

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, FEBRUARY 22, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
Jennifer DiLorenzo
Charles Casagrande

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 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 adopted a Resolution to enter into an executive session at 2:48 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 3:05 PM. There being no further business, the Meeting was adjourned at 3:33 PM.

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

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1246A, 1246B, 1246C, 1246D & 1246E 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 1246A, 1246B, 1246C, 1246D & 1246E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1246A, 1246B, 1246C, 1246D & 1246E 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 1246A, 1246B, 1246C, 1246D & 1246E 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. Giannell

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 FEBRUARY 22, 2016.

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

SCHEDULE1246A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1246B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1246C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Stillwell Road Holdings, LLC Block 421 Lots 3 & 4 Buckley Road	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 38.39 acres)	MRMJ718	02-02-16	17 (15 new)	Request Information

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

1. There appears to be one proposed access point from the project site to the Henry Hudson Trail (HHT), connecting from the western side of the northern cul-de-sac. The Monmouth County Park System (MCPS) encourages these types of access points. However, any access to and/or improvements in the HHT right of way shall be subject to an access agreement between the developer and the MCPS.
2. The paved surface of the HHT in the proposed project area is in good condition, without cracks or other defects. Any damage to the HHT shall be repaired by the developer to pre-construction conditions.
3. The MCPS recommends that the developer provide an 8-foot wide asphalt walk instead of a 5-foot wide asphalt walk as proposed. 8 feet will allow for safer two-way pedestrian traffic and will reduce the impacts of eventual wear and tear on the walkway edges.
4. The MCPS requests additional screening along the western boundary of the subdivision. A mix of deciduous shrubs and trees between the project and the trail will lessen the impact of the proposed development on the trail.
5. The MCPS notes that the proposed access walk and storm water detention basin are included on the lot that is indicated to be given to the Township as open space. Who will be responsible for the continued maintenance of the access walk and detention basin if the lot is intended to be transferred to the Township? The MCPS questions why the local municipality would want the responsibility for maintaining the walk and basin post construction.
6. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 22, 2016.
7. The County is currently designing improvements to the intersections of Buckley and Moore Roads with Dutch Lane Road (County Route 46). The applicant shall contact the County Engineer to coordinate proposed roadway improvements along Buckley Road with the County's project.
8. The project is located adjacent to the Henry Hudson Trail. The developer shall include a note in the deeds disclosing the presence and use of the rail trail to future residents. The applicant shall submit documentation indicating the manner in which this requirement will be implemented during the sale of the proposed lots.
9. The applicant must submit a letter requesting withdrawal of the prior approval granted for Application MRMJ546.
10. Application MRMJ546 included a bridge assessment of \$1,945.00, which represented the developer's share of the replacement of County Drainage Structure ML48-B. Prior to final approval, the applicant shall be responsible for an updated bridge assessment, which will include County Drainage Structure ML-2.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 62 Center Avenue, LLC Block 382 Lot 1 Center Avenue	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 1.25 acres)	MDMJ719	02-05-16	4 (3 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE1246D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 22, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JSM at Eaton, LLC Block 83 Lot 1.01 Elton-Adelphia Road (CR 524) Jackson Mills Road (CR 23)	Freehold Township	FRTSP8985A	02-11-16	Conditional Approval
(Proposed – 8 residential buildings with 209 units, 3669 sq. ft. clubhouse and 14,553 sq. ft. retail at existing site, with 8,000 sq. ft. commercial building and 199 additional parking spaces) (Total Site Area – 21.09 acres) (Impervious Area – 5.220 acres existing + 4.481 acres proposed 9.701 acres total)				

Conditions:

1. Provide the information requested in the site plan markup prepared by Vince Cardone, dated March 1, 2016.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 22, 2016.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for AMJ Realty Limited Partnership/ Wild Brook Ranch, LLC Block 228 Lots 36, 37, 43, 44.01 & 45.01 Belmar Boulevard (County Route 18) County Bridge HL-84	Howell Township	HWSP9568	02-10-16	Request Information
(Proposed – 34,250 sq. ft. total buildings for Horse Farm with 3 residential units) (Total Site Area – 184.42 acres) (Impervious Area – 4.6 acres new proposed)				

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 22, 2016.

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 Amerco Real Estate Co. Block 144 Lot 95.01 US Highway 9	Howell Township (Proposed – 109,064 sq. ft. total for U-Haul facility & storage) (Total Site Area – 4.838 acres) (Impervious Area – 3.241 acres new proposed)	HWSP9569	02-12-15	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 22, 2016.

