

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on TUESDAY, MAY 27, 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 (arrived at 2:03 PM)

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.

There being no further business, the Meeting was adjourned at 2:31 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were Martin McGann, Jr., Esq. and Frank Paoni, applicant.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1204A, 1204B, 1204C, 1204D & 1204E 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 1204A, 1204B, 1204C, 1204D & 1204E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1204A, 1204B, 1204C, 1204D & 1204E 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 1204A, 1204B, 1204C, 1204D & 1204E 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 27, 2014.

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

SCHEDULE1204A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 27, 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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SCHEDULE1204B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 27, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

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The above referenced Minor Subdivision application has been carried to the meeting of June 9<sup>th</sup>, 2014.

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SCHEDULE1204C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 27, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Asbury Partners, LLC Block 3205 Lots 1 – 12 Monroe & Grand Avenues	Asbury Park City  (Proposed Use – Residential) (Total Area – 1.837 acres)	APMJ689 (also APSP9381)	05-21-14	4 (Lot Consolidation)	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, the applicant must submit a \$100.00 final plat review fee.

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

Subdivision for GS Realty Corp. Block 36 Lot 21 Maxim Southard Road <b>(County Bridge HL-75)</b>	Howell Township  (Proposed Use – Residential – Haystack Glen) (Total Area – 71.5 acres)	HWMJ685	05-05-14	9 (8 new)	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 additional drainage comments prepared by Victorino Zabat, of the Monmouth County Engineering Department.

SCHEDULE1204D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 27, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asbury Partners, LLC Block 3205 Lots 1, 2, p/o 3, 9, 10, 11 & 12 Monroe & Grand Avenues	Asbury Park City  (Proposed – 28 unit residential townhomes) (Total Area – 1.085 acres) (Impervious Area – 0.982 acres new proposed)	APSP9381 (also APMJ689)	05-21-14	County Approval Not Required
Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown Borough  (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	05-09-14	Request Information

The above referenced Site Plan application has been carried until such time that the applicant receives input from the Department of Transportation with regard to allowing left turn movements out onto State Highway 35.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Par Golf, LLC Block 185 Lot 40.01 <b>Asbury Road (County Route 547)</b>	Howell Township  (Proposed – new 2,000 sq. ft. practice facility) (Total Site Area – 199.86 acres) (Impervious Area – 8.0 acres existing <u>+ 0.2 acres proposed</u> 8.2 acres total)	HWSP7690D	05-15-14	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, 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 Greater New Jersey Annual Conference of the United Methodist Church Block 1500 Lot 33 Jumping Brook Road	Neptune Township  (Proposed – new 20,038 sq. ft. office building with 100 parking spaces) (Total Site Area – 2.40 acres) (Impervious Area – 1.226 acres new proposed)	NSP9371	05-06-14	Request Information
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The following item(s) must be addressed prior to formal review and action by the Development Review Committee:

- This site is tributary to County Drainage Structure N-18. A Drainage Area Map showing the entire drainage area tributary to county drainage structure N-18 must be submitted, along with the additional comments prepared by Victorino Zabat, Monmouth County Engineering.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 211 Broad LLC Block 105 Lot 12.04 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank Borough  (Proposed – 1,082 sq. ft. addition to existing church) (Total Site Area – 1.477 acres) (Impervious Area – 1.067 acres existing <u>+ 0.022 acres proposed</u> 1.089 acres total)	RBSP1147B	05-13-14	Conditional Approval

Condition:

1. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Broad Street (County Route 11). The amount is currently being calculated.
- The applicant has confirmed that the connection of the existing site to adjacent lot 12.02 is to remain along with any existing cross-access easements and agreements.

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

Site Plan for Rooney Plaza, LLC Block 11 Lots 21, 22 & 23 Ocean Avenue	Sea Bright Borough  (Proposed – new 3378 sq. ft. retail and 7 residential units) (Total Site Area – 0.206 acres) (Impervious Area – 0.190 acres new proposed)	SBSP9382	05-22-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tinton Falls Lodging Realty, LLC Block 115 Lot 1.01 <b>Hope Road</b> <b>(County Route 51)</b>	Tinton Falls Borough	TFSP9364	05-08-14	
	(Proposed – driveway and parking improvements at existing hotel) (Total Site Area – 5.139 acres) (Impervious Area – 3.589 acres existing - <u>0.082 acres proposed</u> 3.507 acres total)			

The Monmouth County Development Review Committee chose to carry the above application pending further review from engineering staff.

Site Plan for Steven J. Schmelz c/o Seabreeze Ford Block 166 Lots 6, 8, 28 & 29 State Highway 35	Wall Township	WSP9380	05-20-14	County Approval Not Required
	(Proposed – parking improvements at existing site) (Total Site Area – 7.13 acres) (Impervious Area – 2.585 acres existing <u>+ 0.242 acres proposed</u> 2.827 acres total)			

SCHEDULE1204E

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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