

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, APRIL 11, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
James Giannell

Members Absent:

Joseph Ettore, PE

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 2:52 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., 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 1249A, 1249B, 1249C, 1249D & 1249E 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 1249A, 1249B, 1249C, 1249D & 1249E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1249A, 1249B, 1249C, 1249D & 1249E 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 1249A, 1249B, 1249C, 1249D & 1249E 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. 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, APRIL 11, 2016.

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

SCHEDULE1249A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 11, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Peter McCann Block 18 Lots 1 – 7 Larrabee Blvd.	Howell Township	HW1402	04-06-16	2 (Lot Consolidation)	Exempt
Subdivision for Emes Equities, LLC Block 215 Lot 1 Hollywood Avenue	Howell Township	HW1403	04-07-16	2 (1 new)	Exempt
Subdivision for 36 Weston Street LLC Block 269 Lot 4 Clark Avenue	Neptune Township	N543	04-06-16	2 (1 new)	Exempt
Subdivision for William Fitzpatrick Block 741 Lot 25 Mill Pond Road	Wall Township	W1387	04-04-16	2 (1 new)	Exempt

Mark Aikins recused himself from this review and discussion.

SCHEDULE1249B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 11, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1249C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 11, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Binyan Builders, LLC Block 24 Lots 15.01 & 15.04 Shetland & Alexander Avenues	Howell Township (Proposed Use – Single Family Residential) (Total Area – 3.24 acres)	HWMJ722	03-29-16	4 (2 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- The final plat review fee (\$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

SCHEDULE1249D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 11, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth County Vocational Schools BOE Block 21 Lot 1.01 Atlantic Avenue	Aberdeen Township (Proposed – site improvements at existing vocational school) (Total Site Area – 1.72 acres) (Impervious Area – 0.63 acres existing + <u>0.01 acres proposed</u> 0.64 acres total)	ABTSP9588	03-30-16	County Approval Not Required
Site Plan for Asbury Partners, LLC Block 4104 Lots 8, 9 & p/o 13 Fourth Avenue	Asbury Park City (Proposed – renovations and parking improvements at existing bowling alley) (Total Site Area – 0.679 acres) (Impervious Area – 0.283 acres existing + <u>0.172 acres proposed</u> 0.455 acres total)	APSP9594	04-05-16	County Approval Not Required
Site Plan for Carton Brewing Company, LLC Block 99 Lots 7 & 9 First Avenue (County Route 8)	Atlantic Highlands Borough (Proposed – demolish existing and construct new 18,788 sq. ft. building for microbrewery with sales products) (Total Site Area – 0.512 acres) (Impervious Area – 0.485 acres existing – no change)	AHSP9587	03-28-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated April 6, 2016.
2. Section 5.1-2 of the Development Regulations, Volume II provides that "Nothing shall be constructed, erected, placed, planted or allowed to grow in a manner as to obstruct vision along the county road from the road, street or driveway that approaches the county road between a height of two and one-half feet and ten feet above the centerline grade of either road whichever is lower. The site plan should be revised to provide an unobstructed sight line along First Avenue.

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 GS Realty Corp. Block 83 Lot 17 US Highway 9	Freehold Township (Proposed – new 2283 sq. ft. Amboy Bank) (Total Site Area – 1.91 acres) (Impervious Area – 0.439 acres new proposed)	FRTSP9590	03-31-16	County Approval Not Required
Site Plan for Lidl U.S. Operations, LLC Block 183 Lot 1.01 State Highway 35	Hazlet Township (Proposed – new 36,170 sq. ft. grocery store with 147 parking spaces) (Total Site Area – 5.08 acres) (Impervious Area – 1.508 acres existing <u>+ 1.320 acres proposed</u> 2.828 acres total)	HZSP9593	04-05-16	Request Information

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

3. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated April 6, 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 Howell Family Apartments, LLC Block 135 Lots 25 & 26 West Farm and Fort Plains Road	Howell Township (Proposed – new 72-unit affordable rental housing units) (Total Site Area – 12.519 acres) (Impervious Area – 3.74 acres new proposed)	HWSP9550 (also HW1400)	03-31-16	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 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

