

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 11:08 AM on MONDAY, JANUARY 26, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr. (via telephone conference)  
Edward Sampson, PP  
Vincent Domidion  
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP  
James Giannell  
Jennifer DiLorenzo

Mr. Aikins 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, 2014 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 27, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 11:55 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE and Mary Ellen Scott. Also in attendance was William Mehr, Esq. who gave a presentation on the General Development Plan for the Bellemeade Tract in Freehold Township.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1220A, 1220B, 1220C, 1220D & 1220E 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 1220A, 1220B, 1220C, 1220D & 1220E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1220A, 1220B, 1220C, 1220D & 1220E 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 1220A, 1220B, 1220C, 1220D & 1220E 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 26, 2015.

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

SCHEDULE1220A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 26, 2015; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas W. & Laura J. Lovgren Block 46 Lots 12.01 & 10.05 River & Seaview Avenues	Monmouth Beach Borough	MB377	01-20-15	3 (1 new)	Exempt

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**SCHEDULE1220B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 26, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for SFC Enterprises, LLC Block 117 Lot 8 <b>First Avenue (County Route 8)</b>	Atlantic Highlands Borough  (Proposed Use – Commercial/Residential) (Total Area – 0.497 acres)	AH296 ROW3909 (also AHSP8710A)	01-12-15	2 (1 new)	Conditional Final Approval

Condition:

1. Address comments contained in review memorandum prepared by Ellias Sarrinikolaou, Landscape Architect.
- Applicant is advised to contact the Monmouth County Highway Department for Road Opening Permit and related fees/bonding requirements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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

SCHEDULE1220C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 26, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellowbrook Property Co. Block 86.01 Lot 20 Wemrock & Gulley Roads	Freehold Township  (Proposed Use – Single Family Residential – Legend Hollow Estates) (Total Area – 10.48 acres)	FRTMJ695	01-16-15	10 (9 new)	Request Information

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

- Provide additional information as requested in memorandum prepared by Victorino Zabat, PE, dated 01/28/15.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township  (Proposed Use – Commercial) (Total Area – 53.211 acres)	HWMJ668	01-08-15	8 (6 new)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

- Provide additional information as requested in memorandum prepared by Victorino Zabat, PE, dated 01/26/15.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Binyan Builders LLC Block 26 Lot 32 Alexander Avenue/ Lanes Pond Road	Howell Township  (Proposed Use – Residential) (Total Area – 19.42 acres)	HWMJ702	01-09-15	5 (4 new)	Request Information

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

- Provide additional information as requested in memorandum prepared by Victorino Zabat, PE, dated 01/27/15.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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Subdivision for JLC Community Synagogue Block 13 Lots 23.01 & 22.04 Pine Brook Road	Manalapan Township  (Proposed Use – Residential/Place of Worship) (Total Area – 9.217 acres)	MNMJ701	01-08-15	5 (3 new)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

- Provide additional information as requested in memorandum prepared by Victorino Zabat, PE, dated 01/27/15.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

SCHEDULE1220D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 26, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SFC Enterprises, Inc. Block 117 Lot 8 <b>First Avenue</b> <b>(County Route 8)</b>	Atlantic Highlands Borough	AHSP8710	01-12-15	Project Withdrawn
	(Proposed – 36,470 sq. ft. commercial/residential building – 16 units) (Total Site Area – 0.50 acres) (Impervious Area – 0.434 acres new proposed)			

The Monmouth County Development Review Committee is in receipt of correspondence dated January 7, 2015 from Tara M. Corrigan, Maser Consulting, P.A., advising that the previous site plan application for Block 117, Lot 8 (File No. AHSP8710) has been withdrawn by the applicant. Therefore, the Development Review Committee rescinds the Final Approval issued on 06/23/08.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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

Site Plan for SFC Enterprises, LLC Block 117 Lot 8 <b>First Avenue</b> <b>(County Route 8)</b>	Atlantic Highlands Borough	AHSP8710A (also AH296 ROW/3909)	01-12-15	Conditional Approval
	(Proposed – 22-unit residential and 9,053 sq. ft. commercial) (Total Site Area – 0.5 acres) (Impervious Area – 0.419 acres new proposed)			

Condition:

1. Address comments contained in review memorandum prepared by Ellias Sarrinikolaou, Landscape Architect.
- Applicant is advised to contact the Monmouth County Highway Department for Road Opening Permit and related fees/bonding requirements.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SFC Enterprises, LLC Block 117 Lot 8 (CONT'D)	Atlantic Highlands Borough	AHSP8710A (also AH296 ROW3909)	01-12-15	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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

Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 Dorothy Avallone Drive	Freehold Township  (Proposed – new 7,842 sq. ft. restaurant) (Total Site Area – 62.4 acres) (Impervious Area – 62.4 acres existing – no change)	FRTSP3586E		Final Approval Amended
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Berkley Regional Insurance Company performance surety bond number 0149158 dated September 23, 2011 in the amount of \$2,000,000.00 was received on September 26, 2011 to satisfy the conditions of the May 23, 2011 Conditional Approval letter of the Development Review Committee of the Monmouth County Planning Board. Under the Conditional Approval, the developer was required to post the performance guarantee to assure the construction of a fourth access to the Freehold Raceway Mall. If the developer had not constructed the fourth access road by February 9, 2015, the developer would be required to replace the performance guarantee with a certified check and the County of Monmouth would use the funds to design and construct improvements to County Route 537 between the general limits of Route 9 and Wemrock/Stillwells Corner Road, at the County's sole discretion.

**At the request of the applicant, the Development Review Committee voted on January 26, 2015 to amend the Final Approval issued on September 26, 2011 and extend the time period in which the applicant is obligated to complete the improvements specified in the May 23, 2011 Conditional Approval letter. The term has been extended for an additional two (2) years to February 9, 2017 at which time the cash payment is due if required improvements have not been completed.**

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Vince Domidion, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Juniper Plaza Associates, LTD Block 72 Lots 90.03 & 90.04 US Highway 9	Freehold Township  (Proposed – installation of 2 back-up generators) (Total Site Area – 11.1 acres) (Impervious Area – 9.946 acres existing – no change)	FRTSP6438B	01-16-15	County Approval Not Required
Site Plan for First Hartford Realty Corporation Block 85.12 Lots 22, 24 & 25 <b>Freehold-Smithburg Road (County Route 537)</b>	Freehold Township  (Proposed – New 13,057 sq. ft. CVS Pharmacy w/ 67 parking spaces) (Total Site Area – 7.318 acres) (Impervious Area – 1.607 acres new proposed)	FRTSP7119A	01-13-15	Request Information

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

1. Revise plans to show a cross-connection with the adjacent bank along with a cross-access easement.
2. The attached timing directive shows that Village Center Drive and Redwood Lane operate independently of each other (split phase) while the analysis appears to show that they operate concurrently. The analysis should be revised to reflect the attached timing and phasing.
3. The TIS suggests that the additional traffic can be mitigated by adjusting the timing at the traffic signal, but does not state what that adjustment is. The timing change should be reflected in the body of the report as well as in the form of proposed revised timing directives.
4. A comparison table should be provided showing "Build conditions" vs. "Build with mitigation conditions".
5. A second mitigation option that includes the addition of a left turn lane on Redwood Lane should be analyzed.
6. All LOS/Delay tables in the body of the report should also include a column for 95th percentile queue lengths.
7. Provide a drainage area map delineating all areas tributary to County Drainage Structure F-34 located at CR527. Indicate topography and land use/land cover. Indicate dominant runoff path. This is a standard requirement of all projects proposing more than 1 acre of impervious surface.
8. Address landscape comments by in memorandum prepared by E. Sarrinikolaou, Landscape Architect.
9. Revise plans to include standard notes regarding traffic control devices on Monmouth County roads.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 70 Lot 21 <b>West Main Street (County Route 537)</b>	Freehold Township  (Proposed – wireless communications facility at existing site) (Total Site Area – 9.31 acres) (Impervious Area – 1.117 acres existing – no change)	FRTSP9429	01-07-15	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, Ed Sampson, 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

