

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on TUESDAY, MAY 28, 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.

The Committee entered into executive session at 1:27 PM and returned at 1:41 PM. There being no further business, the Meeting was adjourned at 1:42 PM.

Staff present included: Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1180A, 1180B, 1180C, 1180D & 1180E 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 1180A, 1180B, 1180C, 1180D & 1180E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1180A, 1180B, 1180C, 1180D & 1180E 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 1180A, 1180B, 1180C, 1180D & 1180E 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 28, 2013.

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

SCHEDULE 1180A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 28, 2013; CONTAINING 3 LOTS OR LESS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|-------------------------|--------|------------|--------------|--------|
| Subdivision for Scott Rathburn, Eider Construction Block 675 Lot 23 Klein Way | Middletown Township | MD1444 | 05-13-13 | 2 (1 new) | Exempt |
| Subdivision for AA&K Properties, LLC Block 114 Lot 11.01 Pine Brook Road | Tinton Falls Borough | TF510 | 05-23-13 | 2 (1 new) | Exempt |

SCHEDULE 1180B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 28, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

SCHEDULE 1180C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 28, 2013; CONTAINING MORE THAN 3 LOTS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|--|----------------------------|------------|-----------|----------------------|
| Subdivision for OHAD Associates (Northpointe) Block 143 Lots 1.02 & 12 Lloyd Road (County Route 3) (County Bridge ML-35) | Marlboro Township (Proposed Use – Multi-Family Residential with new road) (Total Area – 47.66 acres) | MRMJ666 (also MRSP7757) | 07-13-12 | 3 | Project Withdrawn |

- The Development Review Committee officially accepted without prejudice, the withdrawal of the Northpointe Major Subdivision (MRMJ666).

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 |

| | | | | | |
|--|---|----------|----------|----|--|
| Subdivision for Eugene Paul & Doug Walsh (Cox's Corner Professional Center) Block 15 Lot 37 Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524) | Upper Freehold Township (Proposed Use – Office & Retail) (Total Area – 29.714 Acres) | UFTMJ375 | 05-21-13 | 11 | |
|--|---|----------|----------|----|--|

The applicant was asked to appear before the Development Review Committee to discuss the decision process for the use of DGA as a sub base material along the required roadway widening. The committee did not feel that it was within their purview to decide what materials should be used for roadway improvements and referred the applicant to the engineering department.

SCHEDULE 1180D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, MAY 28, 2013.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--|-----------------------------|------------|---------------------------------------|
| Site Plan for Asbury Partners, LLC Blocks 3802 / 4004 Lots 1 / 2 & 3 Lake, Cookman & Ocean Avenues | Asbury Park City (Proposed – 9600 sq. ft. – temporary shower, bathroom & changing facility) (Total Site Area – 2.175 acres) (Impervious Area – 0.196 acres existing <u>+ 0.220 acres proposed</u> 0.416 acres total) | APSP9285 | 05-21-13 | County Approval Not Required |
| Site Plan for Nestle USA, Inc. Block 93/Lot 3 Block 43/Lot 32 Jerseyville Avenue | Freehold Borough Freehold Township (Proposed – 10,102 sq. ft. expansion at existing site) (Total Site Area – 39.6 acres) (Impervious Area – No proposed increase) | FRSP1745C FRTSP1745C | 05-16-13 | County Approval Not Required |
| Site Plan for American Plaza III, LLC Block 176 Lot 2 Texas Road | Marlboro Township (Proposed – new 3644 sq. ft. bank and 21,000 sq. ft. retail building) (Total Site Area – 3.984 acres) (Impervious Area – 2.683 acres new proposed) | MRSP8537A | 05-15-13 | Request Information |

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

1. The applicant must submit a drainage area map showing the entire area tributary to the nearest Monmouth County Drainage Structure.

| 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 Waker Street (County Route 526) Route 526 Spur | Upper Freehold Township (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) | UFTSP9201 | 05-02-13 | Conditional Approval |

Conditions:

1. Revise plans to provide a saw cut and pavement repair detail in conformance with county standards.
 2. Receipt of a copy of the performance guarantee naming the County of Monmouth as co-oblige.
- This Conditional Approval only applies to the parking area and driveway access to the Northern Site Segment along the Monmouth County Route 526 Spur. Township Engineer, Glenn Gerkin, indicated that Upper Freehold Township is not pursuing any improvements at the Southern Site Segment at this time.

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 Lowe's Home Center, Inc. Block 271 Lot 7.01 Allaire Road (County Route 524) | Wall Township (Proposed – improvements at existing 50,242 sq. ft. shopping center – conversion of Pathmark to Lowe's Express) (Total Site Area- 11.22 acres) (Impervious Area – no proposed increase) | WSP9284 | 05-13-13 | Final Approval |

- The current site plan application involves the re-occupancy of an existing structure that was granted Monmouth County Planning Board Final Approval on 01/27/97, file #WSP6379.

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 1180E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

| NAME OF APPLICANT | MUNICIPALITY | FILE # | DATE REC'D | DATE INCOMPLETE |
|--|--|-----------|------------|-----------------|
| Site Plan for Jersey Longhorn, LLC Block 23 Lot 8.03 Allentown-Red Valley Road (County Route 526) | Upper Freehold Township (Proposed – new 8649 sq. ft. dog sanctuary and 1785 sq. ft. pool house) (Total Site Area – 24.9 acres) (Impervious Area- 1.156 acres new proposed) | UFTSP9283 | 05-10-13 | 05-28-13 |

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

1. All of the conditions established by the Development Review Committee on 01/28/13 for the Minor Subdivision (UFT700 ROW3886) must be satisfied and Final Approval must be granted before the Committee takes any formal action on the site plan.