

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, JULY 25, 2016 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  
Jennifer DiLorenzo  
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 February 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:15 PM and returned at 3:23 PM. There being no further business, the Meeting was adjourned at 4:15 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, Victor Furmanec, PP, Ellias Sarrinikolaou (left at 3:14 PM) and Robert Strang-Wolf (left at 3:14PM). Also in attendance were: Martin McGann, Esq., John Buletza, PE and Mimi Feliciano (FEM South Beach, LLC).

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1256A, 1256B, 1256C, 1256D & 1256E 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 1256A, 1256B, 1256C, 1256D & 1256E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1256A, 1256B, 1256C, 1256D & 1256E 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 1256A, 1256B, 1256C, 1256D & 1256E 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 25, 2016.

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

SCHEDULE1256A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 25, 2016; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 19 Buena Vista Avenue, LLC Block 13 Lots 31, 32 & 33 Buena Vista Avenue	Rumson Borough	RM448	07-22-16	2 (Lot Consolidation)	Exempt

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SCHEDULE 1256B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 25, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1256C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 25, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Amboy Road Assoc., LLC Block 39 Lot 11.01 <b>Colts Neck Road (County Route 537)</b>	Colts Neck Township  (Proposed Use – Single Family Residential) (Total Area – 17.57 acres)	CNMJ726	07-11-16	7 (6 new)	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 29, 2016.
2. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated July 15, 2016.

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

Subdivision for Toll Bros., Inc. Block 67 Lot 21 State Highway 33	Freehold Township  (Proposed Use – Age-Restricted Single Family Residential) (Total Area – 46.06 acres)	FRTMJ725 (also FRTSP9618)	06-29-16	104	Preliminary Approval
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Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE1256D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 25, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carton Brewing Company, LLC Block 99 Lots 7 & 9 <b>First Avenue</b> <b>(County Route 8)</b>	Atlantic Highlands Borough	AHSP9587	07-18-16	Request Information
	(Proposed – demolish existing and construct new 18,788 sq. ft. building for microbrewery with sales products) (Total Site Area – 0.512 acres) (Impervious Area – 0.485 acres existing – no change)			

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

1. In view of the narrow width of the proposed driveway aisle, the applicant should provide an exhibit that demonstrates vehicles can simultaneously maneuver into and out of the property without obstructing traffic flow along First Avenue.

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

Site Plan for Toll Bros., Inc. Block 67 Lot 21 State Highway 33	Freehold Township	FRTSP9618 (also FRTMJ725)	06-29-16	County Approval Not Required
	(Proposed – Clubhouse for Age-Restricted SFR development) (Total Area – 46.06 acres) (Impervious Area – 0.60 acres new proposed)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cornerstone Power Holmdel, LLC Block 14 Lot 13 <b>Holmdel Road</b> <b>(County Route 4)</b>	Holmdel Township  (Proposed – battery back-up system at existing solar field) (Total Site Area – 34.49 acres) (Impervious Area – 0.797 acres existing + <u>0.017 acres proposed</u> 0.814 acres total)	HLSP9052A	07-06-16	Request Information

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

1. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated July 7, 2016.
2. In view of the fact that many of the plant materials originally provided to screen the facility have died, in part due to the lack of an on-site water supply, the applicant should provide regular watering during the establishment period of proposed plantings and consider the use of species that are drought tolerant.

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

Site Plan for FEM South Beach, LLC Block 216 Lots 1 – 6, Parcel 216-20 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed – new 47-unit residential complex with 126 parking spaces) (Total Site Area – 1.693 acres) (Impervious Area – 0.260 acres existing + <u>0.791 acres proposed</u> 1.051 acres total)	LBSP9425	07-22-16	
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Moved to the next Development Review Committee meeting on Monday, August 8, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Bluffs Development, LLC Block 216 Lots 11, 12 & 24 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed – new 33-unit multi-family residential complex) (Total Site Area – 2.06 acres) (Impervious Area – 1.1 acres new proposed)	LBSP9602	07-05-16	Request Information

