

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:10 PM on MONDAY, AUGUST 26, 2013 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
Joe Barris, PP

Members Absent:

None

Alternates Absent:

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 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.

The Committee entered into executive session at 3:00 PM and returned at 3:27 PM. There being no further business, the Meeting was adjourned at 3:27 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were: Philip E. San Filippo, Esq.; and Edward Zglobicki, Candida Zglobicki and Edward A. Zglobicki, residents.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1186A, 1186B, 1186C, 1186D & 1186E 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 1186A, 1186B, 1186C, 1186D & 1186E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1186A, 1186B, 1186C, 1186D & 1186E 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 1186A, 1186B, 1186C, 1186D & 1186E 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 26, 2013.

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

SCHEDULE 1186A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 26, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1186B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 26, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for FSP-Marlboro, LLC Block 176 Lots 38, 39, 40 & 41 Robertsville Road (County Route 520)	Marlboro Township (Proposed Use – Assisted Living – Shelbourne Healthcare) (Total Area – 6.538 acres)	MR538 ROW3890 (also MRSP9253)	08-08-13	4 (Lot Consolidation)	Conditional Final Approval

Conditions:

1. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Robertsville Road (County Route 520) as shown on the plan. 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.
2. Revise plans to remove note #5.

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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

SCHEDULE 1186C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 26, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1186D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 26, 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	County Approval Not Required
Site Plan for Landmark Howell, LLC Block 54.01 Lot 64 US Highway 9	Howell Township (Proposed – 3 new free-standing retail buildings – total 23,336 sq. ft) (Total Site Area – 7.79 acres) (Impervious Area – 3.66 acres new proposed)	HWSP9302	08-06-13	Request Information

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

1. The Drainage Analysis must be revised to include routing calculations to address the a 25 year storm runoff from the site, including existing and proposed time of concentration and detention storage volume as set forth in the attached report prepared by Victorino Zabat P.E., Monmouth County Engineering.
 - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FSP-Marlboro, LLC Block 176 Lots 38, 39, 40 & 41 Robertsville Road (County Route 520)	Marlboro Township (Proposed – 79 unit assisted living residence – Shelbourne Healthcare) (Total Site Area – 6.538 acres) (Impervious Area – 1.870 acres new proposed)	MRSP9253 (also MR538 ROW3890)	08-08-13	Conditional Approval

Conditions:

1. Revise plans to incorporate the improvements shown on the “Conceptual Roadway Improvement Plan”, onto the site plan. The plans must include all dimensioning and signage in conformance with county standards.
2. Revise plans to note that all existing striping to be removed will be done by the grinding method.
3. Revise plans to note that all affected utility poles are to be re-located a minimum of 6’ behind the new edge of pavement.
4. Revise plans to show the proposed entrance drive re-designed in conformance with county standards. Include all dimensioning and required signage.
5. Revise plans to address the attached Landscaping comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect.
6. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Robertsville Road (County Route 520), 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.
7. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Robertsville 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, 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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 County Route 520	Marlboro Township (Proposed – new 16,768 sq. ft. medical office building) (Total Site Area – 1.97 acres) (Impervious Area – 0.914 acres new proposed)	MRSP9274	08-14-13	Conditional Approval

CONDITIONS:

1. Revise plans to include a strip map of County Route 520 showing in greater detail existing conditions of the county roadway, specifically dimensions of travel lanes, transition lanes for the State Route 18 ramps and shoulders extending 250' to the east and west of the site driveway.
2. Revise plans to show the site driveway redesigned to prohibit left turns in and left turns out due to the close proximity of the driveway to State Route 18. The driveway should be designed in accordance with Figure 9 of the Monmouth County Development Regulations, Vol. II. Include all dimensions, signage and details.
3. Prior to Final Approval a deed to the County of Monmouth for widening the right-of-way of County Route 520 to a distance of 50' from the centerline must be submitted. Provide a draft deed description for review. Deed must be in a format acceptable to the County. Sample deeds may be found at the Division of Planning/Development Review page at www.visitmonmouth.com.
4. Prior to Final Approval a performance guarantee must be submitted to assure the satisfactory installation of improvements to County Route 520. The amount will be calculated upon the receipt of revised plans.
5. Prior to Final Approval a copy of an adopted ordinance by the Township of Marlboro prohibiting left turns into the site from County Route 520 must be submitted.

