

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:07 PM on MONDAY, JUNE 23, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
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 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 3:30 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were Martin McGann, Jr., Esq., Michael Gross, Esq., Stephen Atkins, PE, Trevor Taylor, PE and Frank Paoni, applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1206A, 1206B, 1206C, 1206D & 1206E 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 1206A, 1206B, 1206C, 1206D & 1206E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1206A, 1206B, 1206C, 1206D & 1206E 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 1206A, 1206B, 1206C, 1206D & 1206E 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. 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 23, 2014.

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

SCHEDULE1206A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 23, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1206B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 23, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for D & L Realty Associates, LLC Block 69 Lots 35.02 & 47 West Main Street (County Route 537)	Freehold Township (Proposed Use – Shopping Plaza) (Total Area – for Lot 47 3.057 acres)	FRT642 ROW3887 (also FRTSP998C)		2 (Lot Line Adjustment)	Discussion

The Monmouth County Development Review Committee discussed the need for a Hold Harmless Agreement for the existing sign that would encroach into the required right of way along County Route 537. The Committee decided that the agreement was necessary and requested that the Planning Board attorney forward a copy of the acceptable form for the agreement to the applicant's attorney.

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)	Conditional Final Approval
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Condition:

1. The applicant must provide clarification that the existing right of way shown to the centerline of Newman Springs Road is within county jurisdiction.
- Subsequent to an appeal made by the applicant to waive the condition for the granting of additional right of way, the Monmouth County Development Review Committee voted not to require any additional right of way along Newman Springs Road.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gaylen & Donald Nolan Block 86 Lots 60 & 60.01 Allaire Road (County Route 524)	Spring Lake Hts. Borough (Proposed Use – Single Family Residential) (Total Area – 1.406 acres)	SLH284 ROW3899	06-10-14	2 (Lot Line Adjustment)	Conditional Final Approval

Condition:

1. Receipt of a deed to the County of Monmouth for the widening of the right of way along Allaire Road to a distance of 30' from the right of way centerline. The proposed language of the required deed that was received must be revised to reflect the changes shown in red on the attached photocopy. The deed description has been received and is correct.
 - The previous Development Review Committee action for a cross access agreement has been removed. Plans were revised to eliminate the driveway connection between lots 60.02 and 60.03.

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

SCHEDULE1206C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 23, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ IX, L.P. Block 11 Lots 38, 38.02, 73.01, 73.02, 73.03 & 73.04 Crawfords Corner Road (County Bridges H-6, H-24 & H-25)	Holmdel Township	HLMJ678A		43	Conditional Preliminary Approval
(Proposed Use – Single Family Residential (Bell Place at Holmdel)) (Total Area – 103.36 acres)					

Conditions:

1. Revise plans to show easements for maintenance and re-construction of county drainage structures H-25, H-24, & H-6, on signed and sealed revised subdivision plans. The descriptions for the required easements have been received and are correct.
2. Receipt of deeds of easement to the County of Monmouth for county drainage structures H-25, H-24, & H-6. Submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.
3. Revise the drainage analysis to address the attached comments prepared by Victorino Zabat, Principal Engineer, of the Monmouth County Engineering Department.
 - HLMJ678, a 5 lot major subdivision, one of which is the subject of the current 40 lot single family major subdivision, must be perfected prior to final approval of the current application (HLMJ678A).
 - Final approval of each phase of the Somerset LLC development application is subject to the applicant entering into a developer's agreement with the County of Monmouth and the Township of Holmdel.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Crine Realty, Inc. Block 180 Lot 83.14 Crine Road County Bridge ML-15	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 44.12 acres)	MRMJ690	06-13-14	17 (16 new)	Conditional Preliminary Approval

Condition:

1. Revise plans to accurately show the existing easement for maintenance and reconstruction of Monmouth County Drainage Structure ML-15 along Crine Road that was previously filed with the Monmouth County Clerk in Deed Book OR-8282, Page 6952.

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

SCHEDULE1206D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 23, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AP Development Partners LLC Blocks 607 / 603 Lots 8 / 3, 4, 5, 6, 7, 8 & 9 Memorial Drive (County Route 40A)	Asbury Park City (Proposed – new 116 residential units, 6968 sq. ft. retail and 181 parking spaces) (Total Site Area – 1.687 acres) (Impervious Area – 1.063 acres new proposed)	APSP9384	06-04-14	Request Information

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

1. Revise plans to show all roadway improvements in conformance with the attached Monmouth County Safety Improvement plans.
 2. Revise plans to address the attached comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.
 3. Revise plans to address the attached comments prepared by Victorino Zabat of the Monmouth County Engineering Department.
- Additional comments and conditions may be established upon receipt of revised plans.

