

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:01 PM on MONDAY, JANUARY 28, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
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 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 1:15 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 1172A, 1172B, 1172C, 1172D & 1172E 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 1172A, 1172B, 1172C, 1172D & 1172E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1172A, 1172B, 1172C, 1172D & 1172E 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 1172A, 1172B, 1172C, 1172D & 1172E 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 28, 2013.

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

SCHEDULE 1172A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott Borbely, LLC Block 49 Lot 13.01 Jackson Terrace	Freehold Borough	FR313	01-18-13	3 (2 new)	Exempt

SCHEDULE 1172B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jersey Longhorn, LLC Block 23 Lot 8 Allentown-Red Valley Road (County Route 526)	Upper Freehold Township (Proposed Use – Agriculture/Residential zone subdivision) (Total Area – 86.8 acres)	UFT700 ROW3886	01-24-13	2 (1 new)	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way centerline of Allentown-Red Valley Road (County Route 526).
2. Revise plans to show the right of way measured 40' from the right of way centerline.
3. Receipt of a deed to the County of Monmouth for widening of the right-of-way along Allentown-Red Valley Road 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.

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
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 1172C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott Borbely, LLC Block 49 Lot 13.01 Jackson Terrace	Freehold Borough (Proposed Use – Single Family Residential) (Total Area – 1.602 acres)	FRMJ669		4 (3 new)	Project Withdrawn

- The Monmouth County Development Review Committee is in receipt of correspondence dated January 15, 2013 from Kenneth L. Pape, Esq., advising that the major subdivision application for Block 49, Lot 13.01 has been withdrawn by the applicant. Therefore, the Development Review Committee rescinds the Preliminary Approval issued on 08/13/2012.

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

SCHEDULE 1172D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 28, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Group 1 Automotive, Inc. Block 4 Lots 43 & 44 Luiz Lane	Freehold Township (Proposed – 120 new parking spaces for automobile inventory storage) (Total Site Area – 20.3 acres) (Impervious Area – 7.632 acres existing <u>+ 0.901 acres proposed</u> 8.533 acres total)	FRTSP9248	01-14-13	County Approval Not Required

Site Plan for KDC Solar CMC LLC Block 86 Lot 4.01 West Main Street (County Route 537)	Freehold Township (Proposed – Solar facility at CentraState Medical Center) (Total Site Area – 67.127 acres) (Impervious Area – 0.0067 acres new proposed)	FRTSP9252	01-22-13	Conditional Approval
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Conditions:

1. Revise plans to show the right of way centerline of West Main Street (County Route 537).
2. Revise plans to show the right of way along route 537 measured 50' from the right of way centerline.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along West Main Street 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.
 - The Monmouth County Development Review Committee recommends that Freehold Township require the installation of the access road between CentraState and Gravel Hill Road as a condition of municipal planning board approval.

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
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 Quick Check Corporation Block 5 Lot 9 Main Street (County Route 516)	Matawan Borough (Proposed – 4543 sq. ft. convenience store with gasoline station) (Total Site Area – 0.853 acres) (Impervious Area – 0.744 acres new proposed)	MTSP9234		Conditional Approval

- After review of the applicants appeal to modify the condition set forth on 12/10/12 to limit movements at the proposed driveway to right in and right out only, the Monmouth County Development Review Committee voted to allow for left turn movements into the sight from Main Street (County Route 516). The restriction of left turn out movements remains in effect.

Conditions:

1. Revise plans to show the proposed driveway at Main Street to be re-designed to prohibit left turns out in conformance with county and ADA standards. Refer to the attached photo copy.
2. Revise plans to show the right of way centerline of Main Street (County Route 516).
3. Revise plans to show the right of way measured 30' from the right of way centerline.
4. Revise plans to provide a 25' corner radius or greater if necessary to ensure that the traffic signal foundation and junction box are located within the area bounded by the corner radius.
5. Receipt of a deed to the County of Monmouth for the widening of the right-of-way and corner radius along Main Street (County Route 516). 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.
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Main Street, (County Route 516). 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
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 2112 Highway 35 Associates, LLC Block 3.01 Lots 6, 7 & 8 State Highway 35	Ocean Township	OSP9249	01-14-13	County Approval Not Required
(Proposed – parking improvements at existing site) (Total Site Area – 1.95 acres) (Impervious Area – 1.339 acres existing + <u>0.221 acres proposed</u> 1.560 acres total)				
Site Plan for Goodwill Industries of Southern NJ & Philadelphia, Inc. Block 13 Lot 12 Broad Street	Shrewsbury Borough	SHSP9251	01-17-13	County Approval Not Required
(Proposed – conversion of 1300 sq. ft. auto repair shop to donation center) (Total Site Area – 0.282 acres) (Impervious Area – 0.221 acres new proposed)				
Site Plan for New Cingular Wireless PCS, LLC Block 24 Lot 18 Old Mill Road	Spring Lake Heights Borough	SLHSP9250	01-15-13	County Approval Not Required
(Proposed – Upgrade of existing telecommunications facility) (Total Site Area – 1.486 acres)				

SCHEDULE 1172E

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 2013

1. Election of Chairperson for 2013

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 2013

Motion to adopt the Development Review Committee Meeting Schedule for 2013 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 2013– January 2014**

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

TIME

1:00pm

LOCATION

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

REGULAR MEETING DATES

ALT. MEETING DATES (if needed PRIOR TO MCPB MTG.)

Monday, February 11, 2013
Monday, February 25, 2013

Tuesday, February 19, 2013

Monday, March 11, 2013
Monday, March 25, 2013

Monday, March 18, 2013

Monday, April 8, 2013
Monday, April 22, 2013

Monday, April 15, 2013

Monday, May 13, 2013
Tuesday, May 28, 2013

Monday, May 20, 2013

Monday, June 10, 2013
Monday, June 24, 2013

Monday, June 17, 2013

Monday, July 8, 2013
Monday, July 22, 2013

Monday, July 15, 2013

Monday, August 12, 2013
Monday, August 26, 2013

Monday, August 19, 2013

Monday, September 9, 2013
Monday, September 23, 2013

Monday, September 16, 2013

Tuesday, October 15, 2013
Monday, October 28, 2013

Monday, October 21, 2013

Tuesday, November 12, 2013
Monday, November 25, 2013

Monday, November 18, 2013

Monday, December 9, 2013
Monday, December 23, 2013

Monday, December 16, 2013 *
(* at 10:00 am – MCPB meets at 11:00 am)

Monday, January 13, 2014
Monday, January 27, 2014 (Reorganization Meeting)

Monday, January 6, 2014