

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, APRIL 25, 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.

The Committee entered into recess at 2:40 PM and returned at 3:10 PM. There being no further business, the Meeting was adjourned at 3:11 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, and Victor Furmanec, PP. Also in attendance was Sean Smyth, citizen.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1250A, 1250B, 1250C, 1250D & 1250E 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 1250A, 1250B, 1250C, 1250D & 1250E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1250A, 1250B, 1250C, 1250D & 1250E 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 1250A, 1250B, 1250C, 1250D & 1250E 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 APRIL 25, 2016.

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

SCHEDULE1250A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Laval Home Development LLC Block 77 Lot 78 Third Street	Fair Haven Borough	FH320	04-18-16	2 (1 new)	Exempt
Subdivision for Heritage at Neptune, LLC Block 2702 Lot 25.09 Wayside Road	Neptune Township	N544	04-21-16	2 (1 new)	Exempt
Subdivision for Shawn & Lora Mulligan Block 86 Lots 11 & 12 Chicago Boulevard	Sea Girt Borough	SG297	04-11-16	3 (1 new)	Exempt

SCHEDULE1250B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Girl Scouts of the Jersey Shore, Inc. Block 177 Lot 81 <b>Adelphia-Farmingdale Road</b> <b>(County Route 524)</b>	Howell Township	HW1404 ROW3923	04-18-16	2 (1 new)	Final Approval
	(Proposed Use – residential/Girl Scout camp) (Total Area – 4.03 acres)				

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 Jim Giannell, 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

SCHEDULE 1250C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Taylor Block 8 Lot 11 <b>N. Main Street (County Route 35)</b>	Farmingdale Borough  (Proposed Use – Residential) (Total Area – 18.8 acres)	FMMJ724	04-14-16	4 (3 new)	Request Information

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

1. Revise the title block to identify the application as a major subdivision.
2. Revise the plan to show a widening of the N. Main Street (County Route 35) right-of-way to a distance of 30 feet from the centerline.

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

Subdivision for Connieann Acquisitions, Inc. Block 103 Lot 5 Sea View Avenue	Neptune Township  (Proposed Use – Single Family Residential) (Total Area – 0.168 acres)	NMJ723	04-13-16	4 (3 new)	Preliminary Approval
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Prior to Final Approval the applicant shall submit the following:

- A final plat and 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, 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

SCHEDULE1250D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 25, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 36 and Middle Road, Inc. Block 3.08 Lot 1 <b>S. Holmdel Road/E. Main Street (County Routes 4/520)</b>	Holmdel Township	HLSP6233A	04-13-16	Conditional Approval
	(Proposed – 291 sq. ft. addition to existing site (change of use from gasoline/service to gasoline/convenience store) (Total Site Area – 0.842 acres) (Impervious Area – 0.262 acres existing + <u>0.103 acres proposed</u> 0.365 acres total)			

Conditions:

1. Revise the site plan to eliminate the central driveway along Main Street.
2. Increase the curb radius for the proposed driveway along Holmdel Road to 30 feet to accommodate truck access.
3. Extend the proposed curbing at the existing driveway along Holmdel Road to eliminate the striped pavement adjacent to the street.
4. Detection loops are located in the pavement on Holmdel Road. The applicant shall replace the loops if they are damaged during construction.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Cingular Wireless PCS, LLC (AT&T) Block 13 Lot 13 <b>Holmdel Road</b> <b>(County Route 4)</b>	Holmdel Township	HLSP9599	04-20-16	Final Approval
(Proposed – new generator on concrete pad at existing facility) (Total Site Area – 16.78 acres) (Impervious Area - 7.198 acres existing – no change)				

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 Joe Ettore,  
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

Site Plan for New Jersey American Water Company Block 49 Lot 18.06 <b>Squankum-Yellowbrook Road</b> <b>(County Route 524A)</b>	Howell Township	HWSP6652A	04-08-16	Final Approval
(Proposed – 5,516 sq. ft. addition at existing water treatment plant) (Total Site Area – 11.6 acres) (Impervious Area – 2.424 acres existing <u>+ 0.128 acres proposed</u> 2.552 acres total)				

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

- If and when cumulative impervious area proposed under future applications, including the impervious area proposed under the current application, equals or exceeds one acre, the applicant shall be required to perform a complete stormwater analysis pursuant to Section 3.2 of the Monmouth County Development Regulations, Volume II. This may result in an assessment towards the replacement or reconstruction of an impacted county hydraulic structure.

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 AAM Mill, LLC Block 25 Lots 54.02, 54.03, 54.04, 70 & 71 Lanes Mill Road	Howell Township  (Proposed – additional 57,855 sq. ft. in buildings and 404 parking spaces at existing shopping center) (Total Site Area – 50.898 acres) (Impervious Area – 28.503 acres existing <u>+ 1.781 acres proposed</u> 30.284 acres total)	HWSP8885A	04-07-16	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 Lucas Development, LLC Block 172 Lot 40.06 Commercial Court	Marlboro Township  (Proposed - new 12,060 sq. ft. recreation/gym facility) (Total Site Area – 1.58 acres) (Impervious Area – 0.82 acres new proposed)	MRSP9596	04-11-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lauria Properties, LLC Block 105 Lot 4 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank Borough  (Proposed – parking improvements at existing site) (Total Site Area – 0.275 acres) (Impervious Area – 0.146 acres existing <u>+ 0.035 acres proposed</u> 0.181 acres total)	RBSP9597	04-18-16	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 Total Storage Concepts, LLC Block 75 Lots 105 -108 Central Avenue	Red Bank Borough  (Proposed – new 3-story 80,800 sq. ft. self-storage facility) (Total Site Area – 0.803 acres) (Impervious Area – 0.522 acres new proposed)	RBSP9598	04-20-16	County Approval Not Required
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SCHEDULE 1250E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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