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

1. The applicant shall coordinate the design of all proposed Ocean Boulevard improvements with the City of Long Branch, the County Engineer and adjacent land owners.
2. Provide INV elevations at inlets and manholes.
3. The runoff computation for existing conditions uses a time of concentration of 10 minutes. The drainage area map for pre-development conditions indicates an impervious area at the northeast corner of Drainage Area "A" that will have a time of concentration of greater than 10 minutes because it is disconnected. The runoff computation should be recomputed accordingly.
4. The schematic diagram for proposed conditions states that Drainage Sub-area "A3" is unattenuated. However, flow from this area is directed into a detention basin. The applicant shall clarify this discrepancy and recompute as necessary.
5. The applicant shall provide invert elevations to verify inflow from Drainage Sub-area "A3" into Detention Basin "B."
6. The applicant shall provide a hydrograph superposition for inflow into Detention Basin "B."
7. The applicant shall clarify why hydrographs representing flow in opposite directions are added into the computations and what the resulting hydrograph represents.
8. The conduit table provided on the Storm Sewer Analysis Plan indicates a conduit connecting Inlet "E1" to Inlet "A6," as well as a conduit connecting Inlet "A6" to Inlet "E2." These conduits are not depicted on the plan. The applicant shall clarify and resolve these discrepancies, and revise and recompute as necessary.
9. The conduit table provided on the Storm Sewer Analysis Plan does not consider inflow from the site, and does not verify capacity to convey runoff from the entire tributary area, including the site. The information was previously requested.
10. The sign post detail should be revised to show a horizontal clearance of two feet measured from the side edge of the sign to the curb or edge of pavement.
11. The application materials refer to a landscape plan, but this plan has not been provided in the set of drawings in the latest submission.

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 Blackridge Realty, Inc. Block 216 Lots 14, 15 & 23 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed – new 40-unit multi-family residential complex) (Total Site Area – 1.32 acres) (Impervious Area – 0.95 acres new proposed)	LBSP9603	07-05-16	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. The drainage study should be revised to compute runoff to include existing impervious areas in Drainage Area "A" as either disconnected impervious area or combined with pervious areas using a weighted CN. Use the computed time of concentration (tc) for existing Drainage Area "A." The use of a tc of 10 minutes for this impervious area is incorrect.
2. The downstream hydraulic capacity of the existing storm drainage system in Ocean Boulevard was not provided.
3. The invert elevations for on-site storm drainage structures were not provided.
4. The sign mounting detail was not revised.
5. Provide the information requested in memorandum prepared by Ellias Sarrinikolaou, dated July 15, 2016.

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

Site Plan for Briemor Middletown Plaza Owner, LLC Block 615 Lots 84, 86-88, 90 & 92 State Highway 35	Middletown Township  (Proposed – demolish 1,798 sq. ft. retail building and construct new 2,603 sq. ft. restaurant at existing shopping center) (Total Site Area – 21.04 acres) (Impervious Area – 15.969 acres existing <u>+ 0.042 acres proposed</u> 16.011 acres total)	MDSP1280C	07-12-16	County Approval Not Required
Site Plan for DDJ Management, Inc. Block 436 Lot 11 State Highway 36	Middletown Township  (Proposed – conversion of existing bank to Dunkin Donuts and office) (Total Site Area – 0.869 acres) (Impervious Area – 0.501 acres existing <u>+ 0.002 acres proposed</u> 0.503 acres total)	MDSP9621	07-13-16	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 416, LLC Block 34 Lots 3, 4 & 5.01 (3.01) <b>West Front Street (County Route 10)</b>	Red Bank Borough  (Proposed – 400 sq. ft. addition to existing restaurant) (Total Site Area – 2.359 acres) (Impervious Area – 1.87 acres existing – no change)	RBSP9620	07-11-16	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, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for JNM Holdings, Inc. Block 70 Lots 11.01 & 12 Avenue of Two Rivers	Rumson Borough  (Proposed – construction of attached garage/storage building) (Total Site Area – 0.481 acres) (Impervious Area – 0.361 acres existing - <u>0.026 acres proposed</u> 0.387 acres total)	RMSP9623	07-21-16	County Approval Not Required
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Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 930 Lot 51.05 Campus Parkway	Wall Township  (Proposed – Installation of fire pump at existing wireless communications facility) (Total Site Area – 21.95 acres) (Impervious Area – 2.239 acres existing <u>+ 0.017 acres proposed</u> 2.256 acres total)	WSP9237B	07-18-16	County Approval Not Required
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SCHEDULE 1256E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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