

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, MAY 13, 2013 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 February 4, 2013 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 28, 2013, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2013 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 2:23 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, and Mark Aikins, Esq. Also present were John Ploskonka, PE (Concept Engineering) and Keith Mandato (resident).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1179A, 1179B, 1179C, 1179D & 1179E 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 1179A, 1179B, 1179C, 1179D & 1179E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1179A, 1179B, 1179C, 1179D & 1179E 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 1179A, 1179B, 1179C, 1179D & 1179E 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, MAY 13, 2013.

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

SCHEDULE 1179A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 13, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Colts Neck Business Park Block 48 Lot 8 State Highway 34	Colts Neck Township	CN457	05-03-13	2 (1 new)	Exempt
Subdivision for National Land Holdings, Inc. Block 126 Lot 11 Pitney Avenue	Spring Lake Borough	SL348	05-02-13	2 (1 new)	Exempt

SCHEDULE 1179B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 13, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Richard Perry Block 51 Lots 58 & 59 <b>Old Tavern Road (County Route 21)</b>	Howell Township  (Proposed Use – Residential) (Total Area – 11.15 acres)	HW1387 ROW3888	05-08-13	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show the additional required right of way along Old Tavern Road (County Route 21) located 10' from the existing structure as shown in red on the attached photocopy.
2. Revise plans to eliminate the horseshoe driveway along proposed lot 59.01 and provide a new driveway with adequate turnaround area as shown on proposed lot 58.01.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Old Tavern Road (County Route 21) to a distance of 40' from the right-of-way centerline minus the small portion at the northerly area of proposed lot 59.01. 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.

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

SCHEDULE 1179C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 13, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ramshorn Drive LLC Block 893 Lot 108 Ramshorn Drive	Wall Township  (Proposed Use – Single Family Residential/Office) (Total Area – 9.56 acres)	WMJ674	05-09-13	4 (3 new)	Conditional Preliminary Approval

CONDITION:

1. Revise plans to eliminate reference to Old Bridge Road as Monmouth County Route 20. As shown by attached copy of New Jersey Department of Transportation Jurisdictional Limit Map this portion of Old Bridge Road is under state jurisdiction.
  - Prior to Final Approval a Final Plat and Final Plat review fee in the amount of \$100.00 must be submitted.

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

SCHEDULE 1179D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, MAY 13, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Village Center Associates, LLC Block 7.01, Lot 1.02 Block 45, Lot 1.02 <b>Gordons Corner Road Wilson Avenue (County Routes 22 &amp; 527)</b>	Englishtown Borough Manalapan Borough  (Proposed – 2 new buildings at existing shopping center - (13,090 & 3,896 sq. ft) plus 85 new parking spaces) (Total Site Area 6.74 acres) (Impervious Area – 3.477 acres existing <u>+ 0.802 acres proposed</u> 4.279 acres total)	ENSP7614A  MNSP7614A	04-22-13	Request Information Continues

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

1. The supplemental traffic report dated April 18, 2013 included the analysis of a Westbound CR 22 (Gordon's Corner Rd) lead left phase. Additional analysis is required to compare this alternative to a proposed Westbound/Eastbound protected/permitted left turn operation, as well as a Southbound CR 527 (Wilson Ave) lead left phase. Ultimately, the analysis should compare the following scenarios:
  - a.) Existing Conditions (as submitted)
  - b.) CR 22 Westbound Lead Left (as submitted)
  - c.) CR 22 Westbound Lead Left with CR 527 Southbound Lead Left
  - d.) CR 22 Westbound/ Quick Check Eastbound Protected/Permitted Lefts
  - e.) CR 22 Westbound/ Quick Check Eastbound Protected/Permitted Lefts with CR 527 Southbound Lead Left
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 20 West Main Street, LLC Block 16 Lots 2 & 2.01 <b>West Main Street (County Route 524)</b>	Farmingdale Borough  (Proposed – 1986 sq. ft. addition to existing vehicle repair shop) (Total Site Area – 1.297 acres) (Impervious Area – 0.526 acres existing <u>+ 0.226 acres proposed</u> 0.752 acres total)	FMSP9243	04-25-13	Conditional Approval

Condition:

1. Revise the drainage analysis to address the comments on the attached memo prepared by Victorino Zabat of the Monmouth County Engineering Department.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Prestone Products Block 78 Lot 6 <b>Halls Mill Road (County Route 55)</b>	Freehold Township  (Proposed – 80,000 sq. ft. addition to existing site) (Total Site Area – 21.533 acres) (Impervious Area – 9.086 acres existing <u>+ 1.637 acres proposed</u> 10.723 acres total)	FRTSP6116A	04-22-13	Request Information Continues
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Pursuant to Section 4.2-2 of the Monmouth County Development Regulations, Volume II, the applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure F-13 located in Turf Road, and HL-2, located in Okerson Road, along with a complete drainage report.

