

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, FEBRUARY 9, 2015 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 27, 2015 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, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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.

The Committee recessed at 2:26 PM and returned at 2:30 PM. There being no further business, the Meeting was adjourned at 2:37 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE and Mary Ellen Scott.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1221A, 1221B, 1221C, 1221D & 1221E 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 1221A, 1221B, 1221C, 1221D & 1221E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1221A, 1221B, 1221C, 1221D & 1221E 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 1221A, 1221B, 1221C, 1221D & 1221E 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, FEBRUARY 9, 2015.

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

SCHEDULE1221A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 9, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Dominic Tomaini Block 105 Lot 19.01 Brighton Avenue	Long Branch City	LB573	01-26-15	2 (1 new)	Exempt
Subdivision for Rani Chouha Block 81 Lot 8 Thompson Grove Road	Manalapan Township	MN1052	01-30-15	2 (1 new)	Exempt

SCHEDULE1221B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 9, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Frank Fiumefreddo Block 19 Lots 2 & 4 Ocean Avenue (County Route 18)	Spring Lake Borough (Proposed Use – Single Family Residential) (Total Area – 0.516 acres)	SL352 ROW3910	01-23-15	2 (Lot Line Adjustment)	Conditional Final Approval

CONDITION:

1. Revise plans to include County curb detail.

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

SCHEDULE1221C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 9, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Delray Holdings, LLC Block 85 Lot 14 Orchard Street	Freehold Borough (Proposed Use – Multi-Family residential) (Total Area – 5.14 acres)	FRMJ703	01-21-15	17 (16 new)	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 a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.

Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Monarch Pointe, LLC Block 119 Lots 23, 25 & 26 Texas Road	Marlboro Township (Proposed Use – Residential) (Total Area – 16.5 acres)	MRMJ697	01-29-15	20 (17 new)	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 a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.

Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

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

SCHEDULE1221D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 9, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JRN Home Builders, LLC Block 26 Lot 5 Ocean Park Avenue	Bradley Beach Borough (Proposed – new 3-unit townhouses) (Total Site Area – 0.17 acres) (Impervious Area – 0.168 acres existing - <u>0.065 acres proposed</u> 0.103 acres total)	BBSP9436	02-03-15	County Approval Not Required
Site Plan for Schneider & Nelson, Inc. Block 2401 Lot 55 State Highway 36	Eatontown Borough (Proposed – 15,905 sq. ft. addition at existing auto dealership) (Total Site Area – 4.09 acres) (Impervious Area – 3.783 acres existing - <u>0.217 acres proposed</u> 3.566 acres total)	ETSP9435	02-02-15	County Approval Not Required
Site Plan for 701 Tennent Road LLC Block 11 Lot 2 Tennent Road (County Route 3)	Manalapan Township (Proposed – 2450 sq. ft. professional office) (Total Site Area – 0.616 acres) (Impervious Area – 0.161 acres existing <u>+ 0.134 acres proposed</u> 0.295 acres total)	MNSP9433	01-28-15	Request Information

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

1. Address review comments contained in memorandum prepared by Victorino Zabat, PE dated 2/2/15.
2. Address landscape and lighting comments contained in memorandum prepared by Ellias Sarrinikolaou dated 2/3/15.
3. Revise plans to show driveways designed to county standards and include details. Location of easterly driveway on Tennent Road (County Route 3) may be required to be shifted due to existing utility pole. Revise plans to show all necessary signage for one-way driveways and include details.
4. Revise plans to include standard notes (attached) regarding traffic control devices on Monmouth County roads.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Four Ponds Center Associates, LP Block 1063 Lot 10 Middletown-Lincroft Road (County Route 50)	Middletown Township (Proposed – 228 unit multi-family residential with 1607 parking spaces) (Total Site Area – 67.99 acres) (Impervious Area – 18.93 acres new proposed)	MDSP9426	01-27-15	Request Information

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

1. Revise plans to address comments of Victorino Zabat in memorandum dated 1/30/15.
2. Revise plans to address comments of Ellias Sarrinikolaou in memorandum dated 2/3/15.
3. Revise plans to move crosswalk to the intersection of Middletown-Lincroft Road (County Route 50) /Turnberry Drive.
4. Revise plans to label signs and include sign details.
5. Revise plans to eliminate the proposed brick paver material from the crosswalk at the site driveway at Middletown-Lincroft Road (County Route 50).
6. Revise plans to label ADA ramps at the crosswalks and include details.
7. Revise plans to include note (attached) regarding traffic control devices along county roadways.

Additional comments and conditions may be established by the Development Review Committee upon the receipt of revised plans.

Site Plan for Whirl Realty, LLC Block 262 Lot 1.01 Main Street	Middletown Township (Proposed – new 4,000 sq. ft. office/warehouse building at existing site) (Total Site Area - .94 acres) (Impervious Area – 0.705 acres existing <u>+ 0.009 acres proposed</u> 0.714 acres total)	MDSP9434	01-29-15	County Approval Not Required
--	---	----------	----------	---------------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for BG Monmouth LLC Block 67 Lot 8.01 State Highway 36	West Long Branch Borough	WL BSP5484A	01-26-15	County Approval Not Required
	(Proposed – storefront improvements at existing shopping center – Consumer Centre) (Total Site Area – 28.29 acres) (Impervious Area – 21.16 acres existing – no change)			

SCHEDULE1221E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------------	--------------	--------	------------	--------------------
