

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, AUGUST 8, 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.

There being no further business, the Meeting was adjourned at 4:03 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., and Victor Furmanec, PP. Also in attendance were: Michael Bruno, Esq., Steven Gouin, Esq., Terry Sherman (Countryside Dev.), 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 1257A, 1257B, 1257C, 1257D & 1257E 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 1257A, 1257B, 1257C, 1257D & 1257E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1257A, 1257B, 1257C, 1257D & 1257E 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 1257A, 1257B, 1257C, 1257D & 1257E 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, AUGUST 8, 2016.

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

SCHEDULE1257A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 8, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for The Estate of Warren Dietrich Block 48.01 Lots 13, 13.01, 14, 14.01, 15 & 15.01 Fisk Avenue	Brielle Borough	BR358	07-27-17	2 (Lot Consolidation)	Exempt
Subdivision for Antonio Amato, CT Property Services, LLC Blocks 61 / 59 Lots 14 / 14.01 Campbell Street	Union Beach Borough	UB307	07-27-16	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1257B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 8, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ellen Homes, Inc. Block 183 Lot 7 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed Use – Single Family Residential) (Total Area – 0.478 acres)	ABT462 ROW3928	07-28-16	2 (1 new)	Conditional Final Approval

Conditions:

1. The subdivision plan shall be revised to show the following:
 - a. A county curb and pavement detail, which specifies a two-inch thick hot-mixed asphalt (HMA) 9.5M64 surface course, over six-inch thick HMA19M64 base course, over six-inch thick dense-graded aggregate base course with a two-foot sawcut offset. The curb height shall be shown at eight inches.
 - b. A detail for the proposed replacement of the existing sidewalk.
2. Prior to final approval, the applicant shall post a performance guarantee to assure the satisfactory installation of improvements within the Cliffwood Avenue (County Route 6A) right-of-way. The performance guarantee will be calculated upon receipt of the revised subdivision plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lombardo & Company LLC Block 34 Lots 6 & 7 Broad Street (County Route 516)	Matawan Borough (Proposed Use – Single Family Residential) (Total Area – 0.348 acres)	MT316 ROW3927	07-28-16	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. The subdivision plan shall be revised to indicate a right-of-way dedication rather than an easement.
2. Receipt of a right-of-way dedication to the County of Monmouth for the widening of the Broad Street (County Route 8) right-of-way. The draft deeds and deed descriptions are satisfactory. The executed deeds should be submitted to this office for filing with the Monmouth County Clerk.
3. Prior to final approval, the applicant shall post a performance guarantee to assure the satisfactory installation of improvements within the Broad Street (County Route 8) right-of-way. The performance guarantee will be calculated upon receipt of the revised plans.
4. The subdivision plan shall be revised to show the following:
 - a. A sawcut offset two feet from the curb line along Broad Street.
 - b. A sawcut offset two feet on the county curb and pavement repair details.
 - c. Provide the county's standard pavement section, which specifies a two-inch thick hot-mixed asphalt (HMA) 9.5M64 surface course, over six-inch thick HMA19M64 base course, over six-inch thick dense-graded aggregate base course.
 - d. Provide a reference on Sheet 1 for proposed utility connections, directing to the county standard pavement section detail.
 - e. Indicate how roof and driveway runoff will be addressed.
 - f. Indicate how the existing shared driveway curb cut will be addressed when the existing depressed curb is partially closed.

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

SCHEDULE1257C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 8, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Taylor Block 8 Lot 11 N. Main Street (County Route 35)	Farmingdale Borough (Proposed Use – Residential) (Total Area – 18.8 acres)	FMMJ724	07-25-16	4 (3 new)	Preliminary Approval

Prior to Final Approval the applicant shall submit the following:

- A deed of dedication to the County of Monmouth for the widening of the N. Main Street (County Route 35) right-of-way to a distance of 30 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.
- A final plat and the final plat review fee (\$300.00).
- 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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Elon Associates, LLC Block 184 Lots 7-10 & 14 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed Use – Residential/Retail/Office) (Total Area – 47.42 acres)	HWMJ686 (also HWSP9360)	07-20-16	71	Conditional Preliminary Approval

Conditions:

1. The drainage report indicates an increase in flow toward County Route 524. This is not acceptable as the discharge from the 25-year storm must not exceed the existing rate.
2. The drainage report indicates infiltration will be used as a stormwater management method. The applicant should provide an analysis to determine the change in the 25-year storm discharge to County Route 524 when infiltration fails and address any increase in discharge to the roadway.
3. The Zelkova trees proposed along County Route 524 are not properly offset from a proposed storm pipe and underground utilities. In particular, the proposed locations do not provide sufficient clearance for the root balls from the storm pipe, and some of the trees appear to be located within parking stalls. The landscaping plan should be revised to conform to County guidelines for setbacks from utilities.
4. The "Planting Specifications" noted on Sheet 37 should be revised to note that the acceptable pH range for topsoil is 5.8 to 7.0.

Prior to Final Approval the applicant shall submit the following:

- Final plat drawn pursuant to the New Jersey Map Filing Law and a final plat review fee of \$300.00.
- 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, 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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 County Route 520	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	07-20-16	4 (3 new)	Conditional Preliminary Approval

Condition:

1. The applicant shall provide a stormwater analysis addressing the change in 25-year storm runoff using a CN=98 (impounded water) for the proposed stormwater basin and assuming zero infiltration.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Stillwell Road Holdings, LLC Block 421 Lots 3 & 4 Buckley Road	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 38.39 acres)	MRMJ718		17 (15 new)	Appeal
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Appeal was moved to the next Development Review Committee meeting on August 22, 2016.

SCHEDULE1257D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 8, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 155 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed – Glassworks Redevelopment – 500 dwelling units/ retail/hotel/movie theatre and 1628 parking spaces) (Total Site Area – 51.24 acres) (Impervious Area – 35.868 acres existing - <u>3.420 acres proposed</u> 32.448 acres total)	ABTSP9344 (Phases 1A, 1B and 1C)	07-15-16	Final Approval

- Prior to Final Approval for any additional phases of the project, a developer agreement will be required between the County of Monmouth and the developer for installation of a traffic signal and other right-of-way improvements to Cliffwood Avenue. The applicant, Somerset Development, LLC, will be responsible for the preparation of traffic signal plans and installation of the traffic signal. All costs associated with traffic signal plan preparation and traffic signal installation will be the responsibility of Somerset Development, LLC. A review of the traffic impact study indicates a traffic signal will be warranted when approximately 250 dwelling units are occupied. The traffic study shall be updated at this time to determine whether installation of the traffic signal is warranted. In any case, the traffic signal shall be installed and operational prior to occupancy of any buildings proposed in Phases 2A-B of the project. Scheduling for submission of signal plans and installation shall be outlined in the Developer's Agreement. The developer agreement preparation fee (\$500.00) was received on February 12, 2016 (Attorney Trust Check No. 53597).
- The performance guarantee to assure the satisfactory installation of Cliffwood Avenue (County Route 6A) right-of-way improvements necessary for the development of Phases 1A, 1B and 1C in the total amount of \$115,536.30 was received on August 8, 2016, consisting of HSBC Bank Check No. 600117945 in the amount of \$11,553.63 and Hartford Fire Insurance Company Bond No. 44BCSFA8316 in the amount of \$103,982.67.
- The inspection fee for Phases 1A-C was received on August 8, 2016.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Carton Brewing Company, LLC Block 99 Lots 7 & 9 First Avenue (County Route 8)	Atlantic Highlands Borough	AHSP9587	08-08-16	Conditional Approval
(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)				

Conditions:

1. The site plan shall be revised to indicate a 6-foot by 6-foot tree pit for all proposed street trees along First Avenue (County Route 8).
2. Prior to Final Approval, a hold harmless indemnification and a maintenance agreement will be required between the County of Monmouth and the Borough of Atlantic Highlands concerning the street trees and tree grates proposed within the First Avenue right-of-way.
3. Posting of a performance guarantee in the amount of \$6,230.40 to assure the satisfactory installation of improvements within the First Avenue (County Route 8) right-of-way. The performance guarantee shall be in the form of a bond, letter of credit, or bank/certified check. The amount was calculated as follows:

