

## 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, DECEMBER 12, 2011 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Joseph Ettore, PE (arrived 1:20 PM and left at 2:10 PM)  
Joseph Rettagliata  
John Packowski, PE  
Vincent Domidion

Members Absent:

Robert W. Clark, PP

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 an executive session at 1:45 PM and returned at 2:10 PM. 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 Patrick Mastrorilli, Steve Bott, Gregory Vella, Esq., Charles Surmonte, PE and Howard Weirnerman.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1145A, 1145B, 1145C, 1145D & 1145E 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 1145A, 1145B, 1145C, 1145D & 1145E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1145A, 1145B, 1145C, 1145D & 1145E 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 1145A, 1145B, 1145C, 1145D & 1145E 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. Rettagliata and passed upon the following vote:

In the affirmative:

Mr. Kiernan  
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, DECEMBER 12, 2011.

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

SCHEDULE 1145A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for James Moran Block 95 Lot 6 Harbor Way	Middletown Township	MD1432	12-05-11	2 (1 new)	Exempt
Subdivision for Philip & Susan Villapiano Block 41 Lot 17 Park Avenue	Rumson Borough	RM430	11-29-11	2 (1 new)	Exempt
Subdivision for KShaw Construction Block 2 Lot 7 Imbrie Place	Sea Bright Borough	SB222	12-06-11	2 (1 new)	Exempt
Subdivision for Linda Hoff Block 39 Lot 24 Seventh & Spruce Streets	Union Beach Borough	UB306	12-09-11	3 (2 new)	Exempt

SCHEDULE 1145B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 12, 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 <b>Ridge Road</b> <b>(County Route 34)</b>	Rumson Borough  (Proposed Use – Single Family Residential) (Total Area – 4.531 acres)	RM429 ROW3869	12-01-11	3 (1 new)	Request Information

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

1. Revise plans to show a 25' x 350' sight triangle at the existing driveway on lot 51.01.
2. 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 1145C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Enclave at Cannon Hill, LLC Block 157 Lots 3 & 8 <b>Newman Springs Road</b> <b>(County Route 520)</b> <b>County Bridge ML-39</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 443 acres)	MRMJ208		28	Improvements Follow-Up

Mr. Howard Weinerman, applicant, was present. Mr. Weinerman had been requested on numerous occasions beginning in 2010 by Development Review staff to complete the required improvements to County Route 520. On November 29, 2011 Mr. Sampson sent a follow-up letter to Mr. Weinerman advising that if the work was not completed by December 9, 2011 then the matter will be placed on this meeting's agenda for discussion concerning how to resolve this. Mr. Weinerman advised the Committee that he had contacted a number of contractors but was unsuccessful in securing a contractor to complete the work. Mr. Weinerman further stated that the economy had delayed his schedule for completing the work but was presently ready to move forward. Mr. Weinerman was notified by the Committee that, due to uncertainty in weather conditions and the pending closure of asphalt plants for the season the work must start by Thursday December 15, 2011 and final paving completed by Thursday, December 23, 2011. The Committee authorized Mr. Aikins to proceed with securing the performance guarantee in order for the County to complete the work if deadlines were not met. The Committee further directed Mr. Weinerman to keep in contact with Mr. Packowski and Mr. Dickerson of the Monmouth County Highway Department. Mr. Weinerman agreed to the directives issued by the Committee.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gizela Collier Block 9 Lots 2, 4, 5, 6, 7 & 8 Larchwood Avenue	Ocean Township  (Proposed Use – Residential/Farm) (Total Area – 14.170 acres)	OMJ663	12-06-11	6 (Lot Consolidation to 4 lots)	Preliminary Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval three copies of the final subdivision plat drawn in accordance with the New Jersey Map Filing law must be submitted together with a \$75.00 review fee. 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 Plane Coordinates NAD83 or the most current New Jersey Plane Coordinate System (NJPCS) position and the view must be unrotated so that the NJPCS North points orthographically up (vertical) on the screen. The drawing shall identify, at least, the minimum number of survey markers distributed around the tract as required by the New Jersey Map Filing Law.

