

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 12, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
Jennifer DiLorenzo
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 February 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:11 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Victorino Zabat, PE, Mary Ellen Scott, Victor Furmanec, PP, and Harriet Honigfeld (left at 2:23 PM).

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1259A, 1259B, 1259C, 1259D & 1259E 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 1259A, 1259B, 1259C, 1259D & 1259E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1259A, 1259B, 1259C, 1259D & 1259E 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 1259A, 1259B, 1259C, 1259D & 1259E 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. Giannell

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 12, 2016.

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

SCHEDULE1259A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Fred Rosiak Block 78 Lot 9.01 Marine Place	Highlands Borough	H305	09-06-16	2 (1 new)	Exempt
Subdivision for Harry Muradi Block 92 Lots 2 & 3 Atlantic & Second Streets	Keyport Borough	KP267A	08-30-16	2 (Lot Line Adjustment)	Exempt
Subdivision for 235 Highland, LLC Block 48 Lot 10 Highland Avenue	Long Branch City	LB575	08-23-16	2 (1 new)	Exempt
Subdivision for Syed Alizaidy Block 153 Lot 39.03 Conover Road	Marlboro Township	MR540	08-23-16	2 (1 new)	Exempt
Subdivision for Local 400 IBEW Block 800 Lots 5, 6 & 27 State Highway 138	Wall Township	W1388	09-06-16	3 (Lot Line Adjustment)	Exempt

SCHEDULE1259B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Borough of Avon-by-the-Sea Block 26 Lot 1 Sylvania Avenue (County Route 17)	Avon-by-the-Sea Borough (Proposed Use – Residential) (Total Area – 0.32 acres)	AS225 ROW3929	09-06-16	2 (1 new)	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 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Natalie J. Saeger Block 9 Lot 5.01 Crawfords Corner-Everett Road (County Route 52)	Holmdel Township (Proposed Use – Residential) (Total Area – 17.21 acres)	HL418 ROW3930	09-06-16	2	
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Application was carried to the next Development Review Committee meeting on September 26, 2016.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 5 S Realty, LLC Block 120 Lots 21.01 & 20.03 Shafto Road (County Route 547)	Tinton Falls Borough (Proposed Use – Tractor supply company/ child daycare center) (Total Area – 5.045 acres)	TF513 ROW3926 (also TFSP9615)	08-22-16	2 (Lot Line Adjustment)	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 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Campanella Family LP Block 24 Lot 8.01 Allentown-Davis Station Road Sharon Station Road (County Routes 539 & 539A)	Upper Freehold Township (Proposed Use – Residential/Farmland Preservation) (Total Area – 115.72 acres)	UFT705 ROW3924	08-29-16	3 (2 new)	Conditional Final Approval
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Conditions:

1. The subdivision plat shall be revised to provide an access easement from County Route 539 to Proposed New Lot C for traffic safety purposes.
2. The applicant shall clarify ownership of the existing culvert located at the onsite stream crossing. The proposed lot lines may require adjustment to clarify ownership of the culvert.
3. The subdivision plat shall be revised as follows:
 - a. Verify consistency of metes and bounds between the subdivision plat and parcel descriptions.
 - b. Indicate the grantee, metes and bounds, and area (in square feet and acres) of proposed the conservation easements.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Campanella Family LP Block 24 Lot 8.01 (CONT'D)	Upper Freehold Township	UFT705 ROW3924	08-29-16	3 (2 new)	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, Seconded by, Joe Ettore, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Allen Group, LLC Block 824 Lots 2, 3 & 4 Atlantic Avenue (County Route 524)	Wall Township	W1383 ROW3914		3 (Lot Line Adjustment)	Modified Conditional Final Approval
	(Proposed Use – Residential/Office-Light Industrial) (Total Area – 10.52 acres)				

Conditions:

1. The subdivision plat shall be revised to identify the right-of-way widening as an easement rather than a dedication.
2. Receipt of an easement to the County of Monmouth for the widening of the Atlantic Avenue (County Route 524 Spur) right-of-way to a distance of 40 feet from the right-of-way centerline. Submit draft deed, including the deed description, to this office for review. The only format acceptable to the County of Monmouth may be found at the Planning Department webpage at www.vistmonmouth.com. Following approval of the draft, submit executed deed directly to this office for filing with the Monmouth County Clerk.