Site Plan for D & L Realty Associates, LLC Block 69 Lot 47 West Main Street (County Route 537)	Freehold Township (Proposed – Parking improvements at existing site) (Total Site Area – 3.057 acres) (Impervious Area – 2.114 acres existing <u>+ 0.363 acres proposed</u> 2.477 acres total)	FRTSP998C (also FRT642 ROW3887)		Discussion
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The Monmouth County Development Review Committee discussed the need for a Hold Harmless Agreement for the existing sign that would encroach into the required right of way along County Route 537. The Committee decided that the agreement was necessary and requested that the Planning Board attorney forward a copy of the acceptable form for the agreement to the applicant's attorney.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Alliance Management, Inc. Block 130 Lots 44, 45 & 52 US Highway 9	Howell Township (Proposed – new 57,980 sq. ft. 14 screen theater with 413 parking spaces) (Total Site Area – 11.40 acres) (Impervious Area – 7.08 acres new proposed)	HWSP9332	06-12-14	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 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

Site Plan for PRP Services, Inc. Block 168 Lots 27 & 28 Bennett Road	Howell Township (Proposed – new 26,250 sq. ft. building at existing residential/farm for conversion to commercial/light manufacturing) (Total Site Area – 13.94 acres) (Impervious Area – 0.53 acres existing <u>+ 1.33 acres proposed</u> 1.86 acres total)	HWSP9386	06-06-14	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 applicant must submit a full drainage report addressing the comments prepared by Victorino Zabat, PE, of the Monmouth County Engineering Department.
 - Additional comments may be made and conditions set upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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		Request Information

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

1. Marlboro Township municipal engineer, Trevor Taylor P.E., agreed to approach the township to explore the possibility of providing a 20' wide drainage easement to the County of Monmouth along Lot 37 for the existing 24" C.C.P., adjacent to Lot 36 which is owned by the Morganville Fire Company.
2. The Township of Marlboro must submit a Hold Harmless Agreement for the proposed Gazebo that would be located on the existing Drainage Easement through Lot 37.
3. Revise plans to address the attached comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.

Site Plan for Township of Neptune Block 7013 Lot 11 Old Corlies Avenue (County Route 17)	Neptune Township (Proposed – new memorial park with 21 parking spaces) (Total Site Area – 2.13 acres) (Impervious Area - .25 acres existing <u>+ .23 acres proposed</u> .48 acres total)	NSP9385	06-05-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Revise plans to show an accurate sight triangle based on the posted speed limit of 35 MPH. Current plans show the sight triangle based on a 25 MPH speed limit. The comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect, may be amended upon review of the correct sight triangle.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Grandview at Navesink Block 4 Lot 11.01 West Front Street (County Route 10)	Red Bank Borough (Proposed – new 553 sq. ft. addition to existing site and new pool) (Total Site Area – 1.942 acres) (Impervious Area – 0.243 acres existing <u>+ 0.011 acres proposed</u> 0.254 acres total)	RBSP9387	06-23-14	Conditional Approval

Conditions:

1. Revise plans to provide a detail of the proposed ADA ramps at the driveway exit on West Front Street (County Route 10). Details must be site specific and include spot elevations.
2. Revise plans to note that the placement of the required signage at the exit drive may have to be adjusted based upon potential conflicts with existing underground utilities.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along West Front Street. The amount will be calculated upon receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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 Tinton Falls Lodging Realty, LLC Block 115 Lot 1.01 Hope Road (County Route 51)	Tinton Falls Borough (Proposed – driveway and parking improvements at existing hotel) (Total Site Area – 5.139 acres) (Impervious Area – 3.589 acres existing - <u>0.082 acres proposed</u> 3.507 acres total)	TFSP9364		Conditional Approval

Conditions:

1. Revise note on sheet 3 of 7 to note that all improvements will be in accordance with the requirements and design standards of the New Jersey Highway Authority.
2. Receipt of a copy of the fully executed agreement between the New Jersey Highway Authority and the Borough of Tinton Falls.

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 1206E

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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