

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, OCTOBER 24, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
Joseph Rettagliata
John Packowski, PE
Vincent Domidion (arrived 1:15 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 2:20 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer (arrived 1:20 PM), Vince Cardone, PE and Mark Aikins, Esq. Also present were Douglas Grysko, PE from Dynamic Engineering and Robert Janeczko from Team Paradigm.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1142A, 1142B, 1142C, 1142D & 1142E by the Committee, Mr. Kiernan offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the 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 1142A, 1142B, 1142C, 1142D & 1142E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1142A, 1142B, 1142C, 1142D & 1142E 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 1142A, 1142B, 1142C, 1142D & 1142E 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. Packowski

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, OCTOBER 24, 2011.

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

SCHEDULE 1142A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2011; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for A. Newell, T. Newell, M. Gallagher & C. Gallagher Block 131 Lot 8 Second Avenue	Long Branch City	LB566	10-14-11	2 (1 new)	Exempt

SCHEDULE 1142B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellow Brook Property Co., LLC Block 18 Lots 51 & 56 Ridge Road (County Route 34)	Rumson Borough (Proposed Use – Single Family Residential) (Total Area – 4.531 acres)	RM429 ROW3869	09-27-11	3 (1 new)	Request Information

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

1. The applicant must submit the last five year accident history along Ridge Avenue resulting from ingress or egress at the existing paved driveway on proposed lot 51.01.
2. Revise plans to show a 25' x 300' sight triangle at the existing driveway on lot 51.01.
3. Revise plans to provide sight line profiles along the entire sight triangle at 25' intervals.

Other items to be addressed:

1. Revise plans to show the rear portion of proposed lot 51.02 "to be added from Block 56, Lot 18".
2. Revise plans or note that any future driveway along lot 51.02 will be provided with adequate turn around on site to prevent vehicles from backing out onto Ridge Avenue (County Route 34).

SCHEDULE 1142C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marble Arch Homes Block 715 Lot 2 Middletown Avenue	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 1.435 acres)	MDMJ661	10-06-11	6 (5 new)	Preliminary Approval

- Prior to Final Approval, the applicant must submit a \$75.00 final plat fee.

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			
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

SCHEDULE 1142D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Team Paradigm, LLC Block 17 Lot 40.01 South Main Street (County Route 524)	Allentown Borough (Proposed – Improvements and new parking at existing site) (Total Site Area – 0.226 acres) (Impervious Area – 0.060 acres existing - <u>0.004 acres proposed</u> 0.056 acres total)	ATSP9118	10-03-11	Request Information

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

1. The applicant is required to provide a cross-access agreement between the property in question and adjoining lots 36.01 & 35.03 to allow for better on site circulation and safer egress for exiting vehicles.
 - Upon receipt of the required agreement, the Development Review Committee may require the driveway located between lot 40.01 and lot 36.01 to be restricted to one-way in only.

Site Plan for Solis Partners Inc. Block 19 Lot 18 Phalanx Road (County Route 54)	Colts Neck Township (Proposed – Solar farm at St. Mary's Church) (Total Site Area – 24.605 acres) (Impervious Area – 4.8 acres existing – no change)	CNSP245C	10-12-11	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, John Packowski, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Hartford Realty Corporation Block 165 Lots 1, 2, 3 & 4 Keyport-Holmdel Road (County Route 4)	Hazlet Township (Proposed – 14,568 sq. ft. CVS Pharmacy) (Total Site Area – 1.55 acres) (Impervious Area – 1.078 acres new proposed)	HZSP8993	10-20-11	Appeal by Applicant - Action Held to Next Meeting

An appeal was heard from Mr. Douglas Grysko, PE, applicant's engineer, regarding right-of-way along the site's frontage on Keyport-Holmdel Road (County Route 4) in Hazlet. The Development Review Committee had previously required the new right-of-way line to be set at 40' from the centerline. Mr. Grysko requested that the new right-of-way line be allowed to be set at 30' from the centerline due to unique site conditions and NJDEP requirements. The Committee directed staff to review all issues, meet with the applicant and then make recommendations at the next meeting.

