

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 27, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Bonnie Goldschlag, PP
Vincent Domidion
James Giannell

Members Absent:

Joseph Ettore, PE
Joseph Rettagliata

Alternates Absent:

Ray Bragg, PE

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.

There being no further business, the Meeting was adjourned at 2:27 PM.

Staff present included: Ed Sampson, PP, Todd Ganghamer and Mark Aikins, Esq. Also present were Kenneth Pape, Esq., Dan Caruso, PE and Sangita Roy (representing Roy's Deli) and Vincent Halleran, Esq. and Eugene Paul (representing Cox's Corner).

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1162A, 1162B, 1162C, 1162D & 1162E 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 1162A, 1162B, 1162C, 1162D & 1162E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1162A, 1162B, 1162C, 1162D & 1162E 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 1162A, 1162B, 1162C, 1162D & 1162E 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
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 27, 2012.

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

SCHEDULE 1162A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Township of Middletown Block 869 Lot 75 Unity Court	Middletown Township	MD1438	08-21-12	3 (2 new)	Exempt
Subdivision for Seaview Square, LLC Block 141 Lots 1 & 23 State Highway 35 & 66	Ocean Township	O602	08-20-12	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1162B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1162C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for American Properties at Middletown, LLC Block 51/Lot 14 (Holmdel) Block 600/Lots 34, 35.01 & 36.01 (Middletown) State Highway 35	Holmdel/ Middletown Townships (Proposed Use – Multi-Family Residential) (Total Area – 31.01 acres)	HLMJ670 MDMJ670 (also HLSP9204/MDSP9204)	08-10-12	4 (Lot Consolidation)	Preliminary Approval

- Prior to Final Approval, a \$75.00 Final Plat fee 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, 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				

Subdivision for Oakhurst Country Day Estates, LLC Block 25.15 Lots 37, 38, 42, 44 & 45 Monmouth Road (County Route 15)	Ocean Township (Proposed Use – single family residential) (Total Area – 5.69 acres)	OMJ667	06-26-12	19	Conditional Approval
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Mr. Giannell recused himself from this review and discussion.

Conditions:

1. Revise plans to provide inverts for the sanitary sewer main at the manholes, and verify the location of the sanitary sewer main.
2. Confirm that there will be no conflicts between the proposed storm sewer installation and the existing sanitary sewer laterals located along Monmouth Road.
3. Revise plans to show replacement of the existing curb and restoration of driveway aprons along Monmouth Road for the entire length of the drainage pipe installation. Replace sidewalk where necessary.
4. Revise plans to provide details for pavement restoration, curb, driveway apron, sidewalk, inlets, manholes, and pipe bedding, all in conformance with county standards.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Monmouth Road (County Route 15). The amount will be calculated upon receipt of revised plans.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Oakhurst Country Day Estates, LLC Block 25.15 Lots 37, 38, 42, 44 & 45 (CONT'D)	Ocean Township	OMJ667	06-26-12	19	

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				

Subdivision for Borough Property, LLC Blocks 138 / 139.01 – 139.10 / 144 / 145 Lots 2 / All / 4.02 / 26.01 Shafto Road (County Route 547)	Tinton Falls Borough	TFMJ620 (Also TFSP8602)	08-13-12	8	Preliminary Approval
	(Proposed Use – Commercial/Industrial/Recycling) (Total Area – 48.93 acres)				

A review of the Supplemental Traffic Impact Analysis dated 8/8/12 received 8/13/12 indicates that a traffic signal at the intersection of the planned Entrance Road with Shafto Road (County Route 547) is not warranted at this time. Applications for the development of each individual lot within the subdivision must be accompanied by a traffic impact report with traffic signal warrant analysis.

- Prior to Final Approval the applicant will be required to enter into a Developer's Agreement for the installation of a traffic signal at the intersection of Shafto Road (County Route 547) and new subdivision entrance road. The applicant, Borough Property, LLC, will be responsible for the preparation of traffic signal plans and installation of the traffic signal. All costs associated with traffic signal plan preparation and traffic signal installation will be the responsibility of Borough Property, LLC. The traffic signal will be required to be installed when warrants are met due to cumulative traffic generation from the development of individual lots within the subdivision.
- Prior to Final Approval the applicant will be required to post a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to Shafto Road (County Route 547). The amount will be calculated upon receipt of revised plans.
- Prior to Final Approval the applicant will be required to submit a copy of a cross access agreement for the entrance road located between this proposed subdivision and the owners of the various lots located between this subdivision and Shafto Road (County Route 547).

