

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 23, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Edward Sampson, PP
Joseph Ettore, PE
Vincent Domidion
Ray Bragg, PE (arrived at 3:10 PM and left at 3:30 PM)

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Joe Barris, PP
James Giannell
Jennifer DiLorenzo

Mr. Domidion 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.

There being no further business, the Meeting was adjourned at 3:40 PM.

Staff present included: Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE and Mary Ellen Scott. Also in attendance were: Peter Falvo, Esq.; Jason Fichter, PE; Nick Verderese, PE; Joseph Hanrahan, PE; Joe Shabot from West Front Street Partners; and Sandra Sung and Deb Tantleff from Tantum.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1222A, 1222B, 1222C, 1222D & 1222E by the Committee, Mr. Domidion 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 1222A, 1222B, 1222C, 1222D & 1222E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1222A, 1222B, 1222C, 1222D & 1222E 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 1222A, 1222B, 1222C, 1222D & 1222E 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. 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 23, 2015.

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

SCHEDULE1222A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 23, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for William & Lorraine Westerberg Block 224 Lot 32 Mercer Avenue	Middletown Township	MD1451	02-17-15	2 (1 new)	Exempt

SCHEDULE1222B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 23, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RPM Development LLC Block 39 Lot 1 Church Street (County Route 45)	Aberdeen Township (Proposed Use – age-restricted and family oriented affordable housing) (Total Area – 13.553 acres)	ABT458 ROW3904 (also ABTSP9406)	02-13-15	3 (2 new)	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 in review memorandum prepared by Victorino Zabat, PE dated 2/24/15.
2. Revise plans to address comments in landscape review memorandum prepared by E. Sarrinikolaou, LLA dated 2/17/15.
3. Revise plans to provide sight line profiles from the proposed site driveway along Church Street (County Route 45).
4. Revise plans to identify signs to be re-located and indicate on plans the new location.
5. Revise plans to include notes regarding traffic control devices.

Other:

1. Prior to Final Approval a deed to the County of Monmouth must be submitted for widening the right-of-way of Church Street (County Route 45) to a distance of 30' from the centerline. Submit a draft deed description for review. Following approval of the deed description submit executed deed to this office for filing with the Monmouth County Clerk's office.
2. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Church Street (County Route 45).
3. The project is located along the Henry Hudson Trail, a rail route maintained by the Monmouth County Park System for recreation purposes. The developer should disclose the existence of the rail trail to future residents.
4. The Development Review Committee waived the requirement to provide a tree inventory.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Isaac Nasar Block 60 Lots 214.03 & 216 Wall Street (County Route 32)	West Long Branch Borough (Proposed Use – Single Family Residential) (Total Area – 2.36 acres)	WLB315 ROW3911	02-13-15	2 (Lot Line Adjustment)	Final Approval

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

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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

SCHEDULE1222C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 23, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellowbrook Property Co. Block 86.01 Lot 20 Wemrock & Gulley Roads	Freehold Township (Proposed Use – Single Family Residential – Legend Hollow Estates) (Total Area – 10.48 acres)	FRTMJ695	02-03-15	10 (9 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 Ed Sampson, Seconded by, Vince Domidion, 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

Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 County Route 520	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	02-12-15	6 (5 new)	Request Information Continues
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The Committee directed staff to meet with the applicant and Marlboro Township to review site frontage issues.

SCHEDULE1222D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 23, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RPM Development LLC Block 39 Lot 1 (1.01 & 1.02) Church Street (County Route 45)	Aberdeen Township (Proposed – 145 age-restricted and family oriented affordable housing Apartment units with 2545 sq. ft. senior center) (Total Site Area – 13.553 acres) (Impervious Area – 2.95 acres new proposed)	ABTSP9406 (also ABT458 ROW3904)	02-13-15	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 in review memorandum prepared by Victorino Zabat, PE dated 2/24/15.
2. Revise plans to address comments in landscape review memorandum prepared by E. Sarrinikolaou, LLA dated 2/17/15.
3. Revise plans to provide sight line profiles from the proposed site driveway along Church Street (County Route 45).
4. Revise plans to identify signs to be re-located and indicate on plans the new location.
5. Revise plans to include notes regarding traffic control devices.

Other:

1. Prior to Final Approval a deed to the County of Monmouth must be submitted for widening the right-of-way of Church Street (County Route 45) to a distance of 30' from the centerline. Submit a draft deed description for review. Following approval of the deed description submit executed deed to this office for filing with the Monmouth County Clerk's office.
2. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Church Street (County Route 45).
3. The project is located along the Henry Hudson Trail, a rail route maintained by the Monmouth County Park System for recreation purposes. The developer should disclose the existence of the rail trail to future residents.
4. The Development Review Committee waived the requirement to provide a tree inventory.

