

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 27, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived at 2:28 pm)
Vincent Domidion

Members Absent:

None

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 January 27, 2015 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, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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 2:25 PM and returned at 2:28 PM. The Committee entered into recess again at 2:55 PM and returned at 2:57 PM. There being no further business, the Meeting was adjourned at 3:28 PM.

Staff present included: Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP. Also in attendance were John Ploskonka, PE and Gerald Sonnenblick, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1232A, 1232B, 1232C, 1232D & 1232E 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 1232A, 1232B, 1232C, 1232D & 1232E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1232A, 1232B, 1232C, 1232D & 1232E 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 1232A, 1232B, 1232C, 1232D & 1232E 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. 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 27, 2015.

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

SCHEDULE1232A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1232B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Antonio Tomas Block 102 Lot 22 Tinton Avenue (County Route 537)	Eatontown Borough (Proposed Use – Single Family Residential) (Total Area – 0.775 acres)	ET417 ROW3916	07-15-15	3 (2 new)	Conditional Final Approval

Conditions:

1. The applicant shall submit a revised plan that shows the information requested in memorandum prepared by Victorino B. Zabat, dated July 27, 2015.

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 Congilose Enterprises, LLC Block 826 Lots 14 & 135 Atlantic Avenue (County Route 524)	Wall Township (Proposed Use – Office Buildings) (Total Area – 7.59 acres)	W1379 ROW3907 (also WSP9339)	07-13-15	2 (Lot Line Adjustment)	Final Approval
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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, 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

SCHEDULE1232C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marlboro Estates, LLC Block 119 Lot 31 Texas Road	Marlboro Township (Proposed Use – Residential) (Total Area – 10.4 acres)	MRMJ708	06-30-15	17 (16 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law.
- 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 Vince Domidion, Seconded by, Joe Ettore, 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

SCHEDULE1232D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 27, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Voyagers' School, Inc. Block 301 Lot 51 Broad Street	Eatontown Borough (Proposed – 1599 sq. ft. addition to existing building for private school) (Total Site Area – 2.07 acres) (Impervious Area – 1.099 acres existing - <u>0.199 acres proposed</u> 0.900 acres total)	ETSP9499	07-21-15	County Approval Not Required
Site Plan for First Hartford Realty Corporation Block 85.12 Lots 22, 24 & 25 Freehold-Smithburg Road (County Route 537)	Freehold Township (Proposed – New 13,057 sq. ft. CVS Pharmacy w/ 67 parking spaces) (Total Site Area – 7.318 acres) (Impervious Area – 1.607 acres new proposed)	FRTSP7119A		Request Information

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

1. The Development Review Committee requests that an alternate design be submitted for the left-turn lane on Redwood Lane showing geometric changes necessary to accommodate the design vehicle, while maintaining a maximum 30-foot stop line setback.
2. The site plan should be revised to show the proposed conservation easement on Lot 22.
3. The site plan should be revised to show the revised wetlands/wetlands buffer boundaries on Lot 25.
4. The traffic report should be revised to include the projected traffic generated by the development of Lot 25.

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 First Hartford Realty Corporation Block 134 Lots 1, 15, 15.01 & 16 State Highway 36	Hazlet Township (Proposed – new 14,798 sq. ft. CVS Pharmacy) (Total Site Area – 2.297 acres) (Impervious Area – 1.320 acres new proposed)	HZSP9490	07-07-15	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 27, 2015.

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

Site Plan for 1 Sycamore, LLC Block 54 Lots 37, 38, 42 & 43 Sycamore Avenue/ Willow Drive (County Route 13B)	Little Silver Borough (Proposed – New 9,800 sq. ft. office/retail building with 49 parking spaces) (Total Site Area – 1.092 acres) (Impervious Area – 0.809 acres new proposed)	LSSP9496	07-10-15	Request Information
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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 27, 2015.

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 Fields of Dreams, LLC Block 66 Lot 18.01 Woodward Avenue (County Bridge MN-22)	Manalapan Township (Proposed – 2 new recreational buildings totaling 192,500 sq. ft. with 290 new parking spaces) (Total Site Area – 22.35 acres) (Impervious Area – 9.430 acres new proposed)	MNSP9362	07-16-15	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 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

Site Plan for Kyle & Pamela Lee Block 27 Lot 26.01 Freehold-Englishtown Road (County Route 522)	Manalapan Township (Proposed – change of use of existing building from Office to nail salon) (Total Site Area – 1.99 acres) (Impervious Area – 0.398 acres existing – no change)	MNSP9477		Conditional Approval
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Conditions:

1. Receipt of a site plan that shows a 20-foot by 20-foot maintenance easement for the drainage structure located along Freehold Road.
2. Receipt of an easement to the County of Monmouth to allow for the maintenance of the existing drainage structure located along Freehold Road. 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 webpage at www.visitmonmouth.com. 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
Site Plan for Kyle & Pamela Lee Block 27 Lot 26.01 (CONT'D)	Manalapan Township	MNSP9477		

