

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:07 PM on MONDAY, SEPTEMBER 12, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
Joe Ettore, PE (arrived 1:37 PM)
Joseph Rettagliata
Vincent Domidion

Members Absent:

Rich Kucinski, 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 1:37 PM and returned at 2:04 PM. There being no further business, the Meeting was adjourned at 2:05 PM.

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

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1139A, 1139B, 1139C, 1139D & 1139E 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 1139A, 1139B, 1139C, 1139D & 1139E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1139A, 1139B, 1139C, 1139D & 1139E 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 1139A, 1139B, 1139C, 1139D & 1139E 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

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, SEPTEMBER 12, 2011.

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

SCHEDULE 1139A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory Matzel Block 39 Lot 6.02 Galloping Hill Road	Colts Neck Township	CN456	08-25-11	3 (2 new)	Exempt
Subdivision for Cheryl Hill Block 39 Lots 4 & 5 Short Street	Keyport Borough	KP293	09-01-11	2 (Lot Line Adjustment)	Exempt
Subdivision for 307 Cooper Road, LLC Block 882 Lots 9.02 & 9.03 Cooper Road	Middletown Township	MD1429	09-08-11	3 (1 new)	Exempt
Subdivision for CJS Holdings Hurley NJ, LLC Block 922 Lots 1 & 2 Hurley Pond Road/Highway 34	Wall Township	W1369 (Also WSP9106)	08-23-11	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1139B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Route 537 Holding Company, LLC Block 56 Lots 13.01 & 14 Monmouth Road (County Route 537)	Millstone Township (Proposed Use – mini-golf facility & existing restaurant) (Total Area – 42.79 acres)	MS806 ROW3866 (Also MSSP9098)		2 (Lot Line Adjustment)	Conditional Final Approval

Condition:

1. Revise plans to reflect the required right of way for the future service road at the rear of the property.
- The Development Review Committee voted to rescind the final approval previously granted on 08/22/11 after receipt of further information regarding a proposed service road that was not reflected on the original 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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Neil DeSena Block 18 Lots 10 & 50 Ridge Road (County Route 34)	Rumson Borough	RM426 ROW3863	08-25-11	2 (Lot Line Adjustment)	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 4.94 acres)				

The previous Request for Additional Information issued on July 25, 2011 still applies. Revised plans were not received addressing the issues that were requested on that date.

SCHEDULE 1139C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 Jackson Mills Road (County Route 23)	Freehold Township (Proposed Use – Planned adult community) (Total Area – 42.92 acres)	FRTMJ660 (Also FRTSP9110)	08-30-11	82 (78 new)	Conditional Preliminary Approval

Mr. Craig Gianetti, Esq., was present representing the applicant.

CONDITIONS:

1. Revise plan to provide a sight line profile at the proposed emergency access road to ensure that adequate sight distance is provided for construction vehicles.
2. Provide a separate signage and striping plan for Jackson Mill Road (County Route 23) and show the following:
 - The limits of the plan should extend into the completed county improvements at the Jackson Mill Road/Georgia Road intersection to show how the proposed improvements will match existing.
 - Provide cross-sections every 50'.
 - Show all existing and proposed signage and striping.
 - Provide gaps in the centerline cross-hatching to minimize striping at existing driveways.
 - Dimension all lane widths.
 - Provide construction baseline with stations and offsets at PCs, PTs, beginning and end of work, drainage structures.
 - Show RPMs installed 80' on center and provide detail.
3. Revise plan to show handicap ramps at Road A and provide detail.
4. Revise plans to show a 10' vertical curb taper on both sides of Road A.
5. Revise plans to show 20' wide drainage easements to County of Monmouth from inlets located in Jackson Mill Road (County Route 23) to first structure.