Site Plan for PAR Realty, LLC Block 185 Lots 1 & 14 Main Street/Port Monmouth Road (County Route 7)	Keansburg Borough (Proposed – 3840 sq. ft retail plus 4 second floor apartments) (Total Site Area – 0.349 acres) (Impervious Area – 0.226 acres existing <u>+ 0.039 acres proposed</u> 0.265 acres total)	KSSP9096	09-26-11	Conditional Approval
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Conditions:

1. Revise plans to show RCP from the proposed outfall structure to the inlet along Port Monmouth Road. HDPE pipe is not allowed within the county right of way.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Port Monmouth Road (County Route 7). 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			
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kenneth Schwartz Block 21.01 Lots 45, 46 & 48 W. Front Street (County Route 6)	Keyport Borough (Proposed – Mixed Use Retail & Residential (4-units)) (Total Site Area – 0.311 acres) (Impervious Area – 0.279 acres existing – no change)	KPSP9122	10-17-11	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, John Packowski, and passed upon the following vote:

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

Site Plan for MetroPCS New York, LLC Block 253 Lots 36.02, 36.03 & 37.01 Township Drive	Marlboro Township (Proposed – telecommunications facility) (Total Site Area – 16.998 acres) (Impervious Area – 1.291 acres existing <u>+ 0.005 acres proposed</u> 1.296 acres total)	MRSP9123	10-19-11	County Approval Not Required
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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		Conditional Approval

Conditions:

1. The subcatchment areas shown on the drainage area map must be revised to coincide with those shown in the drainage report.
2. Submission of a plan to address the ponding problem in the area of the 6” diameter dry well at the westerly end of the property as discussed at a meeting between staff and the applicant.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of drainage improvements in the area of the existing 6” diameter dry well. 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			
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

Site Plan for VSN Business Block 186 Lots 1 & 2 Asbury Avenue (County Route 16)	Neptune Township (Proposed – Parking improvements – add convenience store in existing bldg) (Total Site Area - 0.248 acres) (Impervious Area – 0.248 acres existing – no change)	NSP9103	10-03-11	Conditional Approval
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Conditions:

1. Revise plans to relocate the depressed curb along Asbury Avenue to align with the parking lot drive aisle. Replace the existing depressed curb with full face curb in accordance with county standards.
2. Revise plans to provide an R1-1 (Stop Sign) at the exit drive to Asbury Avenue.
3. Revise plans to provide a depressed curb detail, county curb detail, and pavement repair detail in conformance with county standards.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Asbury Avenue (County Route 16). The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for VSN Business Block 186 Lots 1 & 2 (CONT'D)	Neptune Township	NSP9103	10-03-11	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by John Packowski
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			
John Packowski	X			
Bonnie Goldschlag				X
Vincent Domidion				
James Giannell				X

Site Plan for Route 35 Realty, LLC Block 141 Lots 7.01 & 9 State Highway 35	Ocean Township	OSP9120	10-06-11	Final Approval
	(Proposed – new 23,178 sq. ft. building at existing auto dealership) (Total Site Area – 8.23 acres) (Impervious Area – 4.905 acres existing <u>+ 1.220 acres proposed</u> 6.125 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, John Packowski, and passed upon the following vote:

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The White House in Oakhurst, LLC Block 8 Lot 20 Monmouth Road (County Route 15)	Ocean Township (Proposed – Conversion of office bldg to restaurant (tea house), parking and site improvements) (Total Site Area – 0.316 acres) (Impervious Area – 0.208 acres Existing <u>+ 0.005 acres Proposed</u> 0.213 acres Total)	OSP9121	10-14-11	Conditional Approval

Conditions:

1. Revise plans to show the right of way centerline of Monmouth Road (County Route 15).
2. Revise plans to show the right of way measured 30' from the right of way centerline.
3. Revise the county curb detail to show a 6" reveal.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check to assure the satisfactory installation of improvements along Monmouth Road (County Route 15). The amount will be calculated upon receipt of revised plans.
5. Receipt of a deed to the County of Monmouth for the additional right of way along Monmouth 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 Joe Rettagliata, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata	X			
John Packowski	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)	10-07-11	Request Information

