

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, FEBRUARY 10, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived at 2:10 PM)
Vincent Domidion
Jennifer DiLorenzo

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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 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 2:53 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Kevin Nugent, PE (arrived at 2:10 PM and left at 2:15 PM). Also in attendance were Dante M. Alfieri, Esq. and Ron Aulenbach from Edgewood Properties.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1197A, 1197B, 1197C, 1197D & 1197E 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 1197A, 1197B, 1197C, 1197D & 1197E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1197A, 1197B, 1197C, 1197D & 1197E 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 1197A, 1197B, 1197C, 1197D & 1197E 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, FEBRUARY 10, 2014.

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

SCHEDULE1197A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1197B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 1840 6 th Avenue LLC Block 91 Lot 13 Sixth Avenue (County Route 2)	Neptune City Borough (Proposed Use – Single Family Residential) (Total Area – 0.34 acres)	NC247 ROW3897	02-05-14	2	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way centerline along 6th Avenue (County Route 2).
2. Revise plans to show the right of way measured 30' from the right of way centerline with a 25' corner radius at the intersection of 6th Avenue and Springdale Avenue.
3. Revise plans to show the existing fence located outside of the required right of way, or submit a copy of a filed hold harmless agreement with the County of Monmouth for the portion of the fence the applicant wishes to remain within the required right of way.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Sixth Avenue (County Route 2) to a distance of 30' 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, 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				

SCHEDULE 1197C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K.M. Hughes Enterprises, Inc. Block 33 Lots 16 & 35 Hance Road	Fair Haven Borough (Proposed Use – Residential) (Total Area – 1.08 acres)	FHMJ609	01-29-14	4	Project Withdrawn

Mark Aikins recused himself from this review and discussion.

- The Monmouth County Development Review Committee officially accepted without prejudice, the withdrawal of the K.M. Hughes Enterprises Major Subdivision application that was previously issued Preliminary Approval on 08/27/07 (Application #FHMJ609).

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				

Subdivision for K. M. Hughes Enterprises, Inc. Block 33 Lots 16 & 35 Colonial Court/Hance Road	Fair Haven Borough (Proposed Use – SFR – add'l 156 LF of Colonial Court) (Total Area – 1.09 acres)	FHMJ680	01-29-14	7	Preliminary Approval
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Mark Aikins recused himself from this review and discussion.

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. M. Hughes Enterprises, Inc. Block 33 Lots 16 & 35 Colonial Court/Hance Road (CONT'D)	Fair Haven Borough	FHMJ680	01-29-14	7	

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				

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	Update
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The Monmouth County Development Review Committee on 01/27/2014 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. Subsequent to that request, Mr. Aikins contacted the applicant's attorney, James Mullen, Esq., who agreed to cooperate with the county and comply with the conditions contained within the agreement. A meeting is to be scheduled between the applicants' representatives and the county prior to the Development Review Committee meeting of 02/24/2014 to discuss the terms of the agreement. The applicant will be informed that a full set of construction drawings for the required improvements must be submitted by March 31, 2014.

SCHEDULE 1197D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 10, 2014.

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	Request Information

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

1. The Stormwater Management report must be revised to address the comments prepared by Victorino Zabat from the Monmouth County Engineering Department. The report must include revised 25 year runoff-routing computations, individual hydrographs on multiple plots, maintenance responsibility for the stormwater basins, and all remaining conditions contained in the attached memo dated January 31, 2014.

Site Plan for Howell Flex Center, LLC Block 49 Lot 10 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – 2 new buildings totaling 58,500 sq. ft. plus 280 additional parking spaces - recreational use) (Total Site Area – 14.11 acres) (Impervious Area – 2.48 acres existing <u>+ 4.30 acres proposed</u> 6.78 acres total)	HWSP8474A	02-04-14	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 analysis and drainage area map for the entire area tributary to Monmouth County Drainage Structure HL-47 located in Squankum-Yellowbrook Road (County Route 524A).

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Pantano Properties, LLC Block 27 Lot 25 Freehold Road (County Route 522)	Manalapan Township (Proposed – 9,000 sq. ft. office/warehouse building) (Total Site Area – 3.68 acres) (Impervious Area – 0.58 acres new proposed)	MNSP9279		Request Information

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

- The applicant must submit a traffic impact statement indicating the total number of vehicle trips generated by the proposed development.

