

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 23, 2018 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
Marcy McMullen
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 January 25, 2018 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 25, 2018 a copy was emailed to The Coast Star, and on January 22, 2018 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 adopted a Resolution to enter into an executive session at 3:02 PM to discuss matters involving attorney/client confidentiality exceptions to the Open Public Meetings Act. The Committee returned from executive session at 3:12 PM. There being no further business, the Meeting was adjourned at 3:12 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Dave Krady. Also in attendance were: Robert Curley, PE and Mitch Newman (applicant).

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, JULY 23, 2018 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 25, 2018**

EMAILED TO:

THE COAST STAR: **January 25, 2018**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 22, 2018**
Hall of Records

MONMOUTH COUNTY PLANNING **January 22, 2018**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2018

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1304A, 1304B, 1304C, 1304D & 1304E 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 1304A, 1304B, 1304C, 1304D & 1304E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1304A, 1304B, 1304C, 1304D & 1304E 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 1304A, 1304B, 1304C, 1304D & 1304E 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 23, 2018.

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

SCHEDULE1304A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Kling Block 17 Lot 2 Revolutionary Road	Colts Neck Township	CN460 (now CNMJ757)	06-25-18	3 (2 new)	Re-Classified as Major Subdivision

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
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1304B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Borough of Little Silver Block 46 Lots 36 & 37 Seven Bridges Road (County Route 33)	Little Silver Borough (Proposed Use – Elementary School) (Total Area – 8.88 acres)	LS251 ROW3957	07-12-18	2 (Lot Line Adjustment)	Final Approval

Mark Aikins recused himself from this review and discussion.

No Monmouth 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 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Daniel Merkel Block 59 Lots 1 & 2 Trenton-Lakewood Road (County Route 526/571)	Millstone Township (Proposed Use – Residential) (Total Area – 3.03 acres)	MS813 ROW3958	07-13-18	1 (Lot Consolidation)	Conditional Final Approval

Conditions:

1. The subdivision plat shall be revised to provide a wider radius curve at the intersection of Burnt Tavern and Trenton-Lakewood Roads to allow for the re-alignment of the overall intersection. The applicant shall coordinate this revision with the County Engineer and the Township of Millstone. Any additional land required to provide such wider radius shall be dedicated to the Township of Millstone.
2. Receipt of a deed of dedication for the widening of the Trenton-Lakewood Road (County Routes 526 and 571) right-of-way to a distance of 40 feet from the center line, as shown on the subdivision plat. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit executed deed 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, 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
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1304C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Kling Block 17 Lot 2 Revolutionary Road	Colts Neck Township (Proposed Use – Residential) (Total Area – 7.342 acres)	CNMJ757 (was CN460)	06-25-18	3 (new road)	Preliminary Approval

- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing of the approved final subdivision plat.

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
Marcy McMullen				X
Charles Casagrande				X

Subdivision for US Home Corporation d/b/a Lennar (Parcel C) Block 101 Lot p/o 1 Hope Road / Tinton Avenue (County Routes 51 / 537)	Tinton Falls Borough (Proposed Use – Multi-Family, commercial, retail, institutional) (Total Area – 40.426)	TFMJ744 (also TFSP9777)		146	Conditional Preliminary Approval
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The Monmouth County Development Review Committee voted to grant conditional preliminary approval for this application based on the above-referenced subdivision plan and preliminary roadway plans, dated July 23, 2018, depicting proposed improvements to Tinton Avenue, subject to the following:

Conditions:

1. The applicant shall enter into a developer agreement with the County of Monmouth that provides for the design and installation of proposed road improvements for Tinton Avenue (County Route 537), including the widening and re-alignment of the Tinton Avenue; drainage improvements required in conjunction with such roadway widening, and the installation of a traffic signal at the re-aligned intersection of the westerly entry to the site with the driveway for Monmouth Regional High School. The agreement shall include, but is not limited to, the following:
 - a. The applicant shall prepare and submit construction plans; parcel maps; any studies, reports and/or calculations; and, specifications for the improvement of Tinton Avenue (County Route 537).

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for US Home Corporation d/b/a Lennar (Parcel C) Block 101 Lot p/o 1 (CONT'D)	Tinton Falls Borough	TFMJ744 (also TFSP9777)		146	

