

DEVELOPMENT REVIEW COMMITTEE MEETING – REVISED 08-18-15

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, JUNE 8, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Joseph Ettore, PE (arrived at 2:14 PM)  
Vince Domicion  
Joe Barris, PP

Members Absent:

Edward Sampson, PP

Alternates Absent:

Ray Bragg, PE  
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.

The Committee adopted a Resolution to enter into an executive session at 2:40 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 3:25 PM. There being no further business, the Meeting was adjourned at 3:27 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP. Also in attendance was William Mehr, Esq.

\*\*Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, JUNE 8, 2015 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>January 27, 2015</u>
	Advertised:	<u>January 30, 2015</u>

FAXED TO:

THE COAST STAR:	<u>January 27, 2015</u>
-----------------	-------------------------

POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>January 27, 2015</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>January 29, 2015</u>

2015

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1229A, 1229B, 1229C, 1229D & 1229E 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 1229A, 1229B, 1229C, 1229D & 1229E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1229A, 1229B, 1229C, 1229D & 1229E 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 1229A, 1229B, 1229C, 1229D & 1229E 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, JUNE 8, 2015.

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

SCHEDULE1229A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Interfaith Neighbors, Inc. Block 902 Lot 14 DeWitt Avenue	Asbury Park City	AP378	06-05-15	2 (1 new)	Exempt
Subdivision for Carmen & Janet Centimole Block 177 Lots 70 & 71 Yellowbrook Road	Howell Township	HW1394	06-03-15	2 (Lot Line Adjustment)	Exempt
Subdivision for Arianna Holding Company, LLC Block 125 Lot 4 Wilson Avenue	Marlboro Township	MR539	05-26-15	2 (1 new)	Exempt
Subdivision for Francis X. Moore & Suzanne Moore Block 62 Lot 5 Corn Lane	Shrewsbury Borough	SH263	06-02-15	2 (1 new)	Exempt
Subdivision for Diocese of Trenton Block 803 Lot 30 Campbell Road	Wall Township	W1382	06-04-15	2 (1 new)	Exempt

SCHEDULE1229B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

---

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

---

SCHEDULE1229C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2015; CONTAINING MORE THAN 3 LOTS.

---

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

---

SCHEDULE1229D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 8, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Basser-Kaufman, LLC Block 234 Lot 1 <b>Cliffwood Avenue (County Route 6A)</b>	Aberdeen Township	ABTSP1457C	05-14-15	Conditional Approval
	(Proposed – new 3500 sq. ft. building at existing retail center) (Total Site Area – 6.88 acres) (Impervious Area – 0.303 acres existing (area of disturbance) - 0.043 acres proposed 0.260 acres total)			

Conditions:

1. Revise the site plan to label the centerline of Cliffwood Avenue; County Route 6A.
2. Revise the site plan to provide dimensions from the Cliffwood Avenue centerline to the right-of-way fronting the site, the curb line fronting the site, and the opposite right-of-way and curb line.
3. Revise the site, utility and grading plans to indicate the limits of NJDOT jurisdiction.
4. Revise the site plan to indicate the size, slope, shape and material of the discharge pipe from the curb inlet in Cliffwood Avenue receiving the proposed connection. Verify that this system can convey site runoff under proposed conditions.
5. Revise the landscape plan to provide an appropriate columnar-shaped shade tree instead of vase-shaped Zelkova, or use a lower statured ornamental tree when planting close to overhead utilities.
6. Revise the landscape plan to indicate all areas within the County right-of-way that will receive topsoil and seed. Seeding must be in line with permanent seeding requirements
7. Provide an additional row of "Robusta" Green Juniper to provide adequate screening of the trash enclosure.
8. Revise the planting details to show that tree plantings shall have a five-inch soil saucer at the base of the tree and a four-inch depth of shredded mulch.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 96 Lot 3 <b>Main Street</b> <b>(County Route 30)</b>	Belmar Borough  (Proposed – rooftop telecommunications facility at existing site) (Total Site Area – 0.119 acres) (Impervious Area – 0.119 acres existing – no change)	BLSP9474	05-22-15	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 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				X

