

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, MARCH 14, 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.

There being no further business, the Meeting was adjourned at 2:56 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, 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 1247A, 1247B, 1247C, 1247D & 1247E 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 1247A, 1247B, 1247C, 1247D & 1247E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1247A, 1247B, 1247C, 1247D & 1247E 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 1247A, 1247B, 1247C, 1247D & 1247E 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 MONDAY, MARCH 14, 2016.

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

SCHEDULE1247A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2016; CONTAINING 3 LOTS OR LESS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|--------------------|--------|------------|----------------------------|--------|
| Subdivision for New Melville, LLC Block 93 Lots 1, 3 & 4 Addison Road/I-195 | Howell Township | HW1401 | 03-10-16 | 3 (Lot Line Adjustment) | Exempt |

SCHEDULE1247B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

SCHEDULE1247C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2016; CONTAINING MORE THAN 3 LOTS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|---|---------|------------|--------------|-------------------------|
| Subdivision for Regal L. B. Properties, LLC Block 307 Lots 7, 10 & 11.01 Ocean Boulevard (County Route 57) | Long Branch City (Proposed Use – Residential) (Total Area – 0.874 acres) | LBMJ716 | 02-24-16 | 6 (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 \$300.00.
- 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 Ed Sampson, Seconded by, Joe Ettore, 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 |

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|--|---|---------|----------|--------------|------------------------|
| 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 | 02-23-16 | 4 (3 new) | Request Information |
|--|---|---------|----------|--------------|------------------------|

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 11, 2016.

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 11 Edge, LLC Block 201 Lot 1.01 Main Street | Neptune Township (Proposed Use – Single Family Residential) (Total Area – 0.551 acres) | NMJ720 | 02-26-16 | 4 (3 new) | Preliminary Approval |

Prior to Final Approval the applicant shall submit the following:

- 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 Ed Sampson, 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 |

SCHEDULE1247D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 14, 2016.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|----------|------------|-------------------|
| Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 95 Lot 4 Ocean Boulevard (County Route 8) | Atlantic Highlands Borough (Proposed – rooftop wireless facility at existing residential high rise and new generator on concrete pad) (Total Site Area – 1.778 acres) (Impervious Area – 1.077 acres existing <u>+ 0.004 acres proposed</u> 1.081 acres total) | AHSP9572 | 02-23-16 | Final Approval |

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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 |

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|--|---|----------|----------|---------------------------------------|
| Site Plan for Chef's International, Inc. Block 76 Lots 18 & 19 Main Street | Belmar Borough (Proposed – renovations to existing restaurant) (Total Site Area – 0.325 acres) (Impervious Area – 0.325 acres existing <u>- 0.001 acres proposed</u> 0.324 acres total) | BLSP9574 | 02-24-16 | County Approval Not Required |
|--|---|----------|----------|---------------------------------------|

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|---|-----------|------------|-------------------------|
| Site Plan for Meridian Health Realty Corp. Block 69.05 Lot 35.03 West Main Street (County Route 537) | Freehold Township (Proposed – conversion of vacant building to medical office/ urgent care with 19 new parking spaces) (Total Site Area – 1.68 acres) (Impervious Area – 0.710 acres existing <u>+ 0.173 acres proposed</u> 0.883 acres total) | FRTSP9575 | 02-24-16 | Conditional Approval |

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 14, 2016.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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 |

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|--|--|----------|----------|---------------------------------------|
| Site Plan for Saker Shoprites, Inc. Block 233 Lot 1 State Highway 35 | Hazlet Township (Proposed – widening of sidewalk and drive aisle at existing site) (Total Site Area – 17.669 acres) (Impervious Area – 13.788 acres existing <u>- 0.005 acres proposed</u> 13.783 acres total) | HZSP9579 | 03-08-16 | County Approval Not Required |
|--|--|----------|----------|---------------------------------------|

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|-----------|------------|---------------------------------------|
| Site Plan for Landmark Plaza Management, LLC Block 73 Lots 23.01, 24 & 25 US Highway 9 | Howell Township (Proposed – 2 new buildings totally 17,239 sq. ft. with 107 new parking spaces) (Total Site Area – 2.91 acres) (Impervious Area – 1.99 acres new proposed) | HWSP9500 | 03-08-16 | |
| Moved to the next Development Review Committee meeting on March 28, 2016. | | | | |
| Site Plan for Bendor, LLC Block 25 Lots 20 & 21 US Highway 9 | Howell Township (Proposed – new parking area and associated improvements at existing site) (Total Site Area – 2.257 acres) (Impervious Area – 0.881 acres existing <u>+ 0.343 acres proposed</u> 1.224 acres total) | HWSP9573 | 02-23-16 | County Approval Not Required |
| Site Plan for St. Anthony of Padua Church Block 75.06 Lot 1.01 Bridge Avenue | Red Bank Borough (Proposed – demolition of 2 existing structures and construct new social services/parish residential building) (Total Site Area – 0.926 acres) (Impervious Area – 0.476 acres existing <u>+ 0.054 acres proposed</u> 0.530 acres total) | RBSP6178A | 03-01-16 | County Approval Not Required |

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|---------------------|----------|------------|-------------------------|
| Site Plan for Tudor Village Apartments, LLC Block 103 Lot 13.20 Broad Street (County Route 11) | Red Bank Borough | RBSP9576 | 02-26-16 | Conditional Approval |
| (Proposed – addition of 5 units in basement at existing apartment complex and associated improvements) (Total Site Area – 0.517 acres) (Impervious Area – 0.221 acres existing - <u>0.010 acres proposed</u> 0.211 acres total) | | | | |

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated March 14, 2016.

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

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|--|------------------|----------|----------|------------------------|
| Site Plan for Martin Pelosi Block 911 Lots 5 & 6 Asbury Road (County Route 547) | Wall Township | WSP8029A | 03-01-16 | Request Information |
| (Proposed – 4,000 sq. ft. addition to existing office/warehouse site) (Total Site Area – 1.689 acres) (Impervious Area – 0.676 acres existing <u>+ 0.126 acres proposed</u> 0.802 acres total) | | | | |

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

1. The MUTCD standards do not allow the “Do Not Enter” sign to be back to back with the stop sign, so the applicant should set a new post.
2. Provide the information requested in the attached memorandum prepared by Victorino B. Zabat, dated March 14, 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 AutoZone Northeast, LLC Block 80 Lot 12.02 State Highway 35 | Wall Township (Proposed – new 7382 sq. ft. retail store) (Total Site Area – 3.98 acres) (Impervious Area – 0.785 acres new proposed) | WSP9578 | 03-02-16 | County Approval Not Required |
| Site Plan for Thomas & Nancy Nettis Block 78 Lot 4.01 Broadway (County Route 537) | West Long Branch Borough (Proposed – Improvements at existing site) (Total Site Area – 0.20 acres) | WL BSP5737 | 02-29-16 | Project Withdrawn |

The Monmouth County Development Review Committee is in receipt of correspondence from Thomas D. Nettis, dated February 24, 2016, requesting withdrawal of the conditional approval issued for the above-referenced application on May 5, 1992. The Development Review Committee voted to rescind that prior approval.

The performance guarantee held by the County will be released to the applicant.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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 |

SCHEDULE1247E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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