

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 MONDAY, JUNE 9, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Vincent Domidion
Joe Barris, PP
Jennifer DiLorenzo

Members Absent:

Edward Sampson, PP
Joseph Ettore, PE

Alternates Absent:

Ray Bragg, PE
James Giannell

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 2:35 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Victorino Zabat. Also in attendance was John Ploskonka, PE, from Concept Engineering.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1205A, 1205B, 1205C, 1205D & 1205E 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 1205A, 1205B, 1205C, 1205D & 1205E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1205A, 1205B, 1205C, 1205D & 1205E 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 1205A, 1205B, 1205C, 1205D & 1205E 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. 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 9, 2014.

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

SCHEDULE1205A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 9, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rave SL Tenant, LLC Block 192 Lot 4 State Highway 35	Hazlet Township	HZ395	06-03-14	2 (1 new)	Exempt
Subdivision for Aaron T. Finch Block 139 Lot 15 Waterman Avenue	Rumson Borough	RM438	06-03-14	2 (1 new)	Exempt
Subdivision for Joseph & Nancy Iantosca Block 283 Lot 41 Brooklyn Boulevard	Wall Township	W1378	06-03-14	2 (1 new)	Exempt

SCHEDULE1205B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 9, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

The MD1447 Minor Subdivision application was carried to the meeting of June 23, 2014 by request of the applicant's attorney.

SCHEDULE1205C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 9, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1205D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 9, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 38 West Main Street, LLC Block 2 Lot 6 West Main Street (County Route 520)	Holmdel Township	HLSP8257	06-05-14	Conditional Approval
	(Proposed - Demolition of Existing SFR & Construction of 3,125 sq. ft. Office w/ 32 Parking Spaces) (Total Site Area – 0.71 Acre) (Impervious Area – 0.064 Acre Existing <u>+ 0.635 Acre Proposed</u> 0.429 Acre Total)			

Condition:

- The applicant must post a performance guarantee (bond, letter of credit, certified check) to assure the satisfactory installation of improvements to Newman Springs Road to (County Route 520). The amount was calculated as follows:

<u>Quantity</u>	<u>per</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	unit(s)	Pavement Repair	\$750.00	\$750.00
1	unit(s)	30" X 30" Sign	\$200.00	\$200.00
100	square yard	4" Topsoil	\$2.50	\$250.00
100	square yard	Fertilizer & Seed	\$1.50	\$150.00
100	square yard	Straw Mulch	\$0.50	\$50.00
125	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$12.00	\$1,500.00
		SUBTOTAL		\$2,900.00
		10% CONTINGENCIES		\$290.00
		TOTAL		\$3,190.00

- A 2% inspection fee in the amount of \$63.80 will be required prior to the inspection of the installed improvements.
- The required deed for widening the right of way along Newman Springs Road (County Route 520) has been received and was recorded with the Monmouth County Clerk in Deed Book OR-9068, Page 9064.
- The Monmouth County Development Review Committee voted to remove the condition to provide a cross-access easement with adjoining lot 5.

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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 631 Associates LLC and Lucas Development, LLC Block 172 Lots 40.02 & 47 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 16,000 sq. ft. garage/warehouse and 30,600 sq. ft. 2-story office building with 159 parking spaces) (Total Site Area – 49.91 acres) (Total Site Area – 15.5 acres) (Impervious Area – 0.91 acres existing + 3.31 acres proposed 4.22 acres total)	MRSP9349	05-23-14	Request Information

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

1. The applicant must provide a strip map at a scale not to exceed 1"=20' showing all proposed improvements along Tennent Road (County Route 3). The plans must show existing and proposed edge of pavement, along with curbing and proposed striping. In order to provide for adequate pavement transitioning, plans must show the existing right of way along adjacent lots.
- Additional comments may be made and conditions set upon receipt of revised plans

Site Plan for Marlboro Township Shade Tree Commission Block 120 Lot 36 Tennent Road (County Route 3)	Marlboro Township (Proposed – Community garden with gravel parking, 800 sq. ft. shed and landscaping) (Total Site Area – 3.638 acres) (Impervious Area – 0.018 acres new proposed)	MRSP9372	06-04-14	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. The Monmouth County Development Review Committee requested that staff research the possibility that a parcel map is on record to verify if an easement was obtained at the time of the installation of the drainage pipe installed between lots 34 & 36.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 199 Broad Street. LLC Block 105 Lot 16 Broad Street (County Route 11)	Red Bank Borough (Proposed – 215 sq. ft. addition to existing building and 19 new parking spaces) (Total Site Area – 0.401 acres) (Impervious Area – 0.191 acres existing <u>+ 0.087 acres proposed</u> 0.278 acres total)	RBSP9383	05-29-14	Conditional Approval

Conditions:

1. Revise plans to show the proposed entrance drive measured 24' wide in accordance with county standards.
 2. Revise plans to provide a pavement repair and apron detail in accordance with county standards.
 3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Broad Street (County Route 11). The amount will be calculated upon receipt of revised plans.
- The Monmouth County Development Review Committee recommends that the Borough of Red Bank require the applicant to remove a portion of the enclosed porch to provide additional driveway area for the stacking of vehicles entering and exiting the site.

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				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for P.H. Schoelkopf Realty, LLC Block 18.01 Lot 6.01 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough (Proposed – 370 sq. ft. addition to existing restaurant (Pour House) (Total Site Area – 1.53 acres) (Impervious Area – 1.187 acres existing – no change)	TFSP2265B	06-03-14	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 Joe Barris, 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				

SCHEDULE 1205E

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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