

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, AUGUST 27, 2018 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
James Giannell
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
Marcy McMullen
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 January 25, 2018 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 25, 2018 a copy was emailed to The Coast Star, and on January 22, 2018 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 2:58 PM.

Staff present included: Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP, Jeannine Smith and Ryan Gajdzisz.

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, AUGUST 27, 2018 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 25, 2018**

EMAILED TO:

THE COAST STAR: **January 25, 2018**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 22, 2018**
Hall of Records

MONMOUTH COUNTY PLANNING **January 22, 2018**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2018

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1306A, 1306B, 1306C, 1306D & 1306E 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 1306A, 1306B, 1306C, 1306D & 1306E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1306A, 1306B, 1306C, 1306D & 1306E 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 1306A, 1306B, 1306C, 1306D & 1306E 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. Giannell
Mr. Bragg

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, 2018.

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

SCHEDULE1306A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory & Gloria Nazarian and Christine 263-9, LLC Block 95 Lots 1.01 & 1.02 Highland Avenue	Matawan Borough	MT293A	08-23-18	3 (1 new)	Exempt
Subdivision for Township of Ocean Block 22 Lot 27 Roosevelt Avenue	Ocean Township	O610	08-20-18	3 (2 new)	Exempt

SCHEDULE1306B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mavis Tire Supply, LLC Block 87 Lots 37 & 38 Lloyd Road (County Route 3)	Aberdeen Township (Proposed Use – Retail Sales & Service) (Total Area – 1.418 acres)	ABT468 ROW3961 (also ABTSP9584)	08-16-18	2 (Lot Line Adjustment)	Request Information

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

1. Submit the NJDOT jurisdictional map for the intersection of Highway 34 and Lloyd Road.
2. Address the comments in memo prepared by Victorino B. Zabat, dated August 27, 2018.
3. The applicant shall provide fencing along the top of the existing retaining wall located along Lloyd Road.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Subdivision for By Design Plumbing and Heating LLC Block 305 Lot 18.10 Tennent Road (County Route 3) County Bridge ML-7	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 13.3 acres)	MR549 ROW3960	08-09-18	2 (1 new)	Conditional Final Approval
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Conditions:

1. Provide a turnaround area for the driveway on Proposed Lot 18.11 pursuant to Section 5.2-1.2A of the Monmouth County Development Regulations, Volume 2.
2. Address the comments in memorandum prepared by Victorino B. Zabat, dated August 27, 2018.

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			
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1306C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ray Rap Realty Block 58 Lots 1, 2, 3, 4, 5 & 6 Harding Road (County Route 34)	Red Bank Borough (Proposed Use – Multi-Family Residential) (Total Area – 0.81)	RBMJ751 (also RBSP9840)	08-14-18	19	Conditional Preliminary Approval

Conditions:

1. Address the comments in memo prepared by Victorino B. Zabat, dated August 27, 2018.
2. Receipt of sight triangle easements for Lots 6.02 and 6.18. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Receipt of deed of dedication for the widening of the Harding Road (County Route 34) right-of-way to include the corner radii at the intersections with Clay Street and Hudson Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Harding Road (County Route 34) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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			
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1306D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, AUGUST 27, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mavis Tire Supply, LLC Block 87 Lots 37 & p/o 38 Lloyd Road (County Route 3)	Aberdeen Township (Proposed – new 6,005 sq. ft. retail sales & service building) (Total Site Area – 0.551 acres) (Impervious Area – 0.425 acres new proposed)	ABTSP9584 (also ABT468 ROW3961)	08-16-18	Request Information

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

1. Submit the NJDOT jurisdictional map for the intersection of Highway 34 and Lloyd Road.
2. Address the comments in memo prepared by Victorino B. Zabat, dated August 27, 2018.
3. The applicant shall provide fencing along the top of the existing retaining wall located along Lloyd Road.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Aaron & Company, Inc. Block 23.01 Lots 16 & 17 Union Avenue	Brielle Borough (Proposed – Parking improvements at existing site) (Total Site Area – 1.6 Acres) (Impervious Area – 1.129 acres existing <u>+ 0.038 acres proposed</u> 1.167 acres total)	BRSP9876	08-15-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Car-Tech Auction, Inc. Block 183 Lots 27.03 & 28 State Highway 33	Howell Township (Proposed – New 5300 sq. ft. building with 92 parking spaces) (Total Site Area – 6.5 acres) (Impervious Area – 4.15 acres new proposed)	HWSP9873	08-07-18	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 40:27-6.6 *et seq.*

