

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:11 PM on MONDAY, MARCH 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 2:09 PM.

Staff present included: Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present was Meryl Gonchar representing VTR Tinton Falls Corp.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1176A, 1176B, 1176C, 1176D & 1176E 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 1176A, 1176B, 1176C, 1176D & 1176E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1176A, 1176B, 1176C, 1176D & 1176E 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 1176A, 1176B, 1176C, 1176D & 1176E 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 25, 2013.

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

SCHEDULE 1176A

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Loretta Phillips Block 40 Lot 10 Church Street	Aberdeen Township	ABT457	03-18-13	2 (1 new)	Exempt
Subdivision for Interfaith Neighbors, Inc. Block 903 Lot 33 DeWitt Avenue	Asbury Park City	AP375	03-13-13	2 (1 new)	Exempt

SCHEDULE 1176B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MARCH 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 1176C

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed Use – Residential & Commercial) (Total Area – 5.67 acres)	LBMJ672 (also LBSP9229)	03-13-13	5 (Lot Consolidation)	Preliminary Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval, the applicant must submit a Final Plat drawn in conformance with New Jersey Map Filing Law along with the required \$100.00 fee.

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

The vote for Final Approval was based on the receipt of the Final Plat that was not yet submitted. The action on the approval was changed administratively to Preliminary Approval subsequent to the submission of a Final Plat and the required \$100.00 fee.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Paul & Doug Walsh (Cox's Corner Professional Center) Block 15 Lot 37 Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTMJ375		11	Status Report
(Proposed Use – Office & Retail) (Total Area – 29.714 Acres)					

The Committee was advised that the developer submitted a copy of a contract for paving CR524 and a portion of CR43 as evidence of intent to proceed with the required improvements. Staff advised the developer's engineer to make sure that the top pavement course is also included, that the developer is responsible for sawcutting and excavating, and that the Highway Department requires 48 hours notice prior to work.

SCHEDULE 1176D

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ray Catena Motors of Freehold LLC d/b/a Audi Freehold Block 72 Lot 96 US Highway 9	Freehold Township (Proposed – new 71,994 sq. ft. building with 373 parking spaces) (Total Site Area – 10.01 Acres) (Impervious Area – 6.176 acres new proposed)	FRTSP9271	03-13-13	Request Information

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

1. Receipt of an assessment calculation from county engineering staff for future reconstruction of County Drainage Structure F-28 located in Three Brooks Road pursuant to Section 5.04 of the Monmouth County Development Regulations, Volume 1.

Site Plan for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – Mixed use Commercial/Residential - 300 units with 384 parking spaces) (Total Site Area – 11.10 acres) (Impervious Area – 8.34 acres new proposed)	LBSP9229 (also LBMJ672)	02-28-13	Conditional Approval
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Conditions:

1. Revise plans to show a 6" curb reveal along Ocean Boulevard (County Route 57) in accordance with county standards.
2. Revise the electrical plan to show the Controller, 8 Phase, to be provided with a battery backup-black. This requirement applies to the plan view and construction quantities table.
3. Foundations listed in the quantity table must be labeled as "black".
4. Revise plans to add the phrase "in the name of the City of Long Branch" to note #5.
5. Note #6 should include "Manual on Uniform Traffic Control Devices" before the phrase "for Streets and Highways".
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Ocean Boulevard (County Route 57). The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 (CONT'D)	Long Branch City	LBSP9229 (also LBMJ672)	02-28-13	

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 Gee LLC Block 170 Lot 1.04 Main Street/Boardwalk	Manasquan Borough (Proposed – Reconstruction of pre-existing Gee Gee's restaurant/multi-family) (Total Site Area – 0.159 acres) (Impervious Area – 0.147 acres new proposed)	MQSP9276	03-22-13	County Approval Not Required
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Site Plan for TIBA Associates, LLC Block 148 Lot 46 Spring Valley Road	Marlboro Township (Proposed – Conversion of horse farm to cemetery – remove 4739 bldg. sq. ft.) (Total Site Area – 23.2 acres) (Impervious Area – 0.19 acres existing <u>+ 0.06 acres proposed</u> 0.25 acres total)	MRSP9272	03-13-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 County Route 520	Marlboro Township (Proposed – new 16,768 sq. ft. medical office building) (Total Site Area – 1.97 acres) (Impervious Area – 0.914 acres new proposed)	MRSP9274	03-15-13	Conditional Approval

