

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03 PM on TUESDAY, MAY 26, 2015 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, 2015 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, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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 2:51 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1228A, 1228B, 1228C, 1228D & 1228E 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 1228A, 1228B, 1228C, 1228D & 1228E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1228A, 1228B, 1228C, 1228D & 1228E 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 1228A, 1228B, 1228C, 1228D & 1228E 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 TUESDAY, MAY 26, 2015.

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

SCHEDULE1228A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael Dolan Block 61 Lot 16 Church Street	Aberdeen Township	ABT459	05-15-15	2 (1 new)	Exempt
Subdivision for Fifty-Four Pierrepont Associates, LLC Block 2404 Lot 4 Cookman Avenue	Asbury Park City	AP377	05-20-15	2 (1 new)	Exempt

SCHEDULE1228B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RPM Development LLC Block 39 Lot 1 Church Street (County Route 45)	Aberdeen Township	ABT458 ROW3904 (also ABTSP9406)	05-12-15	3 (2 new)	Conditional Final Approval
	(Proposed Use – age-restricted and family oriented affordable housing)				
	(Total Area – 13.553 acres)				

Conditions:

1. Revise duplicate lot numbers shown on Sheet 3 of 20.
2. Revise Sheet 3 of 20 to show metes and bounds for the right-of-way dedication.
3. Revise Sheet 4 of 20 to reduce the slope within the right-of-way dedication to two percent or less.
4. Receipt of a deed to the County of Monmouth for the widening of the Church Street right-of-way to a distance of 30 feet from the right-of-way centerline as shown on the plans. Submit draft deed to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage 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.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Congilose Enterprises, LLC Block 826 Lots 14 & 135 Atlantic Avenue (County Route 524)	Wall Township (Proposed Use – Office Buildings) (Total Area – 7.59 acres)	W1379 ROW3907 (also WSP9339)	04-27-15	2 (Lot Line Adjustment)	Request Information

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

1. Provide additional information as requested in the memorandum prepared by Victorino Zabat, dated May 26, 2015.
2. Provide additional information as requested in the memorandum prepared by Ellias Sarrinikolaou, dated May 21, 2015.

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

SCHEDULE1228C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1228D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 26, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
General Development Plan for Bellemead Tract Block 70.05 Lot 17 West Main Street (County Route 537)	Freehold Township			
	(Proposed – Mixed-Use development with apartments, restaurants retail, grocery and hotel, along with new public roadway) (Total Site Area – 77.3 acres)			

County Engineer was not available. Discussion held until next Development Review Committee meeting.

Site Plan for RPM Development LLC Block 39 Lot 1 (1.01 & 1.02) Church Street (County Route 45)	Aberdeen Township	ABTSP9406 (also ABT458 ROW3904)	05-12-15	Conditional Approval
	(Proposed – 145 age-restricted and family oriented affordable housing Apartment units with 2545 sq. ft. senior center) (Total Site Area – 13.553 acres) (Impervious Area – 2.95 acres new proposed)			

Conditions:

1. Revise proposed curb ramp design in accordance with the marked-up drawings and the design parameters provided in the prior memorandum prepared by Victorino B. Zabat, dated February 24, 2015.
2. On the Church Street Profile, Sheet 19 of 20, a leader states "Prop. Gutter," but indicates the existing gutter. Revise the plan as necessary.
3. Revise Sheet 4 of 20 to reduce the slope within the right-of-way dedication to two percent or less.
4. The project is located adjacent to the Henry Hudson Trail, a former railroad right-of-way now maintained by the Monmouth County Park System for recreational purposes. The developer shall disclose the existence of the rail trail to future residents and shall submit documentation indicating the manner in which this requirement is implemented during the sale or lease of the proposed dwelling units.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of curbing and other improvements along the property frontage. The amount of the performance guarantee 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, 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 Colts Neck Building Associates, LLC (Manor Homes @ Colts Neck) Block 22 Lots 11 – 14 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – 48 units with 200 Parking Spaces) (Total Site Area – 39.575 Acres) (Impervious Area – 7.836 Acres)	CNSP7899	04-21-15	Request Information

Paul Kiernan recused himself from this review and discussion.