Site Plan for St. Mary's Catholic Church Block 19 Lot 18 <b>Phalanx Road</b> <b>(County Route 54)</b>	Colts Neck Township  (Proposed – 4800 sq. ft. addition for child day care center) (Total Site Area – 24.6 acres) (Impervious Area – 4.812 acres existing - 0.001 acres proposed 4.811 acres total)	CNSP245D	05-20-15	Conditional Approval
--	---	----------	----------	-------------------------

Conditions:

1. Revise the site plan to indicate, by note or leader, the area(s) in which existing pavement is to be removed.
2. Revise the calculation of impervious surfaces shown in the site plan to include the proposed play area, which is indicated to be comprised of artificial turf.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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 SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hope Property, LLC Block 3501 Lot 2 <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown Borough  (Proposed – new 11,600 sq. ft. child care facility With 44 parking spaces) (Total Site Area – 2.136 acres) (Impervious Area – 0.523 acres new proposed)	ETSP9470	05-13-15	Request Information

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

1. Submit a letter stating that the final approval issued for Application ETSP8574, dated December 10, 2007, is being withdrawn.
2. Provide the information requested in the memorandum prepared by Victorino B. Zabat, dated June 4, 2015.

In view of the proposed extension of County Route 51 along Hope Road from Wyckoff Road to West Park Avenue, the Development Review Committee submits the following recommendations for consideration by the Borough of Eatontown Planning Board:

1. The Eatontown Planning Board should consider a dedication of land from the applicant for the purpose of enabling the widening of the right-of-way to its proposed 80-foot width.
2. The driveway situated along Hope Road should be modified to provide right in/right out only access in order to be consistent with County development standards.
3. A sight triangle easement should be provided at the intersection of Hope and Shark River Roads in order to be consistent with County development standards.

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

General Development Plan for Bellemead Tract Block 70.05 Lot 17 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township  (Proposed – Mixed-Use development with apartments, restaurants retail, grocery and hotel, along with new public roadway) (Total Site Area – 77.3 acres)
--	---

The above General Development Plan was discussed during an Executive Session.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for B-Four Enterprises, LLC Blocks 69 / 72 Lots 13 & 13.01 / 8, 8.01, 9.011 & 9.012 Atlantic Street	Highlands Borough  (Proposed – 720 sq. ft. addition at existing marina for Tiki Bar and Restaurant) (Total Site Area – 4.051 acres) (Impervious Area – 3.970 acres existing – no change)	HSP9475	05-29-15	County Approval Not Required

Site Plan for Quick Chek Corporation Block 185 Lot 49 <b>Colts Neck Road (County Route 35)</b>	Howell Township  (Proposed – 5,496 sq. ft. retail store with gasoline station) (Total Site Area – 2.69 acres) (Impervious Area – 1.294 acres new proposed)	HWSP8955		
--	--	----------	--	--

- The Developer’s Agreement relating to the above Site Plan was discussed during an Executive Session, as it required attorney-client confidentiality and is thus an exception to the Open Public Meetings Act.

Site Plan for SL Homes, Inc. Block 143 Lots 23 & 24 US Highway 9	Howell Township  (Proposed – new 30,700 sq. ft. shopping center (3 bldgs.) with 213 parking spaces) (Total Site Area – 12.68 acres) (Impervious Area – 3.788 acres new proposed)	HWSP9472	05-18-15	Request Information
--	--	----------	----------	------------------------

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

1. Submit a letter stating that the final approval issued for Application HWSP8470, dated April 9, 2007, is being withdrawn.
2. Provide additional information as requested in the memorandum prepared by Victorino Zabat, dated June 4, 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 Bell Tower Properties, LLC Block 40 Lot 7 <b>Church Street (County Route 13B)</b>	Little Silver Borough  (Proposed – parking and outdoor improvements at existing site) (Total Site Area – 0.520 acres) (Impervious Area – 0.416 acres existing <u>- 0.008 acres proposed</u> 0.408 acres total)	LSSP9473	05-18-15	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 New York SMSA Limited Partnership d/a/a Verizon Wireless Block 248 Lot 8 Rose Lane	Union Beach Borough  (Proposed – wireless communications facility) (Total Site Area – 60.48 acres)	UBSP9478	06-05-15	County Approval Not Required
---	--	----------	----------	---------------------------------------

SCHEDULE1229E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------------	--------------	--------	------------	--------------------

---