

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:02 PM on MONDAY, NOVEMBER 28, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Robert W. Clark, PP  
John Packowski, PE  
Vincent Domidion (arrived 1:06 PM)

Members Absent:

Joseph Ettore, PE  
Joseph Rettagliata

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 2:30 PM.

Staff present included: Ed Sampson, PP, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Geoff Browne, PE of Princeton Junction Engineering, Gary Backinoff, Esq., Jon Henbest, Greg Poff, Eugene Paul, Douglas Grysko, PE of Dynamic Engineering, Remsen Straub and Charles Frank.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1144A, 1144B, 1144C, 1144D & 1144E 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 1144A, 1144B, 1144C, 1144D & 1144E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1144A, 1144B, 1144C, 1144D & 1144E 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 1144A, 1144B, 1144C, 1144D & 1144E 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. Packowski
- Mr. Domidion

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, NOVEMBER 28, 2011.

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

SCHEDULE 1144A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2011; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Alexander & Carol Kiczek Block 274 Lot 19 Wilson Avenue	Middletown Township	MD1431	11-21-11	2 (1 new)	Exempt

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SCHEDULE 1144B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2011; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Donald S. & Maureen Aves and Estate of Mary Catherine Lamb Block 78 Lots 23.03 & 24 <b>Sweetmans Lane</b> <b>(County Route 527)</b>	Manalapan Township	MN1045 ROW3870	11-18-11	2 (Lot Line Adjustment)	Conditional Final Approval
	(Proposed Use – residential – define boundary line conflict) (Total Area – 5.614 acres)				

Condition:

1. Receipt of a deed to the County of Monmouth for the additional right of way along Sweetmans Lane (County Route 527) as shown on the plans. The only acceptable form for the deed 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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, 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	X			
James Giannell				X

**SCHEDULE 1144C**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2011; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Carlos Garrote Block 43 Lots 5 & 7 Newtons Corner Road	Howell Township  (Proposed Use – Residential) (Total Area – 24.11 acres)	HWMJ662	11-21-11	9 (7 new)	Preliminary Approval

- Prior to final County Planning Board approval, the applicant must submit a final subdivision plat drawn in accordance with the New Jersey Map Filing Law, together with a \$75.00 review fee. The final plat must contain bearings and distances along the boundaries of all easements and rights-of-way.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, 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	X			
James Giannell				X

Subdivision for Borough Property, LLC Blocks 138 / 139.01 – 139.10 / 144 / 145 Lots 2 / All / 4.02 / 26.01 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed Use – Commercial/Industrial/Recycling) (Total Area – 48.93 acres)	TFMJ620 (Also TFSP8602)	10-28-11	8	Conditional Preliminary Approval
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**CONDITIONS:**

1. Revise Entrance Road Plan (sheet 1 of 2) to show handicap ramps at the intersection of Entrance Road and Shafto Road (County Route 547) designed in accordance with ADA standards and include detail.

**OTHER ITEMS TO BE ADDRESSED:**

- Prior to Final Approval the applicant will be required to enter into a Developer's Agreement for the installation of a traffic signal at the intersection of Shafto Road (County Route 547) and new subdivision entrance road. The applicant, Borough Property, LLC, will be responsible for the preparation of traffic signal plans and installation of the traffic signal. All costs associated with traffic signal plan preparation and traffic signal installation will be the responsibility of Borough Property, LLC. A review of the Traffic Impact Study indicates that a traffic signal is warranted under current conditions. Therefore the Development Review Committee has modified its prior action of

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Borough Property, LLC Blocks 138 / 139.01 – 139.10 / 144 / 145 Lots 2 / All / 4.02 / 26.01 (CONT'D)	Tinton Falls Borough	TFMJ620 (Also TFSP8602)	10-28-11	8	
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9/8/08 and has determined that the traffic signal must be operational upon opening of the proposed Entrance Road to through traffic. Scheduling for submission of signal plans and installation will be outlined in the Developer's Agreement.

- Prior to Final Approval the applicant will be required to post a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Shafto Road (County Route 547). The amount will be calculated upon receipt of revised plans.
- Prior to Final Approval the applicant will be required to submit a copy of a cross access agreement for the entrance road located between this proposed subdivision and the owners of the various lots located between this subdivision and Shafto Road (County Route 547).

