

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04 PM on MONDAY, SEPTEMBER 8, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion
Ray Bragg, PE

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
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 2:52 PM and returned at 3:13 PM. There being no further business, the Meeting was adjourned at 3:13 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott. Also in attendance were R. William Potter, Esq., Gordon Meth, PE and Bobby Youssef.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1211A, 1211B, 1211C, 1211D & 1211E 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 1211A, 1211B, 1211C, 1211D & 1211E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1211A, 1211B, 1211C, 1211D & 1211E 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 1211A, 1211B, 1211C, 1211D & 1211E 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. Domidion
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, SEPTEMBER 8, 2014.

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

SCHEDULE 1211A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 8, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 500 Brooklyn Blvd., LLC Block 70 Lot 16 Brooklyn Blvd.	Sea Girt Borough	SG293	08-26-14	2 (1 new)	Exempt

SCHEDULE 1211B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 8, 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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SCHEDULE 1211C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 8, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of Antoinette Schilde Block 825 Lot 2 Kings Highway East	Middletown Township (Proposed Use – Single Family Residential) (Total Area – 15.310 acres)	MDMJ694	08-27-14	21 (20 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, Ray Bragg, 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

SCHEDULE 1211D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 8, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	08-19-14	Request Information

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

1. Provide a drainage area map for the area tributary to County Structure E-11 located in County Route 537 at Branchport Creek. Indicate land use, land cover, topography and dominant runoff path
2. Identify the waterway receiving stormwater discharge from the site.
3. Revise stormwater management report to include 25 year storm analysis.
4. Receipt of copy of NJDOT permit approving full access from the site directly to State Route 35 and timing change of traffic signal at State Route 35/Wyckoff Road (County Route 547). Monmouth County approval of access from the Wyckoff Road (County Route 547) driveway is dependent upon NJDOT action.

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

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	Conditional Approval

CONDITIONS:

1. Revise plans to show sight triangle at driveway cleared to improve sight distance along Lakewood-Farmingdale Road (CR 547). The sight triangle is to be dimensioned 15' x 555' per AASHTO standards. In addition, vegetation must be removed from the existing stop sign at the driveway.
2. Posting of a performance guarantee (bond, letter of credit or bank/certified check) in the amount of \$1000.00 to assure the satisfactory clearing of the sight triangle.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, 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 Infinity Plaza, LLC Block 119 Lot 4 US Highway 9	Howell Township (Proposed – change existing 4150 sq. ft. building to office/retail) (Total Site Area – 0.665 acres) (Impervious Area – 0.123 acres existing <u>+ 0.283 acres proposed</u> 0.406 acres total)	HWSP9401	08-25-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sea View Towers, LLC Block 215 Lots 3, 4, 5.01, 5.02 & 6 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – New 110 unit residential complex) (Total Site Area – 3.68 acres) (Impervious Area – 2.049 acres existing <u>- 0.029 acres proposed</u> 2.020 acres total)	LBSP7285A (Also LBSP7285)	08-26-14	Request Information

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

1. Revise plans to reflect that one-way travel westbound on South Bath Avenue currently exists. Provide copy of Long Branch changing one-way travel on South Bath Avenue.
2. Provide details of ADA ramps at intersection of County Route 57 and South Bath Avenue if sidewalk is to be reconstructed and relocate utility pole on corner outside of sidewalk.
3. Show all signs along County Route 57 and on South Bath Avenue approach to County Route 57. Show to be relocated or replaced in-kind with proper MUTCD designations.
4. Provide additional stormwater management information to show there will be no impact on the existing Monmouth County drainage system.

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

Site Plan for Bank of America Block 72 Lot 37 Eighteenth Avenue (County Route 30)	Wall Township (Proposed – ATM upgrade and associated improvements) (Total Site Area – 5.130 acres) (Impervious Area – 1.595 acres existing – no change)	WSP9400	08-21-14	Final Approval
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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, Ray Bragg, 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

SCHEDULE 1211E

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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