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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Subdivision for Borough Property, LLC Blocks 138 / 139.01 – 139.10 / 144 / 145 Lots 2 / All / 4.02 / 26.01 (CONT'D)	Tinton Falls Borough	TFMJ620 (Also TFSP8602)	08-13-12	8	
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- Prior to Final Approval the applicant will be required to submit a Final Plat (3 copies) drawn in accordance with the NJ Map Filing Law along with a \$300 Final Plat review fee per Schedule A of the Monmouth County Development Regulations.
- A Developer Agreement preparation fee in the amount of \$500 will be required per Schedule A of the Monmouth County Development Regulations.
- To assist staff in preparing bonding estimates for the Developer's Agreement a schematic plan for the intersection of Shafto Road (County Route 547) and Entrance Road is required at this time showing the following minimum information:
 1. Signing and striping layout for Shafto Road (County Route 547) and Entrance Road.
 2. Location, size and type of signal poles and arms.
 3. Layout of vehicular and pedestrian signal heads, including type (i.e. turn arrows?).
 4. Location of junction boxes.
 5. Preliminary controller location, with proposed run of service conduit to a utility pole.
 6. Layout of detection.
 7. ADA accommodations including detectable warning surfaces, curb ramps, etc.

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				

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Paul & Doug Walsh (Cox's Corner Professional Center) Block 15 Lot 37 Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township	UFTMJ375		11	
	(Proposed Use – Office & Retail) (Total Area – 29.714 Acres)				

Mr. Eugene Paul, developer, and Mr. Vincent Halleran, Esq., were present to discuss the relation between the Cox's Corner subdivision and Mr. Sangita Roy's application (UFTSP9148). Mr. Roy requests to start construction of his project but cannot obtain a Final Approval without the advancement of improvements by the Cox's Corner developers. The Committee voted to allow Mr. Roy to proceed with written assurance from Upper Freehold that they not issue a Certificate of Occupancy unless the Cox's Corner developers complete road widening of County Route 524 between County Route 43 and Allyson Road West by March 1, 2013. The Developer Agreement between Cox's Corner and the County will need to be amended.

SCHEDULE 1162D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for American Properties at Middletown, LLC Block 51/Lot 14 (Holmdel) Block 600/Lots 34, 35.01 & 36.01 (Middletown) State Highway 35	Holmdel/ Middletown Townships (Proposed – 245 unit Multi-Family Residential with 623 parking spaces) (Total Site Area – 31.01 acres) (Impervious Area – 13.489 acres new proposed)	HLSP9204 MDSP9204 (also HLMJ670/MDMJ670)	08-10-12	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, 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				

Site Plan for FBD Holdings, LLC Block 137 Lot 47 US Highway 9	Howell Township (Proposed – 3840 sq. ft. addition to existing site for car wash/express lube) (Total Site Area – 2.413 acres) (Impervious Area – 0.410 acres existing + 0.596 acres proposed 1.006 acres total)	HWSP9205	08-16-12	County Approval Not Required
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Site Plan for Desbina, Inc. Block 79 Lot 16.04 State Highway 33	Manalapan Township (Proposed – 862.5 sq. ft. addition to existing restaurant) (Total Site Area – 1.05 acres) (Impervious Area – 0.610 acres existing + 0.158 acres proposed 0.768 acres total)	MNSP9207	08-23-12	County Approval Not Required
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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 (Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)	UFTSP9148		Conditional Approval

The Monmouth County Development Review Committee has no objection to the issuance of a building permit by the Township of Upper Freehold prior to Final Approval.

CONDITIONS:

1. Receipt of agreement in writing from the Township of Upper Freehold stating that the Township agrees not to issue a Certificate of Occupancy for the subject property (which is anticipated to be under construction pursuant to a building permit to be issued by Upper Freehold Township) until the County of Monmouth confirms in writing to Upper Freehold Township, the approval of the road improvements to County Route 524 (which are to be made by Eugene Paul and Doug Walsh pursuant to that certain Developer's Agreement dated June 8, 2006), which include pavement widening from County Route 43 to Allyson Road West, which shall occur not later than March 1, 2013. If this has not occurred by March 1, 2013, then this Conditional Approval shall be deemed void and of no further force and effect.
2. This approval shall further be conditioned upon an Amendment to the abovementioned Developer's Agreement in form acceptable to the County of Monmouth.

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				

SCHEDULE 1162E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for CommVault Block 101 Lot 1 Hope Road / Tinton Avenue (County Routes 51 & 537)	Tinton Falls Borough	TFSP9206	08-16-12	08-24-12
	(Proposed – 650,000 sq. ft. corporate headquarters with 2,754 parking spaces) (Total Site Area – 55 acres) (Impervious Area – 19.806 acres new proposed)			