

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, JULY 11, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

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 2:48 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP.

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, JULY 11, 2016 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 9, 2016</u>
	Advertised:	<u>February 11, 2016</u>

FAXED TO:

THE COAST STAR:	<u>February 9, 2016</u>
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POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>February 9, 2016</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>February 9, 2016</u>

2016

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1255A, 1255B, 1255C, 1255D & 1255E 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 1255A, 1255B, 1255C, 1255D & 1255E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1255A, 1255B, 1255C, 1255D & 1255E 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 1255A, 1255B, 1255C, 1255D & 1255E 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. Ettore
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, JULY 11, 2016.

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

SCHEDULE1255A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 11, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Larrabee Housing, LLC Block 24 Lot 14.01 Larrabee Boulevard	Howell Township	HW1407	07-06-16	2 (1 new)	Exempt

SCHEDULE1255B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 11, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1255C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 11, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll Bros., Inc. Block 67 Lot 21 State Highway 33	Freehold Township (Proposed Use – Age-Restricted Single Family Residential) (Total Area – 46.06 acres)	FRTMJ725 (also FRTSP9618)	06-29-16	104	

Application was carried to the next Development Review Committee meeting on July 25, 2016.

SCHEDULE1255D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 11, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Toll Bros., Inc. Block 67 Lot 21 State Highway 33	Freehold Township	FRTSP9618 (also FRTMJ725)	06-29-16	
(Proposed – Clubhouse for Age-Restricted SFR development) (Total Area – 46.06 acres) (Impervious Area – 0.60 acres new proposed)				

Application was carried to the next Development Review Committee meeting on July 25, 2016.

Site Plan for Meridian Health Realty Corp. Block 69.05 Lot 35.03 West Main Street (County Route 537)	Freehold Township	FRTSP9575		Conditional Approval
(Proposed – conversion of vacant building to medical office/urgent care w/ 19 new parking spaces) (Total Site Area – 1.68 acres) (Impervious Area – 0.710 acres existing <u>+ 0.173 acres proposed</u> 0.883 acres total)				

Conditions:

1. Adjust the curve numbers for the existing stormwater basin and proposed Pond 1P to consider impounded runoff within the stormwater basin. Use the area within the 25-year water surface elevation; CN = 98. Re-compute as necessary.
2. Indicate the existing infiltration trench on the site plan.
3. Provide supplemental computations to verify the capacity of the downstream storm drainage system in County Route 537 to adequately convey runoff from the site under developed conditions, in addition to runoff from existing tributary areas. (This information was previously requested in the memorandum dated March 14, 2016.)
4. Provide dimensions from the centerline of County Route 537 to the right-of-way and curb line fronting the site.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Meridian Health Realty Corp. Block 69.05 Lot 35.03 (CONT'D)	Freehold Township	FRTSP9575		I

5. Prior to Final Approval, a developer agreement shall be required between the County of Monmouth and the developer for the closure of the southerly driveway located along County Route 537, as well as for any changes to the onsite stormwater drainage system necessitated by the County's roadway improvement project for County Route 537 at Castronova Way. Preliminary improvement plans for the section of County Road 537 situated between State Highway 9 and Sentinel Road indicate that a dedicated right-turn lane will be provided from westbound County Route 537 onto Castronova Way. As such, the existing southerly driveway along County Route 537 shall be eliminated upon the implementation of this roadway improvement project. This roadway improvement project will also impact the existing stormwater basin located between the road and the existing building. In this regard, the applicant shall provide a design for a modified onsite stormwater management system equivalent to the system proposed under this application, including all necessary computations and plans. The applicant, Meridian Health Realty Corporation, will be responsible for all required stormwater drainage plans and associated reports and computations. In addition, the applicant shall be responsible for dedicating any additional land necessary to the County for the implementation of the right-of-way improvements. All costs associated with the closure of the existing driveway and modifications to the drainage system will be the responsibility of Meridian Health Realty Corporation. Scheduling for submission of required right-of-way dedication, closure of the existing driveway, and the drainage reports and plans shall be outlined in the Developer's Agreement.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cornerstone Power Holmdel, LLC Block 14 Lot 13 Holmdel Road (County Route 4)	Holmdel Township (Proposed – battery back-up system at existing solar field) (Total Site Area – 34.49 acres) (Impervious Area – 0.797 acres existing <u>+ 0.017 acres proposed</u> 0.814 acres total)	HLSP9052A	07-06-16	

Application was carried to the next Development Review Committee meeting on July 25, 2016.

Site Plan for Joseph Fazzio Holdings, Inc. Block 157 Lots 5.01 & 7 Adelphia-Farmingdale Road Squankum-Yellowbrook Road (County Routes 524 & 524A)	Howell Township (Proposed – 169,200 sq. ft. industrial metals & hardware warehouse) (Total Site Area – 26.55 acres) (Impervious Area – 6.65 acres new proposed)	HWSP9529	07-05-16	Conditional Approval
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Conditions:

1. Posting of a performance guarantee (bond, letter of credit, or bank/certified check) to assure the satisfactory installation of improvements within the Squankum-Yellowbrook Road (County Route 524A) and Adelphia-Farmingdale Road (County Route 524) rights-of-way. The application has been referred to the County Engineer for the preparation of a bond estimate.
2. Receipt of deeds of dedication for the widening of County Routes 524 and 524A. Submit the draft deeds and deed descriptions to this office for review. Sample deed formats acceptable to the County of Monmouth are provided at the Division of Planning webpage at www.visitmonmouth.com. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eastview Realty, LLC Block 73 Lots 10 & 10.01 Conover Place	Little Silver Borough (Proposed – vehicle storage for dealership) (Total Site Area – 0.83 acres) (Impervious Area – 0.242 acres existing <u>+ 0.249 acres proposed</u> 0.491 acres total)	LSSP9619	07-06-16	County Approval Not Required
Site Plan for Mark-Built Properties at Long Branch LLC Block 216 Lots 9, 10 & 25 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – new 57 unit multi-family residential complex) (Total Site Area – 1.94 acres) (Impervious Area – 0.705 acres existing <u>+ 0.483 acres proposed</u> 1.188 acres total)	LBSP9538	06-23-16	Request Information

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

1. The applicant shall coordinate the design of all proposed Ocean Boulevard improvements with the City of Long Branch, the County Engineer and adjacent land owners.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 11, 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
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Site Plan for The Atlantic Club, Inc. Block 799 Lot 41.01 Atlantic Avenue (County Route 524)	Wall Township (Proposed – remove existing modular school and parking improvements at existing site) (Total Site Area – 42.37 acres) (Impervious Area – 15.15 acres existing <u>+ 0.16 acres proposed</u> 15.31 acres total)	WSP1195R		Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 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

Site Plan for Tricorne Acquisitions, LLC Block 156 Lot 1 Allaire Road / Warren Avenue (County Routes 524 / 47)	Wall Township (Proposed – 4,668 sq. ft. expansion at existing shopping center) (Total Site Area – 8.938 acres) (Impervious Area – 7.383 acres existing <u>+ 0.078 acres proposed</u> 7.461 acres total)	WSP3117A	06-22-16	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 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

SCHEDULE 1255E

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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