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

SCHEDULE 1145D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hui Lu Block 84 Lot 1 Institute Street	Freehold Borough  (Proposed – 5-unit residential – 2 existing 3 new) (Total Site Area – 0.136 acres) (Impervious Area – 0.129 acres existing - <u>0.001 acres proposed</u> 0.128 acres total)	FRSP9137	12-01-11	County Approval Not Required
Site Plan for DCH Investments, Inc. (New Jersey) Block 37 Lot 4 US Highway 9	Freehold Township  (Proposed – 4768 sq. ft. addition to existing building) (Total Site Area – 10.996 acres) (Impervious Area – 5.608 acres existing – no change)	FRTSP5512C	12-08-11	County Approval Not Required
Site Plan for Long Branch Housing Authority Block 332 Lot 1 Joline Avenue	Long Branch City  (Proposed – 117-unit affordable senior housing) (Total Site Area – 2.65 acres) (Impervious Area – 1.90 acres existing - <u>0.16 acres proposed</u> 1.74 acres total)	LBSP9135	11-30-11	County Approval Not Required

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		Held for Further Discussion

Mr. Greg Rella, applicant’s attorney, Mr. Chester Surmonte, applicant’s engineer, Mr. Patrick Mastrorilli and Mr. Steve Bott were present to respond to the Committee’s Request for Information issued on November 28, 2011. The Committee requested that the applicant set the proposed building back an additional 10’ from the intersection so that the structure does not touch the existing utility easement and proposed right-of-way line. In addition, the Committee had requested that the Borough of Manasquan consider requiring additional right-of-way on North Main Street to accommodate a future right turn lane at the intersection. Mr. Rella stated that the two items could possibly restrict the application from moving forward. The Committee advised Mr. Rella that only the building setback at the corner of North Main Street and Atlantic Avenue (CR 524 Spur) was a problem, not the frontage along Atlantic Avenue. The applicant’s design professionals would look into redesigning the structure and possibly angling the corner of the structure. The Committee requested that staff research the number of right turns at the intersection to determine the present and future need of a turning lane at the intersection. The Committee directed the applicant to return to the next meeting, scheduled for January 9, 2012.

Site Plan for Four Ponds Associates Block 1063 Lot 10 <b>Middletown-Lincroft Road (County Route 50)</b>	Middletown Township  (Proposed – 342 unit residential complex) (Total Site Area – 67.994 acres) (Impervious Area – 16.046 acres existing <u>+ 3.777 acres proposed</u> 19.823 acres total)	MDSP9011	11-23-11	Request Information
-------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	----------	------------------------

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

- The applicants engineer must provide a separate strip map of Middletown-Lincroft Road (County Route 3) between the northerly property line and the stream to the south showing all existing conditions and proposed striping along the roadway. Existing conditions must include but are not limited to pavement dimensions, lane widths, right of way, utility pole locations, etc. The existing left turn lane is to be maintained, but re-designed to shift it back to align with the centerline of the exit lane of the proposed driveway. The proposed striping plan must also include a transitioned taper northerly along Middletown-Lincroft Road in accordance with county standards. Provide all necessary details relating to the required revisions in accordance with county standards.

Other items to be addressed:

1. Revise plans to label County Drainage Structure MT-46 along the southerly portion of lot 37.
2. Revise plans to increase the lane widths to a minimum of 12’ at the exit drive.
3. Revise plans to shift the cross-walk at the northerly end of the property to meet the radius at Turnberry Drive. Provide “School Crossing” signs in accordance with current standards.
4. Revise plans to address how the proposed sidewalk will be designed around the existing utility poles.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MNC Properties, LLC Block 137 Lots 30 & 31 State Highway 35	Ocean Township  (Proposed – Parking lot expansion at existing car dealership) (Total Site Area – 4.87 acres) (Impervious Area – 0.372 acres existing <u>+ 0.666 acres proposed</u> 1.036 acres total)	OSP7230A	11-30-11	County Approval Not Required
Site Plan for Hillel School of the Shore Area Block 34.03 Lots 2 & 2.01 Deal Road	Ocean Township  (Proposed – 19,289 sq. ft. addition) (Total Site Area – 22.42 acres) (Impervious Area – 7.398 acres existing <u>+ 0.092 acres proposed</u> 7.490 acres total)	OSP7469A	12-08-11	County Approval Not Required
Site Plan for Juan Torres Block 86 Lot 9 <b>Shrewsbury Avenue</b> <b>(County Route 13)</b>	Red Bank Borough  (Proposed – Renovation of existing building with 4 new parking spaces) (Total Site Area – 0.192 acres) (Impervious Area – 0.192 acres existing – no change)	RBSP9136	11-30-11	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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Falls Active Adult LLC Block 120 Lot 37.06 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough  (Proposed – 248 age-restricted single family homes) (Total Site Area – 28.6 acres) (Impervious Area – 17.16 acres new proposed)	TFSP9064	11-28-11	Conditional Approval