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

Site Plan for Atlantic Resource Center, LLC Block 52 Lot 6.01 Sea Girt Avenue (County Route 49)	Manasquan Borough (Proposed – 99 sq. ft. addition to Edgar’s Pub) (Total Site Area – 0.580 acres) (Impervious Area – 0.551 acres existing – no change)	MQSP9567	02-08-16	Conditional Approval
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Condition:

1. The third note under the zoning table shall be revised to read as follows: “Existing curb shall be replaced as determined by the County Engineer.”

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sisters of the Good Shepherd/ Collier Youth Services Block 153 Lots 38 & 47 Conover Road County Bridges ML-1, ML-43 & ML-59	Marlboro Township (Proposed – 18,035 sq. ft. total additions to existing school) (Total Site Area – 255.07 acres) (Impervious Area – 3.38 acres existing <u>+ 0.89 acres proposed</u> 4.27 acres total)	MRSP6747B	02-05-16	Conditional Approval

Condition:

- The applicant shall verify whether bridge reconstruction and maintenance easements have been established for County Structures ML-49 and ML-53 at Pleasant Valley Road and ML-1 and Beacon Hill Road. If so, the applicant shall revise the site plan to show the easement parcels. If not, then the applicant shall provide bridge reconstruction and maintenance easements for each of these structures. The easements shall extend 50 feet laterally from each side of the opening and 50 feet beyond the right-of-way into the site. The applicant shall provide a metes and bound description of each easement parcel on the plan, and indicate the easement area in square feet and acres. The applicant shall submit draft proposed deeds and deed descriptions to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at www.visitmonmouth.com. Following approval, the applicant shall submit executed deeds directly to this office for filing with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for James & Theresa Davis Block 260 Lot 1 Main Street	Middletown Township (Proposed – conversion of 2400 sq. ft. residence to office) (Total Site Area – 1.317 acres) (Impervious Area – 0.111 acres existing <u>+ 0.091 acres proposed</u> 0.202 acres total)	MDSP9571	02-18-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Capitol Seniors Housing Block 3 Lot 1 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – new 85-unit senior assisted living residence) (Total Site Area – 4.07 acres) (Impervious Area – 1.663 acres new proposed)	SHSP9570	02-12-16	Request Information

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

1. Revise the proposed driveway along Shrewsbury Avenue to restrict left turns out of the site. In addition, ADA ramps should be provided for the crosswalk at this location.
 2. Revise the site plan to show a 25-foot corner radius dedication at the intersection of Shrewsbury Avenue and Patterson Avenue.
 3. Show the location/MUTCD code for all signs proposed to be relocated along Shrewsbury Avenue.
 4. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated February 17, 2016.
- The stormwater report for this application was received after the DRC meeting held on February 22, 2016, and will be reviewed in conjunction with the revised site plan.

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

Site Plan for The "A" NJ Sports Complex, LLC Blocks 111 / 113.01 Lots 10.01,11 & 12.01/16.01,17-29,31 Wayside Road (County Route 38)	Tinton Falls Borough (Proposed – Indoor/Outdoor Soccer Complex with 142,990 total sq. ft. and 452 new parking spaces) (Total Site Area – 41.7 acres) (Impervious Area – 20.808 acres new proposed)	TFSP9564	02-02-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide a summary of operation of the site, i.e., explain the hours of peak activity during the week and on weekends).
2. Provide an estimate of the number of pedestrians expected to cross CR 38.
3. How will pedestrian crossings be controlled to ensure they only occur at the crosswalk?
4. Provide a speed study of County Route (CR) 38, indicating the average speed and 85th percentile speed.
5. Provide seasonal adjustment of traffic count on CR 38, adjusted to peak season of site use.
6. Provide lighting analysis of CR 38. Indicate whether lighting of the crosswalk be adequate per NJDOT standards?
7. Provide summary of bus operations (frequency, access points, parking area).
8. Define driveway material for access to overflow parking areas.
9. How will the overflow parking areas be identified?
10. A two-way center turn lane may be required as a condition of approval.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The "A" NJ Sports Complex, LLC Blocks 111 / 113.01 Lots 10.01,11 & 12.01/16.01,17-29,31 (CONT'D)	Tinton Falls Borough	TFSP9564	02-02-16	

11. The use of R5-1b at the proposed crosswalk appears to be an error, since this is a "Bicycle Wrong Way" sign. Proper signage would be W11-2 and W16-7p. (Note that the DRC has yet to decide if this crosswalk will be permitted.)
12. The crosswalk shall be Type C per Figure 12 of Development Regulations
13. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated February 23, 2016.
14. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated February 17, 2016.

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

SCHEDULE1246E

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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