

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:15 PM on MONDAY, JUNE 13, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
Joseph Ettore, PE

Members Absent:

James Giannell

Alternates Absent:

Joe Barris, PP  
Ray Bragg, PE  
Jennifer DiLorenzo  
Charles Casagrande

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 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:48 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 were Sean Lennon (Edgewood Properties), John Taikina (M & M Realty Partners), Vincent Domidion, John Giunco, Esq. and Mary Sciarrillo (Trinity Hall).

\*\*Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, JUNE 13, 2016 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 9, 2016</u>
	Advertised:	<u>February 11, 2016</u>

FAXED TO:

THE COAST STAR:	<u>February 9, 2016</u>
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POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>February 9, 2016</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>February 9, 2016</u>

2016

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1253A, 1253B, 1253C, 1253D & 1253E 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 1253A, 1253B, 1253C, 1253D & 1253E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1253A, 1253B, 1253C, 1253D & 1253E 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 1253A, 1253B, 1253C, 1253D & 1253E 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. Ettore

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 13, 2016.

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

SCHEDULE1253A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 13, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cynthia Miller Block 36.01 Lot 2 Borrie Avenue	Brielle Borough	BR357	06-08-16	2 (1 new)	Exempt
Subdivision for Joseph & Diane Bellavia Block 79.09 Lot 71 Friendship Road	Howell Township	HW1405	05-25-16	2 (1 new)	Exempt
Subdivision for 352 Monmouth Road, LLC Block 65.01 Lot 31 Windeler Road	Howell Township	HW1406	06-01-16	2 (1 new)	Exempt
Subdivision for Charles & Susan Curmi Block 608 Lot 7 Harmony Road	Middletown Township	MD1455	06-09-16	2 (1 new)	Exempt
Subdivision for DeMarco Development & Design, LLC Block 136 Lot 51 Monmouth Road	Oceanport Borough	OP368	05-31-16	2 (1 new)	Exempt
Subdivision for Steven Scopellite Block 87 Lots 2 & 3 Buena Vista Avenue	Rumson Borough	RM447	05-25-16	2 (Lot Line Adjustment)	Exempt

SCHEDULE1253B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 13, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Campanella Family LP Block 24 Lot 8.01 <b>Allentown-Davis Station Road Sharon Station Road (County Routes 539 &amp; 539A)</b>	Upper Freehold Township  (Proposed Use – Residential/Farmland Preservation) (Total Area – 115.72 acres)	UFT705 ROW3924	05-31-16	3 (2 new)	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 13, 2016.

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

Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 <b>Atlantic Avenue (County Route 524)</b>	Wall Township  (Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)	W1383 ROW3914		3 (Lot Line Adjustment)	Waiver Request
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Development Review Committee staff met with the applicant and his attorney before the regular meeting to discuss the need to widen Atlantic Avenue vis-à-vis this application. Staff offered an alternative where the easement or dedication for the residential lot (Lot 4) would not be executed as long as the applicant was living at the property. The applicant reiterated their position that the County should compensate the applicant for the land needed for road widening purposes.

A review of the subdivision plan revealed a discrepancy in the land area encompassed by the proposed road widening. The discussion also revealed that Wall considers Lots 2 and 3 to have merged and the application is intended, in part, to re-establish Lot 3 as a separate lot.

The applicant requested that his waiver request be carried to the June 27<sup>th</sup> meeting to allow time to review the subdivision plan and to consider the County's proposal.

SCHEDULE1253C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 13, 2016; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1253D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 13, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carton Brewing Company, LLC Block 99 Lots 7 & 9 <b>First Avenue (County Route 8)</b>	Atlantic Highlands Borough	AHSP9587	06-01-16	Request Information
	(Proposed – demolish existing and construct new 18,788 sq. ft. building for microbrewery with sales products) (Total Site Area – 0.512 acres) (Impervious Area – 0.485 acres existing – no change)			

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

1. The site plan should be revised to provide a 24-foot wide driveway pursuant to Section 5.2-3.1J-3 of the Monmouth County Development Regulations, Volume II.
2. The existing depressed curb on First Avenue should be reduced to a standard driveway width with corresponding flares or curb returns.

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

Site Plan for Manasquan River Golf Club Blocks 90 / 91 Lots 1 / 1 <b>Riverview Drive/Old Bridge Road (County Routes 48 &amp; 20)</b>	Brielle Borough	BRSP1143D	05-18-16	Final Approval
	(Proposed – new 4800 sq. ft. maintenance building at existing site) (Total Site Area – 139.7 acres) (Impervious Area – 4.554 acres existing <u>+ 0.184 acres proposed</u> 4.738 acres total)			

