

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:02 PM on MONDAY, JULY 8, 2013 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 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 2:20 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were: Gerald Sonnenblick, Esq.; John Ploskonka, PE, Bhaskar Halari, PE and Dana Kelly, Esq. from Concept Engineering; John Rea, PE from McDonough-Rea Associates; Sangita and Priya Roy, Applicants; Keith Mandato, Englishtown Resident; and Pete Cooke, Englishtown Police Department.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1183A, 1183B, 1183C, 1183D & 1183E 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 1183A, 1183B, 1183C, 1183D & 1183E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1183A, 1183B, 1183C, 1183D & 1183E 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 1183A, 1183B, 1183C, 1183D & 1183E 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, JULY 8, 2013.

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

SCHEDULE 1183A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 8, 2013; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for MLZ, LLC and Elaine Raia Block 31 Lots 5, 7.01 & 7.02 Atlantic Avenue	Spring Lake Borough	SL349	06-25-13	3 (Lot Line Adjustment)	Exempt

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Mark Aikins recused himself from this review and discussion.

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SCHEDULE 1183B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 8, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1183C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 8, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Frezza IV, LLC Block 772 Lot 4 Hurley Pond Road	Wall Township  (Proposed Use – Single Family Residential) (Total Area – 11.34 acres)	WMJ676	07-03-13	4 (3 new)	Preliminary Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval, the applicant must submit a Final Plat drawn in conformance with New Jersey Map Filing Law along with the required \$100.00 fee.

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

SCHEDULE 1183D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 8, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yeshivat Keter Torah, Inc. Block 3701 Lot 15.01 Meridian Road	Eatontown Borough  (Proposed – Site improvements at existing school) (Total Site Area – 7.35 acres) (Impervious Area – 1.907 acres existing <u>+ 0.091 acres proposed</u> 1.998 acres total)	ETSP9292	06-25-13	County Approval Not Required
Site Plan for Village Center Associates, LLC Block 7.01, Lot 1.02 Block 45, Lot 1.02 <b>Gordons Corner Road Wilson Avenue (County Routes 22 &amp; 527)</b>	Englishtown Borough Manalapan Borough  (Proposed – 2 new buildings at existing shopping center - (13,090 & 3,896 sq. ft) plus 85 new parking spaces) (Total Site Area 6.74 acres) (Impervious Area – 3.477 acres existing <u>+ 0.802 acres proposed</u> 4.279 acres total)	ENSP7614A  MNSP7614A		Request Information

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

1. Receipt of revised plans showing a proposed by-pass area along the southerly side of Gordons Corner Road opposite the proposed driveway.
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Prestone Products Block 78 Lot 6 <b>Halls Mill Road (County Route 55)</b>	Freehold Township  (Proposed – 80,000 sq. ft. addition to existing site) (Total Site Area – 21.533 acres) (Impervious Area – 9.086 acres existing <u>+ 1.637 acres proposed</u> 10.723 acres total)	FRTSP6116A		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 Meridian Hospital Corporation Block 36 Lot 24 North Beers Street	Holmdel Township  (Proposed – Emergency generator installation at hospital) (Total Site Area – 17.053 acres) (Impervious Area – 10.811 acres existing – no change)	HLSP1352Q	07-05-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for St. Benedict Catholic Church & School Block 30.09 Lot 6.01 Bethany Road <b>(County Bridge H-14)</b>	Holmdel Township	HLSP5328C	06-19-13	Final Approval
	(Proposed – 2,679 sq. ft. addition to existing church & school) (Total Site Area – 21.68 acres) (Impervious Area – 7.342 acres existing <u>- 0.030 acres proposed</u> 7.312 acres total)			

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, 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

Site Plan for AFP 104 Corp. Block 294 Lot 16.01 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City	LBSP9291	06-21-13	Final Approval
	(Proposed – Site improvements at Ocean Place Resort) (Total Site Area – 13.45 acres) (Impervious Area – 9.043 acres existing <u>+ 0.036 acres proposed</u> 9.079 acres total)			

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 205 Lot 1 Second Avenue	Long Branch City  (Proposed – Wireless telecommunications facility at existing hospital) (Total Site Area – 20.059 acres) (Impervious Area – no change to existing)	LBSP9294	07-01-13	County Approval Not Required
Site Plan for Islamic Society of Monmouth County Block 1045 Lot 11.01 <b>Red Hill Road</b> <b>(County Route 52)</b>	Middletown Township  (Proposed – new 5300 sq. ft. community center at existing place of worship plus 106 new parking spaces) (Total site Area – 7.5 acres) (Impervious Area – 1.826 acres existing <u>+ 0.797 acres proposed</u> 2.623 acres total)	MDSP5812B		Discussion
<p>The Islamic Society of Monmouth County was discussed at the Monmouth County Development Review Committee meeting on July 8, 2013, subsequent to a meeting at the site between county staff, the applicant's engineer, and Middletown staff.</p> <p>The applicant has requested relief of the required 2% grading within the right of way, and instead, allow for 2% within the first 5 feet and a 2 to 1 grading beyond that point up to the right of way line. The requested relief would allow the applicant to construct a 3' retaining wall instead of a wall that could exceed 6' in height.</p> <p>Staff will make its recommendation to the committee at the July 22 meeting.</p>				
Site Plan for Barrett Outdoors Block 24 Lot 1 State Highway 33	Millstone Township  (Proposed – site improvements-convert vacant building to sales office) (Total Site Area – 6.185 acres) (Impervious Area – 0.346 acres existing – no change)	MSSP9293	06-25-13	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Development Block 120 Lot 53.09 <b>Broad Street</b> <b>(County Route 520)</b>	Red Bank Borough  (Proposed – new 14,200 sq ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)	RBSP9289	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 copy of the Major Access Permit issued by the State Department of Transportation.
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for 1001 Highway 71 Spring Lake Heights LLC Block 42.02 Lots 3, 4, 5 & 6 <b>Warren Avenue</b> <b>(County Route 47)</b>	Spring Lake Heights Borough  (Proposed – new 3263 sq. ft. bank with drive-thru) (Total Site Area – 0.81 acres) (Impervious Area – 0.561 acres new proposed)	SLHSP9260	07-03-13	Final Approval
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**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

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sangita Roy Block 15.02 Lot 1 <b>New Canton-Stone Tavern Road                      (County Route 524)</b>	Upper Freehold Township	UFTSP9148	07-02-13	
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

The applicant, by correspondence dated July 1, 2013, and appearance at the Monmouth County Development Review Committee on July 8, 2013, questioned why the improvements required to be installed by the developers of the Cox's Corner Major Subdivision had not yet been completed.

The committee was informed at the meeting that paving work was currently being undertaken, and directed engineering staff to assess the progress prior to the next scheduled meeting of July 22, 2013. Staff will report any progress being made at that time.

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SCHEDULE 1183E

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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