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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Garibo, LLC Block 270 Lot 13 US Highway 9	Marlboro Township (Proposed – new 3,409 sq. ft. bank and 6,750 sq. ft. office building with 54 parking spaces) (Total Site Area – 1.60 acres) (Impervious Area – 1.074 acres new proposed)	MRSP9306	08-13-13	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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

Site Plan for Net Cost Market Block 288 Lots 374 & 375 US Highway 9	Marlboro Township (Proposed – new 576 sq. ft. loading dock and parking improvements at existing site) (Total Site Area – 7.4 acres) (Impervious Area – 4.865 acres existing - <u>0.018 acres proposed</u> 4.847 acres total)	MRSP9307	08-14-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Meridian Realty Corporation Blocks 266 / 267.02 Lots 39 / 362 – 391 Neptune Blvd/Taylor Ave/Harding Ave	Neptune Township (Proposed – 50 unit multi-family senior housing–2 sites) (Total Site Area – 3.752 acres) (Impervious Area – 2.036 acres new proposed)	NSP9247		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 Joe Ettore, Seconded by, Vince Domidion, 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

Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 Memorial Drive (County Route 40A)	Neptune Township (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)	NSP9262		Conditional Approval
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- The Monmouth County Development Review Committee considered a written appeal by the applicant dated August 19, 2013 to rescind the condition that the proposed right turn out driveway onto Memorial Drive (County Route 40A) be eliminated. Subsequent to reviewing the matter, the committee voted to deny the appeal pursuant to Section 5.2-3 of the Monmouth County Development Regulations which states that "Access to a county road shall not be permitted if the site plan also abuts a municipal road or adjacent driveway and access to the municipal road or adjacent driveway can be reasonably provided". The proposed site plan provides for a full access driveway onto Sixth Avenue.
The previous conditions set forth below remain in effect.

Conditions:

1. Revise plans to show full face curb along the radius at the intersection of Memorial Drive and Seventh Avenue between the required handicap ramps in conformance with county standards.
2. Revise plans to provide new crosswalks at Memorial Drive and Seventh Avenue. The crosswalk at Seventh Avenue must be re-aligned to meet the existing sidewalk. The crosswalk at Memorial Drive must be designed for a Type "C" crosswalk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
 509 Memorial Drive Partners, LLC
 Block 163
 Lots 53, 54, 55, 56, 57 & 59
 (CONT'D)

Neptune
Township

NSP9262

3. Revise plans to provide new handicap ramps opposite the site along Memorial Drive and Seventh Avenue in accordance with ADA Standards.
4. Revise plans to show a new stop bar located behind the re-aligned crosswalk at Seventh Avenue.
5. Revise plans to re-locate the proposed lighting fixtures along Memorial Drive 6' behind the curb to the face of the fixture.
6. Revise plans to show the existing trees along Memorial Drive.
7. Revise plans to eliminate the proposed right turn out driveway along Memorial Drive.
8. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Memorial Drive (County Route 40A). 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, 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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

Site Plan for Blanco Brothers, LLC Block 1007 Lot 33 State Highway 33	Neptune Township	NSP9308	08-19-13	County Approval Not Required
	(Proposed – change of use and parking improvements at existing site) (Total Site Area – 0.899 acres) (Impervious Area – 0.692 acres existing – no change)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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		Request Information
	(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 following minimum information must be provided prior to formal review and action by the Development Review Committee:

- The Monmouth County Development Review Committee requested that staff contact Red Bank officials and the applicant to clarify the terms of the agreement that was discussed between the applicant, Red Bank Officials, and county Engineering staff. The Development Review Committee wants to ensure that county engineering staff maintain full responsibility of monitoring the movements at the proposed driveway for the agreed upon length of time. The agreement must also stipulate that the County of Monmouth be the sole beneficiary of the required bond for any future modifications to the driveway.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough	RBSP9289	08-08-13	
	(Proposed – new 14,200 sq ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)			

The Monmouth County Development Review Committee requested that the County Engineer continue to reach out to the New Jersey Department of Transportation to arrange a meeting between the D.O.T., County engineering staff, and the Borough of Red Bank to discuss the concerns of the proposed access drive. County staff feels that the restrictions on the proposed access drive would result in vehicles being forced to exit onto Garfield Avenue and create a difficult situation at the intersection of Garfield Avenue and Broad Street for vehicles wishing to make a southbound movement at that intersection.

The 'Request for Additional Information' status will continue until a meeting is held between all interested parties. Staff will report back to the Development Review Committee subsequent to the meeting.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 89 Newman Springs Road, LLC Block 7 Lots 1, 16 & 17 Newman Springs Road (County Route 520)	Shrewsbury Borough (Proposed – new 10,110 sq. ft. shopping center with 51 parking spaces) (Total Site Area – 1.322 acres) (Impervious Area – 1.126 acres new proposed)	SHSP9305	08-08-13	Conditional Approval

CONDITIONS:

1. Revise plans to eliminate the proposed Newman Springs Road (County Route 520) site driveway as access to site can be provided by municipal streets in accordance with Ch. 5.2-3.1B of the Monmouth County Development Regulations, Vol. 2 (p. 79).
 2. Revise plans to show the widening of the right-of-way of Newman Springs Road (County Route 520) to a distance of 40' from the right-of-way centerline.
 3. Submission of deed to the County of Monmouth for widening of the right-of-way of Newman Springs Road (County Route 520) to a distance of 40' from the right-of-way centerline including 25' corner radii. Submit draft deed for review including deed description. Sample deed format can be found at www.visitmonmouth.com at the Planning/Development Review page. Following approval of the draft deed, submit executed deed to this office for filing.
 4. Revise plans to show metes and bounds of the sight triangles at Newman Springs Road (County Route 520)/Henry Street and Newman Springs Road (County Route 520)/Laurel Street.
 5. Submission of deeds to the County of Monmouth for sight triangle easements at Newman Springs Road (County Route 520)/Henry Street and Newman Springs Road (County Route 520)/Laurel Street as shown on the plan. Submit draft deed descriptions for review. Upon approval, submit executed deeds to this office for filing. Sample deeds of easement for sight triangles can be found at www.visitmonmouth.com at the Planning/Development Review page.
 6. Submission of a performance guarantee to ensure the satisfactory installation of improvements to Newman Springs Road (County Route 520). The amount will be calculated upon the receipt of revised plans.
- If project involves a subdivision of property then application to the Monmouth County Planning Board for subdivision approval is also required.
 - Review comments of the Monmouth County Landscape Architect are attached.

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				
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Stavola Leasing LLC Block 18.01 Lot 3 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough	TFSP9225	08-08-13	Conditional Approval
	(Proposed – 5580 sq. ft. addition to existing building plus 26 new parking spaces) (Total Site Area – 1.54 acres) (Impervious Area – 1.047 acres existing + 0.155 acres proposed) 1.202 acres total) 1.203			

1. Verify that the outlet pipe from the existing inlet in Shrewsbury Avenue has sufficient hydraulic capacity to convey total flow from the site.

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

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)			

As of August 26, 2013, no additional roadway improvements have been completed as set forth in the agreement entered into between the County of Monmouth and the developer of the Cox's Corner Major Subdivision.

The County Engineer and engineering staff will inspect the current extent of installed improvements and report back to the Monmouth County Development Review Committee.

SCHEDULE 1186E

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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