

DEVELOPMENT REVIEW COMMITTEE MEETING

AMENDED MARCH 29, 2012

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:04 PM on MONDAY, FEBRUARY 13, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Robert W. Clark, PP
John Packowski, PE
Bonnie Goldschlag, PP
Vincent Domidion

Members Absent:

Joseph Ettore, PE
Joseph Rettagliata

Alternates Absent:

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 24, 2012 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 23, 2012, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 23, 2012 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, Vince Cardone, PE and Mark Aikins, Esq. Also present were Vincent Halleran, Esq., Doug Walsh, Eugene Paul and Troy Goodlow.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1149A, 1149B, 1149C, 1149D & 1149E 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 1149A, 1149B, 1149C, 1149D & 1149E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1149A, 1149B, 1149C, 1149D & 1149E 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 1149A, 1149B, 1149C, 1149D & 1149E 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, FEBRUARY 13, 2012.

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

SCHEDULE 1149A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 13, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pamela Diaco Block 114 Lots 9.01, 10 & 11.10 Buena Vista Ave./Conover Lane	Rumson Borough	RM432	01-24-12	3 (Lot Line Adjustment)	Exempt

SCHEDULE 1149B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 13, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1149C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 13, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bamm Hollow Investors, LLC Blocks 1048 / 1049 Lots 35, 66 & 68 / 10, 11, 16 & 51 Sunny Side Road	Middletown Township (Proposed Use – Residential) (Total Area – 279.988 acres)	MDMJ664	01-18-12	201 (194 new)	Request Information

Paul Kiernan recused himself from this review and discussion.

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

1. Submission of a Traffic Impact Study prepared in accordance with the Monmouth County Development Regulations, Vol. 2. Existing, future build-out and future no-build turning movement traffic volumes at the following intersections must be included:
 - Sunnyside Road and Crawfords Corner-Everett Road (County Route 52)
 - Sunnyside Road and Middletown-Lincroft Road (County Route 50)
 - Crawfords Corner-Everett Road (County Route 52) and West Front Street
 - Middletown-Lincroft Road (County Route 50) and West Front Street

In addition, provide traffic signal warrant analyses for the following intersections:

- Sunnyside Road and Crawfords Corner-Everett Road (County Route 52)
 - Sunnyside Road and Middletown-Lincroft Road (County Route 50)
2. Submission of a Drainage Analysis/Stormwater Management Plan prepared in accordance with the Monmouth County Development Regulations, Vol. 2. Provide drainage area maps showing total site area and total tributary area to County Bridges MT-32 and MT-33 located in Middletown-Lincroft Road (County Route 50).

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Paul & Doug Walsh Block 15 Lot 37 New Canton-Stone Tavern Rd. (County Route 524)	Upper Freehold Township (Proposed Use – Office/Retail – Cox’s Corner Professional Center) (Total Area – 29.714 acres)	UFTMJ375		11	

Mr. Vincent Halleran, Esq., Mr. Doug Walsh, and Mr. Eugene Paul were present to request modifications to the Developer’s Agreement for the Cox’s Corner subdivision application. Mr. Walsh and Mr. Paul told the Committee that due to the slower economy the commercial lots were not selling as quickly as expected and, as a result, they were suffering financial hardship making it difficult to meet the terms of the Developer’s Agreement. The Committee agreed to make changes to the Agreement and adjust the timing for the completion of required improvements. Phase 1 improvements will be required to be completed by June 30, 2012 and Phase 2 improvements will be required to be completed prior to the issuance of the fourth Certificate of Occupancy.

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

SCHEDULE 1149D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 13, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Costco Wholesale Block 192 Lots 1, 1.01 & 3 State Highway 35	Hazlet Township (Proposed – 1,152 sq. ft. addition to existing building) (Total Site Area – 24.96 acres) (Impervious Area – 11.592 acres existing – no change)	HZSP7205A	01-23-12	County Approval Not Required
Site Plan for Elegant Properties Block 66 Lot 1.02 Poole Avenue	Hazlet Township (Proposed – 48-unit residential townhomes) (Total Site Area – 4.45 acres) (Impervious Area – 1.810 acres new proposed)	HZSP9150	01-25-12	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 Vince Domidion, 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				
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 7 Oaks at Howell, LLC Block 218 Lots 20.01 thru 20.08 Cranberry Road/Remington Court	Howell Township (Proposed – 28-unit age restricted townhomes) (Total Site Area – 8.44 acres) (Impervious Area – 3.9 acres new proposed)	HWSP9151	01-26-12	Conditional Approval

- Prior to final approval, the applicant must formally withdraw the Major Subdivision application that was granted final approval on 12/16/05 (our file # HWMJ434).