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

Site Plan for KDC Solar Bergen 1 LLC Block 128.03 Lot 19.04 Essex Road	Tinton Falls Borough (Proposed – Solar project at Seabrook Village) (Total Site Area – 25.225 acres) (Impervious Area – 0.021 acres new proposed)	TFSP9498	07-20-15	County Approval Not Required
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Site Plan for Congilose Enterprises, LLC Block 826 Lots 14 & 135 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – two 2-story office buildings (40,512 sq. ft.) with 203 parking spaces) (Total Site Area – 7.59 acres) (Impervious Area – 2.603 acres new proposed)	WSP9339 (also W1379 ROW3907)	07-13-15	Conditional Approval
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Condition:

1. Prior to Final Approval the applicant shall submit a performance guarantee to assure the satisfactory installation of improvements to Atlantic Avenue (County Route 524). The amount will be calculated by the County Engineer.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Joe Ettore, 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 NJFX, LLC Block 270 Lot 32 Wall Church Road	Wall Township	WSP9494	07-08-15	Request Information
	(Proposed – new 64,800 sq. ft. data center at existing site) (Total Site Area – 9.60 acres) (Impervious Area – 2.227 acres existing + <u>1.267 acres proposed</u> 3.494 acres total)			

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 27, 2015.

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

SCHEDULE1232E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Subdivision for Toll NJ I, LLC Block 35 Lots 6, 7, 8, 10, 11, 13, 14 & 46 West Park Avenue (County Route 14)	Ocean Township (Proposed Use – Residential (Enclave at Ocean)) (Total Area – 8.25 acres)	OMJ709	07-15-15	07-23-15

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Pursuant to the Monmouth County Development Regulations, Volume II, Section 3.2, provide supplemental runoff and routing calculations to address the change in 25-year storm runoff from the site, and the design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
 - a. Existing time of concentration, corresponding to the runoff path indicated in Item 2a above.
 - b. Runoff coefficient C or curve number CN under existing conditions.
 - c. Existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph.
 - d. Time of concentration under proposed conditions, corresponding to the runoff path indicated in Item 2b above.
 - e. Runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned.
 - f. Proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph.
 - g. Detention storage volume, using Modified Rational or NRCS (SCS) Method.
 - h. Detention storage routing.
 - i. Stage-storage and stage-discharge tables and charts as necessary.
 - j. Routed peak flow and corresponding hydrograph. Provide hydrograph plots for existing, proposed and routed flow. Provide full-size program output.
2. Provide drainage area maps delineating all areas tributary to the following hydraulic structures: County Structure O1, Poplar Brook at Poplar Road; County Structure S6, Jumping Brook at Asbury Avenue. Indicate land use and land cover. Indicate topography and dominant runoff path.

Failure to submit the information required for administrative completeness within 90 days from the date of notification will result in the incomplete application package voided and discarded.

The Monmouth County Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development. The Development Review Committee staff has the following technical concerns at this time:

- See Comments 3 through 6 in memorandum from Victorino B. Zabat, dated July 27, 2015.

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Emad Elgohail Block 50.13 Lot 1 S. Laurel Avenue (County Route 52)	Holmdel Township (Proposed – new 6-unit residential townhomes) (Total Site Area – 3.407 acres) (Impervious Area – 0.88 acres new proposed)	HLSP9497	07-15-15	07-23-15

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Pursuant to the Monmouth County Development Regulations, Volume II, Section 3.2, provide supplemental runoff and routing calculations to address the change in 25-year storm runoff from the site, and the design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
 - a. Existing time of concentration, corresponding to the runoff path indicated in the Stormwater Management Report for Verde Woods.
 - b. Runoff coefficient C or curve number CN under existing conditions.
 - c. Existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph.
 - d. Time of concentration under proposed conditions, corresponding to the runoff path indicated in Stormwater Management Report for Verde Woods.
 - e. Runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned.
 - f. Proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph.
 - g. Detention storage volume, using Modified Rational or NRCS (SCS) Method.
 - h. Detention storage routing.
 - i. Stage-storage and stage-discharge tables and charts as necessary.
 - j. Routed peak flow and corresponding hydrograph. Provide hydrograph plots for existing, proposed and routed flow. Provide full-size program output.
2. Provide drainage area maps delineating all areas tributary to the following hydraulic structures: County Structure O1, Poplar Brook at Poplar Road; County Structure S6, Jumping Brook at Asbury Avenue. Indicate land use and land cover. Indicate topography and dominant runoff path.

Failure to submit the information required for administrative completeness within 90 days from the date of notification will result in the incomplete application package voided and discarded.

The Monmouth County Development Review Committee may require corrections of any information found to be in error or any revisions to and/or additional information to be added to the accompanying studies, analyses and documents, as is reasonably necessary to make an informed decision on the application for development. The Development Review Committee staff has the following technical concerns at this time:

- See Comments 3 through 6 in memorandum from Victorino B. Zabat, dated July 27, 2015.