

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, APRIL 8, 2013 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 (arrived at 1:10 PM)

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 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 1:47 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Victorino Zabat, PE. Also present were John Ploskonka, PE (Concept Engineering), Rich Kenderian, PE and Michael Gallagher, PE (Maser Consulting) and Al Tafro (Fidelity Land).

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1177A, 1177B, 1177C, 1177D & 1177E 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 1177A, 1177B, 1177C, 1177D & 1177E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1177A, 1177B, 1177C, 1177D & 1177E 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 1177A, 1177B, 1177C, 1177D & 1177E 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, APRIL 8, 2013.

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

SCHEDULE 1177A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 8, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 403 McCabe, LLC Block 35 Lot 8 McCabe Avenue	Bradley Beach Borough	BB215	03-27-13	2 (1 new)	Exempt

SCHEDULE 1177B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 8, 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 1177C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 8, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1177D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 8, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231		Request Information Still Applies

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

1. The Development Review Committee opted to postpone a decision on the appeal to allow left turn movements out of and into the site from the proposed driveway at Wyckoff Road (County Route 547), until such time a final decision is rendered by the State Department of Transportation for the design of the entrance drive along State Highway 35. The applicant and county professional staff will meet with the DOT and report back the results of the meeting to the Development Review Committee for further consideration.
 - Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Village Center Associates, LLC Block 7.01, Lot 1.02 Block 45, Lot 1.02 Gordons Corner Road Wilson Avenue (County Routes 22 & 527)	Englishtown Borough Manalapan Borough (Proposed – 2 new buildings at existing shopping center - (13,090 & 3,896 sq. ft) plus 85 new parking spaces) (Total Site Area 6.74 acres) (Impervious Area – 3.477 acres existing <u>+ 0.802 acres proposed</u> 4.279 acres total)	ENSP7614A MNSP7614A	04-01-13	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant must submit a revised traffic report addressing the additional impacts and traffic signal changes at the intersection of Wilson Avenue and Gordons Corner Road.
 - 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 Freehold Lodging Realty, LLC Block 71 Lot 19 US Highway 9	Freehold Township (Proposed – 11,257 sq. ft. Golden Corral restaurant/6,000 sq. ft. multi-tenant restaurant/10,248 sq. ft. future office building) (Total Site Area – 14.83 acres) (Impervious Area – 5.56 acres existing <u>+ 1.51 acres proposed</u> 7.07 acres total)	FRTSP9277	03-26-13	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				X

Site Plan for BLDG Management Co., Inc. Block 110 Lot 27.03 State Highway 35	Keyport Borough (Proposed – Alterations to existing 4877 sq. ft. building for Dunkin Donuts & Veterinary Clinic/parking improvements) (Total Site Area – 1.070 acres) (Impervious Area – 0.783 acres existing – no change)	KPSP9278	03-27-13	County Approval Not Required
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Site Plan for Nelson-Schneider Realty, LLC Block 137 Lots 1, 2 & 3 State Highway 35	Ocean Township (Proposed – 4392 sq. ft. addition to existing auto dealership) (Total Site Area – 2.44 acres) (Impervious Area – 1.54 acres existing <u>+ 0.18 acres proposed</u> 1.72 acres total)	OSP7091A	04-01-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Leasing LLC Block 18.01 Lot 3 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough	TFSP9225	03-27-13	Request Information
(Proposed – 5580 sq. ft. addition to existing building plus 26 new parking spaces) (Total Site Area – 1.54 acres) (Impervious Area – 1.047 acres existing + 0.155 acres proposed 1.202 acres total)				

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

1. The Drainage Analysis must be revised to address the comments on the attached report prepared by Victorino Zabat, P.E., Monmouth County Engineering staff, dated April 9, 2013.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

SCHEDULE 1177E

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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