

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, MARCH 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
Vincent Domidion
Jennifer DiLorenzo (arrived at 2:14 PM)

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 3:09 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, and Victorino Zabat, PE. Also in attendance were Marc Leber, PE, Scott Casuccio, applicant, Jim Kennedy, PE and Stephen Barcan, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1199A, 1199B, 1199C, 1199D & 1199E 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 1199A, 1199B, 1199C, 1199D & 1199E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1199A, 1199B, 1199C, 1199D & 1199E 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 1199A, 1199B, 1199C, 1199D & 1199E 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, MARCH 10, 2014.

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

SCHEDULE1199A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Steven Warjanka Block 176 Lots 17 & 74.06 Third Avenue	Manasquan Borough	MQ382	02-26-14	2 (Lot Line Adjustment)	Exempt
Subdivision for Eider Construction, LLC Block 243 Lots 11 & 12 Montana Avenue	Middletown Township	MD1446	02-27-14	2 (Lot Line Adjustment)	Exempt

SCHEDULE1199B

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for George C. Rette, Sr. Block 23 Lots 6 & 6.01 Allentown-Red Valley Road (County Route 526)	Upper Freehold Township (Proposed Use – Agricultural/Residential) (Total Area – 15.854 acres)	UFT703 ROW3901	03-04-14	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way along lot 6 in Block 23 measured 40' from the right of way centerline.
2. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Allentown-Red Valley Road (County Route 526) 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.

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				

SCHEDULE1199C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1199D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Cingular Wireless PCS (AT&T) Block 15 Lot 21 Main Street (County Route 524)	Allentown Borough (Proposed – modifications to existing telecommunications facility) (Total Site Area – 1.86 acres) (Impervious Area – 0.033 acres existing - no change)	ATSP9352	02-24-14	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 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				

Site Plan for Richard Bahadurian Block 3901 Lot 45 Christopher Way	Eatontown Borough (Proposed – 941 sq. ft. addition to existing office/restaurant – restaurant renovations) (Total Site Area – 7.21 acres) (Impervious Area – 2.8 acres existing <u>+ 0.1 acres proposed</u> 2.9 acres total)	ETSP9356	03-07-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 38 West Main Street, LLC Block 2 Lot 6 West Main Street (County Route 520)	Holmdel Township (Proposed - Demolition of Existing SFR & Construction of 3,125 sq. ft. Office w/ 32 Parking Spaces) (Total Site Area – 0.71 Acre) (Impervious Area – 0.064 Acre Existing <u>+ 0.635 Acre Proposed</u> 0.429 Acre Total)	HLSP8257	03-04-14	Conditional Approval Still Applies

The Monmouth County Development Review Committee discussed the applicant's request regarding the requested cross-access between the subject site and the adjacent lot. Prior to the Committee taking action, the applicant needs to elaborate and provide specific reasons and conditions that prohibit the cross-access from occurring. The matter will be re-scheduled for a Committee meeting upon receipt of additional information.

Site Plan for Howell Flex Center, LLC Block 49 Lot 10 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – 2 new bldgs. totaling 58,500 sq. ft. plus 280 add' l 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	03-06-14	Conditional Approval
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Conditions:

1. Provide detailed runoff and detention routing computations for existing and proposed runoff under a 25 year storm. Summary flows submitted as item 2 are insufficient.
2. Chapter II, Section A, paragraph 4 of the report states "infiltration rate in the basin was assumed to be zero." This is inconsistent with the runoff computations for the basin area, which use CN61. Provide detailed 25 year runoff and detention routing computations with the basin area using CN 98.
3. The discharge vs. elevation table indicates decreasing discharge through the 13" orifice when the water surface elevation rises above 48.9'. Provide an explanation. What do "ic", "oc", and "s" indicate on the columns in this table?
4. Provide complete dimensions for the S.C.S. outlet structure on the Construction Detail Sheet, sheet 9 of 9.
5. Who will be responsible for maintenance on the proposed stormwater basin? Provide copies of the Stormwater Basin O & M Plan.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Howell Flex Center, LLC Block 49 Lot 10 (CONT'D)	Howell Township	HWSP8474A	03-06-14	