Other Items to be addressed prior to Final Approval:

- 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 Jackson Mill Road (County Route 23). The amount will be calculated upon the receipt of revised plans.
- Prior to Final Approval the applicant must submit deeds to the County of Monmouth for the drainage easements. Submit draft deed descriptions for review and approval. Submit executed deed to this office for filing with the Monmouth County Clerk's office. Sample deeds may be found at monmouthplanning.com.
- Prior to Final Approval the Final Plat must be revised to include metes and bounds of the sight triangle easement at Road A's intersection with Jackson Mill Road (County Route 23). In addition, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format. Text appearing on the CAD drawing of the final subdivision plat shall appear on separate layers of the drawing as appropriate. The plat must be drawn on New Jersey Plan Coordinates NAD83, or the most current New Jersey Plan Coordinate System (NJPCS) position, and the view must be unrotated so that the NJPCS North point orthographically up (vertical) on the screen. The drawing shall identify at least the minimum numbers of survey markers distributed around the tract as required by the New Jersey Map Filing Law.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 (CONT'D)	Freehold Township	FRTMJ660 (Also FRTSP9110)	08-30-11	82 (78 new)	

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

SCHEDULE 1139D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for HRS Investments, LLC Block 41 Lot 15 East Main Street	Freehold Borough (Proposed – new 2556 sq. ft. convenience store) (Total Site Area – 0.260 acres) (Impervious Area – 0.260 acres existing - <u>0.041 acres proposed</u> 0.219 acres total)	FRSP8422A	08-19-11	County Approval Not Required
Site Plan for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 Jackson Mills Road (County Route 23)	Freehold Township (Proposed – 3500 sq. ft. clubhouse at planned adult community) (Impervious Area – 10.4 acres new proposed)	FRTSP9110 (Also FRTMJ660)	08-30-11	Conditional Approval

Mr. Craig Gianetti, Esq., was present representing the applicant.

CONDITIONS:

1. Revise plan to provide a sight line profile at the proposed emergency access road to ensure that adequate sight distance is provided for construction vehicles.
2. Provide a separate signage and striping plan for Jackson Mill Road (County Route 23) and show the following:
 - The limits of the plan should extend into the completed county improvements at the Jackson Mill Road/Georgia Road intersection to show how the proposed improvements will match existing.
 - Provide cross-sections every 50'.
 - Show all existing and proposed signage and striping.
 - Provide gaps in the centerline cross-hatching to minimize striping at existing driveways.
 - Dimension all lane widths.
 - Provide construction baseline with stations and offsets at PCs, PTs, beginning and end of work, drainage structures.
 - Show RPMs installed 80' on center and provide detail.
3. Revise plan to show handicap ramps at Road A and provide detail.
4. Revise plans to show a 10' vertical curb taper on both sides of Road A.
5. Revise plans to show 20' wide drainage easements to County of Monmouth from inlets located in Jackson Mill Road (County Route 23) to first structure.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 (CONT'D)	Freehold Township	FRTSP9110 (Also FRTMJ660)	08-30-11	

Other Items to be addressed prior to Final Approval:

- 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 Jackson Mill Road (County Route 23). The amount will be calculated upon the receipt of revised plans.
- Prior to Final Approval the applicant must submit deeds to the County of Monmouth for the drainage easements. Submit draft deed descriptions for review and approval. Submit executed deed to this office for filing with the Monmouth County Clerk's office. Sample deeds may be found at monmouthplanning.com.

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 Carsmetics of Keyport NJ, LLC Block 112 Lot 1 State Highway 35	Keyport Borough (Proposed – 4257 sq. ft. addition for accident repair shop) (Total Site Area – 9.27 acres) (Impervious Area – 7.408 acres existing – no change)	KPSP9109	08-25-11	County Approval Not Required
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Site Plan for T-Mobile Northeast, LLC Block 438 Lot 1 Avenel Boulevard	Long Branch City (Proposed – telecommunications facility at existing apt. complex) (Total Site Area – 4.398 acres) (Impervious Area – 0.974 acres existing – no change)	LBSP9105	08-19-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Land Baron LLC Block 172 Lots 42 & 43 Tennent Road (County Route 3)	Marlboro Township (Proposed – 2000 sq. ft. office building and 3150 sq. ft. pole barn) (Total Site Area – 2.32 acres) (Impervious Area – 0.75 acres existing <u>+ 0.35 acres proposed</u> 1.10 acres total)	MRSP9107	08-25-11	Conditional Approval

