-Farmingdale Road (County Route 547) frontage of the site. The amount was calculated as follows:

Quantity	per	Item	Unit price	Total
1,318	linear feet	6"x8"x20" Concrete Curb	\$18.00	\$23,724.00
1,318 x 4	linear feet	879 cf pavement widening	\$75.00 per ton/66 tons	<u>\$4,950.00</u>
TOTAL ASSESSMENT				\$28,674.00

- The applicant must submit a deed to the County of Monmouth for widening the right of way along Lakewood-Farmingdale Road (County Route 547) as correctly shown on the plans. The only acceptable form for the deed can be found on our web site at www.monmouthplanning.com. The deed should be forwarded directly to the Monmouth County Planning Board. Planning board staff will file the correctly executed deed with the Monmouth County Clerk.
- Posting of a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$500.00 to assure the satisfactory installation of the proposed driveway along Lakewood-Farmingdale Road.
 - A required inspection fee in the amount of \$50.00 must be submitted prior to the inspection of the installed improvements.
 - Prior to final approval, the applicant must submit a letter formally withdrawing the subdivision application for St. Johns Development (Farmingdale Meadows, our file # HWMJ570), previously submitted for this site.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for EffiSolar Energy Corporation Block 42 Lot 36 (CONT'D)	Howell Township	HWSP9085	06-29-11	
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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 Edward Lempka Block 164 Lot 4 Howell Road	Howell Township (Proposed – Convert residential building to professional office – 1,797 sq. ft. total) (Total Site Area – 0.75 acres) (Impervious Area – 0.083 acres existing <u>+ 0.036 acres proposed</u> 0.119 acres total)	HWSP9092	07-19-11	County Approval Not Required
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Site Plan for New Jersey American Water Block 1131 Lot 2 Newman Springs Road (County Route 520) (County Bridge S-16)	Middletown Township (Proposed – additional 672 sq. ft. - surge tank buildings) (Total Site Area – 17.880 acres) (Impervious Area – 0.928 acres existing <u>+ 0.007 acres proposed</u> 0.935 acres total)	MDSP9087	07-01-11	Conditional Approval
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Conditions:

1. Revise plans to show an easement to the County of Monmouth for "Maintenance and Reconstruction" of county drainage structure S-16 measured back 20' from and parallel to the right of way line of lot 2 along the entire frontage of the lot.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey American Water Block 1131 Lot 2 (CONT'D)	Middletown Township	MDSP9087	07-01-11	

2. Receipt of a deed to the County of Monmouth for the required bridge easement along lot 2. 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.
 - Any construction activities within the county right of way will require full pavement restoration.

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 New Jersey American Water Block 7013 Lot 14 Old Corlies Avenue (County Route 17) County Bridge N-5	Neptune Township	NSP3621E	07-14-11	Final Approval
	(Proposed – Upgrade at existing water treatment plant including 625 sq. ft. building addition) (Total Site Area – 17.2 acres) (Impervious Area – 2.53 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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MW Red Bank, LLC (West Side Lofts) Block 37 Lot 6.01 West Front Street (County Route 10)	Red Bank Borough (Proposed – 92-unit multi-family and 21,863 sq. ft. restaurant/retail space) (Total Site Area – 1.829 Acre) (Impervious Area – 1.116 acres Existing <u>+ 0.032 acres Proposed</u> 1.148 acres Total)	RBSP8241 (Also RB304 ROW3735)	07-13-11	Request Information

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

1. Provide pre- and post-development flow rates (25 year storm) for the 24" CCP pipe at the West Front Street (County Route 10)/Bridge Avenue intersection.

Other items to be addressed prior to Final Approval:

1. Revise plans to show traffic signal pole.
2. Revise plans to show cross-walks/handicap ramps.
3. Revise plans to increase the radius for the garage driveway at West Front Street (County Route 10).
4. Revise plans to use DIP, not HDPE for pipes in Monmouth County right-of-way.
5. Revise plans to move inlet "E" back to curb.
6. Provide updated traffic analysis – signal timing will be provided.
7. Prior to final approval, the applicant must submit a deed to the County of Monmouth for the right-of-way with a corner radius at the intersection of West Front Street (County Route 10) and Bridge Avenue to accommodate any possible signal pole relocation. Deeds should be forwarded directly to the Monmouth County Planning Board for filing. County Planning Board staff will record the correctly executed deed with the Monmouth County Clerk.
8. Prior to final approval, the applicant must submit a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to West Front Street (County Route 10). The amount will be calculated upon receipt of revised plans.

Site Plan for Red Bank Capital, LLC Block 1 Lot 1 State Highway 35	Red Bank Borough (Proposed – 6-Story 45,432 sq. ft. hotel with 78 parking spaces) (Total Site Area – 1.042 acres) (Impervious Area – 0.707 acres new proposed)	RBSP9093	07-20-11	County Approval Not Required
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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	TFSP9045	07-20-11	Conditional Approval
	(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)			

Condition:

- Posting of a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$9,724.00 to assure the satisfactory installation of improvements along Shrewsbury Avenue (County Route 13). 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)	30" X 30" Sign	\$200.00	\$200.00
1	unit(s)	Pavement Repair	\$2,000.00	\$2,000.00
2	unit(s)	Reconstruct Manhole	\$1,250.00	\$2,500.00
12	linear foot	20" DIP	\$45.00	\$540.00
25	square yard	6" Concrete Driveway, Reinforced	\$45.00	\$1,125.00
50	square yard	4" Topsoil	\$2.50	\$125.00
50	square yard	Fertilizer & Seed	\$1.50	\$75.00
50	square yard	Straw Mulch	\$0.50	\$25.00
150	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$15.00	\$2,250.00
		SUBTOTAL		\$8,840.00
		10% CONTINGENCIES		\$884.00
		TOTAL		\$9,724.00

- A 2% inspection fee in the amount of \$194.48 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, 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 Contemporary Properties Block 34 Lots 5.01 & 5.02 Monmouth Road (County Route 537)	Upper Freehold Township (Proposed – new 10,200 and 12,000 sq. ft. commercial buildings) (Total Site Area – 4.77 acres) (Impervious Area – 1.92 acres new proposed)	UFTSP8638 (also UFT699 ROW3857)	07-13-11	Conditional Approval

Conditions:

1. Revise plans to show the bypass area opposite the proposed entrance drive designed in accordance with county standards.
2. Revise plans to show 20' of roadway widening along the property frontage.
3. Revise plans to show a 15:1 pavement taper along the westerly portion of the roadway widening.
4. Revise plans to provide 6" heads for the proposed inlets along the driveway radii.
5. Revise the county curb detail on sheet 16 of 16 to show a 20" curb height.
6. Revise plans to show a cross access easement between proposed lots 5A & 5B.
7. Receipt of a copy of the filed cross access agreement.
8. Receipt of a deed to the County of Monmouth for widening the right of way along Monmouth Road (County Route 537) as correctly shown on the plans. 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, 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

SCHEDULE 1136E

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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