

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, MAY 9, 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.

There being no further business, the Meeting was adjourned at 3:27 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, and Victor Furmanec, PP. Also in attendance were Martin McGann, Esq. Jason Fichter, PE, Arthur Chew, PE and Helen Doyle from Bluffs Development.

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, MAY 9, 2016 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 9, 2016</u>
	Advertised:	<u>February 11, 2016</u>

FAXED TO:

THE COAST STAR:	<u>February 9, 2016</u>
-----------------	-------------------------

POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>February 9, 2016</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>February 9, 2016</u>

2016

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1251A, 1251B, 1251C, 1251D & 1251E 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 1251A, 1251B, 1251C, 1251D & 1251E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1251A, 1251B, 1251C, 1251D & 1251E 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 1251A, 1251B, 1251C, 1251D & 1251E 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 MONDAY, MAY 9, 2016.

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

SCHEDULE1251A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 09, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for W. Jeffrey Wiehl & Bonnie J. Wiehl Block 38 Lot 4 Third Street	Fair Haven Borough	FH321	04-25-16	2 (1 new)	Exempt
Subdivision for Jean & Richard McCabe Block 491 Lots 34 & 35 East Road	Middletown Township	MD1454	04-26-16	2 (Lot Line Adjustment)	Exempt
Subdivision for Kimberly Parent Block 139 Lot 44 Branch Avenue	Oceanport Borough	OP367	04-28-16	2 (1 new)	Exempt
Subdivision for Charles & Kara Short Block 15 Lots 6 & 12.01 Edgewood Road/Orchard Lane	Rumson Borough	RM446	05-06-16	2 (Lot Line Adjustment)	Exempt

SCHEDULE1251B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 09, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 Atlantic Avenue (County Route 524)	Wall Township (Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)	W1383 ROW3914	05-05-16	3 (Lot Line Adjustment)	Waiver Request

The Development Review Committee considered the applicant's request for a waiver from the Condition Approval issued that required a road widening dedication along Atlantic Avenue. The Committee decided that it would be amenable to modifying this condition to accept an easement for road widening purposes rather than a dedication. The Committee requested that they be advised whether this is agreeable, and anticipates taking formal action on the request at its May 23rd meeting.

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

SCHEDULE1251C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 09, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sunny Acres, LLC Block 421 Lots 3, 4 & 8 Buckley Road	Marlboro Township (Proposed Use – Residential - Buckley Manor at Marlboro) (Total Area – 50.9 acres)	MRMJ546	04-25-16	21	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Mark E. Zelina (Applicant's Engineer), dated April 22, 2016, requesting withdrawal of the final approval issued for the above-referenced application on June 5, 2007. The Development Review Committee voted to rescind that prior approval.

The bridge assessment paid to the County toward the replacement of County Drainage Structure ML48-B, will be released to the applicant.

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

Subdivision for Stillwell Road Holdings, LLC Block 421 Lots 3 & 4 Buckley Road	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 38.39 acres)	MRMJ718	04-25-16	17 (15 new)	
---	---	---------	----------	----------------	--

Moved to the next Development Review Committee meeting on Monday, May 23, 2016.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Block 1002 Lot 75, LLC Block 1002 Lot 75 Nut Swamp Road (County Route 12)	Middletown Township	MDMJ721	05-04-16	6 (5 new)	Waiver Request
(Proposed Use – Single Family Residential) (Total Area – 7.52 acres)					

Moved to the next Development Review Committee meeting on Monday, May 23, 2016.

SCHEDULE1251D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 09, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lesko Management, LLC Block 401 Lot 19 Tinton Avenue (County Route 537)	Eatontown Borough (Proposed – construction of 17 new townhome units within 2 buildings and reconstruction of existing 2 unit building) (Total Site Area – 2.57 acres) (Impervious Area – 0.958 acres new proposed)	ETSP9600	04-26-16	Request Information

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

1. Revise the site plan to show a right-of-way widening out to 40 feet from the centerline of Tinton Avenue.
2. Revise the site plan to show the location of all streets and driveways along Tinton Avenue proximate to the site. Indicate the distance between these streets and driveways and the proposed site access.
3. Revise the site plan to show the proposed location for the utility pole that is noted to be relocated.
4. Address comments prepared by Victorino B. Zabat, dated May 9, 2016.
5. Address comments prepared by Ellias Sarrinikolaou, dated May 9, 2016.

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

Site Plan for Mark-Built Properties at Long Branch LLC Block 216 Lots 9, 10 & 25 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – new 57 unit multi-family residential complex) (Total Site Area – 1.94 acres) (Impervious Area – 0.705 acres existing <u>+ 0.483 acres proposed</u> 1.188 acres total)	LBSP9538	04-14-16	
--	--	----------	----------	--

Moved to the next Development Review Committee meeting on Monday, May 23, 2016.
The applicant's attorney, Martin McGann, agreed to a 30 day extension of time for the Committee to act.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------------	--------------	--------	------------	--------

Site Plan for The Bluffs Development, LLC Block 216 Lots 11, 12 & 24 Ocean Boulevard (County Route 57)	Long Branch City	LBSP9602	04-27-16	
	(Proposed – new 33-unit multi-family residential complex) (Total Site Area – 2.06 acres) (Impervious Area – 1.1 acres new proposed)			

Moved to the next Development Review Committee meeting on Monday, May 23, 2016.

Site Plan for Blackridge Realty, Inc. Block 216 Lots 14, 15 & 23 Ocean Boulevard (County Route 57)	Long Branch City	LBSP9603	04-29-16	
	(Proposed – new 40-unit multi-family residential complex) (Total Site Area – 1.32 acres) (Impervious Area – 0.95 acres new proposed)			

Mark Aikins recused himself from this review and discussion.
 Moved to the next Development Review Committee meeting on Monday, May 23, 2016.

Site Plan for 480 Route 9 Realties, LLC Block 229 Lot 113.01 Block 5 Lot 26 US Highway 9	Marlboro Township Manalapan Township	MRSP9605	05-06-16	
	(Proposed – 4,000 sq. ft. addition to existing site for new car dealership) (Total Site Area – 9.27 acres) (Impervious Area – 2.864 acres existing + <u>1.975 acres proposed</u> 4.839 acres total)			

Application was removed from the agenda.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omni Suites LLC Block 1203 Lot 3 Corlies Avenue	Neptune Township	NSP9601	04-27-16	County Approval Not Required
	(Proposed – add highway access to site) (Total Site Area – 1.40 acres) (Impervious Area – 1.141 acres existing - <u>0.005 acres proposed</u> 1.136 acres total)			

SCHEDULE1251E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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