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, 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	X			
James Giannell				X

Subdivision for Eugene Paul & Doug Walsh Block 15 Lot 37 <b>New Canton-Stone Tavern Rd. (County Route 524)</b>	Upper Freehold Township	UFTMJ375	11-14-11	11	
		(Proposed Use – Office/Retail – Cox's Corner Professional Center) (Total Area – 29.714 acres)			

Mr. Eugene Paul, applicant, was present at the meeting and requested relief from certain improvements required to be completed along New Canton – Stone Tavern Road (County Route 524). Mr. Paul had requested that he be permitted to install swales instead of drainage pipes which the Committee agreed to. However, Mr. Paul also requested that the required paving of the subdivision road be delayed. The Committee needed more information with regard to this request and directed Mr. Paul to return with his attorney for further discussion at a future meeting due to a possible modification of an existing developer agreement.

SCHEDULE 1144D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 28, 2011.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Team Paradigm, LLC Block 17 Lot 40.01 <b>South Main Street (County Route 524)</b>	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	11-21-11	Final Approval

- The Development Review Committee on 11/28/11 voted to eliminate the condition that the applicant acquire a cross-access agreement from adjoining lot 36.01 due to the applicant's inability to obtain the easement. The applicant stipulated at that meeting that they would be agreeable to a cross-access agreement in conjunction with any future development application.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, 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	X			
James Giannell				X

Site Plan for Sprint Spectrum LP Block 80 Lot 8 US Highway 9	Freehold Township  (Proposed – Installation at existing wireless telecommunications facility) (Total Site Area – 4.30 acres)	FRTSP9134	11-21-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Hartford Realty Corporation Block 165 Lots 1, 2, 3 & 4 <b>Keyport-Holmdel Road (County Route 4)</b>	Hazlet Township  (Proposed – 14,568 sq. ft. CVS Pharmacy) (Total Site Area – 1.55 acres) (Impervious Area – 1.078 acres new proposed)	HZSP8993	11-21-11	Conditional Approval

**CONDITIONS:**

1. Revise plans to show the installation of a stop bar and stop sign on Bedle Road at the intersection with Clark Street, Main Street and Keyport-Holmdel Road (County Route 4). The stop bar must be located a minimum of 4' behind the crosswalk and should not be located over the proposed inlet. Provide detail of this area and stop bar detail.
2. Revise plans to show the installation of a stop sign at the Keyport-Holmdel Road (County Route 4) site driveway.
3. Revise plans to resolve potential drainage issues at two locations on Keyport-Holmdel Road (County Route 4) as shown in red on the attached photocopy.
4. Revise county curb details to show 6" curb face, not 8".
5. Submit deeds to the County of Monmouth for the sight triangle easement at Bedle Road and Keyport-Holmdel Road (County Route 4) and for the widening of the right-of-way of Keyport-Holmdel Road (County Route 4) to a distance of 40' from the right-of-way centerline as shown on the plans. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at [www.visitmonmouth.com](http://www.visitmonmouth.com) (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.
6. Posting of a performance guarantee to assure the satisfactory installation of improvements to Keyport-Holmdel Road (County Route 4). 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 Vince Domidion, 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	X			
James Giannell				X

Site Plan for Allied Environmental Signage Block 228 Lot 39.02 Megill Road	Howell Township  (Proposed – 19,750 sq. ft. addition to existing building) (Total Site Area – 3.419 acres) (Impervious Area – 2.143 acres existing <u>- 0.105 acres proposed</u> 2.038 acres total)	HWSP9133	11-18-11	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 30 North Main, LLC Block 32 Lot 1.01 <b>Atlantic Avenue (County Route 524 Spur)</b>	Manasquan Borough  (Proposed – 1440 sq. ft. office with 2 residential units) (Total Site Area – 0.160 acres) (Impervious Area – 0.107 acres new proposed)	MQSP9130	11-09-11	Request Information

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

1. Revise the plans to locate the proposed building a minimum of 10' from the proposed right-of-way line at the corner of Atlantic Avenue (County Route 524 Spur) and North Main Street.

It is recommended for local consideration that the Borough of Manasquan require the dedication of additional right-of-way along the North Main Street frontage to a distance of 30' from the right-of-way centerline to accommodate future widening of the Atlantic Avenue (County Route 524 Spur)/North Main Street intersection.

