

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, JUNE 22, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived at 2:33 PM)
Vincent Domidion

Members Absent:

None

Alternates Absent:

Joe Barris, PP
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 3:23 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 4:00 PM. There being no further business, the Meeting was adjourned at 4:00 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1230A, 1230B, 1230C, 1230D & 1230E 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 1230A, 1230B, 1230C, 1230D & 1230E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1230A, 1230B, 1230C, 1230D & 1230E 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 1230A, 1230B, 1230C, 1230D & 1230E 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
Mr. Domidion

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 22, 2015.

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

SCHEDULE1230A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1230B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 50 Rumson Road, LLC Block 103 Lots 1 & 2 Rumson Road (County Route 520)	Rumson Borough (Proposed Use – Residential) (Total Area – 5.715 acres)	RM443 ROW3912	06-11-15	3 (1 new)	Conditional Final Approval

Conditions:

1. Receipt of an easement to the County of Monmouth for the widening of the Rumson Road (County Route 520) right-of-way to a distance of 30 feet from the right-of-way centerline. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at www.visitmonmouth.com. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
2. Receipt of a hold harmless agreement to enable the existing brick wall located within the right-of-way to remain.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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

SCHEDULE1230C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Binyan Builders LLC Block 26 Lot 32 Alexander Avenue/ Lanes Pond Road (County Bridge HL-55)	Howell Township (Proposed Use – Residential) (Total Area – 19.42 acres)	HWMJ702	06-08-15	5 (4 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- A deed of easement and right-of-way for maintenance and reconstruction of Drainage Structure HL-55. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning Department webpage at www.visitmonmouth.com. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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

SCHEDULE1230D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 22, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JSM at Eaton, LLC Block 83 Lot 1.01 Elton-Adelphia Road (CR 524) Jackson Mills Road (CR 23)	Freehold Township	FRTSP8985A	06-12-15	Request Information
(Proposed – 8 residential buildings with 209 units, 3669 sq. ft. clubhouse and 14,553 sq. ft. retail at existing site, with 8,000 sq. ft. commercial building and 199 additional parking spaces) (Total Site Area – 21.09 acres) (Impervious Area – 5.220 acres existing + 4.481 acres proposed 9.701 acres total)				

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

1. The traffic study requires clarification as to the volume of existing traffic versus proposed traffic. In particular, it is not clear how the existing site traffic would be redistributed if certain turning improvements at the site driveways are permitted.
2. The entrance on Jackson Mill Road (County Route 23) is currently restricted as a right in/right out access. Left turns were prohibited due to sight distance issues. At the time of the prior application, the applicant could not obtain an off-site sight triangle easement. If such easement is obtained and maintained, then left turns out of the site at this location may be allowed.
3. The number of left turns into the site from Jackson Mills Road warrants a full left turn lane. However, a bypass lane is shown on the site plan. Left turns into the site at this location may be allowed provided a standard full left turn lane is properly designed and installed.
4. The entrance on Elton-Adelphia Road (County Route 524) is currently restricted as a right in/right out access. The traffic study shows left turns into the property, although the site plan does not show any modification to this driveway. This driveway should remain as currently designated since left turns were originally prohibited due its location adjacent to the left turn lane for the Elton-Adelphia Road/Jackson Mills Road traffic signal.
5. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 22, 2015.
6. Provide the information requested in memorandum prepared by Ellias Sarrnikolaou, dated June 19, 2015.

Site Plan for New Cingular Wireless PCS, LLC (AT&T) Block 5 Lot 20 Schibanoff Lane	Freehold Township	FRTSP9479	06-12-15	County Approval Not Required
(Proposed – 240 sq. ft. equipment shelter at existing tree nursery for telecommunications facility) (Total Site Area – 3.4 acres)				

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 242 Lot 3.02 Village Road	Hazlet Township (Proposed – Rooftop telecommunications facility at existing site) (Total Site Area – 3.09 acres)	HZSP9482	06-29-15	County Approval Not Required
Site Plan for 3G Corporation Block 71 Lots 1, 8, 9, 51 & 51.01 US Highway 9	Howell Township (Proposed – 3 new buildings (total 34,200 sq. ft.) plus 194 new parking spaces at existing retail center) (Total Site Area – 11.728 acres) (Impervious Area – 5.688 acres existing <u>+ 2.298 acres proposed</u> 7.986 acres total)	HWSP3085B	06-10-15	Request Information

The following item 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 22, 2015 regarding drainage.

