

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on MONDAY, JULY 22, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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 3:00 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; Keith Mandato, Englishtown Resident; John Marmora, Esq.; Brad Vickers, McDonald's consultant; and Joe Sparone, Dynamic Engineering.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1184A, 1184B, 1184C, 1184D & 1184E 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 1184A, 1184B, 1184C, 1184D & 1184E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1184A, 1184B, 1184C, 1184D & 1184E 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 1184A, 1184B, 1184C, 1184D & 1184E 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

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 22, 2013.

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

SCHEDULE 1184A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 22, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Avi Ben-Dayan Block 13.01 Lots 4.01, 9 & 11 Morgan Avenue	Deal Borough	D222	07-19-13	2 (Lot Consolidation)	Exempt
Subdivision for Jerry Mailman Block 33 Lot 21 Narumsunk Street	Rumson Borough	RM435	07-08-13	2 (1 new)	Exempt
Subdivision for Somerset Golf Development LLC Block 44 Lot 1.03 Breza Road / Potts Road	Upper Freehold Township	UFT702	07-10-13	2 (1 new)	Exempt

SCHEDULE 1184B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 22, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1184C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 22, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for LMOLO, LLC Blocks 106.01 / 106.02 Lots 7.02 / 1.01 & 16 Squankum Road/Bensen Street	Tinton Falls Borough (Proposed Use – Residential) (Total Area – 2.38 acres)	TFMJ677	07-16-13	6 (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 accordance with New Jersey Map Filing Law along with a \$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, 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

Subdivision for Somerset Golf Development, LLC Block 44 Lot 1 Breza Road / Potts Road	Upper Freehold Township (Proposed Use – Single Family Residential/ Remaining Lands) (Total Area – 43.818 acres)	UFTMJ610 (also UFT702)	07-10-13	4	Project Withdrawn
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- The Development Review Committee officially accepted without prejudice, the withdrawal of the Somerset Golf Development, LLC Major Subdivision application (UFTMJ610).

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

SCHEDULE 1184D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 22, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Village Center Associates, LLC Block 7.01, Lot 1.02 Block 45, Lot 1.02 Gordons Corner Road Wilson Avenue (County Routes 22 & 527)	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	07-12-13	Conditional Approval

CONDITIONS:

1. Revise plans to show the driveway designed to restrict left turns into site from Gordon's Corner Road (County Route 22) along with appropriate signage.
 2. Sidewalks at the Gordon's Corner Road (County Route 22) driveway must have handicap access ramps per ADA requirements.
 3. Revise plans to include top/bottom curb elevations along the Gordon's Corner Road (County Route 22) driveway.
 4. Prior to Final Approval a copy of an adopted ordinance from the Borough of Englishtown prohibiting left turns into the site from Gordon's Corner Road (County Route 22) must be submitted.
 5. Submit revised traffic signal plans and timing directive for upgrade to the signal operation at intersection of Gordon's Corner Road (County Route 22) and Wilson Avenue (County Route 527). Developer will be responsible for installation of signal improvements. The traffic signal improvement must be installed, approved by the County Engineer, and fully operational prior to the issuance of the first certificate of occupancy under this project.
 6. Prior to Final Approval a performance guarantee must be submitted to assure the satisfactory installation of improvements to Gordon's Corner Road (County Route 22). The amount will be calculated upon the receipt of revised plans.
- The Development Review Committee recommends that adequate signage be provided at the Wilson Avenue (County Route 527) driveway for access to the proposed facilities.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Company Block 78 Lot 2.02 Halls Mill Road (County Route 55) County Bridge F-13	Freehold Township (Proposed – 2615 sq. ft. compressed natural gas fueling station) (Total Site Area – 9.53 acres) (Impervious Area – 1.43 acres new proposed)	FRTSP9295	07-08-13	Final Approval

- An easement for maintenance and reconstruction of county drainage structure F-13 was previously acquired and recorded in Deed Book OR-8393, Page 7592.

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

Site Plan for Tipmich, LLC Block 182 Lots 24 & 25 State Highway 33	Howell Township (Proposed – conversion of residential apartments to office space) (Total Site Area – 1.57 acres) (Impervious Area – 0.397 acres existing – no change)	HWSP9297	07-11-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 County Route 520	Marlboro Township (Proposed – new 16,768 sq. ft. medical office building) (Total Site Area – 1.97 acres) (Impervious Area – 0.914 acres new proposed)	MRSP9274	07-11-13	Request Information

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

1. The applicant is required to submit all documentation including applicable maps and deeds that clearly define the limits of jurisdiction along the property frontage.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 Newman Springs Rd/Shrewsbury Ave (County Routes 520 & 13)	Red Bank Borough (Proposed – new 2225 sq. ft. 7-Eleven Convenience store and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.522 acres existing - <u>0.012 acres proposed</u> 0.510 acres total)	RBSP9212	07-12-13	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. The Monmouth County Development Review Committee requested that staff contact Red Bank Officials to determine the borough's opinion on allowing left turns out of the westerly 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 Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough	RBSP9289		
	(Proposed – new 14,200 sq ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)			

The Walgreen's site plan application was brought up for discussion at the Monmouth County Development Review meeting on July 22, 2013.

Staff informed the committee that a meeting between officials of the D.O.T., Red Bank, and county previously requested by the committee, has not yet occurred. Staff will continue to reach out to the various parties to formalize a meeting and report back to the Development Review Committee subsequent to that meeting.

Site Plan for HJR Properties, LLC Block 70 Lot 15 Avenue of Two Rivers	Rumson Borough	RMSP9296	07-09-13	County Approval Not Required
	(Proposed – 368 sq. ft. addition to existing building) (Total Site Area – 0.186 acres) (Impervious Area – 0.129 acres existing <u>+ 0.003 acres proposed</u> 0.132 acres total)			

Site Plan for Sangita Roy Block 15.02 Lot 1 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP9148		
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

At the July 8, 2013 Monmouth County Development Review Committee meeting, the committee asked staff to check on the progress being made by the developer of the Cox's Corner Major Subdivision, specifically, the area from the intersection to the entrance of Allyson Drive, which affects the approval status of Roy's Deli.

The Monmouth County Highway Department inspected the roadway improvements and reported back that while progress is being made, the overall required improvements have not been completed.

Mark Aikins, Monmouth County Planning Board attorney, agreed to contact the developer's attorney for a status report, and will report back to the Committee on August 12, 2013.

SCHEDULE 1184E

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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