- b. A time period will be established from execution of the agreement, within which the applicant shall provide the required plans parcel maps, any studies, reports and/or calculations, and specifications for review and approval by the County Engineer.
 - c. A time period will be established from receipt of the required plans, parcel maps, any studies, reports and/or calculations, and specifications within which the County Engineer must respond.
2. A performance guarantee in the amount of \$1,124,550.90 shall be posted by the applicant prior to execution of the developer agreement to ensure the satisfactory installation of improvements within the Tinton Avenue (County Route 537) right-of-way. Ten percent of the performance guarantee, or \$112,455.09, shall be in the form of a bank/certified check. The balance, or \$1,012,095.81, shall be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds or letters of credit are available at the Development Review webpage at www.visitmonmouth.com. The amount of the performance guarantee is based on the preliminary road plans submitted by the applicant. The amount of the performance guarantee may be amended based on the final design plans.
 3. Receipt of deed of dedication for the widening of the Tinton Avenue (County Route 537) right-of-way pursuant to the final roadway improvement plans. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
 4. Receipt of a bridge maintenance and reconstruction deed for County Drainage Structure S-37. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
 5. The traffic signal at the new intersection along Tinton Avenue shall be in place and operational prior to the issuance of a certificate of occupancy for any non-residential building within the proposed development
- The inspection fee in the amount of \$22,491.02 will be required prior to the inspection of the installed improvements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1304D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 23, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for J & J Commercial & Industrial Prop. Block 72 Lots 7.04 & 7.05 Madison Avenue	Manalapan Township (Proposed – New 101,500 sq. ft. warehouse/office) (Total Site Area – 10.73 acres) (Impervious Area – 5.41 acres new proposed)	MNSP9865	07-02-18	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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, Joe Ettore, 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for 121.01 Campus Drive West, LLC Block 176 Lot 121.01 Campus Drive	Marlboro Township (Proposed – New 23,880 sq. ft. office/warehouse) (Total Site Area – 5.13 acres) (Impervious Area – 3.02 acres new proposed)	MRSP9864	06-25-18	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Saker Shop Rites, Inc. Block 802 Lot 1 Asbury Avenue	Neptune Township (Proposed – Parking improvements at existing shopping center) (Total Site Area – 21.556 acres) (Impervious Area – 18.57 acres existing – no change)	NSP9866	07-18-18	County Approval Not Required
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Site Plan for Vincent S Mastro Montessori Academy Block 34 Lots 5.01 & 8 White Road	Shrewsbury Borough (Proposed – 628 sq. ft. addition to existing private school) (Total Site Area – 1.25 acres) (Impervious Area – 0.348 acres existing <u>+ 0.169 acres proposed</u> 0.517 acres total)	SHSP8818A	07-12-18	County Approval Not Required
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Site Plan for JDE Spring Lake, LLC Block 1 / Lot 1 Block 723 / Lot 4 Old Mill Road County Bridge W-25	Spring Lake Heights Borough Wall Township (Proposed – 1,452 sq. ft. addition to The Mill Lakeside Manor) (Total Site Area – 2.33 acres) (Impervious Area – 1.82 acres existing <u>- 0.19 acres proposed</u> 1.63 acres total)	SLHSP3341B WSP3341B	06-29-18	Conditional Approval
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Conditions:

1. Revise the site plan to identify the bridge adjacent to the property as County Structure W-25.

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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for US Home Corporation d/b/a Lennar (Parcel C) Block 101 Lot p/o 1 Hope Road / Tinton Avenue (County Routes 51 / 537)	Tinton Falls Borough	TFSP9777 (also TFMJ744)		Conditional Approval
(Proposed - multi-family residential, commercial, retail, institutional) (Total Area – 40.426) (Impervious Area – 11.790 acres new proposed)				

The Monmouth County Development Review Committee voted to grant conditional approval for this application based on the above-referenced site plan and preliminary roadway plans, dated July 23, 2018, depicting proposed improvements to Tinton Avenue, subject to the following:

Conditions:

1. Prior to final approval the applicant shall enter into a developer agreement with the County of Monmouth that provides for the final design and installation of proposed road improvements for Tinton Avenue (County Route 537), including the widening and re-alignment of the Tinton Avenue; drainage improvements required in conjunction with such roadway widening, and the installation of a traffic signal at the re-aligned intersection of the westerly entry to the site with the driveway for Monmouth Regional High School. The agreement shall include, but is not limited to, the following:
 - a. The applicant shall prepare and submit construction plans; parcel maps; any studies, reports and/or calculations; and, specifications for the improvement of Tinton Avenue (County Route 537).
 - b. A time period will be established from execution of the agreement, within which the applicant shall provide the required plans parcel maps, any studies, reports and/or calculations, and specifications for review and approval by the Monmouth County Engineer.
 - c. A time period will be established from receipt of the required plans, parcel maps, any studies, reports and/or calculations, and specifications within which the County Engineer must respond.
2. A performance guarantee in the amount of \$1,124,550.90 shall be posted by the applicant prior to execution of the developer agreement to ensure the satisfactory installation of improvements within the Tinton Avenue (County Route 537) right-of-way. Ten percent of the performance guarantee, or \$112,455.09, shall be in the form of a bank/certified check. The balance, or \$1,012,095.81, shall be in the form of a bond, letter of credit, or bank/certified check. Templates for bonds or letters of credit are available at the Development Review webpage at www.visitmonmouth.com. The amount of the performance guarantee is based on the preliminary road plans submitted by the applicant. The amount of the performance guarantee may be amended based on the final design plans.
3. Receipt of deed of dedication for the widening of the Tinton Avenue (County Route 537) right-of-way pursuant to the final roadway improvement plans. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for US Home Corporation d/b/a Lennar (Parcel C) Block 101 Lot p/o 1 (CONT'D)	Tinton Falls Borough	TFSP9777 (also TFMJ744)		
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4. Receipt of a bridge maintenance and reconstruction deed for County Drainage Structure S-37. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
 5. The traffic signal at the new intersection along Tinton Avenue shall be in place and operational prior to the issuance of a certificate of occupancy for any non-residential building within the proposed development
- The inspection fee in the amount of \$22,491.02 will be required prior to the inspection of the installed improvements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for 475 Oberlin Ave South, Jackson Commercial & Industrial Properties and 287 Route 34 Landlord, LLC Block 811.01 Lot 5 State Highway 34	Wall Township (Proposed – 98,172 sq. ft. addition and 143 new parking spaces at existing site) (Total Site Area – 26.0 acres) (Impervious Area – 5.577 acres existing + <u>5.603 acres proposed</u> 11.180 acres total)	WSP9667	07-02-18	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in memorandum prepared by Victorino B. Zabat, dated July 23, 2018.

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

SCHEDULE1304E

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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