

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on MONDAY, DECEMBER 13, 2010 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

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 27, 2010 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 February 1, 2010, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on February 1, 2010 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, John Packowski, PE, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were Martin McGann, Esq., John Vincenti, PE, Charles Surmonte, PE, Raymond Longobardi and Anthony Young.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1121A, 1121B, 1121C, 1121D and 1121E 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 1121A, 1121B, 1121C, 1121D and 1121E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1121A, 1121B, 1121C, 1121D and 1121E 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 1121A, 1121B, 1121C, 1121D and 1121E 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, DECEMBER 13, 2010.

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

SCHEDULE 1121A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 13, 2010; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Senior Citizen Housing Corp. Block 22 Lot 32 Skinner Drive	Ocean Township	O601	12-10-10	2 (1 new)	Exempt
Subdivision for Baysshore Regional Sewerage Authority Blocks 251 / 10 Lots 1, 2 & 3 / 1 Front, Third & Oak Streets	Union Beach Borough	UB304A	12-01-10	4 (Lot Consolidation)	Exempt

SCHEDULE 1121B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 13, 2010; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Young Block 110 Lot 11.01 Harding Road (County Route 34)	Red Bank Borough (Proposed Use – Residential) (Total Area – 0.342 acres)	RB314 ROW3851		2 (1 new)	Conditional Final Approval

CONDITIONS:

1. Revise plan to show 50' of existing guiderail removed to provide full access to circular driveway per attached graphics and include installation of new end treatment.
2. Posting of a performance guarantee to assure the satisfactory removal of guiderail and installation of end treatment. 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 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	X			
James Giannell				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 99 Rumson Road, LLC Block 123 Lots 3 & 8 Rumson Road (County Route 520)	Rumson Borough (Proposed Use – Single Family Residential) (Total site Area – 9.14 acres)	RM423 ROW3856	11-18-10	2 (Lot Line Adjustment)	Request Information

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

- The Attorney for the Development Review Committee was requested to contact the applicant's attorney to discuss the option of agreeing to an indemnification agreement with regard to the encroachment of the decorative wall at the corner of Rumson Road and Bingham Avenue into the required right of way area.

OTHER ITEMS TO BE ADDRESSED:

1. Revise plans to show the right of way centerline of Rumson Road (County Route 520).
2. Revise plans to show the new right of way measured 30' from the right of way centerline.
3. Receipt of a deed to the County of Monmouth for the required right of way along Rumson 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.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for West Star Funding Corp. Block 34 Lot 5 Monmouth Road (County Route 537)	Upper Freehold Township (Proposed Use – Commercial) (Total Area – 4.54 acres)	UFT699 ROW3857	12-07-10	2 (1 new)	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way centerline of Monmouth Road (County Route 537).
2. Revise plans to show the right of way along the property measured 40' from the right of way centerline.
3. Revise plans to show a cross access easement between proposed lots 5A & 5B.
4. Receipt of a copy of the filed cross access agreement.
5. Receipt of a deed to the County of Monmouth for widening the 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.
 - Required roadway improvements will be addressed upon submission of a site plan application.

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 1121C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 13, 2010; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1121D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 13, 2010.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Reformed Church (Phase1) Blocks 29.01 / 29.13 Lots 13 & 14 / 6, 7, 8 & 17 Colts Neck Road (County Route 537)	Colts Neck Township	CNSP2575B	11-24-10	Conditional Approval
	(Proposed – 3,445 sq. ft. expansion at existing church/cemetery) (Total Site Area – 9.42 acres) (Impervious Area – 2.285 acres existing + 0.039 acres proposed 2.324 acres total)			

Conditions:

1. Revise plans to show the required right of way measured 40' from the right of way centerline along Colts Neck Road (County Route 537).
2. Receipt of a deed to the County of Monmouth for the required right of way measured 40' from the right of way centerline along Colts Neck 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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Reformed Church (Phase2) Blocks 29.01 / 29.13 Lots 13 & 14 / 6, 7, 8 & 17 Colts Neck Road (County Route 537)	Colts Neck Township	CNSP2575C	11-24-10	Conditional Approval
	(Proposed – new 11,430 sq. ft. multi-purpose bldg and parking improvements at church/cemetery) (Total Site Area – 9.42 acres) (Impervious Area – 2.324 acres existing <u>- 0.020 acres proposed</u> 2.304 acres total)			

Conditions:

1. Revise plans to show the required right of way measured 40' from the right of way centerline along Colts Neck Road (County Route 537).
2. Revise plans to show depressed curb and dimensioning of the proposed driveway along Colts Neck Road.
3. Revise plans to show the proposed septic field located outside of the required right of way.
4. Revise the county depressed curb and curb detail to conform with county standards.
5. Receipt of a deed to the County of Monmouth for the required right of way measured 40' from the right of way centerline along Colts Neck Road if not provided as a condition of approval for Phase 1 of the project. 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.
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Colts Neck Road. 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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Heritage Reality LLC Block 48 Lot 19 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Conversion of school to 35,268 sq. ft. restaurant) (Total Site Area – 7.5 acres) (Impervious Area – 2.779 acres existing <u>- 0.391 acres proposed</u> 2.388 acres total)	CNSP9013	11-24-10	Request Information

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

1. Revise plans to show roadway improvements consistent with proposed county intersection improvements along the portion of County Route 537 fronting the length of the property. Revised plans must provide a minimum of 10' of right of way beyond the proposed edge of pavement, free of any and all encroachments, to accommodate the proposed roadway improvements.

