

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:06 PM on MONDAY, AUGUST 12, 2013 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
Joe Barris, PP

Members Absent:

Joseph Ettore, PE

Alternates Absent:

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 February 4, 2013 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 28, 2013, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2013 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 1:45 PM.

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

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1185A, 1185B, 1185C, 1185D & 1185E 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 1185A, 1185B, 1185C, 1185D & 1185E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1185A, 1185B, 1185C, 1185D & 1185E 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 1185A, 1185B, 1185C, 1185D & 1185E 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 12, 2013.

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

SCHEDULE 1185A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 12, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Senior Citizen Housing Corp. Block 22 Lot 32.01 Skinner Drive	Ocean Township	O603	08-07-13	2 (1 new)	Exempt
Subdivision for John B. Anderson II and John B. Anderson, LLC Block 29 Lots 34 & 35 Broad Street	Red Bank Borough	RB318	07-26-13	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1185B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 12, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Christopher Rumph Block 43 Lot 1 Sycamore Avenue (County Route 13A)	Tinton Falls Borough (Proposed Use – Single Family Residential) (Total Area – 7.25 acres)	TF511 ROW3891	08-08-13	2 (1 new)	Conditional Final Approval

Condition:

1. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Sycamore Avenue (County Route 13A) to a distance of 40' from the right-of-way centerline as correctly shown on the plans. 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.

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				
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

SCHEDULE 1185C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 12, 2013; 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)	07-23-13	5 (Lot consolidation)	Request Information
(Proposed Use – Subdivision for Alcatel/Lucent redevelopment site – mixed use) (Total Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)					

The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. Revise plans to Identify Monmouth County Drainage Structures H-6, H-24, and H-25.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

SCHEDULE 1185D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 12, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for SunPower Corporation Block 86 Lot 4 Gravel Hill Road	Freehold Township (Proposed – solar energy field at existing data center/office) (Total Site Area – 60.38 acres) (Impervious Area – 11.62 acres existing <u>+ 0.03 acres proposed</u> 11.65 acres total)	FRTSP9301	07-30-13	

The Monmouth County Development Review Committee held the application to the meeting of August 26, 2013.

Site Plan for Geopeak Energy, LLC Block 120 Lots 2, 3, 5 & 6 State Highway 36	Hazlet Township (Proposed – Solar panel facility at existing manufacturing plant) (Total Site Area – 57.715 acres) (Impervious Area – 14.428 acres existing – no change)	HZSP9300	07-25-13	County Approval Not Required
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Site Plan for JPA Holdings, LLC Block 183 Lot 4 Poole Avenue	Hazlet Township (Proposed – convert lower level into medical offices and parking improvements) (Total Site Area – 0.641 acres) (Impervious Area – 0.414 acres existing <u>- 0.020 acres proposed</u> 0.394 acres total)	HZSP9304	08-07-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan 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 (Proposed – Phase I of Alcatel/Lucent redevelopment consisting of mixed use) (Total Site Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)	HLSP9299 (also HLMJ678)	07-23-13	Request Information

The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. The traffic analysis must be revised to address the attached comments by Vince Cardone, Monmouth County Principal Engineer. The additional information requested included the addition of 100,000 s.f. not accounted for in the report, the inclusion of the residential portion consisting of 190 single family homes, roadway improvements that will affect county drainage structures, and analysis of four signalized intersections.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for Islamic Society of Monmouth County Block 1045 Lot 11.01 Red Hill Road (County Route 52)	Middletown Township (Proposed – new 5300 sq. ft. community center at existing place of worship plus 106 new parking spaces) (Total site Area – 7.5 acres) (Impervious Area – 1.826 acres existing + <u>0.797 acres proposed</u> 2.623 acres total)	MDSP5812B		
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The Monmouth County Development Review Committee authorized staff to contact the developer to allow them to proceed with the revised grading request within the county right of way. The applicant has been advised to revise plans to reflect the approved grading, and address the remaining conditions of the Conditional Approval granted on May 13, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 Memorial Drive (County Route 40A)	Neptune Township	NSP9262	07-26-13	Appeal
(Proposed – proposed 4 story addition to one existing building and demolish 4 other existing buildings - total 44 units) (Total Site Area – 1.149 acres) (Impervious Area – 0.930 acres proposed)				

The applicant's attorney, Kenneth Pape, submitted a request on July 26, 2013 for approval from the Monmouth County Development Review Committee to permit right turns out of the site onto Memorial Drive. The applicant was advised to submit justification for the request prior to the meeting of August 12th for the committee's consideration. The information was not received in time for the meeting, and the request was carried to the meeting of August 26, 2013.

The committee requested staff to contact the applicant to discuss the matter prior to the next committee meeting.

Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 Newman Springs Rd/Shrewsbury Ave (County Routes 520 & 13)	Red Bank Borough	RBSP9212	07-26-13	
(Proposed – new 2225 sq. ft. 7-Eleven Convenience store and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.522 acres existing - <u>0.012 acres proposed</u> 0.510 acres total)				

The Monmouth County Development Review Committee directed staff to contact the applicant and request a letter of withdrawal without prejudice based on the fact that the Borough of Red Bank denied the application.

The applicant's attorney, Philip San Filippo, responded that the applicant does not wish to withdraw the site plan application, and intends to pursue all required county approvals.

The application has been re-scheduled for the meeting of August 26.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 24 Lot 18 Old Mill Road	Spring Lake Heights Borough (Proposed - telecommunications facility) (Total Site Area – 1.38 acres) (Impervious Area – 0.171 acres existing – no change)	SLSP9303	08-07-13	County Approval Not Required

Site Plan for Baysshore Companion Dog Club Block 143 Lot 13 Shafto Road (County Route 547)	Tinton Falls Borough (Proposed – New 26,250 sq. ft. canine training facility) (Total Site Area – 5.95 acres) (Impervious Area – 1.16 acres new proposed)	TFSP9298	07-18-13	Conditional Approval
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Conditions:

1. Revise plans to show the proposed right in and right out only driveway design to be in conformance with county standards. Identify the type and location of all required signage.
2. Revise plans to show 10' vertical curb tapers along the driveway in conformance with county standards.
3. Revise plans to show the right of way centerline of Shafto Road (County Route 547).
4. Revise plans to show the right of way measured 50' from the right of way centerline.
5. Revise the county curb detail to show a 6" reveal.
6. Revise plans to provide a pavement repair detail and vertical curb detail in conformance with county standards.
7. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Shafto Road (County Route 547) to a distance of 50' from the right-of-way centerline. 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.
8. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Shafto Road. 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				
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sangita Roy Block 15.02 Lot 1 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP9148		
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

At the August 12, 2013 Monmouth County Development Review Committee meeting, the committee chose to carry the matter to the meeting of August 26th, pending an up-dated status from the Highway Department on the required roadway improvements along County Route 524.

SCHEDULE 1185E

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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