Site Plan for Quick Chek Corporation Block 185 Lot 49 Colts Neck Road (County Route 35)	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		Developer Agreement
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The Development Review Committee discussed the parameters of a Developer Agreement that would transfer the obligations imposed upon the County by NJDOT Permit S-33-C-0008-2011 onto Quick Chek. The Committee agreed to authorize the Planning Board attorney to begin preparing a Developer Agreement.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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 701 Tennent Road LLC Block 11 Lot 2 Tennent Road (County Route 3)	Manalapan Township (Proposed – 2450 sq. ft. professional office) (Total Site Area – 0.616 acres) (Impervious Area – 0.161 acres existing <u>+ 0.134 acres proposed</u> 0.295 acres total)	MNSP9433	06-09-15	Conditional Approval

Conditions:

1. The site plan should be revised to eliminate the proposed sight triangles. Since the property is not a corner lot, no easement is required.
2. The County sign post detail shown on Page 5 should be replaced with the NJDOT sign post detail.
3. Signs may not be posted on the back of stop signs. The proposed R5-1 signs must be mounted on a separate post.
4. The site plan should be revised to eliminate one set of “one way” signs, as only one set is required.
5. The driveways are not designed pursuant to the County Development Standards. The Development Regulations require a 15-foot radius, or five-foot flares if there is an apron.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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 Kyle & Pamela Lee Block 27 Lot 26.01 Freehold-Englishtown Road (County Route 522)	Manalapan Township (Proposed – change of use of existing building from Office to nail salon) (Total Site Area – 1.99 acres) (Impervious Area – 0.398 acres existing – no change)	MNSP9477	06-03-15	Request Information
The following items must be addressed before formal review and action by the Development Review Committee:				
<ol style="list-style-type: none"> 1. The discrepancy in ownership as listed on the application and the site plan must be resolved. 2. The extent of frontage Lot 34.011 has on Main Street (County Route 3). 3. The purpose and need for the proposed access easement. 4. The site plan shows that the proposed access easement is contiguous with the existing septic disposal field. The applicant should discuss the status and disposition of the septic field, and whether there is intent to connect into the sewer line being constructed along Freehold-Englishtown Road. 				
Site Plan for Transform LTD Block 214.07 Lot 57 Vanderburg Road	Marlboro Township (Proposed – 1,766 sq. ft. addition to existing warehouse/office) (Total Site Area – 8.993 acres) (Impervious Area – 4.648 acres existing <u>+ 0.043 acres proposed</u> 4.691 acres total)	MRSP9167A	06-12-15	County Approval Not Required
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 3705 Lot 13 State Highway 66	Neptune Township (Proposed – wireless telecommunications at existing site) (Total Site Area – 3.65 acres)	NSP9480	06-15-15	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Asha Realty One, LLC Block 73 Lot 14 Shrewsbury Avenue (County Route 13)	Red Bank Borough	RBSP9455	05-28-15	Request Information
	(Proposed – new mixed-use building – 4 units and 1810 sq. ft. retail) (Total Site Area – 0.103 acres) (Impervious Area – 0.065 acres existing – no change)			

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

1. Revise the drainage plan to direct all site runoff to the proposed drywell system. The capacity of the proposed drywell should be increased to accommodate all runoff from the site.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 18, 2015.

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 115 Lot 21 Pinckney Road/Broad Street (County Routes 520/11)	Red Bank Borough	RBSP9476	06-01-15	Final Approval
	(Proposed – wireless communications equipment in basement and rooftop) (Total Site Area – 0.620 acres) (Impervious Area – 0.394 acres existing <u>+ 0.001 acres proposed</u> 0.395 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 Vince Domidion, Seconded by, Ed Sampson, 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 1230E

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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