Conditions:

1. Revise plans to show the proposed roadway improvements for the Ambten Road Associates site plan along lot 41 as prepared by John Ploskonka.
2. Revise plans to show curbing along Tennent Road extending from the easterly driveway radius at the same offset to the proposed new curb along lot 41. Provide 10' of depressed curb flush with the pavement along the required concrete pad.
3. Revise plans to show the existing hydrant at the easterly end of the property located behind the new curb.
4. Revise plans to show curbing along Tennent Road extending from the westerly driveway radius transitioned to a point along the existing edge of pavement at elevation 115.61. The end of the curbing must provide a 10' vertical curb taper in conformance with county standards.
5. Revise plans to show existing and proposed grades at 50' intervals along the centerline, existing edge of pavement, and proposed gutter line along the entire length of the property. Plans must show the percent of proposed road cross slope between the crown and the existing edge of pavement and between the existing edge of pavement and proposed new gutter line.
6. Revise plans to provide a 10' x 10' paved run-off pad and rip rap from behind the new curb line at Tennent Road to eliminate ponding along that portion of the roadway at the location shown on the attached photocopy. Revised plans must provide grades to show the required pad sloped away from the curb line.
7. Revise plans to provide county curb, pavement, vertical curb taper, and saw cut details in conformance with county standards.
8. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Tennent Road (County Route 3). The amount will be calculated upon receipt of revised plans.
9. Receipt of a deed to the County of Monmouth for widening the right of way along Tennent Road (County Route 3) to a distance of 40' from the right of way centerline as correctly shown on the plans. The only acceptable form for the deed can be found on our web site at www.visitmonmouth.com. Follow the links to Development Review, then forms for the correct deed. 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 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 Domicion				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Millstone Center Associates Block 58 Lot 4.06 Trenton-Lakewood Road (County Route 526)	Millstone Township (Proposed – Solar Energy Farm) (Total Site Area – 9.537 acres)	MSSP9108	08-25-11	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 drainage analysis that addresses the adequacy of the existing 6" diameter Drywell to accept runoff from Trenton-Lakewood Road (County Route 526).
 - Other items may be addressed upon review of revised plans.

Site Plan for Colonial American Bank Block 31 Lot 1 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – New bank within existing building) (Total Site Area – 24.216 acres) (Impervious Area – 20.486 acres existing <u>- 0.004 acres proposed</u> 20.482 acres total)	SHSP205H	09-09-11	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 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 CJS Holdings Hurley NJ, LLC Block 922 Lot 2.01 Hurley Pond Road/Highway 34	Wall Township (Proposed – Solar Farm) (Total Site Area – 4.77 acres)	WSP9106 (Also W1369)	08-23-11	County Approval Not Required
Site Plan for BPTP Future Holdings, LLC (Phase I) Block 820 Lots 13 & 14 Allenwood Road	Wall Township (Proposed – parking improvements at existing site) (Total Site Area – 20.35 acres) (Impervious Area – 5.698 acres existing – no change)	WSP9111	09-01-11	County Approval Not Required
Site Plan for BPTP Future Holdings, LLC (Phase II) Block 820 Lots 13 & 14 Allenwood Road	Wall Township (Proposed – new 76,825 sq. ft. building plus 376 new parking spaces) (Total Site Area – 20.35 acres) (Impervious Area – 2.849 acres existing <u>+ 8.750 acres proposed</u> 11.599 acres total)	WSP9111A	09-06-11	Final Approval

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

SCHEDULE 1139E

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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