

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, JULY 13, 2015 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 January 27, 2015 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 27, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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 3:13 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Victorino Zabat, PE (arrived at 2:06 PM), Mary Ellen Scott and Victor Furmanec, PP.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1231A, 1231B, 1231C, 1231D & 1231E 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 1231A, 1231B, 1231C, 1231D & 1231E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1231A, 1231B, 1231C, 1231D & 1231E 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 1231A, 1231B, 1231C, 1231D & 1231E 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 13, 2015.

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

SCHEDULE1231A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ken & Jennie Vu Block 402 Lots 7.01 & 7.02 Burlington Avenue	Middletown Township	MD1294A	06-26-15	2 (Lot Line Adjustment)	Exempt

SCHEDULE1231B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Ocean Block 25 Lots 1 & 2 Monmouth Road (County Route 15)	Ocean Township (Proposed Use – Municipal Complex Parking) (Total Area – 20.43 acres)	O606 ROW3915 (also OSP9483)	06-24-15	2 (Lot Line Adjustment)	Conditional Final Approval

Condition:

1. Receipt of a revised minor subdivision plat that shows a cross access easement between Lots 1 and 2.

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

Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 Atlantic Avenue (County Route 524)	Wall Township (Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)	W1383 ROW3914	06-18-15	3 (Lot Line Adjustment)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 9, 2015.
2. Provide a narrative that discusses the purpose and need for the proposed new driveway for Lot 4.
3. Revise the minor subdivision plat to show all driveways located opposite the site along Atlantic Avenue and West Side Drive.
4. Provide a cross access easement for the continued use of the driveway connecting Lots 2 and 4.

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

SCHEDULE1231C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1231D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 13, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Canyon Pass Properties, LLC Block 27 Lot 58 River Road (County Route 10)	Fair Haven Borough (Proposed – Conversion of office to retail with 1 dwelling unit) (Total Site Area – 0.215 acres) (Impervious Area – 0.139 acres existing + 0.010 acres proposed 0.149 acres total)	FHSP9486	06-25-15	Final Approval

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, Vince Domidion, 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 Grems-Kirk Railway, LLC Block 43 Lot 21 State Highway 33	Freehold Township (Proposed – New Solar Farm) (Total Site Area – 47.391 acres) (Impervious Area – 0.095 acres new proposed)	FRTSP9492	07-07-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Richard Bahadurian Block 15 Lots 1 & 2.01 State Highway 34 (County Bridge H-4)	Holmdel Township (Proposed – renovations at existing restaurant) (Total Site Area – 1.988 acres) (Impervious Area – 1.334 acres existing - <u>0.006 acres proposed</u> 1.334 acres total)	HLSP7908A	06-15-15	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 9, 2015.

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

Site Plan for New Jersey Natural Gas Company Block 13 Lot 14 Holmdel Road (County Route 4)	Holmdel Township (Proposed – NJNG Regulator Station) (Total Site Area – 33.32 acres)	HLSP9453	06-22-15	Conditional Approval
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Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 10, 2015.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, revised through June 30, 2015.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jiah Corporation Block 52 Lots 15 & 16.03 Palmer Avenue (County Route 7)	Holmdel Township (Proposed – Conversion of 2618 sq. ft. vehicle service building to Dunkin Donuts and convenience store) (Total Site Area – 1.02 acres) (Impervious Area – 0.676 acres existing – no change)	HLSP9487	06-25-15	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 9, 2015.
2. Provide either 15-foot radii or 5-foot apron flares for the driveway located along Palmer Avenue (County Route 7).
3. Provide a road widening for Palmer Avenue to distance of 40 feet from the centerline.
4. Relocate the existing NJDOT guide signs that coincide with the location of the proposed sidewalk along Palmer Avenue.

