

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on MONDAY, FEBRUARY 25, 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 1:20 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1174A, 1174B, 1174C, 1174D & 1174E 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 1174A, 1174B, 1174C, 1174D & 1174E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1174A, 1174B, 1174C, 1174D & 1174E 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 1174A, 1174B, 1174C, 1174D & 1174E 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 25, 2013.

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

SCHEDULE 1174A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 25, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Terrace, LLC Block 15 Lot 13 The Terrace	Sea Girt Borough	SG292	02-19-13	2 (1 new)	Exempt

SCHEDULE 1174B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 25, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1174C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 25, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1174D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, FEBRUARY 25, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Hartford Realty Block 108 Lots 2.02 & 2.03 Orchard Avenue (County Route 8)	Highlands Borough (Proposed – new 12,900 sq. ft. CVS Pharmacy) (Total Site Area – 1.41 acres) (Impervious Area – 1.089 acres new proposed)	HSP9257	02-05-13	Conditional Approval

Condition:

1. Revise plans to provide a concrete curb detail in conformance with county standards.
 - The applicant will be required to obtain a Highway Access Permit from the state Department of Transportation.

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 DS & DJ Realty, LLC Block 41 Lots 22, 23, 24 & 25 Oak Glen Road	Howell Township (Proposed – 27,659 sq. ft. addition at existing site – Haddon House Foods) (Total Site Area – 34.95 acres) (Impervious Area – 18.523 acres existing – no change)	HWSP9261	02-21-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Proficient Properties NJ LLC Block 257 Lot 14 Broadway	Long Branch City (Proposed – conversion of 3323 sq. ft. residential portion of existing bldg to office with 331 sq. ft. addition) (Total Site Area – 0.59 acres) (Impervious Area – 0.176 acres existing <u>+ 0.042 acres proposed</u> 0.218 acres total)	LBSP9259	02-12-13	County Approval Not Required
Site Plan for Jersey Shore Motocross, Inc. Block 138 Lots 2.03, 2.04 & p/o 2.05 & 5 Access Road off Shafto Road (County Route 547)	Tinton Falls Borough (Proposed – 5600 sq. ft. building and race track facility with 395 parking spaces) (Total Site Area – 21.16 acres) (Impervious Area – 5.924 acres new proposed)	TFSP9258	02-06-13	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 submit a drainage area map showing the entire area tributary to Monmouth County Drainage Structure S-2.
2. The Traffic Analysis must be revised to address anticipated traffic volumes for similar uses. The analysis must include weekday counts and weekend activity counts for special events and races. The analysis must also include the types of vehicles other than automobiles that typically frequent a Motocross use.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

SCHEDULE 1174E

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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