

## 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 27, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
James Giannell

Members Absent:

Joseph Ettore, PE

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 3:07 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 Steven Gouin, Esq., Karl Pehnke, PE and Eugene Paul (Cox's Corner Professional Center).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1254A, 1254B, 1254C, 1254D & 1254E 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 1254A, 1254B, 1254C, 1254D & 1254E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1254A, 1254B, 1254C, 1254D & 1254E 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 1254A, 1254B, 1254C, 1254D & 1254E 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. Giannell

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 27, 2016.

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

SCHEDULE1254A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2016; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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**SCHEDULE1254B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Robert Schwartz Block 53 Lot 14 <b>Washington Blvd. (County Route 49)</b>	Sea Girt Borough	SG298 ROW3925	06-16-16	2 (1 new)	Final Approval
	(Proposed Use – Single family residential) (Total Area – 0.367 acres)				

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 Ed Sampson, Seconded by, Jim Giannell, 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

Subdivision for 5 S Realty, LLC Block 120 Lots 21.01 & 20.03 <b>Shafto Road (County Route 547)</b>	Tinton Falls Borough	TF513 ROW3926 (also TFSP9615)	06-17-16	2 (Lot Line Adjustment)	Request Information
	(Proposed Use – Tractor supply company/child daycare center) (Total Area – 5.045 acres)				

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

1. Revise the subdivision plan to provide a ten-foot right-of-way widening dedication to the County of Monmouth.
2. Clarify the location of the existing lot and right-of-way lines along Shafto Road.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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	06-22-16	3 (Lot Line Adjustment)	Conditional Final Approval

The DRC asked Mark Aikins to prepare a letter stating the Committee was open to delaying the execution of the right-of-dedication until the earlier of Mr. Iammatteo no longer resided at the property or the County proceeds with a capital improvement project at the intersection of the cross road and County Route 524. A letter was subsequently prepared and mailed to the applicant, who has not replied as of August 1, 2016.

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

SCHEDULE1254C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2016; CONTAINING MORE THAN 3 LOTS.

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 <b>Imlaystown-Hightstown Road</b> <b>(County Route 43)</b> <b>New Canton-Stone Tavern Road</b> <b>(County Route 524)</b>	Upper Freehold Township	UFTMJ375		11	Review of Outstanding Requirements
	(Proposed Use – Office & Retail) (Total Area – 29.714 Acres)				

The applicant made an appearance to discuss the status of the project and the required right-of-way improvements, which are substantially behind schedule. The applicant agreed to complete the widening of County Route 43 along the applicant's side of the roadway from the intersection with County Route 524 to the southernmost catch basin along County Route 43 by September 1, 2016.

SCHEDULE1254D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 27, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 155 Lot 1 <b>Cliffwood Avenue                      (County Route 6A)</b>	Aberdeen Township  (Proposed – Glassworks Redevelopment – 500 dwelling units/ retail/hotel/movie theatre and 1628 parking spaces) (Total Site Area – 51.24 acres) (Impervious Area – 35.868 acres existing - <u>3.420 acres proposed</u> 32.448 acres total)	ABTSP9344	06-22-16	Conditional Approval

Conditions:

1. Prior to Final Approval, a developer agreement will be required between the County of Monmouth and the developer for the traffic signal and related improvements to Cliffwood Avenue. The applicant, Somerset Development, LLC, will be responsible for the preparation of traffic signal plans and installation of the traffic signal. All costs associated with traffic signal plan preparation and traffic signal installation will be the responsibility of Somerset Development, LLC. A review of the traffic impact study indicates a traffic signal will be warranted when approximately 250 dwelling units are occupied. The traffic study shall be updated at this time to determine whether installation of the traffic signal is warranted. In any case, the traffic signal shall be installed and operational prior to occupancy of any buildings proposed in Phase 2 of the project. Scheduling for submission of signal plans and installation shall be outlined in the Developer's Agreement. The developer agreement preparation fee (\$500.00) was received on February 12, 2016 (Attorney Trust Check No. 53597).
2. Revise plans to address the comments prepared by Victorino B. Zabat, PE, dated July 12, 2016.
3. Prior to Final Approval for Phases 1A-C, Phases 1D-F, or Phase 2, the applicant shall be required to post a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Cliffwood Avenue (County Route 6A) associated with each of these noted phases as shown on the approved phasing plan, dated November 11, 2014.
4. Prior to Final Approval for Phases 1A-C, the applicant shall post a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$115,536.30 to assure the satisfactory installation of improvements to Cliffwood Avenue (County Route 6A). Ten percent, or \$11,553.63 is required to be in the form of a bank/certified check. The remaining amount of \$103,982.67 must be in the form of a surety bond, letter of credit or bank/certified check. The total amount of the performance guarantee for Phases 1A-C was calculated as follows:

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for  
Somerset Development, LLC  
Block 155  
Lot 1  
(CONT'D)

