

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:18 PM on MONDAY, JANUARY 27, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
Vincent Domidion

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
James Giannell
Jennifer DiLorenzo

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.

There being no further business, the Meeting was adjourned at 2:10 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Kevin Nugent, PE (left at 1:25 PM).

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1196A, 1196B, 1196C, 1196D & 1196E 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 1196A, 1196B, 1196C, 1196D & 1196E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1196A, 1196B, 1196C, 1196D & 1196E 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 1196A, 1196B, 1196C, 1196D & 1196E 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. Ettore
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 27, 2014.

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

SCHEDULE 1196A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Robert & Florie Gold Block 317 Lot 11.01 Candeub Court	Manalapan Township	MN1051	01-15-14	2 (1 new)	Exempt
Subdivision for CMEK Investments Block 276 Lots 129 & 130 Seventh Avenue	Neptune Township	N538	01-16-14	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1196B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 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 1196C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Calton Homes (Pulte Homes) Blocks 421/415 Lots 9/33 Dutch Lane Road (County Route 46)	Marlboro Township (Proposed Use – SFR – Kensington Gate) (Total Area – 113.66 Acres)	MRMJ166		89	Carried

The Monmouth County Development Review Committee requested that Mark Aikins, Esq., Planning Board Counsel, explore the option of calling out the bond posted by the applicant for improvements along Dutch Lane Road that were not installed as per the agreement between the developer and the County of Monmouth. Mr. Aikins will report back to the committee at the meeting of February 10, 2014.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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

SCHEDULE 1196D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 27, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Borough of Belmar Block 3 Lot 3 Ocean Avenue (County Route 18)	Belmar Borough (Proposed – new 7279 sq. ft. 2-story pavilion and new 2427 sq. ft. 1-story pavilion) (Total Site Area – 25.5 acres) (Impervious Area – 0.22 acres new proposed)	BLSP9254A	12-19-13	Request Information

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

1. Current plans show the right of way along Ocean Avenue (County Route 18) scaled at 78.5'. Revise plans to show the right of way correctly measured at 80'.
2. The Borough of Belmar is required to enter into a hold harmless agreement with the County of Monmouth for all encroachments into the county right of way.

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

Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	01-16-14	Request Information
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1. The Monmouth County Development Review Committee was advised of a meeting that took place between the applicant, the applicant's professionals, and the Borough of Eatontown on January 23, 2014 regarding the proposed access drive onto Wyckoff Road (County Route 547). The applicant was advised that subsequent to previous meetings with the State of New Jersey Department of Transportation and Monmouth County Staff, the applicant was to return to the D.O.T. to explore the possibility of allowing a left turn movement out of the site onto State Highway 35 in order to mitigate the movements out onto Wyckoff Road, along with a signal timing adjustment at the intersection of Hwy. 35 and Wyckoff Road in order to add more green time for west bound vehicles on Wyckoff Road. The applicant also must provide a gap analysis for County Route 547. The Route 35 Gap Analysis must be modified to assume a two stage gap acceptance for vehicles turning left onto Route 35.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Landmark Howell, LLC Block 54.01 Lot 64 US Highway 9	Howell Township (Proposed – 3 new free-standing retail buildings – total 23,336 sq. ft) (Total Site Area – 7.79 acres) (Impervious Area – 3.66 acres new proposed)	HWSP9302	01-17-14	Carried

The Site Plan application for Landmark Howell was carried to the meeting of February 10, 2014 due to lack of adequate review time by engineering staff.

