

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, SEPTEMBER 9, 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

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 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 1:33 PM and returned at 2:00 PM. There being no further business, the Meeting was adjourned at 2:12 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1187A, 1187B, 1187C, 1187D & 1187E 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 1187A, 1187B, 1187C, 1187D & 1187E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1187A, 1187B, 1187C, 1187D & 1187E 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 1187A, 1187B, 1187C, 1187D & 1187E 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, SEPTEMBER 9, 2013.

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

SCHEDULE 1187A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 9, 2013; CONTAINING 3 LOTS OR LESS.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|---------------------|--------|------------|----------------------------|--------|
| Subdivision for Siegel-Greenstein, LLC Block 36 Lots 5, 6 & 9 Court and Broad Streets | Freehold Borough | FR314 | 08-29-13 | 3 (Lot Line Adjustment) | Exempt |
| Subdivision for Dr. & Mrs. Michael Schutsky Block 99 Lot 24 Blossom Road | Rumson Borough | RM436 | 08-26-13 | 2 (1 new) | Exempt |

SCHEDULE 1187B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 9, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

| NAME OF SUBDIVISION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|----------------------------|------------------|------------|----------------------------|----------------------------------|
| Subdivision for Navesink Ridge Estates, LLC and D. Rosa Enterprises, Inc. Block 112 Lots 1 & 2 First Avenue (County Route 8) | Atlantic Highlands Borough | AH294 ROW3892 | 08-27-13 | 2 (Lot Line Adjustment) | Conditional Final Approval |
| (Proposed Use – Residential and Commercial) (Total Area – 0.204 acres) | | | | | |

1. Revise plans to show an easement to the County of Monmouth for future Handicap accessibility improvements as shown in red on the attached photocopy.
2. Receipt of a deed to the County of Monmouth for the required easement along First Avenue (County Route 8). 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.

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 | | | | X |
| Ray Bragg | | | | X |
| James Giannell | | | | X |
| Jennifer DiLorenzo | | | | X |

| | | | | | |
|---|---------------------|------------------|----------|--------------|------------------------|
| Subdivision for Village Center Associates LLC Block 7.01 Lot 1.02 Gordons Corner Rd. & Wilson Ave. (County Routes 22 & 527) | Englishtown Borough | EN234 ROW3893 | 08-28-13 | 3 (2 new) | Request Information |
| (Proposed Use – Commercial) (Total Area – 2.24 acres) | | | | | |

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

1. Revise plans to reflect the cross access easements as shown and described in the Reciprocal Easement Agreement dated February 7, 2013 and filed in the Monmouth County Clerk's Office on the same date (OR-8996, Page 451).

SCHEDULE 1187C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 9, 2013; CONTAINING MORE THAN 3 LOTS.

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

SCHEDULE 1187D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 9, 2013.

| NAME OF SITE PLAN | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|------------|------------|---------------------------------------|
| Site Plan for Group 1 Realty, Inc. Block 4 Lots 43 & 44 Luiz Lane/US Highway 9 | Freehold Township (Proposed – new 3600 sq. ft. auto sales/service building at existing site with add'l 100 parking spaces) (Total Site Area – 20.3 acres) (Impervious Area – 7.632 acres existing <u>+ 0.929 acres proposed</u> 8.561 acres total) | FRTSP9248A | 08-29-13 | County Approval Not Required |
| Site Plan for Voyagers' School, Inc. Block 154 Lot 13 West Farms Road | Howell Township (Proposed - 4,935 sq. ft. addition to existing K-12 private school) (Total Site Area – 1.92 acres) (Impervious Area – 0.439 acres existing <u>+ 0.197 acres proposed</u> 0.636 acres total) | HWSP9309 | 08-26-13 | County Approval Not Required |
| Site Plan for George Mueller Block 819 Lots 17 & 18 Atlantic Avenue (County Route 524 Spur) | Wall Township (Proposed – improvements to site entrance) (Total Site Area – 6.39 acres) (Impervious Area – 5.489 acres existing – no change) | WSP9310 | 08-28-13 | Request Information |

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

The Monmouth County Development Review Committee is exploring the option of allowing only the westerly most proposed driveway along Atlantic Avenue (County Route 524 Spur). The traffic analysis must be revised to address the amount of movements for the largest vehicles entering and exiting the site. A large vehicle circulation plan showing turning movements into and out of the site from only the westerly driveway must also be submitted.

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

SCHEDULE 1187E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

| NAME OF APPLICANT | MUNICIPALITY | FILE # | DATE REC'D | DATE INCOMPLETE |
|-------------------|--------------|--------|------------|--------------------|
|-------------------|--------------|--------|------------|--------------------|
