

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:21 PM on MONDAY, JANUARY 13, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion (arrived at 1:26 PM)
Ray Bragg, PE
Jennifer DiLorenzo

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, 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 February 4, 2013 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 28, 2013, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2013 on the Monmouth County Planning Board Bulletin Board and website.

The Committee entered into executive session at 2:00 PM and returned at 2:20 PM. There being no further business, the Meeting was adjourned at 2:22 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1195A, 1195B, 1195C, 1195D & 1195E 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 1195A, 1195B, 1195C, 1195D & 1195E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1195A, 1195B, 1195C, 1195D & 1195E 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 1195A, 1195B, 1195C, 1195D & 1195E 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. Sampson and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Sampson
Mr. Domidion
Mr. Bragg

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, JANUARY 13, 2014.

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

SCHEDULE 1195A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vincent Lamberto Block 13 Lot 18 Poplar Avenue	Fair Haven Borough	FH318	12-27-13	2 (1 new)	Exempt
Subdivision for Scott Borbely Block 119 Lot 2 Sunset Avenue	Ocean Township	O605	12-23-13	2 (1 new)	Exempt
Subdivision for Mary Lou Greco Block 46 Lots 36 & 37 Alba Lane	West Long Branch Borough	WLB313	12-23-13	3 (1 new)	Exempt

SCHEDULE 1195B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2014; 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 1195C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Navesink Capital Partners, LLC Blocks 101/102 Lots 17.02,27,27.01,30 & 30.02/8 & 9 Block 7 P/O 1 Shore Drive/ Locust Street	Highlands Borough Atlantic Highlands Borough (Proposed Use – Residential & Commercial (Marina & Restaurant) (Total Area – 11.15 acres)	HMJ684/ AHMJ684 (also HSP9335/AHSP9335)	12-24-13	2 (Lot Consolidation)	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, the applicant must submit a final plat drawn in accordance with New Jersey Map Filing Law, along with the required review fee of \$100.00.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion				X
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo	X			

SCHEDULE 1195D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 13, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chef's International, Inc. Block 98 Lot 1 Tenth Avenue	Belmar Borough (Proposed – new 18,943 sq. ft. building at Belmar Marina – 2,212 sq. ft. retail and 16,731 sq. ft. restaurant) (Total Site Area – 2 Acres) (Impervious Area – 2.16 acres existing <u>+ 0.11 acres proposed</u> 2.27 acres total)	BLSP9338	01-08-14	County Approval Not Required
Site Plan for Navesink Capital Partners, LLC Blocks 101/102 Lots 17.02,27,27.01,30 & 30.02/8 & 9 Block 7 P/O 1 Shore Drive/ Locust Street	Highlands Borough Atlantic Highlands Borough (Proposed – 49 Residential Units, 129 boat slips, 5735 sq. ft. restaurant, 590 sq. ft. office and 212 parking spaces) (Total Site Area – 11.15 acres) (Impervious Area – 8.16 acres new proposed)	HSP9335/ AHSP9335 (also HMJ684/AHMJ684)	12-24-13	Request Information

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

1. The applicant must submit a drainage area map and drainage analysis as required for all sites proposing one or more acres of impervious area pursuant to Section 2.2-4 of the Monmouth County Development Regulations.

Additional comments and conditions may be established upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Holmdel, LLC Block 11 Lots 38, 38.02, 73.01, 73.02 73.03 & 73.04 (County Bridges H-6, H-24 & H-25)	Holmdel Township (Proposed – Phase I of Alcatel/Lucent redevelopment consisting of mixed use) (Total Site Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)	HLSP9299 (also HLMJ678)	12-19-13	Request Information

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

1. At the Monmouth County Planning Board Development Review Committee meeting of January 13, 2014, the committee recommended that a meeting be scheduled between the developer, County Planning Board staff, and representatives of both Holmdel and Middletown Township. The purpose of the meeting would be to identify study locations, scope of study for each location, fair share contributions, and potential additional concerns of the affected jurisdictions. A multi-party agreement will be developed based upon the result of the discussions.

Site Plan for Calgo Gardens Block 178 Lot 30 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – 212 sq. ft. addition at existing site for café) (Total Site Area – 6.67 acres) (Impervious Area – 0.75 acres existing + <u>0.03 acres proposed</u> 0.78 acres total)	HWSP9325	12-17-13	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. Revise plans to show the full extent of the required sight line along Adelphia-Farmingdale Road including all plantings located within the sight line from the easterly driveway. Revised plans must note that all existing plantings within the sight line will be trimmed or cleared in conformance with county standards.

Additional comments and conditions may be established upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 95 West End Ave., LLC Block 131 Lot 14 West End Avenue	Long Branch City (Proposed – new 1936 sq. ft. building for beauty salon & 2 apartments) (Total Site Area – 0.16 acres) (Impervious Area – 0.043 acres existing <u>+ 0.069 acres proposed</u> 0.112 acres total)	LBSP9337	01-16-13	County Approval Not Required
Site Plan for 767 Main, LLC Block 298 Lot 1 Main Street	Middletown Township (Proposed – Conversion of existing 3,000 sq. ft. residential dwelling to professional office) (Total Site Area - 0.399 acres) (Impervious Area – 0.148 acres existing <u>- 0.003 acres proposed</u> 0.145 acres total)	MDSP9336	12-26-13	County Approval Not Required
Site Plan for Congilose Enterprises, LLC Block 826 Lots 14 & 135 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – two 2-story office buildings (40,512 sq. ft.) with 203 parking spaces) (Total Site Area – 7.59 acres) (Impervious Area – 2.603 acres new proposed)	WSP9339	01-08-14	Request Information

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

1. Two previous Site Plan applications (WSP7966 & WSP7194), must be formally withdrawn without prejudice prior to the Monmouth County Development Review Committee taking any formal action on the current site plan application.
2. Revise plans to identify the boundaries of the Conservation Easement.

Additional comments and conditions may be established upon receipt of revised plans.

SCHEDULE 1195E

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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