Site Plan for MW Red Bank, LLC (West Side Lofts) Block 37 Lot 6.01 <b>West Front Street (County Route 10)</b>	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)	11-28-11	Conditional Approval
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Conditions:

1. Revise the paragraph of the deed description circled in red on the attached photocopy to more clearly define the point of beginning being the intersection of the southerly line of West Front Street with the easterly line of Bridge Avenue.
2. Revise the second course of the deed description to match the bearing shown on the plans.
3. Posting of a performance guarantee in the amount of \$21,357.60 to assure the satisfactory installation of improvements along Bridge Avenue and West Front Street. 10%, or \$2,135.76 must be in the form of a bank/certified check. The balance of \$19,221.84 may be in the form of a bond, letter of credit, or bank/certified check. The amount was calculated as follows:

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for MW Red Bank, LLC (West Side Lofts) Block 37 Lot 6.01 (CONT'D)	Red Bank Borough	RBSP8241 (Also RB304 ROW3735)	11-28-11	
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<u>Quantity</u>	<u>per</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	unit(s)	Striping(at intersection)	\$750.00	\$750.00
1	unit(s)	Type "B" Inlet	\$2,250.00	\$2,250.00
2	unit(s)	Reconstruct Inlet	\$1,000.00	\$2,000.00
2	unit(s)	30" X 30" Sign	\$200.00	\$400.00
2	unit(s)	9" X 12" Sign	\$90.00	\$180.00
4	unit(s)	Handicap Ramps(at Intersection)	\$500.00	\$2,000.00
22	linear foot	24" RCCP, ClassIII	\$50.00	\$1,100.00
35	square yard	6" Concrete Driveway, Reinforced	\$45.00	\$1,575.00
42	linear foot	4" DIP	\$23.00	\$966.00
		Bituminous Concrete Surface Course,Mix		
100	square yard	I-5, 2" Thick	\$8.00	\$800.00
315	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$18.00	\$5,670.00
345	linear foot	Concrete Curb Removal	\$5.00	\$1,725.00
		<b>SUBTOTAL</b>		\$19,416.00
		<b>10% CONTINGENCIES</b>		\$1,941.60
		<b>TOTAL</b>		\$21,357.60

- A 2% inspection fee in the amount of \$427.15 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 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	X			
James Giannell				X

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dina Enterprises, Inc. Block 23 Lot 1 <b>East Front Street (County Route 10) (County Bridge S-45)</b>	Red Bank Borough  (Proposed – 356 sq. ft. addition to existing building) (Total Site Area – 0.694 acres) (Impervious Area – 0.349 acres existing <u>+ 0.008 acres proposed</u> 0.357 acres total)	RBSP9132	11-10-11	Conditional Approval

Conditions:

1. Revise plans to show the right of way centerline of East Front Street (County Route 10).
2. Revise plans to show the right of way measured 30' from the right of way centerline along with a 25' corner radius.
3. Revise plans to show a 40' easement for maintenance and reconstruction of county drainage structure S-45 as shown in red on the attached photocopy.
4. Revise plans to provide a sight triangle easement measured 25' x 10 times the speed limit at the intersection of East Front Street and Spring Street.
5. Receipt of a deed to the County of Monmouth for the required right of way, bridge easement, and sight triangle easement. The only acceptable form for the deed 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 deeds with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, 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	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CCG Properties Block 184 Lot 9 <b>Belmar Boulevard (County Route 18)</b>	Wall Township  (Proposed – Conversion to multi-tenant/commercial) (Total Site Area – 0.23 acres) (Impervious Area – 0.113 acres new proposed)	WSP5537	11-02-11	Conditional Approval

Conditions:

1. Revise the proposed sight triangle at the intersection of Lincoln Avenue and Belmar Boulevard to meet current standards. The required sight triangle must be measured 25' back along the centerline of Lincoln Avenue from the extended curb line to a point along the centerline of Belmar Boulevard a distance of 10 times the speed limit.
2. Revise plans to show existing and proposed curb along Belmar Boulevard.
3. Provide a separate grading plan to show existing and proposed gutter grades and proposed top of curb elevations along Belmar Boulevard.
4. Revise plans to provide a curb and pavement detail in conformance with county standards.
5. Revise plans to show the utility pole located a minimum of 6' behind the new curb line.
6. Receipt of a deed to the County of Monmouth for the right of way as shown on the plans, and the required sight triangle. 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 Belmar Boulevard (County Route 18). 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 Vince Domidion, 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	X			
James Giannell				X

SCHEDULE 1144E

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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