

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, JULY 23, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Bonnie Goldschlag, PP
John Packowski, PE
Vincent Domidion

Members Absent:

Joseph Ettore, PE
Joseph Rettagliata

Alternates Absent:

James Giannell

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 24, 2012 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 23, 2012, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 23, 2012 on the Monmouth County Planning Board Bulletin Board and website.

The Committee entered into an executive session at 1:36 PM and returned at 1:45 PM. There being no further business, the Meeting was adjourned at 1:50 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Mark Aikins, Esq. and Ray Bragg, PE. Also present were Michael Steib, Esq., Michael Weitz and John Rea, PE.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1160A, 1160B, 1160C, 1160D & 1160E 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 1160A, 1160B, 1160C, 1160D & 1160E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1160A, 1160B, 1160C, 1160D & 1160E 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 1160A, 1160B, 1160C, 1160D & 1160E 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 Ms. Goldschlag and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Ms. Goldschlag
Mr. Packowski
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 23, 2012.

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

SCHEDULE 1160A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Patricia Saker Block 183 Lots 67.08 & 67.09 Quail Run Court	Howell Township	HW1386	07-18-12	1 (Lot Consolidation)	Exempt
Subdivision for Thomas Whille Block 890 Lots 11 & 18 Sterling Drive	Wall Township	W1375	07-13-12	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1160B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory Capoano/Gerald Grasso Block 229 Lots 7, 8, 9 & 10 Asbury Road (County Route 547)	Howell Township (Proposed Use – Single Family Residential) (Total Area – 7.291 acres)	HW1384 ROW3876	07-03-12	2 (Lot Consolidation)	Request Information

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

1. The plans submitted show the additional right of way along Asbury Road (County Route 547) conveyed “by deed”. Verify that the existing right of way is 40’ from the centerline of Asbury Road by providing book and page of the deed for the dedication shown.
 2. Plans currently show a two story frame building within the county right of way. Provide documentation that the structure within the right of way is to be removed.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Subdivision for Marine Container Equipment Block 49 Lot 16 Squankum Yellowbrook Road (County Route 524A)	Howell Township (Proposed Use – residential/commercial) (Total Area – 12.84 acres)	HW1385 ROW3879 (also HWSP9195)	07-09-12	2 (1 new)	Conditional Final Approval
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Conditions:

1. Revise plans to correctly identify the roadway on the plans as “Squankum/Yellowbrook Road”.
2. Revise plans to show the right of way centerline of Squankum/Yellowbrook Road (County Route 524A).
3. Revise plans to show the right of way measured 40’ from the right of way centerline.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Squankum/Yellowbrook Road to a distance of 40’ from the right-of-way centerline. 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.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marine Container Equipment Block 49 Lot 16 (CONT'D)	Howell Township	HW1385 ROW3879 (also HWSP9195)	07-09-12	2 (1 new)	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Subdivision for Metrovation Anderson, LLC Block 38 Lots 1, 2 & 2.02 Shrewsbury Avenue (County Route 13)	Red Bank Borough (Proposed Use – Mixed Use) (Total Area – 0.957 acres)	RB317 ROW3878	07-09-12	2 (Lot Consolidation)	Conditional Final Approval
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Conditions:

1. Revise plans to show the right of way measured 40' from the centerline along the additional frontage of proposed lot 2.04.
2. Revise plans to show a 25' right of way radius at the corner of Shrewsbury Avenue (County Route 13 and Monmouth Street).
3. Revise plans to show a sight triangle at the corner of Shrewsbury Avenue and Monmouth Street measured 25' back from the extended curb line to a distance of ten times the speed limit along Shrewsbury Avenue.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Shrewsbury Avenue to a distance of 40' from the right-of-way centerline and Sight Triangle Easement. 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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Isaac Nasar Block 60 Lot 216 Wall Street (County Route 32)	West Long Branch Borough	WLB312 ROW3877	07-05-12	2 (1 new)	Disapproval
(Proposed Use – Single Family Residential) (Total Area – 1.747 acres)					

REASONS FOR DISAPPROVAL:

1. Section 5.2-1D, Paragraph one, of the Monmouth County Development Regulations requires that residential driveways be spaced a minimum of 25' apart along the county road.
2. Section 5.2-1D, Paragraph three, of the Monmouth County Development Regulations does not allow driveways to be located within 10' of a side lot line.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by John Packowski, Seconded by, Vince Domidion, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1160C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for St. John's Development, LLC (Boulder at Eagle Oaks) Block 218 Lots 20 & 22 Asbury Road (County Route 547)	Howell Township (Proposed Use – SFR) (Total Area – 28.8 Acres)	HWMJ434	07-16-12	9	Project Withdrawn

- The Major Subdivision granted Final Approval on 12/16/2005, has been formally withdrawn.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Subdivision for OHAD Associates (Northpointe) Block 143 Lots 1.02 & 12 Lloyd Road (County Route 3) (County Bridge ML-35)	Marlboro Township (Proposed Use – Multi-Family Residential with new road) (Total Area – 47.66 acres)	MRMJ666 (also MRSP7757)	07-13-12	3	Conditional Preliminary Approval
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CONDITIONS:

1. Revise plans to relocate Lloyd Road (County Route 3) sidewalk behind guiderail.
2. Revise plans to show guiderail extended to Cayuga Way with a controlled release terminal (CRT) end treatment.
3. Revise plans to relocate existing utility authority service driveway from Lloyd Road (County Route 3) to Cayuga Way as the required guiderail will extend across the existing driveway.
4. Revise plans and details to show 6" curb face on Lloyd Road (County Route 3).
5. Provide complete plans and details for proposed pedestrian bridge at County Bridge ML-35. An easement for the maintenance and reconstruction of County Bridge ML-35 will be required – the required easement area will be determined following receipt of the bridge plans.
6. Submission of a conceptual plan for the installation of a traffic signal at the intersection of Lloyd Road (County Route 3) and Cayuga Way. The signal will be required to be operational prior to the issuance of the 192nd certificate of occupancy representing the 50th percentile build-out threshold.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for OHAD Associates (Northpointe) Block 143 Lots 1.02 & 12 (CONT'D)	Marlboro Township	MRMJ666 (also MRSP7757)	07-13-12	3	
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- Prior to Final Approval a fully-executed Developer's Agreement will be required to be submitted for the future installation of a traffic signal at Lloyd Road (County Route 3) and Cayuga Way. Preparation of the agreement is to be coordinated with Mr. Mark Aikins, Esq., MCPB counsel. In addition, any performance guarantees or easements associated with the installation of the traffic signal may also be required at this time.
- Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Lloyd Road (County Route 3). The amount will be calculated upon the receipt of revised plans.
- Prior to Final Approval deeds for dedication of any additional right-of-way or for bridge maintenance and reconstruction and traffic signal equipment will be required to be submitted.
- A \$500 fee is required for the preparation of a Developer's Agreement per Schedule A of the Monmouth County Development Regulations.
- Prior to Final Approval a final plat drawn in accordance with the NJ Map Filing Law will be required to be submitted.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1160D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bank of America Block 233 Lot 2 State Highway 35	Aberdeen Township (Proposed – Drive-up ATM) (Total Site Area – 0.208 acres) (Impervious Area – 0.069 acres new proposed)	ABTSP9198	07-16-12	County Approval Not Required
Site Plan for Investors Bank Block 18 Lots 21 & 22 Norwood Avenue	Deal Borough (Proposed – new 3558 sq. ft. bank to replace existing building) (Total Site Area – 0.402 acres) (Impervious Area – 0.309 acres new existing)	DSP9200	07-18-12	County Approval Not Required
Site Plan for Fernando Jorge Block 1 Lot 2 Lasatta Avenue	Englishtown Borough (Proposed – new 2-family home on site with 2 existing dwellings) (Total Site Area – 2.02 acres) (Impervious Area – 0.222 acres existing <u>+ 0.444 acres proposed</u> 0.666 acres total)	ENSP9199	07-16-12	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Marine Container Equipment Block 49 Lot 16.02 Squankum Yellowbrook Road (County Route 524A)	Howell Township (Proposed – additional 3750 sq. ft. steel structure) (Total Site Area – 8.918 acres) (Impervious Area – 0.654 acres existing <u>+ 0.018 acres proposed</u> 0.672 acres total)	HWSP9195 (also HW1385 ROW3879)	07-09-12	Conditional Approval