Conditions:

1. Revise plans to show the right of way along County Route 520 measured 50' 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 County Route 520 to a distance of 50' 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, 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 Chase Partners, LLC (Signature Place at Neptune) Block 1500 Lots 23.04 & 23.05 Jumping Brook Road	Neptune Township (Proposed – 272 unit multi-family residential with 8000 sq. ft. retail, 3806 sq. ft. clubhouse and two 5-car garages) (Total Site Area – 25.37 acres) (Impervious Area – 9.715 acres new proposed)	NSP9242	03-06-13	Conditional Approval

Mark Aikins recused himself from this review and discussion.

Condition:

1. The applicant is required to submit a certified check in the amount of \$142,182.03 made payable to the County of Monmouth representing their fair share for replacement of County Drainage Structure N-18, which is a 4' x 10' Box Culvert located in Jumping Brook Road that will carry stormwater from the development site. The amount is based on the percentage of land area of the development draining to County Drainage Structure N-18, relative to the total upland area draining to the 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 Hasrat Haroon Block 231 Lots 36 – 38 State Highway 35	Neptune Township (Proposed – conversion of abandoned 2570 sq. ft. building to restaurant/office) (Total Site Area – 0.326 acres) (Impervious Area – 0.182 acres existing – no change)	NSP9273	03-14-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Andrew Trocchia, Jr. Block 75.02 Lot 128 Maple Avenue (SR 35)	Red Bank Borough (Proposed – Demolish existing dwelling and construct 1834 sq. ft. Professional office with 2 nd floor apartment) (Total Site Area – 0.294 acres) (Impervious Area – 0.080 acres existing <u>+ 0.148 acres proposed</u> 0.228 acres total)	RBSP9270	03-11-13	County Approval Not Required
Site Plan for Rozinante, Inc. (Sands Beach Club) Blocks 23 / 24 Lots 13 / 15.02 Ocean Avenue	Sea Bright Borough (Proposed – Reconstruction of pre-existing swim club – restore parking) (Total Site Area – 6.417 acres) (Impervious Area – 1.014 acres existing <u>+ 0.032 acres proposed</u> 1.046 acres total)	SBSP9269	03-11-13	County Approval Not Required
Site Plan for Beach Club Holdings, Inc. (Ship Ahoy Beach Club) Blocks 23 / 24 Lots 14 / 17 Ocean Avenue	Sea Bright Borough (Proposed – Reconstruction of pre-existing swim club – restore parking) (Total Site Area – 4.913 acres) (Impervious Area – 1.618 acres existing <u>+ 0.018 acres proposed</u> 1.636 acres total)	SBSP9275	03-18-13	County Approval Not Required

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

- The applicant is no longer seeking approval to utilize and upgrade the County's existing pump station located along State Highway 33 at the Linkage site. Sanitary Sewer discharge is now being generated on site and directed to an existing Sanitary Manhole at the intersection of Shark River Road and Wyncrest Lane/Hart Terrace intersection.

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 VTR Tinton Falls Corp. By Atria Management Company, LLC Block 123 Lot 62.01 Asbury Avenue (County Route 16)	Tinton Falls Borough	TFSP9256	03-11-13	Conditional Approval
	(Proposed – Sign relocation for Atria Assisted Living) (Total Site Area – 2 acres) (Impervious Area – 0.002 acres new proposed)			

Conditions:

1. Revise plans to show the contour lines around the county designed drainage area.
2. Revise plans to show the proposed sign re-located to a point outside of the top of the bank of the drainage area.
3. Revise plans to show the existing sight triangle to be designated as a drainage easement.

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

SCHEDULE 1176E

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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