Site Plan for Asbury Park Distilling, LLC Block 3105 Lot 5 Lake Avenue	Asbury Park City (Proposed – new craft distillery in existing 18,725 sq. ft. building) (Total Site Area – 0.365 acres) (Impervious Area – 0.328 acres existing – no change)	APSP9439	02-19-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bennett Road Associates Block 168 Lot 26 Bennett Road	Howell Township (Proposed – demolish 4,120 of 32,355 sq. ft. at existing site for construction office and yard) (Total Area – 17.51 acres) (Impervious Area – 0.742 acres existing <u>+ 0.113 acres proposed</u> 0.855 acres total)	HWSP9440	02-20-15	County Approval Not Required

Site Plan for FEM South Beach, LLC Block 216 Lots 1 – 6, Parcel 216-20 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – new 47-unit residential complex with 126 parking spaces) (Total Site Area – 1.693 acres) (Impervious Area – 0.260 acres existing <u>+ 0.791 acres proposed</u> 1.051 acres total)	LBSP9425	02-03-15	Conditional Approval
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CONDITION:

- Revise plans to address comments in review memorandum dated 2/20/15 prepared by Victor Zabat, PE.
- The applicant/developer is advised to contact the Monmouth County Highway Department for a Road Opening Permit and bonding requirements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for G.S. Realty Corp. Block 7019 Lots 2.01 & 7 West Bangs Avenue (County Route 17)	Neptune Township (Proposed – parking lot expansion at existing site) (Total Site Area – 2.6 acres) (Impervious Area – 1.305 acres existing + <u>0.202 acres proposed</u> 1.507 acres total)	NSP9417	02-09-15	Request Information

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

- The program output in the report states that time of concentration (t_c) will increase under proposed conditions. Indicate therefore on the Existing Drainage Are Map and the Proposed Drainage Area Map the corresponding runoff paths to support the times of concentration (t_c) computed in the report.

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 114 Lots 1, 2, 3, 4.01 & 12 Sunset Avenue	Ocean Township (Proposed – rooftop wireless telecommunications at existing site) (Total Site Area – 0.613 acres)	OSP9438	02-11-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Riverview Medical Center Blocks 9 / 10 / 11 Lots 33.01 / 14.01 / 1.02 East Front Street (County Route 10)	Red Bank Borough (Proposed – 3,680 sq. ft. addition to oncology department) (Total Site Area – 7.316 acres) (Impervious Area – 5.938 acres existing <u>+ 0.039 acres proposed</u> 5.977 acres total)	RBSP6996C	02-06-15	Final Approval

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

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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

Site Plan for West Front Street Partners, LLC Block 30 Lot 10.01 West Front Street (County Route 10)	Red Bank Borough (Proposed – 35-unit multi-family garden apartments with 54 parking spaces) (Total Site Area – 0.746 acres) (Impervious Area – 0.646 acres new proposed)	RBSP8489A	02-06-15	Request Information Continues
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Present for the applicant were Peter Falvo, Esq. and Nicholas Verderese, PE. Additional information was provided by the applicant that addressed the Committee’s concerns regarding turning movements for the front parking spaces and location of deliveries. Staff pointed out that turning movements for the off-street parking located in front of the building still had some issues with maneuvering on-site. The applicant proposed locating a loading zone within the bus stop located directly in front of the site on West Front Street. Staff stated that a Borough resolution along with a certification by the County Engineer would be required to modify the bus stop to decrease the overall length. The applicant was directed to look into flipping the site driveway and moving the loading zone to the east along the site frontage in order to minimize potential conflicts between busses and delivery trucks. The application remains Request for Information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Survive, LLC Block 27 Lots 10 & 11 East Front Street (County Route 10)	Red Bank Borough	RBSP9437	02-11-15	Conditional Approval
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(Proposed – building renovations and additional 550 sq. ft. – Relocation of existing driveway)
 (Total Site Area – 0.410 acres)
 (Impervious Area – 0.111 acres existing
+ 0.023 acres proposed
 0.134 acres total)

Condition:

- Posting of a performance guarantee in the amount of \$1,427.80 (bond, letter of credit or bank/certified check) to assure the satisfactory installation of improvements along the property frontage on East Front Street (County Route 10). The amount was calculated as follows:

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
1	1	L.S.	Maintenance & Protection of Traffic	150.00	150.00
2	21	L.F.	6" x 8" x 20" Concrete Vertical Curb	40.00	840.00
3	2	Tons	Hot-Mixed Asphalt 19M64 Base Course, 6-in. Thick	100.00	200.00
4	1	Tons	Hot-Mixed Asphalt 9.5M64 Surface Course, 2-in. Thick	100.00	100.00
5	2	Gal.	Tack Coat	3.00	6.00
6	1	Gal.	Prime Coat	2.00	2.00

TOTAL LUMP SUM ESTIMATE ALL ITEMS:		\$1,298.00
CONTINGENCIES	10%	\$129.80
TOTAL		\$1,427.80

- Prior to inspection of the installed improvements a 2% inspection fee in the amount of \$50.00 must be submitted

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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

SCHEDULE1222E

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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