

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, AUGUST 22, 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 3:41 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Mary Ellen Scott, Victor Furmanec, PP, and Daria Jakimowska, PE. Also in attendance were: Terry Sherman (Countryside Dev.), John Giunco, Esq., Don Ellis (Meridian Health), John Rea, PE, Bret Kaplan, Esq., Michael McIntyre, PE and Matt Robinson, PE.

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, AUGUST 22, 2016 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 9, 2016</u>
	Advertised:	<u>February 11, 2016</u>

FAXED TO:

THE COAST STAR:	<u>February 9, 2016</u>
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POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>February 9, 2016</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>February 9, 2016</u>

2016

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1258A, 1258B, 1258C, 1258D & 1258E 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 1258A, 1258B, 1258C, 1258D & 1258E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1258A, 1258B, 1258C, 1258D & 1258E 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 1258A, 1258B, 1258C, 1258D & 1258E 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 22, 2016.

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

SCHEDULE1258A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 22, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for G. K. Distilling, Inc. Block 46 Lot 17 State Highway 34	Colts Neck Township	CN458 (also CNSP9626)	08-11-16	2 (1 new)	Exempt

SCHEDULE 1258B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 22, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Borough of Avon-by-the-Sea Block 26 Lot 1 Sylvania Avenue (County Route 17)	Avon-by-the-Sea Borough (Proposed Use – Residential) (Total Area – 0.32 acres)	AS225 ROW3929	08-10-16	2 (1 new)	Request Information

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

1. The site plan shall be revised to show the following information:
 - a. Sylvania Avenue centerline and dimension from the centerline to the right-of-way boundary.
 - b. Distance from centerline to curb line, opposite curblin, and opposite right-of-way boundary.
 - c. A proposed driveway location along Fifth Avenue.
 - d. A note stating that access to Proposed Lot 1.01 may only be provided along Fifth Avenue.

Subdivision for Oasis Therapeutic Life Center, Inc. Block 840 Lot 69.01 Navesink River Road (County Route 12A)	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 13.60 acres)	MD1452 ROW3921	08-17-16	3 (2 new)	Conditional Final Approval
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Condition:

1. Receipt of a deed of dedication for the widening of the Navesink River Road (County Route 12A) 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.

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

SCHEDULE1258C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 22, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township (Proposed Use – Commercial) (Total Area – 53.211 acres)	HWMJ668	08-02-16	8 (6 new)	

This matter was carried to the September 12th Development Review Committee meeting, subject to the receipt of a letter from the applicant granting an extension of time to act on the application. The additional time is to allow a determination whether a fair share contribution is to be assessed toward the improvement or reconstruction a downstream county drainage structure (HL-4). A letter was received from the applicant's attorney on August 30th.

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)	Amended Preliminary Approval
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Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.
- The project is located adjacent to the Henry Hudson Trail. The developer shall disclose the existence of the rail trail to future residents and shall submit documentation indicating the manner in which this requirement is to be implemented during the sale of each individual lot.
- Prior to final approval, the applicant shall submit a certified check in the amount of **\$60,172.82** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure ML-48B, which will accept stormwater runoff from the site. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure ML-48B.

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

SCHEDULE1258D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 22, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brielle Developers, LLC Block 59 Lots 9, 10, 11 & 12 Main Street	Bradley Beach Borough (Proposed – new 30-unit apartment complex with 955 sq. ft. commercial) (Total Site Area – 0.570 acres) (Impervious Area – 0.518 acres new proposed)	BBSP9627	08-18-16	County Approval Not Required
Site Plan for G. K. Distilling, Inc. Block 46 Lot 17.14 State Highway 34	Colts Neck Township (Proposed – new 4806 sq. ft. bourbon distillery) (Total Site Area – 1.0 acres) (Impervious Area – 0.498 acres new proposed)	CNSP9626 (also CN458)	08-11-16	County Approval Not Required
Site Plan for Meridian Health Realty Corp. Block 69.05 Lot 35.03 West Main Street (County Route 537)	Freehold Township (Proposed – conversion of vacant building to medical office/urgent care w/ 19 new parking spaces) (Total Site Area – 1.68 acres) (Impervious Area – 0.710 acres existing <u>+ 0.173 acres proposed</u> 0.883 acres total)	FRTSP9575		Discussion of Conditions

Action on the applicant's appeal of the conditions imposed by the Development Review Committee was postponed to allow the applicant's professionals to further discuss the matter with the property owner.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wen Claire, LLC Block 130 Lot 51.03 US Highway 9	Howell Township (Proposed – new 3,429 sq. ft. Wendy’s Restaurant with 50 parking spaces) (Total Site Area – 1.84 acres) (Impervious Area – 1.180 acres new proposed)	HWSP9460	08-04-16	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. The applicant shall provide drainage area maps delineating all areas tributary to County Structure HL-97 (Turtle Brook at Fort Plains Road) and County Structure HL-88 (Bannen Meadow Brook at Fort Plains Road), indicating land use/land cover, topography and dominant runoff path.

Site Plan for Amerco Real Estate Company Block 288 Lots 372 & 373 US Highway 9	Marlboro Township (Proposed – addition of loading dock and canopy at existing self-storage/equipment rental site) (Total Site Area – 5.693 acres) (Impervious Area – 4.179 acres new proposed)	MRSP8656A	08-11-16	County Approval Not Required
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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		Request to Apply for Highway Dept. Permits
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The applicant came before the Development Review Committee to request a road opening permit prior to receiving site plan approval to enable the installation of required utility improvements within the ROW before Tennent Road was repaved. The DRC agreed to contact the Highway Department that they would not have any objections to the issuance of a road opening permit on that basis.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bin Lin Block 120 Lot 43 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 2,000 sq. ft. pole barn at existing residence for HVAC company) (Total Site Area – 1.27 acres) (Impervious Area – 0.158 acres existing <u>+ 0.079 acres proposed</u> 0.237 acres total)	MRSP9625	08-04-16	Conditional Approval

Conditions:

1. The site plan shall be revised to eliminate the existing paved area directly in front of the residence and the southerly driveway, and show a right-of-way widening to a distance of 40 feet from the centerline of Tennent Road.
2. The northerly driveway shall be widened to provide two-way access.
3. A deed for a road widening easement of the Tennent Road (County Route 3) 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.
- 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 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 AB Nobility, LLC Block 152 Lot 1.01 Centre Street	Ocean Township (Proposed – 80 additional age-restricted condo units – Nobility Crest) (Total Site Area – 12.48 acres) (Impervious Area – 4.80 acres existing <u>+ 6.02 acres proposed</u> 10.82 acres total)	OSP8050A	07-27-16	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated August 22, 2016.

SCHEDULE1258E

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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