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			
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Keyport Homes, LLC Block 60 Lots 15 & 16 Broad Street (County Route 4)	Keyport Borough (Proposed – New 3-Unit Multi-Family Residential) (Total Site Area – 0.148 acres) (Impervious Area – 0.089 acres new proposed)	KPSP9831	08-20-18	Conditional Approval
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Conditions:

1. Revise the site plan as follows:
 - a. Provide a 35-foot curb radius and corner radius right-of-way widening dedication at the intersection of Broad and Warren Streets.
 - b. The analysis of intersection sight distance shall be revised pursuant to Section 5.2-3.1H-1 of the Monmouth County Development Regulations, Volume 2.
2. Receipt of a sight triangle easement along Broad Street pursuant to Section 5.1-2 of the Monmouth County Development Regulations, Volume 2. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Receipt of deed of dedication for the widening of the Broad Street (County Route 4) right-of-way to a distance of 30 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Keyport Homes, LLC Block 60 Lots 15 & 16 (CONT'D)	Keyport Borough	KPSP9831	08-20-18	

- Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Broad Street (County Route 4) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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			
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Northeastern Development Co., Inc. Block 351 Lots 2 & 3 State Highway 79	Marlboro Township (Proposed – 4,431 sq. ft. addition to existing mall) (Total Site Area – 8.376 Acres) (Impervious Area – 5.339 acres existing <u>+ 0.660 acres proposed</u> 5.999 acres total)	MRSP9880	08-20-18	County Approval Not Required
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Site Plan for At Home c/o Callaway Architecture Block 141 Lot 1 State Highway 66	Ocean Township (Proposed – Renovations/parking improvements at existing site (Seaview Square)) (Total Site Area – 111.60 acres) (Impervious Area – 61.547 acres existing – no change)	OSP7203B	08-24-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tetherview Property Management, LLC Block 110 p/o Lot 1 Saltzman Avenue (County Route 537)	Oceanport Borough	OPSP9879	08-20-18	
	(Proposed – Parking improvements at existing site – Russel Hall) (Total Site Area – 4.64 acres) (Impervious Area – 2.315 acres new proposed)			

Moved to the next Development Review Committee meeting on Monday, September 10, 2018.

Site Plan for Ray Rap Realty Block 58 Lots 1, 2, 3, 4, 5 & 6 Harding Road (County Route 34)	Red Bank Borough	RBSP9840 (also RBMJ751)	08-14-18	Conditional Approval
	(Proposed – 18-Unit Multi-Family Residential) (Total Site Area – 0.81 acres) (Impervious Area – 0.49 acres new proposed)			

Conditions:

1. Address the comments in memo prepared by Victorino B. Zabat, dated August 27, 2018.
2. Receipt of sight triangle easements for Lots 6.02 and 6.18. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
3. Receipt of deed of dedication for the widening of the Harding Road (County Route 34) right-of-way to include the corner radii at the intersections with Clay Street and Hudson Avenue. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Harding Road (County Route 34) right-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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			
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Erin Cornette Block 14 Lots 13, 14 & 15 Broad Street	Shrewsbury Borough (Proposed – Conversion of one building to gym/renovations to second building) (Total Site Area – 0.514 Acres) (Impervious Area – 0.317 acres existing <u>+ 0.055 acres proposed</u> 0.372 acres total)	SHSP9877	08-16-18	County Approval Not Required
Site Plan for Daniel Trost (Dan's Tree Surgeons) Block 143 Lots 10 & 11 Shafto Road (County Route 547)	Tinton Falls Borough (Proposed – 1,350 sq. ft. Office & 2,000 sq. ft. Commercial) (Total Site Area – 2.78 acres) (Impervious Area – 4.91 acres existing <u>+ 13.29 acres proposed</u> 18.2 acres total)	TFSP8086	08-15-18	Project Withdrawn

The Monmouth County Development Review Committee acknowledged receipt of correspondence from Ronald J. Troppoli, Esq., dated August 13, 2018, stating that the applicant has elected not to proceed with the approval granted for this application and, as such, has abandoned the project. Mr. Troppoli requests release of the performance guarantee (\$12,089.00).

SCHEDULE1306E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Eihab Human Services, Inc. Block 137 Lot 3 Fort Plains Road	Howell Township	HWSP9875	08-15-18	08-24-18