Conditions:

1. Revise plans to correctly identify the roadway on the plans as "Squankum/Yellowbrook Road".
2. Revise plans to show the right of way centerline of Squankum/Yellowbrook Road (County Route 524A).
3. Revise plans to show the right of way measured 40' from the right of way centerline.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Squankum/Yellowbrook Road to a distance of 40' from the right-of-way centerline. 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 \(http://co.monmouth.nj.us/page.aspx?ID=2967\)](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.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for Bretwood Realty Block 7 Lot 13 US Highway 9	Manalapan Township (Proposed – 101 sq. ft. addition to existing building) (Total Site Area – 0.563 acres) (Impervious Area – 0.131 acres exiting – no change)	MNSP9197	07-13-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Costco Wholesale Block 176 Lots 5.01, 5.02, 9, 10 & 11 US Highway 9	Marlboro Township (Proposed – gas station expansion at existing Costco) (Total Site Area – 56.6 acres) (Impervious Area – 17.546 acres existing – no change)	MRSP8330A	07-19-12	County Approval Not Required
Site Plan for OHAD Associates (Northpointe) Block 143 Lot 1.02 Lloyd Road (County Route 3) County Bridge ML-35	Marlboro Township (Proposed – 385-unit MFR w/ 832 Parking Spaces) (Total Site Area – 44.87) (Impervious Area – 16.17 Acres)	MRSP7757 (also MRMJ666)	07-13-12	Conditional Approval

CONDITIONS:

1. Revise plans to relocate Lloyd Road (County Route 3) sidewalk behind guiderail.
 2. Revise plans to show guiderail extended to Cayuga Way with a controlled release terminal (CRT) end treatment.
 3. Revise plans to relocate existing utility authority service driveway from Lloyd Road (County Route 3) to Cayuga Way as the required guiderail will extend across the existing driveway.
 4. Revise plans and details to show 6" curb face on Lloyd Road (County Route 3).
 5. Provide complete plans and details for proposed pedestrian bridge at County Bridge ML-35. An easement for the maintenance and reconstruction of County Bridge ML-35 will be required – the required easement area will be determined following receipt of the bridge plans.
 6. Submission of a conceptual plan for the installation of a traffic signal at the intersection of Lloyd Road (County Route 3) and Cayuga Way. The signal will be required to be operational prior to the issuance of the 192nd certificate of occupancy representing the 50th percentile build-out threshold.
 7. Submission of a fully-executed developer's agreement for the future installation of a traffic signal at Lloyd Road (County Route 3) and Cayuga Way. Preparation of the agreement is to be coordinated with Mr. Mark Aikins, Esq., MCPB counsel. In addition, any performance guarantees or easements associated with the installation of the traffic signal may also be required at this time.
 8. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Lloyd Road (County Route 3). The amount will be calculated upon the receipt of revised plans.
- A \$500 fee is required for the preparation of a Developer's Agreement per Schedule A of the Monmouth County Development Regulations.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for OHAD Associates (Northpointe) Block 143 Lot 1.02 (CONT'D)	Marlboro Township	MRSP7757 (also MRMJ666)	07-13-12	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for Emlenrich LLC Block 24 Lots 3, 4, 6, 6.01, 7, 8 & 9 Main Street (County Route 516 Spur)	Matawan Borough	MTSP9175	07-10-12	Conditional Approval
	(Proposed – 39 unit residential plus 4450 sq. ft. retail) (Total Site Area – 0.66 acres) (Impervious Area – 0.65 acres existing – no change)			

Conditions:

1. Revise detail for ramps 2 & 3 to provide flares as shown in red on the attached photocopy.
2. Revise the plan view of ramp "Type 1" detail to show the detectable warning surface measuring 2' with the landing behind it as shown in red on the attached photocopy.
3. Revise ramps 1 & 2 on the plan detail to provide outside flares with a 1:10 maximum pitch as shown in red on the attached photocopy.
4. The push button is oriented for activation to cross Little Street. Re-orient the position of the push button for activation to cross Main Street at a distance of less than 5' from the landing. NJDOT standard details are enclosed.
5. If the sidewalk is to be lowered at the intersection, no more than 1' of reveal is allowed at the foundation of the pole.
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the handicap ramps at the intersections of Main and Little Street/Main and Maiden Lane. The amount will be calculated upon receipt of revised plans.
7. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Main Street to a distance of 30' from the right-of-way centerline. 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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Emlenrich LLC
Block 24
Lots 3, 4, 6, 6.01, 7, 8 & 9
(CONT'D)

Matawan
Borough

MTSP9175

07-10-12

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for
CKV Reality, LLC
Block 57
Lot 16
Burnt Tavern Road

Millstone
Township

MSSP9202

07-18-12

Final
Approval

(Proposed – 7 new buildings totaling 45,060 sq. ft.
for farm and garden center)
(Total Site Plan – 53.39 acres)
(Impervious Area – 8.3 acres new proposed)

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, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Barham Group, LLC Block 147 Lot 5 State Highway 33	Tinton Falls Borough (Proposed – barrier free parking area at existing site) (Total Site Area – 4.853 acres) (Impervious Area – 1.39 acres existing <u>+ 0.08 acres proposed</u> 1.47 acres total)	TFSP2666B	06-28-12	County Approval Not Required

Site Plan for Township of Upper Freehold Block 23.02 Lots 13.01 & 16.01 Waker Street (County Route 526) Route 526 Spur	Upper Freehold Township (Proposed – Improvements to existing recreation complex – new 1300 sq. ft. building and 214 new parking spaces) (Total Site Area – 30.6 acres) (Impervious Area – 3.02 acres new proposed)	UFTSP9201	07-18-12	Conditional Approval
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CONDITIONS:

1. Revise plans to show all pipes and FES within Monmouth County right-of-way to be concrete.
2. Revise plans to show 25' radii for the proposed driveways on county roads.
3. Revise plans to include details of proposed inlet structures.
4. Revise plans and details to note that the county pavement repair strip should have 6" hot mix asphalt base course, not 3".
5. Prior to Final Approval a performance guarantee (bond, letter of credit, bank/certified check) will be required to be submitted to assure the satisfactory installation of improvements to CR 526 and CR 526 Spur.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Louay Akil Block 893.06 Lot 49 State Highway 70	Wall Township (Proposed – new 10,000 sq. ft. child care building and 17,775 sq. ft. office building with 138 parking spaces) (Total Site Area – 6.48 acres) (Impervious Area – 1.99 acres new proposed)	WSP9196	07-13-12	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, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Parkway Associates (Monmouth Park Corporate Center I) Block 69, Lots 5 – 8 & 17 Block 136, Lot 54 Eatontown Boulevard (County Route 537)	West Long Branch Borough (Proposed – Improvements at existing site) (Total Site Area – 43.6 acres) (Impervious Area – 24.00 Acres Existing <u>+ 0.45 Acres Proposed</u> 24.45 Acres Total)	WL BSP7188	07-12-12	Project Withdrawn

Testimony provided by Mr. Michael Steib, Esq., at the meeting of the Monmouth County Planning Board Development Review Committee on 7/23/12 indicates that Monmouth Parkway Associates abandoned its proposal to make improvements to the Monmouth Park Corporate Center I involving expansion of the parking area which was the subject of MCPB site plan application WL BSP7188. Therefore, the Development Review Committee voted to rescind its Conditional Approval issued on 10/5/01 for WL BSP7188. Any new proposal by Monmouth Parkway Associates involving site improvements will require a new application.

Mr. Steib further testified that Monmouth University proposes to use a portion of Monmouth Park Corporate Center for academic offices, laboratory and classrooms. The Borough of West Long Branch issued a conditional approval, conditioned upon receipt of an exemption letter from the Monmouth County Planning Board. The Development Review Committee voted to issue a letter of exemption due to no improvements are planned or necessary and that there will be no significant increase in traffic as a result of the proposed academic use of the existing office space.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1160E

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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