

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, AUGUST 11, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
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, 2014 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, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, 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 an Executive Session at 2:40 PM and returned at 3:03 PM. There being no further business, the Meeting was adjourned at 3:12 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Victorino Zabat, PE and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1209A, 1209B, 1209C, 1209D & 1209E 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 1209A, 1209B, 1209C, 1209D & 1209E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1209A, 1209B, 1209C, 1209D & 1209E 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 1209A, 1209B, 1209C, 1209D & 1209E 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. Domidion
Mr. Bragg

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 11, 2014.

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

SCHEDULE1209A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 11, 2014; CONTAINING 3 LOTS OR LESS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|---------------------|--------|------------|--------------|--------|
| Subdivision for Fast Lane Investments, LLC Block 2505 Lot 2 Bangs Avenue | Asbury Park City | AP376 | 07-30-14 | 2 (1 new) | Exempt |

SCHEDULE1209B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 11, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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

SCHEDULE1209C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 11, 2014; CONTAINING MORE THAN 3 LOTS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|------------------|----------------------------|------------|--------------------------|----------------------------------|
| Subdivision for Somerset Holmdel, LLC Block 11 Lots 38, 38.02, 73.01, 73.02 73.03 & 73.04 (County Bridges H-6, H-24 & H-25) | Holmdel Township | HLMJ678 (also HLSP9299) | | 5 (Lot consolidation) | Conditional Preliminary Approval |
| (Proposed Use – Subdivision for Alcatel/Lucent Redevelopment site – mixed use) (Total Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change) | | | | | |

The Development Review Committee reviewed a request by Michael Bruno, Esq., applicant's attorney, to remove the condition to require an executed developer's agreement prior to final subdivision approval. The Committee discussed the request and voted to remove the condition from the subdivision action as the subdivision component of the redevelopment project (MCPB file HLMJ678) does not propose actual construction/renovation. The requirement to have an executed developer's agreement in place prior to final approval remains with the site plan action (MCPB file HLSP9299).

CONDITIONS:

1. Revise plans to show easements for maintenance and reconstruction of Monmouth County Drainage Structures H-25, H-24, and H-6 including all bearings and distances.
 2. Receipt of deeds of easement to the County of Monmouth for county drainage structures H-25, H-24, & H-6. 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.
- Prior to Final Approval submit final plats, showing the required easements for maintenance and reconstruction of the Monmouth County drainage structures, together with a final plat review of \$300.00 per Schedule A of the Monmouth County Development Regulations.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|---|---|---------|------------|----------------|------------------------|
| Subdivision for Estate of Antoinette Schilde Block 825 Lot 2 Kings Highway East | Middletown Township (Proposed Use – Single Family Residential) (Total Area – 15.310 acres) | MDMJ694 | 07-29-14 | 21 (20 new) | Request Information |

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

- This site appears to be tributary to County Drainage Structures MT-13 and/or MT-14 which are located in Sleepy Hollow Road. A stormwater management report including 25 year storm analysis along with a drainage area map showing the total upland area that drains to MT-13 and/or MT-14 must be submitted for review.

| | | | | | |
|---|---|---------|----------|--------------|-------------------------|
| Subdivision for K-Shaw Construction Co., LLC Block 30 Lots 9.01, 13.01 & 17.01 Navesink Drive | Monmouth Beach Borough (Proposed Use – Single Family Residential) (Total Area – 0.886 acres) | MBMJ693 | 07-25-14 | 4 (1 new) | Preliminary Approval |
|---|---|---------|----------|--------------|-------------------------|

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.
- Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 |

SCHEDULE1209D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 11, 2014.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|------------|------------|---------------------------------------|
| Site Plan for Verizon New Jersey, Inc. Block 86 Lot 4 Gravel Hill Road | Freehold Township (Proposed – 12,500 sq. ft. addition to existing data center) (Total Site Area – 60.376 acres) (Impervious Area – 11.622 acres existing – no change) | FRTSP8958A | 08-06-14 | County Approval Not Required |

| | | | | |
|---|--|-----------|----------|----------------------|
| Site Plan for Riverbrook Companies, Inc. Block 86 Lot 2.08 West Main Street (County Route 537) | Freehold Township (Proposed – 79,920 sq. ft. Medical Office w/ 333 Parking Spaces) (Total Site Area – 12.153 Acres) (Impervious Area – 3.33 acres new total) | FRTSP7749 | 07-28-14 | Project Withdrawn |
|---|--|-----------|----------|----------------------|

- The Monmouth County Development Review Committee is in receipt of correspondence dated July 22, 2014 from William J. Mehr, Esq., advising that the site plan application for Block 86, Lot 2.08 has been withdrawn by the applicant. Therefore, the Development Review Committee rescinds the Conditional Approval issued on 03/08/04.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 1151 West Main Street, LLC Block 86 Lot 2.08 West Main Street (County Route 537) | Freehold Township (Proposed – new 86,889 sq. ft. skilled nursing and rehabilitation building with 96 parking spaces) (Total Site Area – 12.153 acres) (Impervious Area – 2.345 acres new proposed) | FRTSP9390 | 07-28-14 | |

Moved to the next Development Review Committee meeting on August 25, 2014.

| | | | | |
|--|--|----------|----------|-------------------|
| Site Plan for First Financial Credit Union Block 142 Lot 1.02 Wyckoff Mills Road | Howell Township (Proposed – 4 new buildings totaling 35,700 sq. ft.) (Total Site Area – 8.5 acres) (Impervious Area – 2.63 acres new proposed) | HWSP9290 | 07-22-14 | Final Approval |
|--|--|----------|----------|-------------------|

The stormwater management report/drainage information has been reviewed and been determined that there is no impact to any downstream County of Monmouth drainage structure.

