

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 25, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
Vincent Domidion

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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 3:10 PM and returned at 3:25 PM. Paul Kiernan, Jr. recused himself from the discussion during the Executive Session. There being no further business, the Meeting was adjourned at 3:25 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Victorino Zabat, PE, Mark Aikins, Esq. and Mary Ellen Scott. Also in attendance were Dave Colvin and Vince Demeis from Bloom Energy.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1210A, 1210B, 1210C, 1210D & 1210E 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 1210A, 1210B, 1210C, 1210D & 1210E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1210A, 1210B, 1210C, 1210D & 1210E 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 1210A, 1210B, 1210C, 1210D & 1210E 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. 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 25, 2014.

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

SCHEDULE1210A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 25, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gerard Logan Construction, LLC Block 111 Lots 7 & 8 Day Avenue	Middletown Township	MD1449	08-12-14	2 (Lot Line Adjustment)	Exempt

SCHEDULE1210B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 25, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1210C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 25, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Captiva Holdings, LLC Block 143 Lot 11.01 Nolan Road	Marlboro (Proposed Use – Single Family Homes) (Total Area – 32.54 acres)	MRMJ687	08-12-14	17 (16 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, 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				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

SCHEDULE1210D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 25, 2014.

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	Request Information

The Development Review Committee reviewed the request by the applicant dated March 11, 2014 to maintain left turn access from County Route 537 at the Pond View Corporate Center after the installation of the permanent traffic signal at Sentinel Drive/County Route 537. The Committee denied the request for operational and safety reasons.

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

1. Applicant needs to provide 25 year storm analysis and additional drainage information as outlined in review memorandum prepared by Victorino Zabat, PE of the Monmouth County Engineering Department.
2. Pursuant to the Monmouth County Road Plan County Route 537 has a 50' right-of-way half-width. Plans are to be revised to show widening of the right-of-way of County Route 537 to a distance of 50' from the centerline.

Additional comments/conditions may be provided following the submission of the items referenced above.

Site Plan for Bloom Energy Block 69.01 Lot 53.01 West Main Street (County Route 537)	Freehold Township (Proposed – Fuel cell project at AT&T Facility) (Total Site Area – 9.09 acres) (Impervious Area – 4.014 acres existing <u>+ 0.074 acres proposed</u> 4.088 acres total)	FRTSP9397	08-12-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. The Trotters Way/West Main Street (County Route 537) intersection is subject to major improvements that may involve the widening of Trotters Way and/or West Main Street (County Route 537). The Development Review Committee recommends that the plans be revised to relocate the fuel cells to either the westerly or northerly side of the building, but not closer than the building line to either road.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Birchwood Inc. Block 66 Lot 11 Fifth Street	Highlands Borough (Proposed – rebuild 4 one-unit residential dwellings) (Total Site Area – 0.196 acres) (Impervious Area – 0.076 acres new proposed)	HSP9399	08-14-14	County Approval Not Required
Site Plan for New Jersey Natural Gas Company Block 41 Lots 9.01,10,11,12,16,18 & 18.01 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – new equipment installation at public utility) (Total Site Area – 103.25 acres) (Impervious Area – 4.889 acres existing <u>+ 0.175 acres proposed</u> 5.064 acres total)	HWSP362D	08-18-14	Final Approval

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, Joe Ettore, 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 Lawler Woodwork, LLC Block 41 Lot 4 Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – 8,640 sq. ft. addition to existing commercial site) (Total Site Area – 16.16 acres) (Impervious Area – 0.16 acres existing <u>+ 0.21 acres proposed</u> 0.37 acres total)	HWSP9394	08-13-14	

Moved to the next Development Review Committee meeting on September 8, 2014.

Site Plan for Marlboro Township Shade Tree Commission Block 120 Lot 36 Tennent Road (County Route 3)	Marlboro Township (Proposed – Community garden with gravel parking, 800 sq. ft. shed and landscaping) (Total Site Area – 3.638 acres) (Impervious Area – 0.018 acres new proposed)	MRSP9372	08-19-14	Conditional Approval
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CONDITION:

1. Submission of a Hold Harmless Agreement indemnifying the County of Monmouth from the proposed construction of a structure over an existing drainage easement.

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				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bloom Energy Block 795 Lot 5.01 S. Laurel Avenue (County Route 52)	Middletown Township (Proposed – Fuel cell project at AT&T Facility) (Total Site Area – 253 acres) Impervious Area – 46.763 acres existing <u>+ 0.080 acres proposed</u> 46.843 acres total)	MDSP9398	08-12-14	Final Approval

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, 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				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

Site Plan for Italian American Association of Township of Ocean Block 189 Lots 6 & 9 State Highway 35	Ocean Township (Proposed – parking improvements at existing site - 63 new parking spaces) (Total Site Area – 2.58 acres) (Impervious Area – 1.318 acres existing <u>+ 0.599 acres proposed</u> 1.917 acres total)	OSP6279A	08-05-14	County Approval Not Required
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SCHEDULE1210E

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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