

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00 pm on MONDAY, MAY 12, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Ettore, PE (arrived at 2:07 PM)
Vincent Domidion
Joe Barris, PP
Jennifer DiLorenzo (arrived at 2:05 PM)

Members Absent:

Edward Sampson, PP

Alternates Absent:

Ray Bragg, PE
James Giannell

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.

There being no further business, the Meeting was adjourned at 2:40 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Victorino Zabat, PE.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1203A, 1203B, 1203C, 1203D & 1203E 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 1203A, 1203B, 1203C, 1203D & 1203E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1203A, 1203B, 1203C, 1203D & 1203E 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 1203A, 1203B, 1203C, 1203D & 1203E 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. Domidion and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Ettore
Mr. Domidion
Mr. Barris

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 12, 2014.

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

SCHEDULE1203A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 12, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Daniel & Alison Zimmerman Block 45.02 Lots 7.01 & 12.01 Johnson Street	Monmouth Beach Borough	MB376	05-09-14	2 (Lot Line Adjustment)	Exempt
Subdivision for City Works Neptune Office, LLC Block 218.02 Lot 612.01 West Lake Avenue	Neptune Township	N539	05-07-14	2 (1 new)	Exempt

SCHEDULE1203B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 12, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

The Applicant's attorney requested that the appeal be carried to the meeting of 05/27/14. The time requirement for the appeal was granted by the applicant so that Mr. McGann Jr., Esq. could appear before the Monmouth County Development Review Committee on behalf of the applicant to request a waiver of the additional right of way that was a condition of approval.

SCHEDULE1203C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 12, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for GS Realty Corp. Block 36 Lot 21 Maxim Southard Road (County Bridge HL-75)	Howell Township (Proposed Use – Residential – Haystack Glen) (Total Area – 71.5 acres)	HWMJ685	05-05-14	9 (8 new)	

The HWMJ685 Subdivision application was carried to the meeting of 5/27/14 to allow for additional review time of the drainage analysis.

SCHEDULE1203D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 12, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bank of America Block 46 Lots 1, 2, 3, 33 & 35 Brinley Avenue (County Route 2)	Bradley Beach Borough (Proposed – ADA parking standards at existing site) (Total Site Area – 0.444 acres) (Impervious Area – 0.406 acres existing – no change)	BBSP9377	04-30-14	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, Joe Barris, 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 Joseph Clemente Block 303 Lots 4-7 & 15-17 Broad Street	Eatontown Borough (Proposed – 4800 sq. ft. addition to existing building for Landscape supplies and services) (Total Site Area – 1.87 acres) (Impervious Area – 1.181 acres existing - <u>0.130 acres proposed</u> 1.051 acres total)	ETSP9376	04-29-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3571 Route 9 Realities, LLC Block 72 Lot 97.02 US Highway 9	Freehold Township (Proposed – parking improvements at existing site for Leasing office – 61 parking spaces) (Total Site Area – 1.8 acres) (Impervious Area – 0.70 acres existing <u>+ 0.47 acres proposed</u> 1.17 acres total)	FRTSP9379	05-06-14	Conditional Approval

Condition:

1. Revise note 4 on the plans to include the County of Monmouth for the submission of any revised site plans relating to any additional impervious area being added to the site.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Joe Barris, 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				

Site Plan for Alliance Management, Inc. Block 130 Lots 44, 45 & 52 US Highway 9	Howell Township (Proposed – new 57,980 sq. ft. 14 screen theater with 413 parking spaces) (Total Site Area – 11.40 acres) (Impervious Area – 7.08 acres new proposed)	HWSP9332	05-01-14	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 address the attached additional drainage comments prepared by Victor Zabat, of the Monmouth County Engineering Department.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 631 Associates LLC and Lucas Development, LLC Block 172 Lots 40.02 & 47 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 16,000 sq. ft. garage/warehouse and 30,600 sq. ft. 2-story office building with 159 parking spaces) (Total Site Area – 49.91 acres) (Total Site Area – 15.5 acres) (Impervious Area – 0.91 acres existing <u>+ 3.31 acres proposed</u> 4.22 acres total)	MRSP9349	05-01-14	Appeal

The Monmouth County Development Review Committee chose not to act on the appeal for the above referenced site plan until staff meets with the applicant's engineer to discuss the drainage and traffic issues. Staff will present their recommendations subsequent to the meeting to the committee on 05/27/14.

Site Plan for Genesis Associates Block 122 Lot 33 Tennent Road (County Route 3)	Marlboro Township (Proposed – New 8514 sq. ft. office building with 34 parking spaces) (Total Site Area – 0.874 acres) (Impervious Area – 0.472 acres new proposed)	MRSP9351	05-02-14	Conditional Approval
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Conditions:

1. Revise plans to show the right of way centerline of Tennent Road (County Route 3).
2. Revise plans to show the right of way along Tennent Road measured 40' from the right of way centerline.
3. Revise plans to show the installation of full faced curb along the entire property frontage in accordance with county standards.
4. Revise county curb detail on sheet 11 of 13 to show a 6" curb reveal.
5. Revise plans to address the attached comments prepared by Elias Sarrinikolaou, Monmouth County Landscape Architect.
6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Tennent Road to a distance of 40' from the right-of-way centerline. 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://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.
7. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Tennent Road. The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Genesis Associates Block 122 Lot 33 (CONT'D)	Marlboro Township	MRSP9351	05-02-14	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Joe Ettore, 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				

Site Plan for Jack Chanarong Ponghoo - Muang Thai LLC Block 9.01 Lot 22 E. Front Street (County Route 10)	Red Bank Borough	RBSP9378	05-05-14	Final Approval
	(Proposed – Expansion of restaurant into existing flower shop) (Total Site Area – 0.093 acres) (Impervious Area – 0.093 acres existing – no change)			

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, Joe Barris, 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				

SCHEDULE1203E

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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