

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00 PM on MONDAY, MARCH 24, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion
Ray Bragg, PE

Members Absent:
Joseph Ettore, PE

Alternates Absent:
Joe Barris, PP
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 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.

The Committee entered into an Executive Session at 2:52 PM and returned at 2:58 PM. There being no further business, the Meeting was adjourned at 3:25 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Victorino Zabat, PE. Also in attendance were Raymond Longobardi, 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 1200A, 1200B, 1200C, 1200D & 1200E 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 1200A, 1200B, 1200C, 1200D & 1200E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1200A, 1200B, 1200C, 1200D & 1200E 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 1200A, 1200B, 1200C, 1200D & 1200E 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. Domidion
Mr. Bragg

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 24, 2014.

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

SCHEDULE1200A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 24, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Edgewood Development, LLC Block 15 Lots 4 & 14 Edgewood Road	Rumson Borough	RM437	03-20-14	3 (1 new)	Exempt

SCHEDULE1200B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 24, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 2601 Belmar Blvd, LLC Block 266 Lot 8 Belmar Boulevard (County Route 18)	Wall Township (Proposed Use – Office/Residential) (Total Area – 0.54 acres)	W1377 ROW3900 (also WSP9358)	02-28-14	2 (1 new)	Final Approval

Mark Aikins recused himself from this review and discussion.

- The existing right of way along Belmar Boulevard currently complies with the Monmouth County Road Plan.

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				X

SCHEDULE1200C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 24, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ IX, L.P. Block 11 Lots 38, 38.02, 73.01, 73.02, 73.03 & 73.04 Crawfords Corner Road (County Bridges H-6, H-24 & H-25)	Holmdel Township	HLMJ678A	03-13-14	43	Request Information
(Proposed Use – Single Family Residential (Bell Place at Holmdel)) (Total Area – 103.36 acres)					

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

1. Revise plans to show easements for maintenance and re-construction of county drainage structures H-25, H-24, & H-6.
2. Revise the drainage analysis to address the comments prepared by Victorino Zabat, Principal Engineer, of the Monmouth County Engineering Department.
 - HLMJ678, a 5 lot major subdivision, one of which is the subject of the current 40 lot single family major subdivision, must be perfected prior to final approval of the current application (HLMJ678A).
 - Final approval of each phase of the Somerset LLC development application is subject to the applicant entering into a developer's agreement with the County of Monmouth and the Township of Holmdel.

SCHEDULE1200D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 24, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Takahiro Hirai, William Kessler and David J. Martocci Block 2404 Lot 1 Cookman Avenue	Asbury Park City (Proposed - remove 579 sq. ft. of existing restaurant to allow for outside seating) (Total Site Area – 0.160 acres) (Impervious Area – 0.160 acres existing – no change)	APSP9361	03-17-14	County Approval Not Required
Site Plan for Borough of Belmar Block 3 Lot 3 Ocean Avenue (County Route 18)	Belmar Borough (Proposed – new 7279 sq. ft. 2-story pavilion and new 2427 sq. ft. 1-story pavilion) (Total Site Area – 25.5 acres) (Impervious Area – 0.22 acres new proposed)	BLSP9254A	03-11-14	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 full set of revised construction drawings for the proposed pavilions.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MB1 Belmar LLC Block 86 Lot 1 Main Street (County Route 30)	Belmar Borough (Proposed – change of use/site improvements at existing 39,714 sq. ft. building – bakery/retail to brewery/retail) (Total Site Area – 0.550 acres) (Impervious Area – 0.550 acres existing – no change)	BLSP9357	03-07-14	Final Approval

- It is recommended for local consideration that the plans be revised per the comments prepared by the Monmouth County Landscape Architect.

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				X

Site Plan for American Heritage Reality LLC Block 48 Lot 19 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Conversion of school to 35,268 sq. ft. restaurant) (Total Site Area – 7.5 acres) (Impervious Area – 2.779 acres existing <u>- 0.391 acres proposed</u> 2.388 acres total)	CNSP9013		Conditional Approval
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On March 24, 2014 Mr. Ray Longobardi appeared before the Monmouth County Development Review Committee and requested permission to begin installing the required frontage improvements prior to the issuance of a Final Approval. The only outstanding item is the receipt of an ordinance from the Township of Colts Neck restricting left turns at the westerly County Route 537 driveway. Mr. Longobardi had posted all required performance guarantees. The Committee voted to permit Mr. Longobardi to apply for and obtain a Monmouth County Highway Permit and to begin construction along the site frontage, prior to Final Approval, with the condition that no Certificate of Occupancy be issued until the requested ordinance is received by the County.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Heritage Reality LLC Block 48 Lot 19 (CONT'D)	Colts Neck Township	CNSP9013		

CONDITION:

1. Prior to Final Approval submit copy of an adopted ordinance from the Township of Colts Neck governing body prohibiting left turn movements into the site from County Route 537 at the westerly driveway. At the time of construction of the access road pursuant to the Route 34/County Route 537 Access Management Plan this location will revert to full access with no turn restrictions as turning movements will be aided by a traffic signal. NOTE: On 3/24/14 the DRC voted to permit the applicant to apply for and obtain a Monmouth County Highway Permit prior to receipt of this ordinance. However, the Committee requests that a Certificate of Occupancy not be issued until this ordinance is received by the County.
- Deeds to the County of Monmouth for the widening of County Route 537 right-of-way and slope easement were received.
 - The performance guarantee in the total amount of \$12,364.00 consisting of Selective Insurance Company of America Performance Surety Bond no. B1116108 dated 5/2/12 in the amount of \$11,128.00 and Two River Community Bank check no. 41256 dated 5/4/12 in the amount of \$1,236.40 was received.
 - Assessment to the County of Monmouth in lieu of installation of improvements in the amount of \$26,752.00 was received (Two River Community Bank check no. 41257 dated 5/4/12). This assessment covers standard widening of County Route 537 per the requirements of the Monmouth County Development Regulations.

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				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Plaza III, LLC Block 176 Lot 2 Texas Road	Marlboro Township (Proposed – new 3644 sq. ft. bank and 21,000 sq. ft. retail building) (Total Site Area – 3.984 acres) (Impervious Area – 2.683 acres new proposed)	MRSP8537A	03-04-14	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, Ray Bragg, 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 Genesis Associates Block 122 Lot 33 Tennent Road (County Route 3)	Marlboro Township (Proposed – New 8514 sq. ft. office building with 34 parking spaces) (Total Site Area – 0.874 acres) (Impervious Area – 0.472 acres new proposed)	MRSP9351	03-04-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant is required to submit a Traffic Impact Statement addressing the proposed number of vehicles that will be entering and exiting the site.
- Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Additional comments include but will not be limited to revised plans to show additional right of way measured 40' from the right of way centerline along Tennent Road.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	03-13-14	Request Information

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

- The Drainage Analysis must be revised to address the comments provided by Victorino Zabat. The comments include but are not limited to a request for dominant runoff path, a drainage area map showing runoff tributary to the proposed detention basin, routing calculations, existing runoff, and time of concentration under proposed conditions. All remaining comments are included in the attached memorandum.
 - Additional comments and conditions may be established upon receipt of the required information.

Site Plan for 141 Steiner Avenue Block 3 Lot 17 Steiner Avenue (County Route 5)	Neptune City Borough (Proposed – conversion of existing building into craft brewery) (Total Site Area – 0.11 acres) (Impervious Area – 0.044 acres <u>+ 0.055 acres proposed</u> 0.099 acres total)	NCSP9363	03-19-14	Conditional Approval
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Conditions:

- Revise plans to show 5' flairs at the proposed driveway in accordance with county standards. Revised plans must include a detail of the proposed driveway.
- Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Steiner Avenue (County Route 5). 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 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

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 (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)	SHSP9313	03-07-14	Conditional Approval

Conditions:

1. Revise plans to re-design the driveway along Shrewsbury Avenue to prohibit left turn movements out along with the necessary signage in accordance with county standards.
2. Revise plans to address the comments prepared by Elias Sarrinikolaou, Monmouth County Landscape Architect.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Shrewsbury Avenue to a distance of 40' 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://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.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Shrewsbury Avenue. 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, 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 2601 Belmar Blvd., LLC Block 266 Lot 8.01 Belmar Boulevard (County Route 18)	Wall Township (Proposed – 762 sq. ft. addition to existing 988 sq. ft. building and 7 new parking spaces) (Total Site Area – 0.38 acres) (Impervious Area – 0.054 acres existing <u>+ 0.062 acres proposed</u> 0.116 acres total)	WSP9358 (also W1377 ROW3900)	03-11-14	Conditional Approval

Mark Aikins recused himself from this review and discussion.

Conditions:

1. Revise plans to show a saw cut and pavement repair along Belmar Boulevard (County Route 18) in accordance with county standards. Include a detail on the plans.
2. The existing conditions sheet shows gravel within the right of way. Revise plans to show proposed grading and restoration within the right of way subsequent to the proposed improvements.
3. Revise plans to address the comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.
4. Posting of a performance guarantee, (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Belmar Boulevard. 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, 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 1325 Wall, LLC Block 913 Lot 13.01 State Highway 34	Wall Township (Proposed – improvements at existing vacant site) (Total Site Area – 15.52 acres) (Impervious Area – 4.20 acres existing – no change)	WSP9359	03-13-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	Final Approval
(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)				

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 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

SCHEDULE1200E

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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