

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, AUGUST 13, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Ettore, PE (arrived at 1:10 PM)
Bonnie Goldschlag, PP
Vincent Domidion

Members Absent:

Joseph Rettagliata

Alternates Absent:

Ray Bragg, PE
James Giannell

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 24, 2012 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 23, 2012, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 23, 2012 on the Monmouth County Planning Board Bulletin Board and website.

The committee entered into executive session at 2:35 PM and returned at 2:45 PM. There being no further business, the Meeting was adjourned at 2:56 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Jennifer Krimko, Esq., Kenneth Pape, Esq., David Boesch and Robert A. Nelson of Nelson Engineering, and Isaac Nasar, applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1161A, 1161B, 1161C, 1161D & 1161E 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 1161A, 1161B, 1161C, 1161D & 1161E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1161A, 1161B, 1161C, 1161D & 1161E 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 1161A, 1161B, 1161C, 1161D & 1161E 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 Ms. Goldschlag and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Ettore
Ms. Goldschlag
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, AUGUST 13, 2012.

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

SCHEDULE 1161A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Brian & Kristen Murphy Block 27 Lots 61 & 62 Fair Haven Road	Fair Haven Borough	FH313	08-02-12	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1161B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael & Jean Wagner Block 318 Lots 1 & 4 Amboy Avenue (County Route 6) (County Bridge MA-14)	Aberdeen Township (Proposed Use – Restaurant and Marina) (Total Area – 10.898 acres)	ABT455 ROW3880	07-25-12	2 (Lot Line Adjustment)	Request Information

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

1. Revise plans to show existing maintenance and reconstruction easements for County Bridge MA-14.
 2. Revise plans to show proposed easements on Lots 1, 2, 3 & 4, Block 318 to be dedicated to the County of Monmouth associated with the planned reconstruction of County Bridge MA-14.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Subdivision for Dennis Bruno, et. als. Block 183 Lots 11 & 12 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed Use – Residential & Commercial) (Total Area – 5.044 acres)	ABT456 ROW3881	07-31-12	3 (1 new)	Conditional Final Approval
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Conditions:

1. Revise the deed description to reference part of lot 12 in block 183, not lot 12.01.
2. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Cliffwood Avenue (County Route 6A) to a distance of 30' as 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, Bonnie Goldschlag, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg				X
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of Bernarda Shahn Block 3 Lots 29, 30 & 34 Tamara Road (County Bridge MS-8)	Roosevelt Borough	RS206 ROW3882	08-02-12	3 (Lot Line Adjustment)	Final Approval
(Proposed Use – Residential/Borough owned property) (Total Area – 26.054 acres)					

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, Bonnie Goldschlag, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg				X
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Subdivision for Isaac Nasar Block 60 Lot 216 Wall Street (County Route 32)	West Long Branch Borough	WLB312 ROW3877	08-06-12	2 (1 new)	Appeal
(Proposed Use – Single Family Residential) (Total Area – 1.747 acres)					

Jennifer Krimko, Esq., counsel for applicant, and Isaac Nasar, applicant, were present for an appeal to the Development Review Committee's Disapproval issued on July 23, 2012 for this applicant. The applicant was disapproved due to inadequate spacing of proposed driveways and an inadequate setback from the property line. Ms. Krimko stated to the Committee that the proposed driveway configuration was designed following guidelines given to the applicant by the Borough of West Long Branch. The Committee strongly recommended having one common driveway serve the existing and proposed lots. Ms. Krimko advised the Committee that she would return to the Borough with the Committee's suggestions.

SCHEDULE 1161C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott Borbely, LLC Block 49 Lot 13.01 Jackson Terrace	Freehold Borough (Proposed Use – Single Family Residential) (Total Area – 1.602 acres)	FRMJ669	07-24-12	4 (3 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 County Planning Board Approval three copies of the final subdivision plat drawn in accordance with the NJ Map Filing Law must be submitted together with a \$75.00 review fee.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bonnie Goldschlag, Seconded by, Vince Domidion, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg				X
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1161D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 13, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 Hope Road (County Route 51) Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)	ETSP9051	08-03-12	Request Information

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

1. Revise the Stormwater Management Report to provide calculations analyzing the existing capacity of the storm sewer system located in Hope Road for a 25 year storm event. The revised calculations must include pre and post development flow.
2. Revise the drainage report to provide back up information on the intensity duration (Sandy Hook) curve.
3. Revise the drainage study to provide drainage area maps for the total area tributary to the site.