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

Site Plan for Matchmaker Real Estate Block 122 Lot 33 Tennent Road (County Route # 3)	Marlboro Township	MRSP8353	03-04-14	Withdrawn
	(Proposed – Commercial Use) (Total Site Area – 0.874 acres) (Impervious Area – 0.084 acre existing <u>+ 0.168 acre proposed</u> 0.252 acre total)			

- The Monmouth County Development Review Committee officially accepted without prejudice, the withdrawal of the Matchmaker Real Estate Site Plan application that was previously issued a Conditional Approval on 08/14/06 (File #MRSP8353).

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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 631 Associates LLC and Lucas Development, LLC Block 172 Lots 40.02 & 47 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 16,000 sq. ft. garage/warehouse and 30,600 sq. ft. 2-story office building with 159 parking spaces) (Total Site Area – 49.91 acres) (Total Site Area – 15.5 acres) (Impervious Area – 0.91 acres existing + 3.31 acres proposed 4.22 acres total)	MRSP9349	02-12-14	Request Information

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

1. The applicant must submit a traffic impact statement addressing the number and types of vehicles that will be entering and exiting the site.
2. On the Pre-Development Area Plan, sheet 13 of 18, indicate the dominant runoff path(s) and flow segments corresponding to the existing time of concentration analyzed in the Stormwater Management Report.
3. On the Post-Development Drainage Area Plan, sheet 14 of 18, indicate the dominant runoff paths for site runoff tributary to the proposed detention basin, undetained runoff, and runoff flowing to C.R. 3, Tennent Road under proposed conditions.
4. Under existing conditions, the site will generate runoff as a single unit, not as two (2) sub-area as indicated on plan sheet 13 and the report. The time of concentration, tc presented in Appendix C of the report is inconsistent with the tc stated on the program output for existing runoff.
5. A comparison between total area under existing conditions and under proposed conditions indicates that the existing total area does not equal the proposed total area. This indicates that the claim of reduction in total discharge from the site may not be valid. Therefore provide revised runoff and routing calculations to address the change in 25-year storm runoff from the site, with the existing site analyzed as a single unit; and with an equivalent total site area considered under proposed conditions. Specifically, provide calculations for the following:
 - a. existing time of concentration, corresponding to the runoff path indicated in Item 1.a above; the time of concentration, tc presented in Appendix C of the report is inconsistent with the tc stated on the program output for existing runoff.
 - b. runoff coefficient C or curve number CN under existing conditions;
 - c. existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - d. time of concentration under proposed conditions, corresponding to the runoff path indicated in Item 1.b above;
 - e. runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
 - f. proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - g. detention storage volume, using Modified Rational or NRCS (SCS) Method;
 - h. detention storage routing;
 - i. stage-storage and stage-discharge tables and charts as necessary;
 - j. routed peak flow and corresponding hydrograph. Provide hydrograph plots for existing, proposed and routed flow.
6. Provide a legible copy of the NRCS soils map that was bound with the Stormwater Report.
7. Hydrographs 10 through 15, on pages 86-91 are labeled 'WQ' with 25-year storm frequency. Program output indicates zero runoff. What do these hydrographs represent?
8. Who will be responsible for maintaining the proposed stormwater management system? Provide contact information.
9. How will infiltration capacity within the proposed stormwater management basins be maintained? Provide copies of the Operations and Maintenance documents.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 631 Associates LLC and Lucas Development, LLC Block 172 Lots 40.02 & 47 (CONT'D)	Marlboro Township	MRSP9349	02-12-14	