The following items must also be addressed:

1. Revise plans to eliminate the proposed driveway on Lot 25 along Freehold Road (County Route 522), and utilize the existing drive on Lot 24 for ingress and egress to the site. A copy of a filed cross-access agreement between lots 24 and 25 must be submitted.
2. Revise plans to show a 2' saw cut and pavement repair along the frontage improvements from the existing edge of pavement to the proposed curb.
3. Revise plans to provide a pavement repair detail in conformance with county standards.
4. Revise plans to note that the existing Utility Pole will be located a minimum of 6' behind the new curb line.
5. Revise plans to address the attached comments prepared by the Monmouth County Landscape Architect.
6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Freehold Road (County Route 522) to a distance of 40' from the right-of-way centerline as correctly shown on the plans. 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.
7. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Freehold Road (County Route 522). The amount will be calculated upon receipt of revised plans.

Site Plan for Hindu American Temple Block 147 Lots 13, 17 & 28.01 Wooleytown Road	Marlboro Township (Proposed – additional 12,787 sq. ft. at existing place of worship) (Total Site Area – 37.70 acres) (Impervious Area – 4.978 acres existing <u>+ 0.403 acres proposed</u> 5.381 acres total)	MRSP6273C	02-07-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Plaza III, LLC Block 176 Lot 2 Texas Road	Marlboro Township (Proposed – new 3644 sq. ft. bank and 21,000 sq. ft. retail building) (Total Site Area – 3.984 acres) (Impervious Area – 2.683 acres new proposed)	MRSP8537A	01-31-14	Request Information

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

1. In addition to the Drainage Area Map, the applicant must submit additional information including runoff and routing calculations for a 25 year storm runoff, existing time of concentration, proposed runoff, detention storage volume, and all remaining conditions contained in the memorandum prepared by Victorino Zabat of the Monmouth County Engineering Department.

Site Plan for Hilman Rollers, Inc. Block 360 Lot 10 Timber Lane	Marlboro Township (Proposed – new 3,200 sq. ft. pole barn at existing site) (Total Site Area – 8.98 acres) (Impervious Area – 5.303 acres existing – no change)	MRSP9346	02-03-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JSM at Matawan II, LLC Block 40 Lots 6 & 7 Broad Street (County Route 516)	Matawan Borough (Proposed – additional 32,790 sq. ft. office/retail and 130 residential units) (Total Site Area – 6.51 acres) (Impervious Area – 4.745 acres existing <u>+ 0.423 acres proposed</u> 5.168 acres total)	MTSP7164A	01-30-14	Conditional Approval

- The Monmouth County Development Review Committee voted to rescind the previous condition to eliminate the middle access drive along Broad Street (County Route 516) based on the testimony of the applicants engineer that the installation of a continuous two way center turn lane would provide safe movements into the site.

The following conditions are still in effect:

- A continuous two way center turn lane must be provided extending from the intersection of Broad Street and State Highway 34 to the easterly most proposed driveway and tapered back to the existing centerline of Broad Street in accordance with M.U.T.C.D. Standards. A Strip Map must be provided at a scale of now less than 1" = 30' showing the required striping.
- Revise plans to provide a pavement repair detail, curb and depressed curb detail in conformance with county standards.
- Revise plans to address the attached comments provided by the Monmouth County Landscape Architect.
- Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Broad 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, Joe Ettore, 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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Associates Block 813 Lot 22 Kings Highway	Middletown Township (Proposed – conversion of existing 7580 sq. ft. building to office use) (Total Site Area – 1.03 acres) (Impervious Area – 0.484 acres existing <u>+ 0.031 acres proposed</u> 0.515 acres total)	MDSP9345	02-03-14	County Approval Not Required
Site Plan for Amoscato Family, LLC Block 46.01 Lots 1, 65, 66 & 67 Allaire Road (County Route 524)	Spring Lake Hts. Borough (Proposed – additional 5,000 sq. ft. (2 buildings) at existing site and 64 new parking spaces) (Total Site Area – 2.07 acres) (Impervious Area – 0.885 acres existing <u>+ 0.465 acres proposed</u> 1.350 acres total)	SLHSP9343	01-22-14	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. The applicant must provide a jurisdictional map to determine the limits of the State Department of Transportation's responsibility for the westerly driveway along Allaire Road.

SCHEDULE1197E

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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