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 Pantano Properties, LLC Block 27 Lot 25 <b>Freehold Road (County Route 522)</b>	Manalapan Township  (Proposed – 9,000 sq. ft. office/warehouse building) (Total Site Area – 3.68 acres) (Impervious Area – 0.58 acres new proposed)	MNSP9279	04-12-13	Request Information

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

1. Revise plans and drainage analysis to address the attached comments prepared by Victorino Zabat, P.E., of the Monmouth County Engineering Department.
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for Jenny Lin Block 177 Lot 1 <b>Newman Springs Road (County Route 520)</b>	Marlboro Township  (Proposed – conversion of 1540 sq. ft. residence to acupuncturist office) (Total Site Area – 0.475 acres) (Impervious Area – 0.076 acres existing – no change)	MRSP9245	05-01-13	Conditional Approval
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Conditions:

1. Revise plans to provide 15' radii at the proposed driveway.
2. Revise plans to show the proposed driveway width measured 24' in accordance with county standards.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Newman Springs Road to a distance of 50' from the right-of-way centerline as correctly shown on the plans. 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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Islamic Society of Monmouth County Block 1045 Lot 11.01 <b>Red Hill Road</b> <b>(County Route 52)</b>	Middletown Township  (Proposed – new 5300 sq. ft. community center at existing place of worship plus 106 new parking spaces) (Total site Area – 7.5 acres) (Impervious Area – 1.826 acres existing <u>+ 0.797 acres proposed</u> 2.623 acres total)	MDSP5812B	04-22-13	Conditional Approval

CONDITIONS:

1. Revise plans to show a sight triangle at the northerly drive measured 25' back from the extended curb line and along the roadway a distance of 10 times the speed limit.
2. Revise plans to show clearing within the required sight line in accordance with county standards.
3. Revise plans to show 2% re-grading within the county right of way.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Red Hill Road (County Route 52) 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://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 and clearing along Red Hill Road (County Route 52). The amount will be calculated upon receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 352 Monmouth Road LLC Block 62 Lot 20.05 <b>Monmouth Road (County Route 537)</b>	Millstone Township  (Proposed – drive modification at existing site) (Total Site Area – 2.244 acres) (Impervious Area – 0.271 acres existing <u>+ 0.130 acres proposed</u> 0.401 acres total)	MSSP9209	04-25-13	Request Information Continues

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

1. Complete sight line profiles must be submitted for the driveway along Monmouth Road (County Route 537) shown on the plans dated 04/08/2013. The profiles must be measured from a point 25' behind the edge of pavement to a distance of 10 times the speed limit along the traveled lane of County Route 537. The sight line profiles must be drawn within the sight line, and not along the centerline of the road from the driver's eye.

Site Plan for Route 35 Shrewsbury, LP Block 38 Lot 4 State Highway 35	Shrewsbury Borough  (Proposed – 1883 sq. ft. addition to existing shopping center (The Grove) And parking improvements) (Total Site Area – 20.771 acres) (Impervious Area – 11.700 acres existing – no change)	SHSP6669A	04-18-13	Final Approval Still Applies
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- The current application consists of an 1,883 square foot addition and parking improvements at the Grove Shopping Center that was previously granted Final Approval on 11/09/1998.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Township of Upper Freehold Block 23.02 Lots 13.01 & 16.01 <b>Waker Street</b> <b>(County Route 526)</b> <b>Route 526 Spur</b>	Upper Freehold Township	UFTSP9201	05-02-13	Appeal
(Proposed – Improvements to existing recreation complex – new 1300 sq. ft. building and 214 new parking spaces) (Total Site Area – 30.6 acres) (Impervious Area – 3.02 acres new proposed)				
The previously requested access drive to CR 526 (Walker Avenue) has been withdrawn by the township. The township now wishes to construct the access onto the CR 526 by-pass. The Development Review Committee chose to defer their review until county staff meet with the township engineer (Glenn Gerkin), to discuss the alternative access.				
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 930 Lot 51.05 Campus Parkway	Wall Township	WSP9237A	05-02-13	County Approval Not Required
(Proposed – generator addition at existing communications facility) (Total Site Area – 21.95 acres) (Impervious Area – 1.975 acres existing + 0.105 acres proposed 2.080 acres total)				

SCHEDULE 1179E

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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