

## 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, SEPTEMBER 10, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Joseph Ettore, PE  
Vincent Domidion  
James Giannell

Members Absent:  
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.

The committee entered into executive session at 2:27 PM and returned at 2:55 PM. There being no further business, the Meeting was adjourned at 2:55 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Daria Jakimowska, PE, Vince Cardone, PE and Mark Aikins, Esq. Also present were Robert Nelson, PE, Dennis Collins, Esq., Mark Kataryniak, PE, Roger J. McLaughlin, Esq., Peter Avakian, PE, W. Bryan Dempsey, Jerry Freda, Lyle Marlowe and Harry Zarb.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1163A, 1163B, 1163C, 1163D & 1163E 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 1163A, 1163B, 1163C, 1163D & 1163E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1163A, 1163B, 1163C, 1163D & 1163E 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 1163A, 1163B, 1163C, 1163D & 1163E 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. Ettore and passed upon the following vote:

In the affirmative:

- Mr. Kiernan
- 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 10, 2012.

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

SCHEDULE 1163A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lori Ann Vendetti Block 302 Lot 17 Ocean Terrace	Long Branch City	LB570	08-29-12	2 (1 new)	Exempt
Subdivision for Gerard Logan Construction, LLC Block 800 Lots 3 & 17 Red Hill Road	Middletown Township	MD1439	09-07-12	3 (1 new)	Exempt

SCHEDULE 1163B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1163C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2012; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1163D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 10, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Buhler & Bitter Inc. Block 216 Lots 1-6, 6.01 & 7-13 State Highway 35	Hazlet Township  (Proposed – 13,446 sq. ft. addition to existing building) (Total Site Area – 2.299 acres) (Impervious Area – 2.298 acres existing - <u>0.100 acres proposed</u> 2.198 acres total)	HZSP9210	08-29-12	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 Joe Ettore, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg				X
Vincent Domidion	X			
James Giannell				

Site Plan for 352 Monmouth Road LLC Block 62 Lot 20.05 <b>Monmouth Road</b> <b>(County Route 537)</b>	Millstone Township  (Proposed – drive modification at existing site) (Total Site Area – 2.244 acres) (Impervious Area – 0.271 acres existing + <u>0.130 acres proposed</u> 0.401 acres total)	MSSP9209	08-29-12	Request Information
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The following information must be provided prior to formal review and action by the Development Review Committee:

- Revise plans to show a sight triangle easterly and westerly of the proposed driveway measured 25' back from the edge of pavement to a point 10 times the speed limit along Monmouth Road (County Route 537). Provide sight line profiles within the sight line at 25' intervals.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Borough of Spring Lake <b>Ocean Avenue</b> <b>(County Route 18)</b>	Spring Lake Borough	SLSP9208	08-28-12	
(Proposed – 25,240 sq. ft. Pavilion)				

Dennis Collins, Esq., Bryan Dempsey, Borough Administrator and Peter Avakian, PE, were present representing the Borough of Spring Lake. Roger McLaughlin, Esq. and Mark Kataryniak, PE, were present representing the interests of objectors. The applicant is requesting waivers for the submission of a stormwater management report and traffic impact analysis. Staff recommended that plans be revised to show additional grades along Ocean Avenue to show that positive drainage will be provided. Due to the encroachment of the structure within the right-of-way a licensing agreement will be required to be approved by the County of Monmouth. The issue of adequate sight distance and stopping distance at the crosswalk to the north of the building was raised by Mr. Kataryniak. The Committee requested additional time to review the matter and suggested that the application be continued to Monday, September 17, 2012 at 1:00 p.m. All parties agreed to the continuation.

SCHEDULE 1163E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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