

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 25, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Bonnie Goldschlag, PP
John Packowski, PE
Vincent Domidion

Members Absent:
Joseph Ettore, PE
Joseph Rettagliata

Alternates Absent:
James Giannell

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 24, 2012 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 23, 2012, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 23, 2012 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 1:20 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Craig Gianetti, Esq., Vincent Halleran, Esq. and Douglas Walsh (Cox's Corner).

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1158A, 1158B, 1158C, 1158D & 1158E 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 1158A, 1158B, 1158C, 1158D & 1158E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1158A, 1158B, 1158C, 1158D & 1158E 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 1158A, 1158B, 1158C, 1158D & 1158E 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 Ms. Goldschlag and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Ms. Goldschlag
Mr. Packowski
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 25, 2012.

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

SCHEDULE 1158A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bakhtier Khassanov Block 110 Lot 47 West Third Avenue	Howell Township	HW1383	06-22-12	2 (1 new)	Exempt
Subdivision for Wawa, Inc. Block 66 Lots 18 & 22 State Route 33/Woodward Road	Manalapan Township	MN1047	06-21-12	2 (Lot Line Adjustment)	Exempt
Subdivision for Susan J. Cain Block 749 Lot 2.02 First Avenue	Middletown Township	MD1436	06-19-12	2 (1 new)	Exempt
Subdivision for William H. Passaic Block 281 Lot 17 Terrace Place	Wall Township	W1373	06-20-12	2 (1 new)	Exempt

SCHEDULE 1158B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2012; 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 1158C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Bamm Hollow Investors, LLC Blocks 1048 / 1049 Lots 35, 66 & 68 / 10, 11, 16 & 51 Sunny Side Road	Middletown Township (Proposed Use – Residential) (Total Area – 279.988 acres)	MDMJ664	05-29-12	201 (194 new)	Preliminary Approval

Paul Kiernan recused himself from this review and discussion.

- Sight line profiles for the Middletown-Lincroft Road (CR 50)/Sunnyside Road intersection and the Everett Road (CR 52)/Sunnyside Road intersection dated 5/25/12 and received 6/4/12 have been reviewed and determined to be acceptable.
- Preliminary Approval is issued based on the preliminary plans dated 1/6/12 and received on 1/18/12 showing full access, two-way traffic flow at the Proposed Road A intersection with West Front Street. Any change to traffic flow at this location will require further review, and possible modification of action, by the Monmouth County Planning Board due to potential impacts on the Middletown-Lincroft Road (CR 50)/Sunnyside Road intersection and Everett Road (CR 52)/Sunnyside Road intersection.
- Prior to Final Approval a final plat drawn in accordance with the NJ Map Filing Law and a \$75.00 final plat review fee must be submitted.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan			X	
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Paul & Doug Walsh (Cox's Corner Professional Center) Block 15 Lot 37 Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTMJ375		11	
	(Proposed Use – Office & Retail) (Total Area – 29.714 Acres)				

Mr. Douglas Walsh, developer, and Mr. Vincent Halleran, Esq., were in attendance at the request of the Development Review Committee. Mr. Walsh advised the Committee that they were meeting with a contractor to complete the physical improvements and that they expected the work to be completed by the middle of July 2012. Mr. Packowski advised Mr. Walsh that alterations were needed for the installed inlets. The Committee told Mr. Walsh that progress was expected and that the County has the option to use the posted performance guarantee to complete the work, if necessary.

SCHEDULE 1158D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 25, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Raymond J. Langbein, Jr. Block 56 Lots 1 & 6 Main Street	Belmar Borough (Proposed – new 1200 sq. ft. garden center at existing paint/décor store) (Total Site Area – 0.32 acres) (Impervious Area – 0.32 acres existing – no change)	BLSP9188	06-12-12	County Approval Not Required
Site Plan for JD & JD 1213 LLC Block 135 Lot 24 US Highway 9	Howell Township (Proposed – outdoor patio at existing restaurant) (Total Site Area – 9.24 acres) (Impervious Area – 4.883 acres existing <u>+ 0.020 acres proposed</u> 4.903 acres total)	HWSP9187	06-12-12	County Approval Not Required
Site Plan for The Sentinel Publishing Co., Inc. Block 24 Lot 11 Eighteenth Avenue (County Route 30)	Lake Como Borough (Proposed – new tower and parking improvements at existing site) (Total Site Area – 0.458 acres) (Impervious Area – 0.384 acres existing <u>- 0.013 acres proposed</u> 0.371 acres total)	LCSP7613A	06-18-12	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, Bonnie Goldschlag, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Perri Properties, LLC Block 114 Lot 8 Pine Brook Road	Tinton Falls Borough	TFSP9189	06-18-12	County Approval Not Required
	(Proposed – parking improvements at existing site) (Total Site Area – 2.17 acres) (Impervious Area – 1.165 acres existing + <u>0.114 acres proposed</u> 1.279 acres total)			
Site Plan for University Radiology Group, PC Block 18 Lot 9 Gilbert Street North	Tinton Falls Borough	TFSP9190	06-21-12	County Approval Not Required
	(Proposed – 3402 sq. ft. addition to existing building) (Total Site Area – 0.940 acres) Impervious Area – 0.376 acres existing + <u>0.130 acres proposed</u> 0.506 acres total)			

SCHEDULE 1158E

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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