Quantity	Unit	Item	Unit Price	Total
1	Lump sum	Maintenance and protection of traffic	\$1,000.00	\$1,000.00
1	Lump sum	Clearing site	1,000.00	1,000.00
56	Linear foot	6" x 8" x 20" concrete vertical curb	40.00	2,240.00
3	Cubic yard	Dense-graded aggregate base course	40.00	120.00
5	Ton	Hot mix asphalt, 19M64 base course, 6" thick	120.00	600.00
2	Ton	Hot mix asphalt, 9.5M64, surface course, 2" thick	120.00	240.00
2	Gallon	Tack coat	3.00	6.00
4	Gallon	Prime coat	2.00	8.00
5	Cubic yard	Excavation, unclassified	30.00	150.00
1	Unit	Traffic sign, 30" x 30"	300.00	300.00
SUBTOTAL				\$5,664.00
CONTINGENCY (10 PERCENT)				566.40
TOTAL				\$6,230.40

- An inspection fee of \$124.61 must be submitted prior to the inspection of 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1105 Main Street, LLC Block 2804 Lots 2 & 4-7 Main Street	Asbury Park City (Proposed – 8192 sq. ft. addition for retail & new 4-unit apartments) (Total Site Area – 1.25 acres) (Impervious Area – 1.240 acres existing - <u>0.028 acres proposed</u> 1.212 acres total)	APSP9287B	08-03-16	County Approval Not Required

Site Plan for Elon Associates, LLC Block 184 Lots 7-10 & 14 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – 10 residential units with 22,050 sq. ft. retail/office and 347 parking spaces) (Total Site Area – 47.42 acres) (Impervious Area – 12.253 acres new proposed)	HWSP9360 (also HWMJ686)	07-20-16	Conditional Approval
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Conditions:

1. The drainage report indicates an increase in flow toward County Route 524. This is not acceptable as the discharge from the 25-year storm must not exceed the existing rate.
2. The drainage report indicates infiltration will be used as a stormwater management method. The applicant should provide an analysis to determine the change in the 25-year storm discharge to County Route 524 when infiltration fails and address any increase in discharge to the roadway.
3. The Zelkova trees proposed along County Route 524 are not properly offset from a proposed storm pipe and underground utilities. In particular, the proposed locations do not provide sufficient clearance for root balls from the storm pipe, and some trees appear to be within parking stalls. The landscaping plan should be revised to conform to County guidelines for setbacks from utilities.
4. The "Planting Specifications" noted on Sheet 37 should be revised to note that the acceptable pH range for topsoil is 5.8 to 7.0.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 142 Lots 8, 9 & 10 US Highway 9	Howell Township	HWSP9624	07-28-16	County Approval Not Required
(Proposed – wireless communications facility with standby generator) (Total Site Area – 4.052 acres) (Impervious Area – 0.377 acres existing <u>+ 0.057 acres proposed</u> 0.434 acres total)				

Site Plan for FEM South Beach, LLC Block 216 Lots 1 – 6, Parcel 216-20 Ocean Boulevard (County Route 57)	Long Branch City	LBSP9425	07-22-16	Conditional Approval
(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)				

Conditions:

1. Receipt of an executed Developer Agreement that details all necessary right-of-way improvements to be located beyond the curbline of Ocean Boulevard (County Route 57) in the immediate vicinity of the project site. The agreement shall specify the party(s) responsible for constructing such improvements and the applicant's fair share of the cost of such improvements. It is noted that the County reserves the right to review and approve, modify or reject in its discretion those improvements proposed by the applicant from the inside of the curbline of Ocean Boulevard and including the applicant's property since those improvements were not depicted on the site plan and may impact those improvements proposed beyond the curbline of Ocean Boulevard.
2. Receipt of an indemnification agreement from the applicant holding the County of Monmouth harmless from any legal action related to the retaining wall and any other applicant improvements proposed within the Ocean Boulevard right-of-way.
3. Receipt of a performance guarantee for standard right-of-way improvements within the Ocean Boulevard right-of-way, including, but not limited to, pavement, curbing, drainage, striping and landscaping. The performance guarantee may be released upon either compliance with all requirements of the Developer Agreement noted in Condition No. 1 above or the satisfactory installation of all required right-of-way improvements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 480 Route 9 Realties, LLC Block 299 Lot 113.01 Block 5 Lot 26 US Highway 9	Marlboro Township Manalapan Township (Proposed – 4,000 sq. ft. addition to existing site for new car dealership) (Total Site Area – 9.27 acres) (Impervious Area – 2.864 acres existing <u>+ 1.975 acres proposed</u> 4.839 acres total)	MRSP9605 MNSP9605	08-01-16	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 Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)	MRSP9610	07-28-16	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. The applicant shall revise the drainage report to provide an analysis of the 25-year storm.
2. The site plan should be revised to clarify the existing and proposed edge of pavement along Tennent Road, as well as proposed striping.
3. Relocated utility poles shall be setback at least six feet from the curb or edge of pavement.
4. The location and spacing of all proposed and relocated RPM's should be shown on the site plan. A note should be added to the site plan stating that all existing RPM's shall be replaced in-kind.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 (CONT'D)	Marlboro Township	MRSP9610	07-28-16	

