

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, JUNE 10, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP (left at 1:55 pm)
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.

There being no further business, the Meeting was adjourned at 2:20 PM.

Staff present included: Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were: John Ploskonka, PE, John Rea, PE and Bhaskar Halari, PE from Concept Engineering; and Edward Zglobicki, Candida Zglobicki and Edward A. Zglobicki, residents.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1181A, 1181B, 1181C, 1181D & 1181E 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 1181A, 1181B, 1181C, 1181D & 1181E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1181A, 1181B, 1181C, 1181D & 1181E 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 1181A, 1181B, 1181C, 1181D & 1181E 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 passed upon the following vote:

In the affirmative:

Mr. Kiernan
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 MONDAY, JUNE 10, 2013.

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

SCHEDULE 1181A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 10, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1181B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 10, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Richard Yacowitz Block 30.01 Lot 142.02 Branch Avenue (County Route 11)	Little Silver Borough (Proposed Use – Business) (Total Area – 0.94 acres)	LS249 ROW3889	05-28-13	2 (1 new)	Conditional Final Approval

Conditions:

1. The applicant must submit a copy of a filed cross-access easement between proposed lots 142.04 and 142.05.
2. The applicant is required to enter into a hold harmless agreement with the County of Monmouth for the two existing planters that encroach into the county right of way.

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 FSP-Marlboro, LLC Block 176 Lots 38, 39, 40 & 41 Robertsville Road (County Route 520)	Marlboro Township (Proposed Use – Assisted Living – Shelbourne Healthcare) (Total Area – 6.538 acres)	MR538 ROW3890 (also MRSP9253)	06-05-13	4 (Lot Consolidation)	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 existing and proposed right of way along Robertsville Road (County Route 520), must be clarified. The required right of way along County Route 520 is 100'. Note 5 on the Minor subdivision must be removed.

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

SCHEDULE 1181C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 10, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Perl Acres Realty, Inc. (Perl Acres @ Millstone North) Block 54 Lot 5.01 Trenton-Lakewood Road (County Route 526)	Millstone Township (Proposed Use - SFR) (Total Area - 44.69 Acres)	MSMJ392		11	

The Monmouth County Development Review Committee was advised that the developer was no longer going to pursue development of the Perl Acres North Subdivision . The committee instructed staff to require a formal withdrawal of the Perl Acres North Subdivision application.

SCHEDULE 1181D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 10, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fasano Properties Block 2804 Lot 2 Fourth Avenue	Asbury Park City (Proposed – new 9500 sq. ft. retail building) (Total Site Area – 0.32 acres) (Impervious Area – 0.311 acres new proposed)	APSP9287	06-05-13	County Approval Not Required
Site Plan for FSP-Marlboro, LLC Block 176 Lots 38, 39, 40 & 41 Robertsville Road (County Route 520)	Marlboro Township (Proposed – 79 unit assisted living residence – Shelbourne Healthcare) (Total Site Area – 6.538 acres) (Impervious Area – 1.870 acres new proposed)	MRSP9253 (also MR538 ROW3890)	05-31-13	Request Information

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

1. The existing and proposed right of way along Robertsville Road (County Route 520), must be clarified on the plans. The required right of way along County Route 520 is 100'.

Additional comments may be provided and conditions 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 Atlantic Pier Co., Inc. Block 732 Lots 10–13, 21 & 22 State Highway 36	Middletown Township (Proposed – 40-unit garden apartments with 80 parking spaces) (Total Site Area – 5.528 acres) (Impervious Area – 0.033 acres existing <u>+ 1.332 acres proposed</u> 1.365 acres total)	MDSP9286	05-24-13	Request Information

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

1. Pursuant to Section 4.2-2 of the Monmouth County Development Regulations, Volume II, the applicant must submit a drainage area map for the entire area tributary to Monmouth County Drainage Structure MT-17A.

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

Site Plan for Rumson Country Day School Blocks 90 Lots 1.01 Ridge Road (County Route 34)	Rumson Borough (Proposed – 497 sq. ft. addition to existing site) (Total Site Area – 11.69 acres) (Impervious Area – 3.612 acres existing <u>+ 0.030 acres proposed</u> 3.642 acres total)	RMSP242H	06-05-13	Conditional Approval
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Condition:

1. Revise plans to show the drainage connection between the ACO Inline Catch Basin and the existing 12" PVC.
 - Revised plans must be accompanied by a \$300.00 revision fee.

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 Shrewsbury Physician Group, LLC Block 3 Lots 11 & 11.01 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough	SHSP9173A	05-29-13	Final Approval
(Proposed – proposed improvements at existing site including additional 886 sq. ft. and removal of 26 parking spaces) (Total Site Area – 6.4 acres) (Impervious Area – 3.990 acres existing <u>- 0.006 acres proposed</u> 3.984 acres total)				

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 Stavola Leasing LLC Block 18.01 Lot 3 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough	TFSP9225	05-22-13	Request Information
(Proposed – 5580 sq. ft. addition to existing building plus 26 new parking spaces) (Total Site Area – 1.54 acres) (Impervious Area – 1.047 acres existing <u>+ 0.155 acres proposed</u> 1.202 acres total)				

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

1. The Drainage Analysis must be further revised to address the comments on the attached report prepared by Victorino Zabat, P.E., Monmouth County Engineering staff, dated June 17, 2013.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sangita Roy Block 15.02 Lot 1 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP9148	05-31-13	
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

Correspondence was received from Mr. Ken Pape, Esq. who represents the above references applicant, requesting that the county take possession of the performance guarantee posted by the developer of the Cox's Corner Subdivision as a result of non compliance with the approved Developers Agreement.

The request was referred to Mark Aikins, Esq. for his review and recommendation. Mr. Aikins will report back to the Development Review Committee on 06/24/2013.

SCHEDULE 1181E

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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