Aberdeen  
Township

ABTSP9344

06-22-16

<u>Quantity</u>	<u>Unit</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	Lump sum	Maintenance and protection of traffic	\$9,000.00	\$9,000.00
1	Lump sum	Clearing site	9,000.00	9,000.00
384	Linear foot	6" x 8" x 20" concrete vertical curb	35.00	13,440.00
58	Cubic yard	Dense-graded aggregate base course	40.00	2,320.00
120	Ton	Hot-mixed asphalt 19M64 base course, 6"-thick	80.00	9,600.00
167	Ton	Hot-mixed asphalt 9.5M64 surface course, 2"-thick	80.00	13,360.00
105	Gallon	Tack coat	3.00	315.00
150	Gallon	Prime coat	2.00	300.00
74	Square yard	Asphalt driveway, 6"-thick	60.00	4,440.00
138	Cubic yard	Excavation, unclassified	30.00	4,140.00
4	Unit	Inlet filter, Type 2, 2' x 4'	125.00	500.00
850	Linear foot	Traffic striping, long-life, thermoplastic, 4", yellow	1.00	850.00
50	Linear foot	Traffic striping, long-life, thermoplastic, 4", white	1.00	50.00
60	Linear foot	Traffic striping, long-life, thermoplastic, 24", white	6.00	360.00
66	Linear foot	Crosswalk striping, long-life, thermoplastic, 24", white	6.00	396.00
198	Square foot	Traffic marking, thermoplastic	6.00	1,188.00
1,126	Square yard	HMA milling, 3" or less	3.00	3,378.00
3	Unit	Traffic sign, 30" x 30"	300.00	900.00
1	Unit	Traffic sign, 36" x 36"	440.00	440.00
4	Unit	Type B inlet w/ bicycle-safe grate & Type N Eco curb piece	3,000.00	12,000.00
125	Linear foot	15"-diameter RCP	80.00	10,000.00
50	Linear foot	15"-diameter HDPE	30.00	1,500.00
1	Unit	Relocation of fire hydrant	5,000.00	5,000.00
426	Square yard	Topsoil, 4" thick	3.00	1,278.00
426	Square yard	Fertilizer and seed, Type A-3	2.00	852.00
426	Square yard	Straw mulch	1.00	426.00
		<b>SUBTOTAL</b>		\$105,033.00
		<b>CONTINGENCY</b>		10,503.30
		<b>TOTAL</b>		\$115,536.30

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Somerset Development, LLC Block 155 Lot 1 (CONT'D)	Aberdeen Township	ABTSP9344	06-22-16	
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- The inspection fee (\$2,310.73) for this application must be submitted prior to the inspection of the required improvements

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

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Site Plan for Interstate Outdoor Advertising LP Block 217 Lots 6 – 13 State Highway 35	Hazlet Township  (Proposed – new billboard at existing site) (Total Site Area – 0.891 acres) (Impervious Area – 0.297 acres existing - no change)	HZSP9612	06-15-16	County Approval Not Required
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Site Plan for Cars on 35, LLC Block 217 Lots 5 & 14 State Highway 35	Hazlet Township  (Proposed – pre-owned auto sales with 180 sq. ft. office) (Total Site Area – 0.315 acres) (Impervious Area – 0.158 acres existing - no change)	HZSP9616	06-23-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for L & L Paving Co., Inc. Block 177 Lots 62 & 64 Yellowbrook Road	Howell Township  (Proposed – improvements at existing manufacturing/shop/office site) (Total Site Area – 35.39 acres) (Impervious Area – 29.161 acres existing - <u>0.884 acres proposed</u> 28.277 acres total)	HWSP9613	06-15-16	County Approval Not Required
Site Plan for Pierre Brown & Joya Godfrey Brown Block 21 Lot 11.01 <b>Freehold Road (County Route 522)</b>	Manalapan Township  (Proposed – conversion of existing addition of single family and new addition (total 3,025 sq. ft.) to kindergarten) (Total Site Area – 1.159 acres) (Impervious Area – 0.10 acres existing <u>+ 0.14 acres proposed</u> 1.24 acres total)	MNSP9333	06-13-16	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 20, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated June 27, 2016.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 <b>Tennent Road</b> <b>(County Route 3)</b>	Marlboro Township  (Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)	MRSP9610	06-06-16	Request Information

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

1. Provide a traffic report for the proposed development that considers the potential development of existing undeveloped properties in the immediate surrounding area.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated June 7, 2016.
3. Provide the information requested in memorandum prepared by Elias Sarrinikolaou, dated June 27, 2016.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Please provide four copies of the revised site plan.

Site Plan for 4 N Investors, LLC Block 209 Lots 15 & 16 State Highway 35	Ocean Township  (Proposed – convert portion of building currently use for childcare for use with existing grocery and add 51 new parking spaces) (Total Site Area – 2.56 acres) (Impervious Area – 0.583 acres existing <u>+ 0.482 acres proposed</u> 1.065 acres total)	OSP9614	06-16-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5 S Realty, LLC Block 120 Lots 21.01 & 20.03 <b>Shafto Road</b> <b>(County Route 547)</b>	Tinton Falls Borough	TFSP9615 (also TF513 ROW3926)	06-17-16	Request Information
(Proposed – new tractor supply company and child daycare center – 25,097 total sq. ft. with 120 new parking spaces) (Total Site Area – 5.045 acres) (Impervious Area – 3.027 acres new proposed)				

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 23, 2016.
2. In accordance with Section 2.4-11 of the Monmouth County Development Regulations, Volume II, applicants must provide the average height at maturity for all proposed plants. The information should be included in the plant list.

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

SCHEDULE1254E

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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