

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 14, 2014 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 (arrived at 2:08 PM)

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, 2014 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, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, 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.

The Committee entered into recess at 2:35 PM and returned at 2:47 PM. There being no further business, the Meeting was adjourned at 2:53 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE (arrived at 2:08 PM) and Mark Aikins, Esq. Also in attendance was Brian Grant from SLX Infrastructure.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1207A, 1207B, 1207C, 1207D & 1207E 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 1207A, 1207B, 1207C, 1207D & 1207E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1207A, 1207B, 1207C, 1207D & 1207E 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 1207A, 1207B, 1207C, 1207D & 1207E 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 14, 2014.

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

SCHEDULE1207A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 14, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Navesink Capital Partners, LLC Block 7 Lot p/o1 Blocks 101/102 Lots 17.02,27,27.01,30 & 30.02/8 & 9 Shore Drive/Locust Street	Atlantic Highlands Borough Highlands Borough	AH295 H303	07-11-14	2 (Lot Consolidation)	Exempt
Subdivision for Jacob Bleier Block 902 Lot 38 South Street	Eatontown Borough	ET416	07-11-14	2 (1 new)	Exempt

SCHEDULE1207B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 14, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Robert Gunkel Block 809 Lots 40 & 42 Kings Highway (County Route 50)	Middletown Township (Proposed Use – Single family residential) (Total Area – 0.822 acres)	MD1448 ROW3903	06-24-14	2 (Lot Line Adjustment)	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

SCHEDULE1207C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 14, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Captiva Holdings, LLC Block 143 Lot 11.01 Nolan Road	Marlboro (Proposed Use – Single Family Homes) (Total Area – 32.54 acres)	MRMJ687	06-23-14	17 (16 new)	

The Marlboro Major Subdivision was carried to the meeting of July 28, 2014. Monmouth County Drainage Structure ML-34 was not included in the drainage study originally submitted. The location of the structure has since been submitted and is currently being evaluated for any impacts in relation to the total drainage area for the site.

Subdivision for Antiquity Farms Block 831 Lots 73.01 & 16 Ramshorn Drive	Wall Township (Propose Use – Residential – 290 linear feet of new street) (Total Area – 3.897 acres)	WMJ691	06-26-14	3 (1 new)	Preliminary 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.

- Prior to Final Approval a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.
- Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

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

SCHEDULE1207D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 14, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Developers, LLC Block 138 Lot 11 First Street (County Route 6)	Keyport Borough (Proposed – 12-unit residential townhomes) (Total Site Area – 0.575 acres) (Impervious Area – 0.398 acres new proposed)	KPSP9388	06-23-14	Conditional Approval

Conditions:

1. Revise the "Typical County Curb Detail" on sheet 11 of 13 to reflect the changes as noted on the attached photocopy.
2. Revise plans to address the comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along First Street (County Route 6) to a distance of 40' from the right-of-way centerline as correctly shown on the plans. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of curbing along First Street. The amount will be calculated upon receipt of 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, 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 Gordons Corner Realty LLC Block 11.02 Lot 25.13 Gordons Corner Road	Manalapan Township (Proposed – new 12,000 sq. ft. building at existing site) (Total Site Area – 6.37 acres) (Impervious Area – 3.956 acres existing <u>+ 0.662 acres proposed</u> 4.618 acres total)	MNSP9389	06-27-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Greater New Jersey Annual Conference of the United Methodist Church Block 1500 Lot 33 Jumping Brook Road	Neptune Township	NSP9371		Conditional Approval
	(Proposed – new 20,038 sq. ft. office building with 100 parking spaces) (Total Site Area – 2.40 acres) (Impervious Area – 1.226 acres new proposed)			

CONDITION:

- Prior to Final Approval the applicant is required to submit a certified check in an amount to be determined as a fair share contribution toward the replacement of County Drainage Structure N-18 located in Jumping Brook Road that will carry stormwater from the development site. The amount will be based on the percentage of land area of the development draining to County Drainage Structure N-18, relative to the total upland area draining to the structure.

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 Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough	RBSP9289	06-26-14	Request Information
	(Proposed – new 14,200 sq ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)			

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

Submit a revised traffic analysis based on NJDOT not allowing the left turn phase at the Broad Street (County Route 520) traffic signal and Red Bank not allowing the right out onto Garfield Place.

Other items to be addressed which may be required as a Condition of Approval:

1. Revise plans to provide details for the proposed Handicap Ramps along Garfield Place. Details must also show spot elevations at the ramps.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Development Block 120 Lot 53.09 (CONT'D)	Red Bank Borough	RBSP9289	06-26-14	

2. Revise plans to show a cross-walk at Garfield Place in accordance with county standards.
 3. Revise plans to show the sight triangle at Garfield Place measured 25' back from the extended curb line to a distance of 10 times the speed limit along Broad Street.
 4. Revise plans to remove the word "County" for the proposed 5' sidewalk along Broad Street.
 5. Revise plans to provide a R1-1 Stop sign at the stop bar on Garfield Place.
 6. Revise plans to show an 8" wide stripe between the left turn and right turn lanes at Garfield Place.
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SCHEDULE 1207E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for 1151 West Main Street, LLC Block 86 Lot 2.08 West Main Street (County Route 537)	Freehold Township (Proposed – new 86,889 sq. ft. skilled nursing and rehabilitation building with 96 parking spaces) (Total Site Area – 12.153 acres) (Impervious Area – 2.345 acres new proposed)	FRTSP9390	07-02-14	07-14-14

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

1. The previous Site Plan application (FRTSP7749) must be formally withdrawn without prejudice prior to the Monmouth County Development Review Committee taking any formal action on the current site plan application.