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

Site Plan for Long Branch Housing Authority Block 160 Lot 21 Wardell Avenue	Long Branch City (Proposed - 168 unit residential complex) (Total Site Area – 13.87 acres) (Impervious Area – 6.69 acres new proposed)	LBSP9155	02-02-12	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 Vince Domidion, 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				
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Avalue Technology Inc. Block 361 Lot 3 Timber Lane	Marlboro Township (Proposed – new 22 space parking lot at existing site) (Total Site Area – 3.52 acres) (Impervious Area – 1.04 acres existing <u>+ 0.22 acres proposed</u> 1.26 acres total)	MRSP9153	01-30-12	County Approval Not Required
Site Plan for CBS Outdoor Block 175 Lot 1 US Highway 9	Marlboro Township (Proposed – Billboard) (Total Site Area – 0.7 acres) (Impervious Area – 0.269 acres existing – no change)	MRSP9157	02-08-12	County Approval Not Required
Site Plan for CBS Outdoor Block 176 Lots 21 & 22 US Highway 9	Marlboro Township (Proposed – Billboard) (Total Site Area – 5.2 acres) (Impervious Area – 2.345 acres existing – no change)	MRSP9158	02-08-12	County Approval Not Required
Site Plan for DK & Associates, LLC Block 1088 Lot 3 Half Mile Road	Middletown Township (Proposed – new 2400 sq. ft. bank) (Total Site Area – 0.57 acres) (Impervious Area – 0.280 acres existing <u>+ 0.003 acres proposed</u> 0.283 acres total)	MDSP9154	01-31-12	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sperry Tents Block 166 Lots 12, 13 & 14 Atkins Avenue (County Route 5)	Neptune Township (Proposed – Conversion of warehouse to flex space) (Total Site Area – 0.53 acres) (Impervious Area – 0.442 acres existing - <u>0.046 acres proposed</u> 0.396 acres total)	NSP9156	02-03-12	Conditional Approval

Conditions:

1. Revise plans to show new depressed curb and apron at the entrance drive along Atkins Avenue (County Route 5). Provide details for the apron and depressed curb in conformance with county standards.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the required apron and depressed curb along Atkins Avenue. 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, 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				
Vincent Domidion	X			
James Giannell				X

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 111 Lot 4.01 Drift Road	Tinton Falls Borough (Proposed – wireless telecommunications facility) (Total Site Area – 5.9 acres)	TFSP9152	01-30-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sangita Roy Block 15.02 Lot 1 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP9148	01-17-12	Conditional Approval
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

Condition:

1. Receipt of a copy of the fully-executed Amended Developer’s Agreement for Cox’s Corner (UFTMJ375), revised by the Committee on February 13, 2012.

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

Site Plan for Allied Domecq Retail (Dunkin Donuts) Block 78 Lot 1 Eighteenth Avenue (County Route 30)	Wall Township	WSP902A		
	(Proposed – expansion of donut shop) (Total Site Area – 4.274 acres) (Impervious Area – 2.778 acres existing – no change)			

Mr. Aikins advised the Committee that he had spoken with Mr. Joseph Azzolina, Jr., a principal of the property owner, regarding the Committee’s requirement to widen the right-of-way of Eighteenth Avenue (County Route 30). Mr. Aikins said that Mr. Azzolina requested a copy of the site plan. Staff will provide the copy and this matter will be held for a future meeting.

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	01-27-12	Appeal
	(Proposed – Conversion to multi-tenant/commercial) (Total Site Area – 0.23 acres) (Impervious Area – 0.113 acres new proposed)			

The applicant, Mr. Troy Goodlow, was present and asked the Committee for assistance regarding the requirement to relocate an existing utility pole along the subject site's frontage 6' behind the curb line. Mr. Goodlow told the Committee that this was a significant unexpected expense. The Committee recommended that staff send a letter to Verizon regarding the relocation of the utility pole as a result of the requirement to widen Belmar Boulevard. The response from Verizon will be brought back to the Committee upon receipt.

SCHEDULE 1149E

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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