Site Plan for Holmdel Route 35, LLC Block 59 Lot 8.01 Union Avenue/State Highway 35	Holmdel  (Proposed – new 4500 sq. ft. restaurant/retail site) (Total Site Area – 0.91 acres) (Impervious Area – 0.534 acres new proposed)	HLSP9431	01-09-15	County Approval Not Required
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Site Plan for Dr. Vincent Galantucci, DDS Block 18.01 Lot 7 Taylor Mills Road	Manalapan Township  (Proposed – new 5361 sq. ft. office building) (Total Site Area – 1.298 acres) (Impervious Area – 0.695 acres new proposed)	MNSP9432	01-20-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	01-13-15	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence dated January 9, 2015 from William F. Harrison, Esq., advising that the previous site plan application for Block 1063, Lot 10 (File No. MDSP9011) has been withdrawn by the applicant. Therefore, the Development Review Committee rescinds the prior action issued on 12/12/11.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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

Site Plan for 352 Monmouth Road LLC Block 62 Lot 20.05 <b>Monmouth Road (County Route 537)</b>	Millstone Township  (Proposed – drive modification at existing site) (Total Site Area – 2.244 acres) (Impervious Area – 0.271 acres existing <u>+ 0.130 acres proposed</u> 0.401 acres total)	MSSP9209	01-07-15	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Revise plans to include a sight line profile at the driveway to the west along County Route 537.
2. Revise plans to address landscape review comments in memorandum prepared by Ellias Sarrinikolaou, Landscape Architect.

Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the requested information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shark River Beach & Yacht Club Block 402 Lot 14 South Riverside Drive	Neptune Township	NSP9430	01-09-15	County Approval Not Required
(Proposed – rebuild 3111 sq. ft. beach & yacht club) (Total Site Area – 1.9 acres) (Impervious Area – 0.901 acres existing + <u>0.039 acres proposed</u> 0.940 acres total)				
Site Plan for Wegmans Food Market, Inc. Block 187 Lots 1 & 5 State Highway 35	Ocean Township	OSP5836D	01-20-15	County Approval Not Required
(Proposed – 9,405 sq. ft. addition to existing food market – Ocean Plaza Shopping Center) (Total Site Area – 25.371 acres) (Impervious Area – 19.789 acres existing - <u>0.001 acres proposed</u> 19.788 acres total)				

SCHEDULE 1220E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2015

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1. Election of Chairperson for 2015

Nomination of Paul Kiernan, Jr. for Chairperson was moved by Vince Domidion and seconded by Ed Sampson. Motion to close nominations was made by Vince Domidion and seconded by Ed Sampson.

In the affirmative:

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

In the negative:

None

2. Adoption of Meeting Schedule for 2015

Motion to adopt the Development Review Committee Meeting Schedule for 2015 was made by Paul Kiernan and seconded by Vince Domidion.

In the affirmative:

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

In the negative:

None

**DEVELOPMENT REVIEW COMMITTEE  
MEETING SCHEDULE  
February 2015– January 2016**

Unless otherwise indicated, the meetings of the Monmouth County Development Review Committee will be held as follows:

**TIME**

2:00pm

**LOCATION**

Monmouth County Planning Board Conference Room  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

<b>REGULAR MEETING DATES</b>	<b>ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM</b>
Monday, February 9, 2015 Monday, February 23, 2015	Tuesday, February 17, 2015
Monday, March 9, 2015 Monday, March 23, 2015	Monday, March 16, 2015
Monday, April 13, 2015 Monday, April 27, 2015	Monday, April 20, 2015
Monday, May 11, 2015 Tuesday, May 26, 2015	Monday, May 18, 2015
Monday, June 8, 2015 Monday, June 22, 2015	Monday, June 15, 2015
Monday, July 13, 2015 Monday, July 27, 2015	Monday, July 20, 2015
Monday, August 10, 2015 Monday, August 24, 2015	Monday, August 17, 2015
Monday, September 14, 2015 Monday, September 28, 2015	Monday, September 21, 2015
Tuesday, October 13, 2015 Monday, October 26, 2015	Monday, October 19, 2015
Monday, November 9, 2015 Monday, November 23, 2015	Monday, November 16, 2015
Monday, December 14, 2015 Monday, December 28, 2015	Monday, December 21, 2015 * (* at 10:00 am – MCPB meets at 11:00 am)
Monday, January 11, 2016 Monday, January 25, 2016 (Reorganization Meeting)	Tuesday, January 19, 2016