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

Site Plan for Quick Chek Corporation Block 185 Lot 49 Colts Neck Road (County Route 35)	Howell Township (Proposed – 5,496 sq. ft. retail store with gasoline station) (Total Site Area – 2.69 acres) (Impervious Area – 1.294 acres new proposed)	HWSP8955		
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The Committee reviewed a request by the applicant to initiate site work prior to issuance of Final Approval. The application has Conditional Approval – the only outstanding item is execution of a developer’s agreement regarding installation of a traffic signal at the intersection of State Route 33 and County Route 35. Performance guarantees and deeds were previously posted. The Committee voted to advise the Township of Howell that there is no objection to issuance of a building permit. However, the applicant must obtain all necessary permits from the Monmouth County Highway Department prior to any work within the county right-of-way. Further, prior to issuance of a Certificate of Occupancy the applicant must have obtained Final Approval from the Monmouth County Planning Board and the terms of the developer’s agreement must be fully complied with.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Quick Chek Corporation Block 185 Lot 49 (CONT'D)	Howell Township	HWSP8955		
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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 Ford Road Equities, LLC Block 69 Lot 3 Ford Road	Howell Township (Proposed – new 15,984 sq. ft. office building with 60 parking spaces) (Total Site Area – 6.957 acres) (Impervious Area – 0.793 acres new proposed)	HWSP9489	07-02-15	County Approval Not Required
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Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 21.01 Lot 39 West Front Street (County Route 6)	Keyport Borough (Proposed – Rooftop wireless telecommunications at existing site) (Total Site Area – 0.064 acres)	KPSP9481	06-15-15	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 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 Jemal's Church Street School, LLC Block 469 Lot 11 Church Street	Long Branch City (Proposed – Conversion of existing school into multi-family (16 units) with associated improvements) (Total Site Area – 1.386 acres) (Impervious Area – 0.827 acres existing - <u>0.168 acres proposed</u> 0.659 acres total)	LBSP9485	06-24-15	County Approval Not Required
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 237 Lot 35.02 Broadway	Long Branch City (Proposed – Rooftop telecommunications at existing site) (Total Site Area – 1.75 acres)	LBSP9495	07-09-15	County Approval Not Required
Site Plan for Kyle & Pamela Lee Block 27 Lot 26.01 Freehold-Englishtown Road (County Route 522)	Manalapan Township (Proposed – change of use of existing building from Office to nail salon) (Total Site Area – 1.99 acres) (Impervious Area – 0.398 acres existing – no change)	MNSP9477	06-30-15	Request Information

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

1. Submit trip generation projections for the proposed use.
2. Provide a 20-foot wide drainage easement along the existing drainage ditch located at the northeastern corner of the property, starting at the southern edge of the existing road widening easement and extending southward 20 feet into the site.

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 Steiner, LLC Block 3 Lot 20 Steiner Avenue (County Route 5)	Neptune City Borough (Proposed – (3,395 sq. ft. addition to existing building) (Total Site Area – 0.52 acres) (Impervious Area – 0.469 acres existing <u>- 0.006 acres proposed</u> 0.463 acres total)	NCSP9458	06-18-15	Conditional Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 9, 2015.
2. Prior to Final Approval the applicant shall submit a performance guarantee to assure the satisfactory installation of improvements to Steiner Avenue (County Route 5). The amount will be calculated upon the receipt of the revised plans.

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 Sprint Spectrum LP Block 816 (1008) Lot 15 (14.02) West Bangs Avenue (County Route 17)	Neptune Township (Proposed – upgrade to wireless telecommunications facility) (Total Site Area – 4.031 acres) (Impervious Area – 0.498 acres existing – no change)	NSP8030A	06-18-15	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 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 Township of Ocean Block 25 Lot 2 (new 2.01) Monmouth Road (County Route 15)	Ocean Township (Proposed – Modifications to existing Municipal Complex parking - 67 new parking spaces) (Total Site Area – 3.79 acres) (Impervious Area – 2.09 acres existing <u>+ 0.65 acres proposed</u> 2.74 acres total)	OSP9483 (also O606 ROW3915)	06-24-15	Conditional Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated July 9, 2015
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, revised through June 30, 2015.
3. Revise the site plan to provide crosswalks for Monmouth Road on the north and south sides of Sherman Avenue.
4. Provide a cross access easement for the driveway between the municipal complex and the adjacent property to the north.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Vince Domidion, 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 Manasquan Savings Bank Block 209 Lot 14 State Highway 35	Ocean Township (Proposed – new 3060 sq. ft. bank) (Total Site Area – 0.78 acres) (Impervious Area – 0.483 acres new proposed)	OSP9491	07-07-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Anthony Sparano, M.D. Block 831 Lot 63 State Highway 34	Wall Township (Proposed – Renovations and parking improvements at existing site) (Total Site Area – 1.27 acres) (Impervious Area – 0.51 acres existing <u>+ 0.06 acres proposed</u> 0.57 acres total)	WSP9484	06-24-15	County Approval Not Required
Site Plan for Milestone Holdings, LLC Block 814 Lot 10 State Highway 34	Wall Township (Proposed – Conversion of existing building to office/medical office) (Total Site Area – 1.162 acres) (Impervious Area – 0.675 acres existing <u>+ 0.107 acres proposed</u> 0.782 acres total)	WSP9493	07-07-15	County Approval Not Required
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 67 Lots1 & 2 State Highway 71	West Long Branch Borough (Proposed – Rooftop telecommunications facility at existing site) (Total Site Area – 2.14 acres) (Impervious Area – 1.918 acres existing – no change)	WLBSP9488	06-29-15	County Approval Not Required

SCHEDULE1231E

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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