Conditions:

1. Revise plans to show the grayed out line along the acceleration-deceleration lane highlighted and designated as proposed striping.
2. Revise plans to eliminate the shoulder line along the entrance drive.
3. Revise plans to show full face curb in the county right of way. Belgian Block curbing is not allowed as per county standards.
4. Revise plans to provide 6" heads on all proposed inlets.
5. Revise plans to show grading along Shafto Road easterly of "MATCH LINE A" on sheet 9 of 32.
6. Revise the county concrete curb detail to show a 9" depth, 20" height, and 6" reveal in conformance with county standards.
7. Revise plans to show the gutter slopes northerly and southerly of station 16+00 to eliminate the flat area.
8. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Shafto Road (County Route 547). The amount will be calculated upon receipt of revised plans.
9. Receipt of a deed to the County of Monmouth for widening of the right-of-way of Shafto Road (County Route 547) 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.

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 Boulder Development at Shark River, LLC Block 147 Lot 10 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls	TFSP9129		Request Information
	(Proposed – 53-unit age restricted development plus COAH housing) (Total Site Area – 14.9 acres) (Impervious Area – 4.864 acres new proposed)			

The following items related to the proposed sanitary sewer line must be addressed prior to formal review and action by the Development Review Committee:

1. Provide engineering calculations verifying that the existing force main has the capacity to handle the additional proposed flow from Block 147, Lots 5 and 10.
2. Revise plans to show an easement, including bearings and distances, along the property frontage of Block 147, Lot 7 for the proposed and existing sanitary sewer force mains.
3. Revise plans to show how the existing gravity sanitary sewer service laterals on Block 147, Lot 7 will be connected into the proposed pump station and how the existing force main and pump station will be removed and/or abandoned.
4. Provide a copy of the executed agreement(s) between the property owners of Block 147, Lot 5, Lot 7, and Lot 10 for the construction of the proposed sanitary sewer pump station and force main.
5. Provide a copy of the filed deeds for the sanitary sewer easements proposed on Block 147, Lots 5 and 7.
6. Provide an approval letter from Wall Township MUA accepting effluent flow from the properties located in Tinton Falls (Block 147, Lots 5, 7, and 10).
7. Provide approval letters from both the Tinton Falls and Wall Township Sewerage Authorities (MUA) approving and accepting ownership and maintenance responsibility of the proposed pump station and force mains.

---

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Peddlers' Investors Associates II, LLC Block 810 Lot 3 <b>Atlantic Avenue (County Route 524 Spur)</b>	Wall Township  (Proposed – Parking improvements at existing retail site) (Total Site Area – 15.511 acres) (Impervious Area – 12.953 acres existing - <u>1.950 acres proposed</u> 11.003 acres total)	WSP2005C		Held for Further Discussion

Carol Truss, applicant's attorney, sent a letter dated November 22, 2011 requesting the County move forward with condemnation for the acquisition of an off-site sight triangle easement so that the applicant can make driveway improvements on Atlantic Avenue (CR 524 Spur). Because the subject matter involved legal issues, the Committee voted to enter Executive Session at 1:45 pm and returned to the regular meeting at 2:10 pm. The matter will be discussed again at the next meeting of the Committee scheduled for January 9, 2012.

---

Site Plan for Barham Group, LLC Block 819 Lot 42 Landmark Place	Wall Township  (Proposed – Interior building renovations and Improvements at existing site) (Total Site Area – 4.02 acres) (Impervious Area – 2.331 acres existing – no change)	WSP9138	12-02-11	County Approval Not Required
-----------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	----------	---------------------------------------

---

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DeSapio Real Estate Development Block 151 Lots 34.01 & 36.01 State Highway 35	Wall Township  (Proposed – 10,600 sq. ft. retail building) (Total Site Area – 1.836 acres) (Impervious Area – 1.079 acres new proposed)	WSP9139	12-12-11	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

SCHEDULE 1145E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Holy Cross Church Block 104 Lots 1 & 10 <b>Rumson Road</b> <b>(County Route 520)</b>	Rumson Borough	RMSP869D	12-08-11	12-08-11
	(Proposed – 18,052 sq. ft. addition) (Total Site Area – 7.585 acres) (Impervious Area – 3.725 acres existing + <u>0.216 acres proposed</u> 3.941 acres total)			