Site Plan for Amerco Real Estate Co. Block 144 Lot 95.01 US Highway 9	Howell Township (Proposed – 109,064 sq. ft. total for U-Haul facility and storage) (Total Site Area – 4.838 acres) (Impervious Area – 3.241 acres new proposed)	HWSP9569	03-22-16	Final Approval
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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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Devimy Equities, LLC Block 28 Lots 62, 63 & 64 US Highway 9	Howell Township (Proposed – new 5495 sq. ft. Mavis Discount Tire) (Total Site Area - 0.61 acres) (Impervious Area – 0.400 acres existing - <u>0.004 acres proposed</u> 0.396 acres total)	HWSP9595	04-08-16	County Approval Not Required
Site Plan for Monmouth County Vocational Schools BOE Block 640 Lot 34 Swartzel Road	Middletown Township (Proposed – site improvements at existing vocational school) (Total Site Area – 1.78 acres) (Impervious Area – 1.08 acres existing + <u>0.15 acres proposed</u> 1.23 acres total)	MDSP9589	03-31-16	County Approval Not Required
Site Plan for Russmarc, LLC Block 137 Lot 30 State Highway 35	Ocean Township (Proposed – 8407 sq. ft. addition to auto dealership (Acura of Ocean) (Total Site Area – 3.63 acres) (Impervious Area – 2.248 acres existing + <u>0.027 acres proposed</u> 2.275 acres total)	OSP7230B	04-06-16	County Approval Not Required
Site Plan for Count Basie Theatre Block 43 Lots 1, 2, 3 & 4.01 Monmouth & Pearl Streets	Red Bank Borough (Proposed – 14,438 sq. ft. addition to existing theatre) (Total Site Area – 1.245 acres) (Impervious Area – 1.168 acres existing + <u>0.064 acres proposed</u> 1.232 acres total)	RBSP9021A	04-06-16	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Greenleaf Holdings, LLC Block 101 Lot 26 Broad Street (County Route 11)	Red Bank Borough (Proposed – construct parking lot with 12 spaces at existing site) (Total Site Area – 0.283 acres) (Impervious Area – 0.087 acres existing + <u>0.075 acres proposed</u> 0.162 acres total)	RBSP9591	03-31-16	Conditional Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated April 6, 2016.
2. Revise the site plan to show a right-of-way dedication pursuant to the attached sketch.
3. Receipt of a deed to the County of Monmouth for the widening of the Broad Street right-of-way (County Route 11) pursuant to Condition #2. Submit draft deed, including deed description, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Division of Planning page at www.visitmonmouth.com. Following approval, submit executed deed 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 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Trinity Hall, Inc. Block 101 p/o 1 Hope Road/Tinton Avenue (County Routes 51 & 537)	Tinton Falls Borough (Proposed – conversion of childcare facility to high school) (Total Site Area – 7.4 acres) (Impervious Area – 1.3877 acres existing + <u>0.013 acres proposed</u> 1.400 acres total)	TFSP9592	04-04-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated April 6, 2016.
2. Provide a copy of the drainage easement referenced on the site plan.
3. Revise the site plan to show a widening of the Hope Road (County Route 51) right-of-way to a distance of 40 feet from the centerline.
4. Revise the site plan to show a corner radius dedication at the intersection of Hope and Corregidor Roads.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Rosano Trucking, Inc. Block 917 Lots 58 & 59 Belmar Boulevard (County Route 18)	Wall Township (Proposed – new 6,000 sq. ft. free-standing building at existing site) (Total Site Area – 2.092 acres) (Impervious Area – 1.893 acres existing - <u>0.345 acres proposed</u> 1.548 acres total)	WSP9552	03-24-16	Conditional Approval
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Conditions:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated April 5, 2016.
2. Address the comments in memorandum prepared by Ellias Sarrinikolaou, dated April 6, 2016.
3. Revise the site plan to provide metes and bounds for the proposed road widening easement.
4. Receipt of an easement to the County of Monmouth for the widening of the right-of-way along Belmar Boulevard (County Route 18) to a distance of 30 feet from the centerline. Submit draft deed, including deed description, 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.
5. 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 the revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Rosano Trucking, Inc. Block 917 Lots 58 & 59 (CONT'D)	Wall Township	WSP9552	03-24-16	

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

SCHEDULE1249E

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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