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

1. Revise plans to provide a separate detail of all existing and proposed improvements and utility installations at the corner of Bridge Avenue and West Front Street (County Route 10) including all installed improvements such as the signal foundation and mechanical equipment. The detail must show how the proposed 36" RCP can be installed without disturbing any of the existing equipment.
2. The traffic analysis must be expanded to include a summary of average and 95th percentile queue lengths (maximum and average lengths per lane for each peak hour must be included), along with an analysis of a 10 year Level of Service projection from the build year.
3. The proposed signal timing changes included in the traffic analysis would improve existing delays on Bridge Avenue. However, the proposed changes would cause higher delays on West Front Street and the intersection as a whole. Revise the traffic analysis and recommended signal timing to better facilitate movements along West Front Street.
4. The applicant is required to obtain a cross-access agreement from adjoining lot 5.01.
5. Revise plans to show all existing striping along Bridge Avenue and West Front Street for the entire length of the property.

Other items to be addressed:

1. Revise the landscape plan to replace the proposed Bowhall Maple tree closest to the intersection on West Front Street that could potentially block the view of the signal with a more appropriate, smaller species.
2. Revise plans to show all cross walks and handicap ramps at the intersection of Bridge Avenue and West Front Street to be completed at the time of construction. Provide details of the cross walks and handicap ramps in accordance with county and ADA standards.
3. Receipt of a filed copy of the required cross-access agreement with lot 5.01.
4. The applicant must submit a deed to the County of Monmouth for the additional 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. Planning Board staff will file the correctly executed deed with the Monmouth County Clerk. The description for the required deed was received and is correct.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Bridge Avenue and West Front Street. The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Victor Scudieri Block 34 Lots 4 & 4.01 Ocean Avenue	Sea Bright Borough (Proposed – 24-unit apartment complex – Gaiters Village) (Total Site Area – 1.39 acres) (Impervious Area – 1.070 acres new proposed)	SBSP6018A	09-26-11	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, John Packowski, and passed upon the following vote:

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

Site Plan for 501 Washington Blvd., LLC, 503 Washington Blvd., LLC, 900 Fifth Avenue, LLC and Sitco Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 Washington Blvd. (County Route 49)	Sea Girt Borough (Proposed – Two 8-unit apartment buildings) (Total Site Area – 0.75 acres) (Impervious Area – 0.55 acres new proposed)	SGSP9119	10-06-11	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Submit a traffic impact study per the County of Monmouth Development Regulations, Vol. II.
 2. Revise the drainage report to provide pipe calculations for the existing system in Washington Boulevard (County Route 49). Include all drainage areas.
 3. Section 5.2-3.1B of the County of Monmouth Development Regulations, Vol. II (page 79) states that "Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway and access to the municipal road or adjacent driveway can be reasonably provided." Direct access to Washington Boulevard (County Route 49) will require the removal of a substantial number of on-street parking spaces in order to provide clear sight lines, not only to ensure safe access to the roadway for vehicles exiting the site but also to ensure the safety of vehicles, bicyclists and pedestrians traveling along Washington Boulevard (County Route 49). Alternative means of access to the site should be explored by the applicant.
- Additional comments may be provided and conditions may be established by the Monmouth County Development Review Committee upon formal review of the requested items.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CCG Properties Block 184 Lot 9 Belmar Boulevard (County Route 18)	Wall Township	WSP5537	10-07-11	Request Information
	(Proposed – Conversion to multi-tenant/commercial) (Total Site Area – 0.23 acres) (Impervious Area – 0.113 acres new proposed)			

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

1. The Monmouth County Planning Board previously issued a Final Site Plan Approval (our file no. WSP5537) on 3/21/91 for this site involving proposed improvements which were never installed. Prior to formal review and action by the Development Review Committee the Applicant must provide a letter withdrawing the prior application.

SCHEDULE 1142E

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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