

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, FEBRUARY 11, 2013 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 2:25 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, and Mark Aikins, Esq. Also in attendance were: John Ploskonka, PE from Concept Engineering, Matt Welch, PE from Stonefield Engineering and Paul Edinger, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1173A, 1173B, 1173C, 1173D & 1173E 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 1173A, 1173B, 1173C, 1173D & 1173E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1173A, 1173B, 1173C, 1173D & 1173E 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 1173A, 1173B, 1173C, 1173D & 1173E 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 11, 2013.

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

SCHEDULE 1173A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 11, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for TFM Builders, LLC Block 16 Lot 5.01 Minnesink Road	Manasquan Borough	MQ380	01-29-13	2 (1 new)	Exempt
Subdivision for Johnson Obayuwana Block 188 Lot 12.01 Leonard Avenue	Neptune Township	N537	02-05-13	3 (2 new)	Exempt

SCHEDULE 1173B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 11, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for D & L Realty Associates, LLC Block 69 Lots 35.02 & 47 West Main Street (County Route 537)	Freehold Township (Proposed Use – Shopping Plaza) (Total Area – for Lot 47 3.057 acres)	FRT642 ROW3887 (also FRTSP998C)	01-28-13	2 (Lot Line Adjustment)	Request Information

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

1. Revise plans to show the right of way centerline along Monmouth Road (County Route 537).
2. Revise plans to show the right of way measured 50' from the right of way centerline.
3. Revise plans to show the location of the drainage basin located at the front of the property to determine if any conflicts would exist with the new right of way.

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

SCHEDULE 1173C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 11, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1173D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 11, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 208 Main Street Realty, LLC Block 2402 Lots 1 & 16 Main Street	Asbury Park City	APSP9255	01-31-13	County Approval Not Required
	(Proposed – 13,700 sq. ft. beer garden/banquet facility – Johnny Mac House of Spirits) (Total Site Area – 0.390 acres) (Impervious Area – 0.318 acres existing – no change)			
Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 Hope Road (County Route 51) Wyckoff Road (County Route 547)	Eatontown Borough	ETSP9051	01-31-13	Prior Conditional Approval Stands
	(Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)			

Matt Welch from Stonefield Engineering and Paul Edinger, Esq. appeared before the Development Review Committee to appeal the condition that a continuous left turn lane be installed along Hope Road. The Committee informed the applicant that it was not their intention to have the applicant install the improvements at this time, but rather to submit a conceptual design for review and comment. Any requirement for actual roadway improvements would be made subsequent to review and recommendations offered by engineering staff. The applicant agreed to submit the conceptual design.

Conditions:

1. Subsequent to a formal appeal by the applicant regarding the previous requirement of installing a left turn lane along Hope Road, the Development Review Committee determined that a conceptual striping plan showing a continuous center left turn lane be submitted along the entire property frontage extending to the intersection of Wyckoff Road and westerly along the roadway to show that no conflicts would arise with the no left turn in prohibition at the United Parcel Service facility. The striping plan will be reviewed by Monmouth County Engineering staff to determine the need for the improvements along Hope Road (County Route 51).
2. Revise plans to re-direct the R6-1L (do not enter) sign at the easterly driveway toward the parking lot.
3. Revise plans to show the existing inlet castings along Hope Road to be replaced with new "type B" castings, "type "N-eco" curb pieces and bicycle safe grates.
4. Revise plans to show the bearing, distance, and radius information for the required right of way radius.
5. Revise plans to show the right of way centerline of Wyckoff Road (County Route 547).
6. Revise note on sheet 2 of 7 to designate "county" curb to meet existing edge of pavement, not "Type 1".
7. Revise plan sheets to reflect the county route numbers for Hope Road and Wyckoff road.
8. Revise plans to correctly identify the RCP size in Hope road as either 18" or 21".
9. Revise plans to more clearly show the existing striping along the property frontage.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 (CONT'D)	Eatontown Borough	ETSP9051	01-31-13	
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10. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Hope Road (County Route 51) 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.
11. Posting of a performance guarantee (bond, letter of credit, band/certified check) to assure the satisfactory installation of improvements along Hope Road (County Route 51). 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				X

Site Plan for D & L Realty Associates, LLC Block 69 Lot 47 West Main Street (County Route 537)	Freehold Township (Proposed – Parking improvements at existing site) (Total Site Area – 3.057 acres) (Impervious Area – 2.114 acres existing <u>+ 0.363 acres proposed</u> 2.477 acres total)	FRTSP998C (also FRT642 ROW3887)	01-28-13	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 show the right of way centerline along Monmouth Road (County Route 537).
2. Revise plans to show the right of way measured 50' from the right of way centerline.
3. Revise plans to show the location of the drainage basin located at the front of the property to determine if any conflicts would exist with the new right of way.

Additional comments may 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 Prestone Products Block 78 Lot 6 Halls Mill Road (County Route 55)	Freehold Township (Proposed – 80,000 sq. ft. addition to existing site) (Total Site Area – 21.533 acres) (Impervious Area – 9.086 acres existing <u>+ 1.637 acres proposed</u> 10.723 acres total)	FRTSP6116A	01-28-13	Request Information

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

1. The applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure F-13 located in Turf Road, and HL-2, located in Okerson Road, along with a full drainage report.

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

Site Plan for 352 Monmouth Road LLC Block 62 Lot 20.05 Monmouth Road (County Route 537)	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	02-04-13	Request Information Continues
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John Ploskonka from Concept Engineering appeared before the Development Review Committee for a second time to appeal the condition that sight line profiles be submitted for review for the proposed driveway along Monmouth Road (County Route 537). The Committee again determined that the profiles are necessary to determine adequate sight distance for vehicles exiting the driveway. The applicant agreed to submit the sight line profiles.

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

- The Development Review Committee considered an additional request by the applicant's attorney to waive the previous requirement to provide full sight line profiles as per a review conducted by John Rea, PE, and determined that complete profiles must be provided to adequately assess sight distance along Monmouth Road (County Route 537).
1. Complete sight line profiles must be submitted for both the original requested location of the driveway along Monmouth Road (County Route 537) and the new proposed location as shown on the plans dated 11/06/12, so that a determination can be made as to which location would provide optimal sight distance. 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 537. The sight line profiles must be drawn within the sight line, and not along the centerline of the road from the driver's eye at the maximum allowable driveway slope of 7%.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chase Partners, LLC (Signature Place at Neptune) Block 1500 Lots 23.04 & 23.05 Jumping Brook Road	Neptune Township (Proposed – 272 unit multi-family residential with 8000 sq. ft. retail, 3806 sq. ft. clubhouse and two 5-car garages) (Total Site Area – 25.37 acres) (Impervious Area – 9.715 acres new proposed)	NSP9242	02-01-13	Request Information Continues

Mark Aikins recused himself from this review and discussion.

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

1. The applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure N-18 located in Jumping Brook Road, along with a full drainage report.

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

Site Plan for VTR Tinton Falls Corp. By Atria Management Company, LLC Block 123 Lot 62.01 Asbury Avenue (County Route 16)	Tinton Falls Borough (Proposed – Sign relocation for Atria Assisted Living) (Total Site Area – 2 acres) (Impervious Area – 0.002 acres new proposed)	TFSP9256	02-01-13	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 complete grading plan for the area surrounding the proposed sign location.

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

SCHEDULE 1173E

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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