

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, APRIL 28, 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 recessed at 2:37 PM and returned at 2:41 PM. There being no further business, the Meeting was adjourned at 3:26 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE and Daria Jakimowska (arrived at 2:41 PM).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1202A, 1202B, 1202C, 1202D & 1202E 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 1202A, 1202B, 1202C, 1202D & 1202E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1202A, 1202B, 1202C, 1202D & 1202E 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 1202A, 1202B, 1202C, 1202D & 1202E 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 28, 2014.

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

SCHEDULE1202A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 28, 2014; CONTAINING 3 LOTS OR LESS.

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

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SCHEDULE1202B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 28, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

| NAME OF SUBDIVISION   | MUNICIPALITY   | FILE #            | DATE REC'D | # OF LOTS                  | ACTION |
|---|--|-------------------|------------|----------------------------|--------|
| Subdivision for<br>Maureen & Frank Paoni<br>Block 1062<br>Lots 29 & 30<br><b>Newman Springs Road<br/>(County Route 520)</b> | Middletown<br>Township<br><br>(Proposed Use – Residential)<br>(Total Area – 5.980 acres) | MD1447<br>ROW3902 | 04-23-14   | 2<br>(Lot Line Adjustment) | Appeal |

The appeal for the above was carried to the Committee's next meeting on May 12, 2014.

SCHEDULE 1202C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 28, 2014; CONTAINING MORE THAN 3 LOTS.

| NAME OF SUBDIVISION   | MUNICIPALITY   | FILE #  | DATE REC'D | # OF LOTS      | ACTION              |
|---|--|---------|------------|----------------|---------------------|
| Subdivision for Captiva Holdings, LLC<br>Block 143<br>Lot 11.01<br>Nolan Road | Marlboro<br><br>(Proposed Use – Single Family Homes)<br>(Total Area – 32.54 acres) | MRMJ687 | 04-04-14   | 17<br>(16 new) | 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 drainage analysis to address the attached comments prepared by Victorino Zabat, of the Monmouth County Engineering Department.

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

|  |   |        |          |              |                      |
|--|---|--------|----------|--------------|----------------------|
| Subdivision for Union Virginia, LLC<br>Block 226<br>Lots 4 & 5<br>Monmouth Boulevard | Wall Township<br><br>(Proposed Use – Residential)<br>(Total Area – 1.033 acres) | WMJ688 | 04-21-14 | 4<br>(2 new) | 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 a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.

Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

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      |

SCHEDULE1202D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, APRIL 28, 2014.

| NAME OF SITE PLAN  | MUNICIPALITY   | FILE #     | DATE REC'D | ACTION            |
|--|--|------------|------------|-------------------|
| Site Plan for<br>Columbia Bank<br>Block 89<br>Lot 11<br><b>Lloyd Road</b><br><b>(County Route 3)</b> | Aberdeen<br>Township<br><br>(Proposed – improvements at existing site)<br>(Total Site Area – 1.32 acres)<br>(Impervious Area – 0.477 acres existing<br>- 0.024 acres proposed<br>0.453 acres proposed) | ABTSP6717A | 04-09-14   | Final<br>Approval |

- The Final Approval granted on April 26, 1999 still applies.

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      |

|   |   |           |          |                         |
|---|---|-----------|----------|-------------------------|
| Site Plan for<br>Borough of Belmar<br>Block 3<br>Lot 3<br><b>Ocean Avenue</b><br><b>(County Route 18)</b> | Belmar<br>Borough<br><br>(Proposed – new 7279 sq. ft. 2-story pavilion and<br>new 2427 sq. ft. 1-story pavilion)<br>(Total Site Area – 25.5 acres)<br>(Impervious Area – 0.22 acres new proposed) | BLSP9254A | 04-11-14 | Conditional<br>Approval |
|---|---|-----------|----------|-------------------------|

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<br>Toll NJ IX, LP<br>Block 11<br>Lots 38, 38.02, 73.01, 73.02,<br>73.03 & 73.04 (38B & 38C)<br>Crawfords Corner Road<br><b>(County Bridges H-6, H-24 &amp; H-25)</b> | Holmdel<br>Township<br><br>(Proposed – 185 unit multi-family townhomes with 648<br>parking spaces - Bell Place at Holmdel)<br>(Total Site Area – 133.95 acres)<br>(Impervious Area – 23.44 acres new proposed) | HLSP9299A | 04-01-14   | Conditional<br>Approval |

1. Revise plans to show easements for maintenance and reconstruction of Monmouth County Drainage Structures H-25, H-24 and H-6, including all bearings and distances as shown shaded in yellow on the attached photocopies.
2. Receipt of deeds of easement to the County of Monmouth for county drainage structures H-25, H-24, & H-6. 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://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.
3. Prior to final approval, the applicant will be required to enter into a developers agreement between Holmdel Township and the County of Monmouth for all necessary offsite improvements.