5. The applicant has requested a waiver for identifying trees in the county right-of-way and 50 feet beyond. The applicant should present its justification for waiving this requirement for such a small area. The applicant should identify any landmark trees that may be present in the area and the types of species that exist within the right-of-way and 50 feet beyond. Providing a tree save plan is comparable to an existing conditions plan, and is important to understanding the existing stand of trees under County purview. Granting a waiver is not recommended at this time.
- If the NJDOT does not permit access to and from the site along Highway 79, the site plan shall be revised to provide a left-turn lane into the site for southbound vehicles traveling on Tennent Road.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Please provide four copies of the revised site plan.

Site Plan for Gourmet Kitchen, Inc. Block 516 Lots 2, 3 & 8.01 Corlies Avenue	Neptune Township (Proposed – 10,224 sq. ft. addition at existing site) (Total Site Area – 1.35 acres) (Impervious Area – 0.975 acres existing <u>+ 0.086 acres proposed</u> 1.061 acres total)	NSP5781C	07-26-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hollywood Golf Club Block 40 Lots 1, 2, 34, 82-84, 88, 100 & 111 Roseld Avenue (County Bridges O-15 & O-56)	Ocean Township (Proposed – 5,000 sq. ft. addition at existing golf course/country club) (Total Site Area – 181.6 acres) (Impervious Area – 8.425 acres existing <u>+ 0.115 acres proposed</u> 8.540 acres total)	OSP7769A	07-27-16	Conditional Approval

Conditions:

1. The site plan shall be revised to label county structures and waterways.
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Real Estate Growth Advisors Block 115 Lot 23 Broad Street (County Route 11)	Red Bank Borough (Proposed – conversion of existing 1930 sq. ft. residence to professional office with 11 new parking spaces) (Total Site Area – 0.34 acres) (Impervious Area – 0.082 acres existing <u>+ 0.140 acres proposed</u> 0.222 acres total)	RBSP9609	07-25-16	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 688 Shrewsbury, LLC Block 18 Lots 5 & 18 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough (Proposed – 7,385 sq. ft. addition at existing automobile dealership) (Total Site Area – 3.269 acres) (Impervious Area – 3.092 acres existing <u>- 0.114 acres proposed</u> 2.978 acres total)	TFSP9622	07-20-16	Conditional Approval
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Conditions:

1. The site plan shall be revised to show the centerline for Shrewsbury Avenue, as well as a widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline.
2. The site plan shall be revised to indicate repair/replacement of the deteriorated curbing along Shrewsbury Avenue.
3. Receipt of an executed deed of dedication to the County of Monmouth for the widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 688 Shrewsbury, LLC Block 18 Lots 5 & 18 (CONT'D)	Tinton Falls Borough	TFSP9622	07-20-16	

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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for Monmouth University Block 39 Lot 11 Cedar Avenue (County Bridge O-25)	West Long Branch Borough (Proposed – new stadium at Kessler Field) (Total Site Area – 17.1 acres) (Impervious Area – 2.594 acres existing <u>+ 0.708 acres proposed</u> 3.302 acres total)	WL BSP8459I	08-03-16	Final Approval
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- The executed maintenance and reconstruction deed for the County Bridge O-25 was received on August 3, 2016.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE1257E

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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