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, Ray Bragg, 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 Pierre Brown & Joya Godfrey Brown Block 21 Lot 11.01 Freehold Road (County Route 522) | Manalapan Township (Proposed – conversion of existing addition of single family and new addition (total 3,025 sq. ft.) to kindergarten) (Total Site Area – 1.159 acres) (Impervious Area – 0.10 acres existing <u>+ 0.14 acres proposed</u> 1.24 acres total) | MNSP9333 | 07-10-14 | Request Information |

The following item(s) must be addressed prior to formal review and action by the Development Review Committee:

- Address stormwater/drainage comments provided by the Division of Engineering in the attached review memorandum.
- Address landscape/lighting comments provided by the County Landscape Architect in the attached review memorandum.

The turning template plan has been reviewed and is acceptable.

| | | | | |
|---|--|----------|----------|------------------------------|
| Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 172 Lot 14 Spring Valley Road | Marlboro Township (Proposed – 306 sq. ft. equipment shelter for wireless Communications facility) (Total Site Area – 0.474 acres) (Impervious Area – 0.007 acres new proposed) | MRSP9396 | 07-30-14 | County Approval Not Required |
|---|--|----------|----------|------------------------------|

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|--|---------|------------|-------------------------|
| Site Plan for Township of Neptune Block 7013 Lot 11 Old Corlies Avenue (County Route 17) | Neptune Township (Proposed – new memorial park with 21 parking spaces) (Total Site Area – 2.13 acres) (Impervious Area - .25 acres existing <u>+ .23 acres proposed</u> .48 acres total) | NSP9385 | 07-23-14 | Conditional Approval |

Condition:

1. Posting of a performance guarantee to assure the satisfactory installation of improvements to Old Corlies Avenue (County Route 17).

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Metrovation Anderson, LLC Block 38 Lots 2.01, 3, 4, 5, 5.01 & 6 Shrewsbury Avenue (County Route 13) | Red Bank Borough (Proposed – Anderson Building Renovation – Mixed Residential (23 units) / Retail with 62 parking spaces) (Total Site Area - .77 acre) (Impervious Area – 0.408 acres existing <u>+ 0.229 acres proposed</u> 0.638 acres total) | RBSP8448 | 08-06-14 | Project Withdrawn |
|--|--|----------|----------|----------------------|

- The Monmouth County Development Review Committee is in receipt of correspondence dated August 4, 2014 from Rick Brodsky, Esq., advising that the site plan application for Block 38, Lot 1.01 has been withdrawn by the applicant. Therefore, the Development Review Committee rescinds the Final Approval issued on 03/10/09.
- The performance guarantee held by the County will be released to the applicant.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---------------------|----------|------------|--------|
| Site Plan for Metrovation Anderson, LLC Block 38 Lots 2.01, 3, 4, 5, 5.01 & 6 (CONT'D) | Red Bank Borough | RBSP8448 | 08-06-14 | |

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 199 Broad Street. LLC Block 105 Lot 16 Broad Street (County Route 11) | Red Bank Borough | RBSP9383 | 07-10-14 | Conditional Approval |
| | (Proposed – 215 sq. ft. addition to existing building and 19 new parking spaces) (Total Site Area – 0.401 acres) (Impervious Area – 0.191 acres existing <u>+ 0.087 acres proposed</u> 0.278 acres total) | | | |

CONDITIONS:

1. Revise plans to show the proposed entrance drive measured 20' wide between Broad Street and the front of the building.
2. Revise plans to provide a pavement repair and apron detail in accordance with county standards.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Broad Street (County Route 11). The amount will be calculated upon receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Amoscato Family, LLC Block 46.01 Lots 1, 65, 66 & 67 Allaire Road (County Route 524) | Spring Lake Hts. Borough (Proposed – additional 5,000 sq. ft. (2 buildings) at existing site and 64 new parking spaces) (Total Site Area – 2.07 acres) (Impervious Area – 0.885 acres existing <u>+ 0.465 acres proposed</u> 1.350 acres total) | SLHSP9343 | 07-24-14 | Conditional Approval |

Mark Aikins recused himself from this review and discussion.

CONDITIONS:

1. Submit deed to the County of Monmouth for the area labeled on the plan as “Apparent Easement to Monmouth County Per Site Plan” for widening of the right-of-way of Allaire Road (County Route 524) pursuant to the Monmouth County Road Plan. Submit draft deed description to this office for review. Following approval of the description, submit executed deed directly to this office for filing with the Monmouth County Clerk. Sample deeds acceptable to the County of Monmouth can be found at the Division of Planning page of www.visitmonmouth.com.
2. Address landscape comments contained in the attached review memorandum.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg , 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 |

SCHEDULE 1209E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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