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	01-21-14	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 all plantings located within the sight line from the easterly driveway as shown on the plans. Revised plans must note that all existing plantings within the sight line, not limited to the sight triangle, 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 TBD Associates, Inc. Block 301 Lots 4 & 7 Marine Terrace	Long Branch City (Proposed – 11 new townhomes with 28 parking spaces) (Total Site Area – 0.86 acres) (Impervious Area – 0.542 acres new proposed)	LBSP9341	01-21-14	County Approval Not Required
Site Plan for James Lawson & Augustine Difigia Block 27 Lot 39 Freehold Road (County Route 522)	Manalapan Township (Proposed – demolish existing restaurant and construct new 6,250 sq. ft. restaurant – Old Silver Tavern) (Total Site Area – 5.795 acres) (Impervious Area – 1.36 acres existing <u>- 0.03 acres proposed</u> 1.33 acres total)	MNSP3937B	01-13-14	Request Information
<p>The following minimum information must be provided prior to formal review and action by the Development Review Committee:</p> <ol style="list-style-type: none"> 1. Revise plans to show the location of the proposed entrance drive to the Pantano Nursery site plan application located on adjacent lot 26. <p>Additional comments and conditions may be established upon receipt of the required information.</p>				
Site Plan for Castle Couture, LLC Block 10 Lot 4.01 US Highway 9	Manalapan Township (Proposed – 9,689 sq. ft. addition to existing abandoned catering building for retail/office) (Total Site Area – 2.30 acres) (Impervious Area – 1.84 acres existing – no change)	MNSP9342	01-22-14	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Serajus Quaderi & Mahbuba Rahman Block 268 Lot 73 County Route 520	Marlboro Township (Proposed – conversion of existing 3536 sq. ft. residence to dental/medical and office) (Total Site Area – 0.724 acres) (Impervious Area – 0.078 acres existing <u>+ 0.193 acres proposed</u> 0.271 acres total)	MRSP9340	01-15-14	Request Information

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

1. Complete sight line profiles must be submitted for the driveway along County Route 520 shown on the plans dated 10/15/13. The profiles must be measured from a point 25' behind the edge of pavement to a distance of 10 times the speed limit along the traveled lane of County Route 520. The sight line profiles must be drawn within the sight line, and not along the centerline of the road from the driver's eye.

Site Plan for J A T Associates, LLP Block 67 Lot 7.01 State Highway 36	West Long Branch Borough (Proposed – 17,957 sq. ft. addition at existing car Dealership plus 32 add'l parking spaces) (Total Site Area – 6.45 acres) (Impervious Area – 2.657 acres existing <u>+ 1.676 acres proposed</u> 4.333 acres total)	WLBSP9312	01-08-14	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The drainage analysis must be revised to address comments from Victorino Zabat, Monmouth County Engineering Department. The report must include a revised analysis for a 25 year storm event, drainage boundary changes, time of concentration under existing and proposed conditions, and all remaining conditions contained in the attached memorandum.

SCHEDULE 1196E

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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REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2014

1. Election of Chairperson for 2014

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. Ettore
Mr. Domidion

In the negative:

None

2. Adoption of Meeting Schedule for 2014

Motion to adopt the Development Review Committee Meeting Schedule for 2014 was made by Vince Domidion and seconded by Joe Ettore.

In the affirmative:

Mr. Kiernan
Mr. Sampson
Mr. Ettore
Mr. Domidion

In the negative:

None

**DEVELOPMENT REVIEW COMMITTEE
MEETING SCHEDULE
February 2014– January 2015**

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

REGULAR MEETING DATES	ALT. MTG. DATES (if needed PRIOR TO MCPB MTG.) 1:00 PM
Monday, February 10, 2014 Monday, February 24, 2014	Tuesday, February 18, 2014
Monday, March 10, 2014 Monday, March 24, 2014	Monday, March 17, 2014
Monday, April 14, 2014 Monday, April 28, 2014	Monday, April 21, 2014
Monday, May 12, 2014 Tuesday, May 27, 2014	Monday, May 19, 2014
Monday, June 9, 2014 Monday, June 23, 2014	Monday, June 16, 2014
Monday, July 14, 2014 Monday, July 28, 2014	Monday, July 21, 2014
Monday, August 11, 2014 Monday, August 25, 2014	Monday, August 18, 2014
Monday, September 8, 2014 Monday, September 22, 2014	Monday, September 15, 2014
Tuesday, October 14, 2014 Monday, October 27, 2014	Monday, October 20, 2014
Monday, November 10, 2014 Monday, November 24, 2014	Monday, November 17, 2014
Monday, December 8, 2014 Monday, December 22, 2014	Monday, December 15, 2014 * (* at 10:00 am – MCPB meets at 11:00 am)
Monday, January 12, 2015 Monday, January 26, 2015 (Reorganization Meeting)	Monday, January 5, 2015 Tuesday, January 20, 2015