

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:20 PM on MONDAY, JUNE 24, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion

Members Absent:

Joseph Ettore, PE

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 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 2:07 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. (arrived at 1:21 PM). Also in attendance were: Syed Husain and Mark Sivin, residents.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1182A, 1182B, 1182C, 1182D & 1182E 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 1182A, 1182B, 1182C, 1182D & 1182E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1182A, 1182B, 1182C, 1182D & 1182E 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 1182A, 1182B, 1182C, 1182D & 1182E 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

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 24, 2013.

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

SCHEDULE 1182A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 24, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Stanley D. Domin Block 42 Lot 70 Newtons Corner Road	Howell Township	HW1388	06-07-13	3 (2 new)	Exempt
Subdivision for Township of Howell Block 51 Lot 36.03 Maxim Road	Howell Township	HW1389	06-21-13	2 (1 new)	Exempt
Subdivision for Paul & Patricia Jordan Block 21 Lots 2 & 2.01 Ocean Avenue	Monmouth Beach Borough	MB375	06-18-13	2 (Lot Line Adjustment)	Exempt
Subdivision for Kenneth L. Lustgarten Block 32 Lot 6 Meirs Road	Upper Freehold Township	UFT701	06-17-13	3 (2 new)	Exempt

SCHEDULE 1182B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 24, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1182C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 24, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 County Route 520	Marlboro Township (Proposed Use – Residential) (Total Area – 2.490 acres)	MRMJ675	06-07-13	4 (3 new)	Request Information

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

1. The applicant must submit revised plans to show the stopping sight distance for east bound vehicles making a left turn into the proposed driveways along Monmouth County Route 520.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

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	Project Withdrawn
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- The Development Review Committee officially accepted without prejudice, the withdrawal of the Perl Acres North Major Subdivision application (MSMJ392).

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Perl Acres Realty, Inc. (Perl Acres at Millstone South) Block 55, Lot 2	Millstone Township	MSMJ402		44	
Trenton-Lakewood Road (County Route 526) Scenic Road					
(Proposed Use – Single Family Residential) (Total Area – 158.2 Acres)					

No formal action was taken by the Monmouth County Development Review Committee for Perl Acres South. The plans are under review by engineering for the modified roadway improvements.

SCHEDULE 1182D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 24, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Financial Credit Union Block 142 Lot 1.02 Wyckoff Mills Road	Howell Township (Proposed – 4 new buildings totaling 35,700 sq. ft.) (Total Site Area – 8.5 acres) (Impervious Area – 2.63 acres new proposed)	HWSP9290	06-17-13	Request Information

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

1. The applicant must submit a drainage area map showing the entire area tributary to the nearest Monmouth County Drainage Structure.

Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 County Route 520	Marlboro Township (Proposed – new 16,768 sq. ft. medical office building) (Total Site Area – 1.97 acres) (Impervious Area – 0.914 acres new proposed)	MRSP9274		Request Information
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Due to further review of the subject site with respect to its close proximity to State Route 18 the Development Review Committee rescinded the Conditional Approval issued on 3/25/13. Prior to formal action by the Development Review Committee the applicant must provide the following:

1. Clearly indicate on the site plan the limits of NJDOT jurisdiction.
2. Provide documentation/correspondence from NJDOT indicating a permit from the state is required or not required.
3. Show all State of New Jersey right-of-way lines on the plan. A copy of the NJDOT Jurisdictional Limit Map is attached.

Other items to be addressed prior to Final Approval:

- Revise plans to show the right of way along County Route 520 measured 50' from the right of way centerline.
- Receipt of a deed to the County of Monmouth for the widening of the right-of-way along County Route 520 to a distance of 50' 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 page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.
- A performance guarantee will be required for installation of the driveway. The amount will be calculated upon the receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 (CONT'D)	Marlboro Township	MRSP9274		

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 MSKCC Properties, LLC Block 1045 Lot 1 Red Hill Road (County Route 12)	Middletown Township	MDSP9288	06-07-13	Conditional Approval
	(Proposed - 18,567 sq. ft. addition to existing building – Memorial Sloan Kettering Outpatient Treatment Center/Data Center) (Total Site Area – 40.43 acres) (Impervious Area – 12.97 acres existing <u>+ 0.19 acres proposed</u> 13.16 acres total)			

Conditions:

1. Revise plans to note that the existing Loops located within the easterly driveway along Red Hill Road will be restored subsequent to the repaving of the lot. Revise plans to provide a detail of the loop detectors within the driveway.
2. The applicant is required to provide jurisdictional maps for the proposed off site advertising signs.
3. Revise plans to correct the orientation of the "Do Not Enter" signs at the westerly driveway along Red Hill Road.
4. The applicant must submit a hold harmless agreement to The County of Monmouth for the portion of the driveway island that projects into the county right of way.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory restoration of the loop detectors located in the easterly drive. The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MSKCC Properties, LLC Block 1045 Lot 1 (CONT'D)	Middletown Township	MDSP9288	06-07-13	

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 Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough	RBSP9289	06-17-13	
	(Proposed – new 14,200 sq ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)			

Application was moved to the next Committee meeting on July 8, 2013.

SCHEDULE 1182E

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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