10. Provide a copy of the stream section plan and stream cross-sections used to determine the Flood Hazard Area boundary.
11. Provide HEC-RAS program output and output files. The HEC-RAS report included with the Stormwater Report does not include water-surface elevations.
12. Provide a copy of the NJDEP Flood Hazard Permit.
13. Indicate the 25-year flood elevation.
14. Provide a profile drawing of the proposed driveway onto C.R. 3, Tennent Road, including the proposed culvert crossing.
15. What do the dashed lines crossing the site boundary segment N 18° 26'12" E, 1024.98 ft. and S 58° 41'54" W, 924.00 ft. represent?
16. Indicate the invert elevation, size, shape, slope, material and destination of the pipes connected to the existing inlet at C.R. 3 Sta. 15+38, E. Is this structure connected to the existing inlets fronting Lot 40.01, near the corner of Commercial Drive?
17. Provide a drainage area map indicating all areas tributary to County Structure ML 10, Deep Run at Texas Road. Indicate land use / land cover and dominant runoff path. Please advise the applicant and the engineer that responses to this Request for Information may result in additional requests.

Additional comments and conditions may be established upon receipt of the required information.

Site Plan for Atlantic Pier Co., Inc. Block 732 Lots 10-13, 21 & 22 State Highway 36	Middletown Township (Proposed – 40-unit garden apartments with 80 parking spaces) (Total Site Area – 5.528 acres) (Impervious Area – 0.033 acres existing <u>+ 1.332 acres proposed</u> 1.365 acres total)	MDSP9286	02-24-13	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Pursuant to Section 4.2-2 of the Monmouth County Development Regulations, Volume II, the applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure MT-17A. The applicant appealed the previous request for additional information issued on June 10, 2013, and was denied pursuant to the requirements contained in the Development Review Regulations, Volume II.

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 Al Elbanna Block 183 Lot 4 State Highway 36	Middletown Township (Proposed – conversion of residential dwelling to sales office and second floor apartment) (Total Site Area – 0.611 acres total) (Impervious Area – 0.117 acres existing <u>+ 0.340 acres proposed</u> 0.457 acres total)	MDSP9355	03-05-14	County Approval Not Required
Site Plan for AcuteCare Management Services, LLC Block 110 Lot 4 Main Street	Oceanport Borough (Proposed – 42,109 sq. ft. of existing 101,922 sq. ft. bldg. to be used for medical suites, medical training/education and pace center – Fort Monmouth Economic Revitalization) (Total Site Area – 15.5 acres) (Impervious Area – 6.9 acres existing <u>+ 0.1 acres proposed</u> 7.0 acres total)	OPSP9348	02-11-14	County Approval Not Required
Site Plan for Shrewsbury River Associates, Inc. Block 24 Lots 16, 16.01, 16.02 & 16.03 Ocean Avenue	Sea Bright Borough (Proposed – demolish and rebuild McLoone's Rum Runner restaurant) (Total Site Area – 0.837 acres) (Impervious Area – 0.837 acres existing – no change)	SBSP9353	02-24-14	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 471-475 Shrewsbury, LLC Block 2 Lot 10 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough	SHSP9313	03-07-14	
(Proposed – Demolish existing structure - construct 6,895 sq. ft. retail store and 3,025 sq. ft. bank) (Total Site Area – 1.371 acres) (Impervious Area – 1.302 acres existing - <u>0.221 acres proposed</u> 1.081 acres total)				

The Site Plan application for 471-475 Shrewsbury LLC, was carried to the meeting of 03/24/14 due to lack of adequate review time by engineering staff.

Site Plan for ITEC Consultants Block 84 Lot 1 Park Avenue	Union Beach Borough	UBSP9354	02-25-14	County Approval Not Required
(Proposed – conversion of existing mfg. building to Office with 2 nd story addition) (Total Site Area – 0.27 acres) (Impervious Area – 0.14 acres existing + <u>0.01 acres proposed</u> 0.15 acres total)				

Site Plan for J A T Associates, LLP Block 67 Lot 7.01 State Highway 36	West Long Branch Borough	WL BSP9312	02-25-14	
(Proposed – 17,957 sq. ft. addition at existing car Dealership plus 32 add' l parking spaces) (Total Site Area – 6.45 acres) (Impervious Area – 2.657 acres existing + <u>1.676 acres proposed</u> 4.333 acres total)				

The Site Plan application for Circle Infinity, was carried to the meeting of 03/24/14 due to lack of adequate review time by engineering staff.

SCHEDULE1199E

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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