

## 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, MARCH 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.

The Committee entered into an executive session at 1:40 PM and returned at 2:15 PM. There being no further business, the Meeting was adjourned at 2:40 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Ron Gasiorowski, Esq., Daniel W. Busch, PE (Maser Consulting) and Matt Welch, PE (Stonefield Engineering).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1175A, 1175B, 1175C, 1175D & 1175E 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 1175A, 1175B, 1175C, 1175D & 1175E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1175A, 1175B, 1175C, 1175D & 1175E 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 1175A, 1175B, 1175C, 1175D & 1175E 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 11, 2013.

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

SCHEDULE 1175A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 110 Lorraine Ave., LLC Block 139 Lots 10, 11 & 12 Lorraine Avenue	Spring Lake Borough	SL347	03-08-13	3 (Lot consolidation - 2 lots)	Exempt
Mark Aikins recused himself from this review and discussion.					
Subdivision for Eva Applegate Block 53 Lots 117 & 118 L Street	Wall Township	W1376	02-26-13	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1175B

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael & Jean Wagner Block 318 Lots 1 & 4 <b>Amboy Avenue</b> <b>(County Route 6)</b> <b>(County Bridge MA-14)</b>	Aberdeen Township  (Proposed Use – Restaurant and Marina) (Total Area – 10.898 acres)	ABT455 ROW3880		2 (Lot Line Adjustment)	

At the request of the applicant's attorney, the deeds originally required for the temporary maintenance and construction easements were filed with the Monmouth County Clerk. The subsequent filing of the deeds resulted in the applicant receiving final approval on March 15, 2013.

SCHEDULE 1175C

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

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1175D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 <b>Hope Road</b> <b>(County Route 51)</b> <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown Borough	ETSP9051		Modified Conditional Approval
	(Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)			

Conditions:

1. Revise plans to show full half width of mill, overlay and striping along the entire length of Hope Road (County Route 51), as shown on the conceptual drawing dated 02/18/2013. Revised plans must include all dimensioning and grading in conformance with county standards.
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.
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://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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freehold Restaurant, LLC Block 24.02, Lots 13 - 17 Block 63, Lots 1 – 5 <b>Manalapan Avenue (County Route 24)</b>	Freehold Borough Freehold Township	FRSP9266/ FRTSP9266	02-26-13	Conditional Approval
(Proposed – demolish existing 5266 sq. ft. restaurant and residential home - build 7900 sq. ft. Houlihan's restaurant and 4000 sq. ft. bank) (Total Site Area – 3.75 acres) (Impervious Area – 2.356 acres new proposed)				

Conditions:

1. Based on the traffic volumes and distribution contained in the traffic analysis, the volume of left turns into the site from Manalapan Avenue (County Route 24) meet the threshold for the requirement of a left turn lane into the site. The applicant must submit a separate signing and striping plan in conformance with county standards.
2. Revise plans to provide handicap ramps at all proposed driveway radii in accordance with ADA standards.
3. Revise plans to provide a minimum 20' radius at the westerly driveway.
4. Revise plans to provide a curb detail, pavement repair detail, and handicap ramp detail in conformance with county standards.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Manalapan Avenue. The amount will be calculated upon receipt of revised plans.
6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Manalapan Avenue to a distance of 30' from the right-of-way centerline as correctly shown on the plans. 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://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.
7. The applicant must submit a written formal withdrawal of a previous application on this site for a proposed Ruby Tuesdays that received a Conditional Approval on January 23, 2006 (our file #FRTSP8098).

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Capital Telecom Acquisition and NY SMSA d/b/a Verizon Wireless Block 183 Lot 1.01 State Highway 35	Hazlet Township  (Proposed – wireless communications facility at existing site) (Total Site Area – 5.078 acres) (Impervious Area – 0.243 acres existing <u>+ 0.008 acres proposed</u> 0.251 acres total)	HZSP9268	03-08-13	County Approval Not Required

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 11 Lot 76 Middletown Road <b>County Bridge H6</b>	Holmdel Township  (Proposed – wireless communications facility) (Total Site Area – 11.345 acres) (Impervious Area – 0.294 acres new proposed)	HLSP9238		Final Approval
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- Subsequent to a jurisdictional review of a possible county drainage structure at the northeast corner of lot 76, it was determined that the culvert located under the driveway is not a county structure.

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 American Plaza, LLC Block 176 Lots 5.01, 5.02, 9, 10 & 11 US Highway 9	Marlboro Township  (Proposed – new 3240 sq. ft. bank and 9661 sq. ft. retail addition to existing shopping center) (Total Site Area – 56.6 acres) (Impervious Area – 17.46 acres existing <u>+ 0.24 acres proposed</u> 17.70 acres total)	MRSP9265	02-26-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 <b>Memorial Drive (County Route 40A)</b>	Neptune Township  (Proposed – proposed 4 story addition to one existing building and demolish 4 other existing buildings - total 44 units) (Total Site Area – 1.149 acres) (Impervious Area – 0.930 acres proposed)	NSP9262	02-22-13	Conditional Approval

Conditions:

