

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:07 PM on MONDAY, JANUARY 14, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Ray Bragg, PE
Vincent Domidion

Members Absent:

Joseph Ettore, PE

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 2:10 PM.

Staff present included: Ed Sampson, PP, 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 1171A, 1171B, 1171C, 1171D & 1171E by the Committee, Mr. Domidion 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 1171A, 1171B, 1171C, 1171D & 1171E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1171A, 1171B, 1171C, 1171D & 1171E 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 1171A, 1171B, 1171C, 1171D & 1171E 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. Bragg and passed upon the following vote:

In the affirmative:

- Mr. Kiernan
- Mr. Bragg
- 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, JANUARY 14, 2013.

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

SCHEDULE 1171A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Wilson Homes LLC & Hemenway Construction Inc. Block 45 Lots 28 & 29 William & Third Streets	Fair Haven Borough	FH316	01-09-13	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1171B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2013; 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 1171C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cecilia A. Mauro Block 10 Lots 2 & 2.01 Cross Road (County Bridge A-30)	Colts Neck Township (Proposed Use – Single Family Residential) (Total Area – 58.48 acres)	CNMJ673	01-02-13	9 (7 new)	Conditional Preliminary Approval

Conditions:

1. Revise plans to show an easement to the County of Monmouth for maintenance and reconstruction of county drainage structure A-30 located in Cross Road, measured 50' x 50' as shown in red on the attached photocopy.
2. Receipt of a deed to the County of Monmouth for maintenance and reconstruction of county drainage structure A-30. 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://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 Vince Domidion, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1171D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 14, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Orchards Shopping Center Block 46 Lots 13 & 14 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Parking modification at existing site) (Total Site Area – 6.77 acres) (Impervious Area – 3.133 acres existing + 0.106 acres proposed 3.239 acres total)	CNSP6093C		Final Approval
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- Subsequent to having met with Colts Neck officials and a review of the crash history at the intersection of Hyers Mill Road and County Route 537, it was determined by the Development Review Committee that no restrictions should be required at the entrance drive to the shopping center.

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

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 Hope Road (County Route 51) Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)	ETSP9051		Conditional Approval
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Conditions:

1. Subsequent to a formal review of the traffic report received from Matthew R. Welch of Stonefield Engineering regarding the feasibility of installing a left turn lane, the Development Review Committee determined that a continuous center left turn lane must be installed along the entire property frontage extending to the intersection of Wyckoff Road and westerly along the roadway to show that no conflicts would arise with the no left turn in prohibition at the United Parcel Service facility. Revise plans to provide a strip map showing the required roadway improvements.
2. Revise plans to re-direct the R6-1L (do not enter) sign at the easterly driveway toward the parking lot.
3. Revise plans to show the existing inlet castings along Hope Road to be replaced with new “type B” castings, “type “N-eco” curb pieces and bicycle safe grates.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
95 Hope Road, LLC
Block 1802
Lot 6
(CONT'D)

Eatontown
Borough

ETSP9051

4. Revise plans to show the bearing, distance, and radius information for the required right of way radius.
5. Revise plans to show the right of way centerline of Wyckoff Road (County Route 547).
6. Revise note on sheet 2 of 7 to designate "county" curb to meet existing edge of pavement, not "Type 1".
7. Revise plan sheets to reflect the county route numbers for Hope Road and Wyckoff road.
8. Revise plans to correctly identify the RCP size in Hope road as either 18" or 21".
9. Revise plans to more clearly show the existing striping along the property frontage.
10. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Hope Road (County Route 51) to a distance of 40' From the right of way centerline. 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://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.
11. Posting of a performance guarantee (bond, letter of credit, band/certified check) to assure the satisfactory installation of improvements along Hope Road (County Route 51). 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, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for
Quick Chek Corporation
Block 3801
Lot 19
State Highway 35

Eatontown
Borough

ETSP9241

12-24-12

Final
Approval

(Proposed – new 5328 sq. ft. retail store & gasoline station)
(Total Site Area – 4.123 acres)
(Impervious Area – 1.455 acres new proposed)

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, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Central Power & Light Co. Block 802 Lot 1 Pine Brook Road (County Bridge E25A)	Eatontown Borough (Proposed – Equipment expansion at existing substation) (Total Site Area – 14.959 acres) (Impervious Area – 0.149 acres existing <u>+ 0.150 acres proposed</u> 0.299 acres total)	ETSP9246	01-07-13	Conditional Approval

Conditions:

1. Revise plans to show the right of way centerline of Pinebrook Road.
2. Revise plans to provide a drainage easement measured along the centerline 50' in opposite direction from the center of the drainage structure to a point 50' perpendicular and 100' across as shown in red on the attached photocopy.
3. Receipt of a deed to the County of Monmouth for maintenance and reconstruction of county drainage structure E-25A. 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://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 Vince Domidion, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for 20 West Main Street, LLC Block 16 Lots 2 & 2.01 West Main Street (County Route 524)	Farmingdale Borough (Proposed – 1986 sq. ft. addition to existing vehicle repair shop) (Total Site Area – 1.297 acres) (Impervious Area – 0.526 acres existing <u>+ 0.226 acres proposed</u> 0.752 acres total)	FMSP9243	01-04-13	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide time of concentration path for each drainage area.
 2. Verify the area and limits for the Bypass 1 drainage area.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Meridian Health Realty Corp. Block 36 Lot 35.04 Holmdel Road (County Route 4)	Holmdel Township	HLSP1352P	12-11-12	Final Approval
	(Proposed – conversion of office space to wound care facility) (Total Site Area – 2.29 acres) (Impervious Area – 1.209 acres existing <u>+ 0.018 acres proposed</u> 1.227 acres total)			

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, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for BFW Howell Associates, LLC Block 28 Lot 66.01 US Highway 9	Howell Township	HWSP8799A	12-21-12	County Approval Not Required
	(Proposed – 29,943 sq. ft. addition to existing shopping center (Howell Commons)) (Total Site Area – 35.35 acres) (Impervious Area – 24.184 acres existing <u>- 0.104 acres proposed</u> 24.080 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jenny Lin Block 177 Lot 1 Newman Springs Road (County Route 520)	Marlboro Township (Proposed – conversion of 1540 sq. ft. residence to acupuncturist office) (Total Site Area – 0.475 acres) (Impervious Area – 0.076 acres existing – no change)	MRSP9245	01-07-13	Request Information

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

1. Revise plans to show all dimensioning for the proposed driveway along Newman Springs Road (County Route 520).
 2. Revise plans to provide a 2' sawcut detail and driveway apron detail in conformance with county standards.
 3. Revise plans to show the right of way centerline of Newman Springs Road.
 4. Revise plans to show the right of way measured 50' from the right of way centerline.
 5. Revise plans to show the proposed sign located outside of the required right of way.
 6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Newman Springs Road to a distance of 50' from the right-of-way centerline. 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://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.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Site Plan for Demo's Garage, Inc. Block 430 Lot 13 State Highway 36	Middletown Township (Proposed – 1070 sq. ft. addition to existing building) (Total Site Area – 0.447 acres) (Impervious Area – 0.381 acres existing - <u>0.018 acres proposed</u> 0.363 acres total)	MDSP9240	12-24-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chase Partners, LLC (Signature Place at Neptune) Block 1500 Lots 23.04 & 23.05 Jumping Brook Road	Neptune Township (Proposed – 272 unit multi-family residential with 8000 sq. ft. retail, 3806 sq. ft. clubhouse and 2 5-car garages) (Total Site Area – 25.37 acres) (Impervious Area – 9.715 acres new proposed)	NSP9242	01-03-13	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. The applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure N-18 located in Jumping Brook Road, along with a full drainage report.
- Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Meridian Realty Corporation Blocks 266 / 267.02 Lots 39 / 362 – 391 Neptune Blvd/Taylor Ave/Harding Ave	Neptune Township (Proposed – 50 unit multi-family senior housing – 2 sites) (Total Site Area – 3.752 acres) (Impervious Area – 2.036 acres new proposed)	NSP9247	01-08-13	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure N-9 located in Neptune Avenue.
- Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Rani Holdings, LLC Block 178 Lots 1 & 3.01 Union Avenue (County Route 39)	Union Beach Borough	UBSP9244	01-04-13	Conditional Approval
	(Proposed – landscaping improvements and installation of bollards at existing site) (Total Site Area – 0.512 acres) (Impervious Area – 0.327 acres existing – no change)			

Condition:

1. Revise plans to provide shade trees along Union Avenue (County Route 39) in conformance with Section 5.5 of the Monmouth County Development Regulations.
 - Please refer to the attached additional comments offered by the County Landscape Architect.

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

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1171E

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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SCHEDULE 1171F

DISCUSSION AND VOTE: Amendments to Schedule A: Fees of the Monmouth County Development Regulations

The Development Review Committee voted on revisions to the Fee Schedule of the Monmouth County Development Regulations. The revisions include increasing the fee for minor subdivisions and site plans (less than one acre of impervious surfaces) that do not abut a county road or a county drainage facility from \$75.00 to \$100.00; increasing the Final Plat fee for any major subdivision that does not involve county requirements from \$75.00 to \$100.00; changing the fees for all major subdivisions, regardless of their impact to a county road or county drainage facility to \$500.00 plus \$25.00 per new lot; changing institutions that are exempt from the payment of application fees and inspections fees to only include state, county and municipal governments and quasi-governmental entities; and limits on application fees was eliminated. All other fees remain the same. The new fees will take effect January 14, 2013.