1. The following information and revisions are requested in connection with the Monmouth County Development Review Committee's review of this application:
 - a. Revise the plans to show an additional ten foot right-of-way widening along the frontage of the property pursuant to Section 5.1-1 of the County of Monmouth Development Regulations, Volume II (Design Standards) and the Monmouth County Road Plan, dated October 15, 2012.
 - b. For areas in which the existing guide rail is to be eliminated, provide a grading plan that shows a maximum two percent decline or incline in the area behind the curb or edge of pavement and within the county right-of-way.
 - c. Revise Note No. 1 on Sheet 9 to state that "All signs to be identified and shown on Signing and Striping Plan."
 - d. Revise Sheet 9 to provide dimensions for the right travel land and the striped center island.
 - e. Revise Sheet 9 to identify the existing sign located proximate to the proposed R(NJ)7-4X sign.
 - f. Revise Sheet 9 to replace the proposed Typical Sign Post Detail with the NJDOT Sign Post Standard Detail.
 - g. Revise Sheet 10 to eliminate the proposed R3-7L sign located opposite from the proposed Fieldstone Road entrance.
 - h. Revise the Typical Arrow/"Only" Spacing Detail shown on Sheet 10 to provide 32 feet between the Arrow and Only and 32 feet between "sets" of Arrows and Onlys.
 - i. Revise Sheet 10 to replace the proposed Traffic Marking Detail with the MUTCD Standard Detail.
 - j. Revise Sheet 11 to replace the proposed Stop sign (R1-1) located at the easterly driveway with a Yield sign (R1-2).
 - k. Revise Sheet 11 to show dimensions for the striped shoulder at the easterly exit driveway.
 - l. Revise the construction plans to show and label relocated sign on the Signing and Striping Plans, as well as on Construction Plans 3, 4 and 5.
 - m. Revise Sheet 11 to identify the existing sign located approximately 50 feet west of the proposed R(NJ)7-4X sign.
 - n. Revise Sheet 11 to change the orientation of the striping at the right-turn out lane. The striping should form a "V" that points east rather than west.
 - o. Revise Notes 13 and 14 on Sheet 23 to cite Section 159 of the Standard Specifications instead of Section 617.
 - p. Revise the construction plans to include the notes listed on Attachment 1.
 - q. Revise the construction plans to address the comments in the memorandum prepared by Victorino B. Zabat, dated May 26, 2015.
 - r. Revise the construction plans to address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated May 4, 2015.
2. The Development Review Committee has considered your request for a waiver from the requirement to dedicate additional land for the purpose of a right-of-way widening. After discussing the purposes of the road widening and conservation easements, as well as traffic concerns within this section of County Route 537, the Committee found that the requirement for a right-of-way dedication is applicable in this instance.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Colts Neck Building Associates, LLC
(Manor Homes @ Colts Neck)
Block 22
Lots 11 – 14
(CONT'D)

Colts Neck
Township

CNSP7899

3. The currently posted performance bond must be updated pursuant to Section 5.01-5 of the Monmouth County Development Regulations, Volume I. An updated bond estimate will be prepared once the Development Review Committee has completed its review of the construction plans.

4. The Monmouth County Development Review Committee recommends that the Colts Neck Planning Board should require a sidewalk along the frontage of the property to accommodate pedestrian to and from the Colts Neck High School and the municipal recreational facility located directly across County Route 537.

The Development Review Committee will continue its review of the application upon receipt of the requested information.

Site Plan for
EL Artica, LLC
Block 9
Lot 11
Throckmorton Street

Freehold
Borough

FRSP9471

05-14-15

County
Approval
Not
Required

(Proposed – new 2880 sq. ft. building at existing auto body shop)
(Total Site Area – 1 acre)
(Impervious Area – 0.465 acres existing
+ 0.066 acres proposed
0.531 acres total)

Site Plan for
Eosso Brothers, Inc.
Block 184
Lot 24
Cranberry Road

Howell
Township

HWSP9468

05-04-15

Request
Information

(Proposed – new office building, garage and storage containers at existing site (9,743 sq. ft.) with 67 new parking spaces)
(Total Site Area – 3.08 acres)
(Impervious Area – 1.817 acres new proposed)

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

1. Provide additional information as requested in the memorandum prepared by Victorino Zabat, dated May 26, 2015.

Additional comments will be provided and conditions may be 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 Congilose Enterprises, LLC Block 826 Lots 14 & 135 Atlantic Avenue (County Route 524 Spur)	Wall Township	WSP9339 (also W1379 ROW3907)	05-01-15	Request Information
	(Proposed – two 2-story office buildings (40,512 sq. ft.) with 203 parking spaces) (Total Site Area – 7.59 acres) (Impervious Area – 2.603 acres new proposed)			

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

1. Provide additional information as requested in the memorandum prepared by Victorino Zabat, dated May 26, 2015.
2. Provide additional information as requested in the memorandum prepared by Ellias Sarrinikolaou, dated May 21, 2015.

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

SCHEDULE1228E

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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