1. Revise plans to show full face curb along the radius at the intersection of Memorial Drive and Seventh Avenue between the required handicap ramps in conformance with county standards.
2. Revise plans to provide new crosswalks at Memorial Drive and Seventh Avenue. The crosswalk at Seventh Avenue must be re-aligned to meet the existing sidewalk. The crosswalk at Memorial Drive must be designed for a Type “C” crosswalk.
3. Revise plans to provide new handicap ramps opposite the site along Memorial Drive and Seventh Avenue in accordance with ADA Standards.
4. Revise plans to show a new stop bar located behind the re-aligned crosswalk at Seventh Avenue.
5. Revise plans to re-locate the proposed lighting fixtures along Memorial Drive 6’ behind the curb to the face of the fixture.
6. Revise plans to show the existing trees along Memorial Drive.
7. Revise plans to eliminate the proposed right turn out driveway along Memorial Drive.
8. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Memorial Drive (County Route 40A). 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1318 Corlies Avenue LLC Blocks 201 / 201.01 Lots 39.01 / 47 & 48 Corlies Avenue	Neptune Township  (Proposed – demolish existing dwelling and construct parking lot) (Total Site Area – 0.46 acres) (Impervious Area – 0.308 acres existing <u>+ 0.101 acres proposed</u> 0.409 acres total)	NSP9267	02-28-13	County Approval Not Required
Site Plan for Eagle Advanced Holdings Block 182 Lots 79 & 80 Eagle Avenue	Ocean Township  (Proposed – new 5800 sq. ft. office building) (Total Site Area – 0.58 acres) (Impervious Area – 0.057 acres existing <u>+ 0.295 acres proposed</u> 0.352 acres total)	OSP9264	02-25-13	County Approval Not Required
Site Plan for 1001 Highway 71 Spring Lake Heights LLC Block 42.02 Lots 3, 4, 5 & 6 <b>Warren Avenue</b> <b>(County Route 47)</b>	Spring Lake Heights Borough  (Proposed – new 3263 sq. ft. bank with drive-thru) (Total Site Area – 0.81 acres) (Impervious Area – 0.561 acres new proposed)	SLHSP9260	02-19-13	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 jurisdictional map showing the extent of state jurisdiction along Warren Avenue (County Route 47).
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Boulder Development at Shark River, LLC Block 147 Lot 10 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls  (Proposed – 53-unit age restricted development plus COAH housing) (Total Site Area – 14.9 acres) (Impervious Area – 4.864 acres new proposed)	TFSP9129	02-07-13	Request Information Continues

The application for Boulder Development was continued to the 1176 agenda for the meeting of 03/25/13.

Site Plan for Coast Realty, LLC Block 264 Lot 1 State Highway 35	Wall Township  (Proposed – 679 sq. ft. addition to existing building plus 1,310 sq. ft. proposed service covering) (Total Site Area – 4.18 acres) (Impervious Area – 3.38 acres existing – no change)	WSP9263	02-25-13	County Approval Not Required
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Site Plan for ASP Wall, LLC Block 917, Lot 64 Block 223, Lot 17 <b>Belmar Boulevard</b> <b>(County Route 18)</b>	Wall Township Howell Township  (Proposed - 170,000 sq. ft. office/warehouse with 314 parking spaces) (Total Site Area – 43.409 acres) (Impervious Area – 0.5 acres existing <u>+ 10.6 acres proposed</u> 11.1 acres total)	WSP8529 HWSP8530		Request Information Continues
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- At the request of the applicant's attorney, the Development Review Committee reviewed a proposed re-alignment of the exit drive along Belmar Boulevard to a 45 degree angle as opposed to the 30 degree angle currently shown on the dimension and layout plan. The committee agreed to the request for the re-alignment. Revise plans to show the new alignment along with the proposed striping along Belmar Boulevard and new turning movements.

The additional information that was requested on 08/13/07 is still required prior to formal review and action. Therefore, the application remains technically incomplete.

1. Revise plans to provide a complete roadway improvement plan at the intersection of Birdsall Road and Belmar Boulevard (County Route 18) that shows a formal left turn lane as recommended on the attached report from county traffic engineering staff.
2. Revise plans to provide a 90' x 300' sight triangle at the intersection of Birdsall Road and Belmar Boulevard.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ASP Wall, LLC Block 917, Lot 64 Block 223, Lot 17 (CONT'D)	Wall Township Howell Township	WSP8529 HWSP8530		

3. Revise plans to show the grading within the right-of-way of Belmar Boulevard at 2%.
4. Revise plans to show the pavement widening along Belmar Boulevard at 20'.
5. Revise plans to show the turning movements of the largest vehicle expected to utilize the intersection to gain access to the site as recommended on the attached report from county traffic engineering staff.
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Belmar Boulevard. The amount will be calculated when revised plans are received.
7. Receipt of a deed to the County of Monmouth for the required 90' x 300' sight triangle and additional right-of-way along Belmar Boulevard as correctly shown on the plans. Deeds should be forwarded directly to the Monmouth County Planning Board. Planning board staff will record the executed deed with the Monmouth County Clerk.

SCHEDULE 1175E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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