Other items to be addressed prior to Final Approval.

1. Revise plans to re-direct the R6-1L (do not enter) sign at the easterly driveway toward the parking lot.
2. Revise plans to show the existing inlet castings along Hope Road to be replaced with new “type B” castings, “type “N-eco” curb pieces and bicycle safe grates.
3. Revise plans to show the bearing, distance, and radius information for the required right of way radius.
4. Revise plans to eliminate the proposed 10’ vertical curb taper and show full face curb extending along the frontage to the existing curbed radius at the intersection of Hope Road and Wyckoff Road.
5. Revise plans to show the right of way centerline of Wyckoff Road (County Route 547).
6. Revise note on sheet 2 of 7 to designate “county” curb to meet existing edge of pavement, not “Type 1”.
7. Revise plan sheets to reflect the county route numbers for Hope Road and Wyckoff road.
8. Revise plans to correctly identify the RCP size in Hope road as either 18” or 21”.
9. Revise plans to provide four inlets at both proposed driveways at the locations shown in red on the attached photocopy. The inlets must be inter-connected and piped to a manhole, then discharged into the existing inlet located in Hope Road.
10. Revise plans to create a high point and low point in the driveways as shown in red on the attached photocopy to direct stormwater runoff toward the required inlets and not out to Hope Road.
11. Revise plans to eliminate the two proposed Doghouse inlets in Hope Road.
12. Revise plans to more clearly show the existing striping along the property frontage.
13. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Hope Road (County Route 51) to a distance of 40’ 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.
14. Posting of a performance guarantee (bond, letter of credit, band/certified check) to assure the satisfactory installation of improvements along Hope Road (County Route 51). The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for McDonald's USA, LLC Block 233 Lot 1 State Highway 35	Hazlet Township (Proposed – 300 sq. ft. addition to existing restaurant) (Total Site Area – 16.5 acres) (Impervious Area – 3.570 acres existing – no change)	HZSP9203	07-24-12	County Approval Not Required
Site Plan for Maple Tree Plaza, LLC Block 413 Lot 35 State Route 79	Marlboro Township (Proposed – additional 30,522 sq. ft. at existing site for daycare center/bank/commercial bldg) (Total Site Area – 12.19 acres) (Impervious Area – 4.997 acres existing – no change)	MRSP7935A	07-31-12	County Approval Not Required
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		Modified Conditional Approval

1. Revise plans to show the right of way measured 40' from the right of way centerline along the entire frontage of new lot 11.01
2. Revise plans to provide a curbed island at the northerly driveway drawn in accordance with county standards to prevent left turns out of the site.
3. Revise plans to show a sight triangle at the northerly drive measured 25' back from the extended curb line and along the roadway a distance of 10 times the speed limit.
4. Revise plans to show clearing within the required sight line in accordance with county standards.
5. Revise plans to show 2% re-grading within the county right of way.
6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Red Hill Road (County Route 52) to a distance of 40' 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.
7. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements and clearing along Red Hill Road (County Route 52). The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Islamic Society of Monmouth County Block 1045 Lot 11.01 (CONT'D)	Middletown Township	MDSP5812B		
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Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Bonnie Goldschlag, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg				X
Bonnie Goldschlag	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for Sangita Roy Block 15.02 Lot 1 New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTSP9148		
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(Proposed – new 7,700 sq. ft. commercial building – deli market)
(Total Site Area – 1.86 acres)
(Impervious Area – 0.79 acres new proposed)

Mr. Ken Pape, Esq., was present for the applicant. Mr. Pape requested the Committee's assistance in advancing the approval status of Sangita Roy's site plan application to the county for the proposed construction of a convenience store/delicatessen on Block 15.02, Lot 1 of the Cox's Corner subdivision (File UFTMJ375). The Roy's application is currently held due to the unknown scheduling of improvements by the developers of the Cox's Corner subdivision. The Committee advised Mr. Pape to contact the developers to determine if paving of the internal roadway (Allyson Road) could be completed up to the Roy's lot. Discussion on this matter will be continued at the next meeting, August 27, 2012.

SCHEDULE 1161E

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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