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell				X
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M Realty Partners at Fair Haven, LLC Block 31 Lot 1 <b>River Road</b> <b>(County Route 10)</b>	Fair Haven Borough  (Proposed – new 2,706 sq. ft. Investors Savings Bank) (Total Site Area – 0.686 acres) (Impervious Area – 0.475 acres new proposed)	FHSP9558	06-03-16	Conditional Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 10, 2016.
2. Provide driveway radii or flares for the proposed driveways along River Road pursuant to Section 5.2-3.1J-4 of the Monmouth County Development Regulations, Volume II.
3. Posting of a performance guarantee (bond, letter of credit, or bank/certified check) to assure the satisfactory installation of improvements within the River Road right-of-way (County Route 10) right-of-way. The amount of the performance guarantee will be provided to the applicant upon receipt of the revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell				X
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for HHC III, LLC Block 49 Lot 2 <b>Lakewood-Farmingdale Road (County Routes 524/547)</b>	Howell Township  (Proposed – conversion of 5402 sq. ft. residence to office with 22 new parking spaces) (Total Site Area – 1.09 acres) (Impervious Area – 0.421 acres existing <u>+ 0.153 acres proposed</u> 0.574 acres total)	HWSP8273A	05-24-16	Request Information

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

1. Revise the site plan to eliminate the southerly driveway and re-design the northerly driveway to provide ingress and egress along Squankum Road.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 9, 2016.
3. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated June 9, 2016.

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

Site Plan for TAL Holdings 1, LLC Block 175 Lot 34 State Highway 33	Howell Township  (Proposed – 5,807 sq. ft. additions to existing site) (Total Site Area – 9.25 acres) (Impervious Area – 0.722 acres existing <u>+ 0.175 acres proposed</u> 0.897 acres total)	HWSP9463A	06-03-16	County Approval Not Required
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Site Plan for DKD Investments, LLC Block 228 Lots 32, 33, 34 & 35 Third Avenue	Long Branch City  (Proposed – demolish existing dwellings and construct 5-story 46 unit residential building and modify existing retail building) (Total Site Area 0.94 acres) (Impervious Area – 0.62 acres existing <u>+ 0.12 acres proposed</u> 0.74 acres total)	LBSP9611	06-06-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Real Estate Growth Advisors Block 115 Lot 23 <b>Broad Street</b> <b>(County Route 11)</b>	Red Bank Borough  (Proposed – conversion of existing 1930 sq. ft. residence to professional office with 11 new parking spaces) (Total Site Area – 0.34 acres) (Impervious Area – 0.082 acres existing <u>+ 0.140 acres proposed</u> 0.222 acres total)	RBSP9609	05-18-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 7, 2016.

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

Site Plan for Capitol Seniors Housing Block 3 Lot 1 <b>Shrewsbury Avenue</b> <b>(County Route 13)</b>	Shrewsbury Borough  (Proposed – new 85-unit senior assisted living residence) (Total Site Area – 4.07 acres) (Impervious Area – 1.663 acres new proposed)	SHSP9570	05-31-16	Conditional Approval
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Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 10, 2016.
2. Receipt of a corner radius dedication at the intersection of Shrewsbury and Patterson Avenues. Submit the draft deed and deed description to this office for review. Sample deed formats acceptable to the County of Monmouth are provided at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Provide the information requested in Comments 3 and 8 in memorandum prepared by Ellias Sarrinikolaou, dated June 13, 2016.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell				X
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Trinity Hall, Inc. Block 101 p/o 1 <b>Hope Road/Tinton Avenue (County Routes 51 &amp; 537)</b>	Tinton Falls Borough  (Proposed – conversion of childcare facility to high school) (Total Site Area – 7.4 acres) (Impervious Area – 1.387 acres existing + <u>0.013 acres proposed</u> 1.400 acres total)	TFSP9592	06-13-16	Conditional Approval

Conditions:

1. Receipt of a bridge reconstruction and maintenance easement for the drainage structure located on the east side of the property. Submit the draft deed and deed description to this office for review. Sample deed formats acceptable to the County of Monmouth are provided at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. Receipt of an easement for the widening of Hope Road (County Route 51) to a distance of 45 feet from the right-of-way centerline, as well as a corner radius easement at the intersection of Hope and Corregidor Roads. Submit the draft deed and deed description to this office for review. Sample deed formats acceptable to the County of Monmouth are provided at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell				X
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Atlantic Club, Inc. Block 799 Lot 41.01 <b>Atlantic Avenue</b> <b>(County Route 524)</b>	Wall Township  (Proposed – remove existing modular school and parking improvements at existing site) (Total Site Area – 42.37 acres) (Impervious Area – 15.15 acres existing <u>+ 0.16 acres proposed</u> 15.31 acres total)	WSP1195R	05-26-16	Request Information

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

1. The existing cumulative impervious area at the site exceeds one acre. In this regard, the applicant shall provide individual drainage area maps delineating the entire areas tributary to County Structure W45 (Derosa Creek at Main Street), County Structure W46 (Derosa Creek at Broad Street), and W13 (Hannabrand Brook at Baileys Corner Road). Topography, dominant runoff path, and land use/land cover should be indicated on the maps. The location of all three structures should be shown in each drainage area map, and the maps should be prepared using a consistent scale.
2. Provide dimensions from the centerline of Atlantic Avenue to the right-of-way fronting site, the curb line fronting the site, and the right-of-way and curb lines opposite the site.

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

Site Plan for Monmouth University Block 39 Lot 11 Cedar Avenue <b>(County Bridge O-25)</b>	West Long Branch Borough  (Proposed – new stadium at Kessler Field) (Total Site Area – 17.1 acres) (Impervious Area – 2.594 acres existing <u>+ 0.708 acres proposed</u> 3.302 acres total)	WLBSP8459I	05-25-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 13, 2016.

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

SCHEDULE1253E

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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