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      |

|   |  |          |          |                                       |
|---|--|----------|----------|---------------------------------------|
| Site Plan for<br>Saker ShopRites, Inc.<br>Block 79<br>Lots 61.01, 61.02 & 61.03<br>US Highway 9 | Howell<br>Township<br><br>(Proposed – 2481 sq. ft. addition to existing shopping<br>center for new ShopRite)<br>(Total Site Area – 25.773 acres)<br>(Impervious Area – 18.820 acres existing<br><u>- 0.008 acres proposed</u><br>18.812 acres total) | HWSP9375 | 04-15-14 | County<br>Approval<br>Not<br>Required |
|---|--|----------|----------|---------------------------------------|

| NAME OF SITE PLAN  | MUNICIPALITY  | FILE #   | DATE REC'D | ACTION              |
|--|---|----------|------------|---------------------|
| Site Plan for<br>Pierre Brown & Joya Godfrey Brown<br>Block 21<br>Lot 11.01<br><b>Freehold Road</b><br><b>(County Route 522)</b> | Manalapan<br>Township<br><br>(Proposed – conversion of existing addition of single family and new addition (total 3,025 sq. ft.) to kindergarten)<br>(Total Site Area – 1.159 acres)<br>(Impervious Area – 0.10 acres existing<br><u>+ 0.14 acres proposed</u><br>1.24 acres total) | MNSP9333 | 04-07-14   | Request Information |

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

1. The applicant must provide turning templates and a circulation plan for the largest vehicles anticipated to enter the site from Freehold Road.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Additional comments may include but not limited to driveway re-design and Landscaping comments prepared by the Monmouth County Landscape Architect.

|  |  |          |          |                     |
|--|--|----------|----------|---------------------|
| Site Plan for<br>Marlboro Township Shade<br>Tree Commission<br>Block 120<br>Lot 36<br><b>Tennent Road</b><br><b>(County Route 3)</b> | Marlboro<br>Township<br><br>(Proposed – Community garden with gravel parking, 800 sq. ft. shed and landscaping)<br>(Total Site Area – 3.638 acres)<br>(Impervious Area – 0.018 acres new proposed) | MRSP9372 | 04-07-14 | Request Information |
|--|--|----------|----------|---------------------|

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

1. The applicant must provide documentation that an easement is in place for the 24" HDPE drainage line that was installed between lots 34 & 36.

| NAME OF SITE PLAN   | MUNICIPALITY   | FILE #    | DATE REC'D | ACTION                 |
|---|--|-----------|------------|------------------------|
| Site Plan for<br>211 Broad LLC<br>Block 105<br>Lot 12.04<br><b>Broad Street</b><br><b>(County Route 11)</b> | Red Bank<br>Borough<br><br>(Proposed – 1,082 sq. ft. addition to existing church)<br>(Total Site Area – 1.477 acres)<br>(Impervious Area – 1.067 acres existing<br><u>+ 0.022 acres proposed</u><br>1.089 acres total) | RBSP1147B | 04-14-14   | Request<br>Information |

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

- Confirm that eliminating the connection to adjacent lot 12.02 does not affect any existing cross-access easements/agreements.

Other items to be addressed prior to Final Approval:

- Plans should show 5' flares at the Broad Street (County Route 11) driveway together with pavement repair strip.
- A performance guarantee for improvements to Broad Street (County Route 11) will be required prior to Final Approval.

|  |  |          |          |                        |
|--|--|----------|----------|------------------------|
| Site Plan for<br>Tinton Falls Lodging Realty, LLC<br>Block 115<br>Lot 1.01<br><b>Hope Road</b><br><b>(County Route 51)</b> | Tinton Falls<br>Borough<br><br>(Proposed – driveway and parking improvements at existing hotel)<br>(Total Site Area – 5.139 acres)<br>(Impervious Area – 3.589 acres existing<br><u>- 0.082 acres proposed</u><br>3.507 acres total) | TFSP9364 | 03-20-14 | Request<br>Information |
|--|--|----------|----------|------------------------|

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

- Forward to the County of Monmouth plans that were reviewed and approved by the Borough of Tinton Falls

| NAME OF SITE PLAN  | MUNICIPALITY     | FILE #   | DATE REC'D | ACTION            |
|--|------------------|----------|------------|-------------------|
| Site Plan for<br>Lowe's Home Centers, Inc.<br>Block 271<br>Lot 7.01<br><b>Allaire Road</b><br><b>(County Route 524)</b>  | Wall<br>Township | WSP9284A | 04-10-14   | Final<br>Approval |
| (Proposed – 4757 sq. ft. addition to Lowe's Express for garden center)<br>(Total Site Area – 11.22 acres)<br>(Impervious Area – 9.47 acres existing – no change) |                  |          |            |                   |

- The proposed addition of a Garden Center will not result in any increase in traffic or affect ingress and egress from the site. The Monmouth County Planning Board approvals issued on 01/27/97 & 05/28/13 remains in effect.

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      |

SCHEDULE1202E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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| NAME OF APPLICANT | MUNICIPALITY | FILE # | DATE REC'D | DATE<br>INCOMPLETE |
|-------------------|--------------|--------|------------|--------------------|
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