Site Plan for 6879 Holdings, LC Block 47 Lot 12 State Highway 33	Freehold Township (Proposed – new 2216 sq. ft. garage service center) (Total Site Area – 0.506 acres) (Impervious Area – 0.262 acres new proposed)	FRTSP9015	12-01-10	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Devino & Jackiewicz, LLC Block 65 Lot 1.01 Stone Road (County Route 6)	Hazlet Township (Proposed – 33,600 sq. ft. 24-unit townhouses) (Total Site Area – 4.59 acres) (Impervious Area – 1.608 acres new proposed)	HZSP8759	12-06-10	Conditional Approval

CONDITIONS:

1. Revise plans to adjust gutter grades at driveway to eliminate flat area and improve drainage.
2. Revise plans to note that the drainage easement proposed along the easterly property line is to be solely dedicated to Township of Hazlet, not County of Monmouth.
3. Prior to Final Approval a performance guarantee in the total amount of \$53,801.00 must be submitted. Ten percent of the total amount, or \$5,380.10, must be in the form of a bank/certified check. The remainder, or \$48,420.90, may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at monmouthplanning.com. The performance guarantee amount was calculated as follows:

<u>Quantity</u>	<u>per</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	unit(s)	Remove Inlets and pipes	\$1,000.00	\$1,000.00
1	unit(s)	30" X 30" Sign	\$200.00	\$200.00
3	unit(s)	Type "B" Inlet	\$1,800.00	\$5,400.00
6	linear foot	36" RCCP, Class III	\$90.00	\$540.00
144	linear foot	30" RCCP, Class III	\$70.00	\$10,080.00
200	square yard	4" Topsoil	\$2.50	\$500.00
200	square yard	Fertilizer & Seed	\$1.50	\$300.00
200	square yard	Straw Mulch	\$0.50	\$100.00
274	linear foot	15" RCCP, ClassIII	\$35.00	\$9,590.00
450	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$16.00	\$7,200.00
500	square yard	Bituminous Stabilized Base 6" Thick	\$20.00	\$10,000.00
500	square yard	Bituminous Concrete Surface Course,Mix I-5, 2" Thick	\$8.00	\$4,000.00
SUBTOTAL				\$48,910.00
10% CONTINGENCIES				\$4,891.00
TOTAL				\$53,801.00

- Prior to the inspection of the installed improvements a 2% inspection fee in the amount of \$1,076.02 must be submitted.

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 Peter Carnesale Block 120 Lots 13, 13.01 & 14 State Highway 36	Hazlet Township (Proposed – building and parking improvements at existing abandoned retail/warehouse building) (Total Site Area – 1.94 acres) (Impervious Area – 1.02 acres new proposed)	HZSP9016	12-02-10	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

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 119 Lots 5 & 6 East 5 th Street	Howell Township (Proposed – installation of backup power generator at existing site) (Total Site Area – 0.459 acres)	HWSP9012	11-23-10	County Approval Not Required
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Site Plan for Metro PCS New York, LLC Block 219 Lot 20.01 Southard Avenue	Howell Township (Proposed – additional telecommunications facility at site) (Total Site Area – 3.839 acres) (Impervious Area – 0.813 acres existing <u>+ 0.003 acres proposed</u> 0.816 acres total)	HWSP9018	12-06-10	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bris Avrohom of Old Bridge, Inc. Block 207 Lot 10 State Highway 79	Marlboro Township (Proposed – 956 sq. ft. addition to existing site) (Total Site Area – 3.4 acres) (Impervious Area – 0.380 acres existing <u>+ 0.017 acres proposed</u> 0.397 acres total)	MRSP9014	11-30-10	County Approval Not Required
Site Plan for Four Ponds Associates Block 1063 Lot 10 Middletown-Lincroft Road (County Route 50)	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	11-29-10	Request Information
<p>The following information must be provided prior to formal review and action by the Monmouth County Development Review Committee:</p> <ul style="list-style-type: none"> • Provide a strip map of Middletown-Lincroft Road (County Route 3) between the northerly property line and the stream to the south showing all existing conditions along the roadway including pavement dimensions, lane widths, right-of-way, utility pole locations, etc. The existing left turn lane is to be maintained but all striping must be modified to current county standards and must include a striped taper on the northerly side of the driveway. 				
Site Plan for Robert W. Mildner Block 245 Lots 33, 34, 63 & 64 State Highway 35	Neptune Township (Proposed – 6893 sq. ft. addition to existing mower repair/retail) (Total Site Area – 0.542 acres) (Impervious Area – 0.393 acres new proposed)	NSP9017	12-03-10	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for G.S. Realty Block 42 Lots 1, 2, 2.01, 3, 4, 19, 20 & 21 Monmouth and West Streets	Red Bank Borough (Proposed – 57 unit multi-family residential) (Total Site Area – 1.235 acres) (Impervious Area – 1.01 acres new proposed)	RBSP9019	12-06-10	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 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 Domicion				
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Meditirinia Properties Block 14 Lots 1, 2 & 3 Broadway (County Route 537)	West Long Branch Borough	WL BSP9020	12-10-10	Final Approval
	(Proposed – Create 21,000 sq. ft. of office space and 1450 sq. ft. of showroom space from pre-existing warehouse/retail space) (Total Site Area – 2.411 acres) (Impervious Area – 1.868 acres existing – no change)			

Mr. Charles Surmonte, PE, was present representing the applicant. Mr. Surmonte requested a reduction in the site plan application fee because only minor changes to the existing parking were proposed to accommodate the change in use of the existing building. Due to the minimal nature of the site plan, the Committee agreed to reduce the application fee from \$500 to \$150.

- The Development Review Committee determined that no additional improvements to Broadway (County Route 537) are necessary. The final approval previously granted for this site under Monmouth County Planning Board file #WL BSP3284 remains in effect.

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 1121E

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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