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
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE1259C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pinnacle Materials, Inc. Block 130 Lots 14, 15, 17, 20-22 & 57-61 West Farms Road/White Street	Howell Township (Proposed Use - SFR) (Total Area – 140 Acres)	HWMJ585	08-19-16	61	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Brian R. Decina (Applicant's Engineer), dated August 19, 2016, requesting withdrawal of the preliminary approval issued for the above-referenced application on June 5, 2007. The Development Review Committee voted to rescind that prior approval.

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
Jennifer DiLorenzo				X
Charles Casagrande				X

Subdivision for Pinnacle Materials, Inc. Block 130 Lots 14, 15, 17, 20-22 & 57-61 West Farms Road/White Street	Howell Township (Proposed Use – Single Family Residential) (Total Area – 140 acres)	HWMJ727	08-19-16	63	Request Information
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The following items must be addressed before formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, P.E., dated September 12, 2016.

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

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cypress Holding, LLC Block 168 Lots 36.03 & 36.04 Vanderveer Road	Howell Township	HWMJ668	08-02-16	8 (6 new)	Request Information
(Proposed Use – Commercial) (Total Area – 53.211 acres)					

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, P.E., dated September 12, 2016.

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

SCHEDULE1259D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 12, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Freehold American, Inc. d/b/a Freehold Towing Block 6 Lots 21 & 22 Throckmorton Street (County Route 522)	Freehold Township (Proposed – 3960 sq. ft. addition to existing site) (Total Site Area – 2.15 acres) (Impervious Area – 0.436 acres existing – no change)	FRTSP2204A	08-31-16	Request Information

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

1. The site plan shall be revised to show a dedication to widen the County Route 522 right-of-way to a 30-foot half width.
2. Receipt of a letter stating the applicant will move the existing ground sign located along County Route 522 when the roadway is widened.
3. Receipt of a hold harmless agreement that addresses the existing sign and parking spaces situated within the right-of-way dedication.

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

Site Plan for Cornerstone Power Holmdel, LLC Block 14 Lot 13 Holmdel Road (County Route 4)	Holmdel Township (Proposed – battery back-up system at existing solar field) (Total Site Area – 34.49 acres) (Impervious Area – 0.797 acres existing + 0.017 acres proposed 0.814 acres total)	HLSP9052A	08-25-16	Conditional Approval
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Conditions:

1. The applicant has proposed a 7-foot tall chain link fence, which by itself will not be tall enough to screen the battery (11 feet tall). It is recommended that the application add evergreen trees and shrubs along the entire length of the fence to provide sufficient screening. The minimum height of trees should be 8 to 9 feet.
2. The applicant has proposed adding "Hedge Link" vertical privacy slats to the chain link fence. The artificial hedge-like slats should not be used along this County Scenic Highway as the material will fade and degrade, and does not meet the intent of the scenic roadway plan. The applicant should add an evergreen tree planting with pines and spruces along the top of the berm; placing a minimum of 15 8 to 9-foot tall evergreen trees to infill and provide the required screening.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cornerstone Power Holmdel, LLC Block 14 Lot 13 (CONT'D)	Holmdel Township	HLSP9052A	08-25-16	

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
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for 5 S Realty, LLC Block 120 Lots 21.01 & 20.03 Shafto Road (County Route 547)	Tinton Falls Borough	TFSP9615 (also TF513 ROW3926)	08-22-16	Request Information
	(Proposed – new tractor supply company and child daycare center – 25,097 total sq. ft. with 120 new parking spaces) (Total Site Area – 5.045 acres) (Impervious Area – 3.027 acres new proposed)			

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 9, 2016.
2. Revise the site plan to provide an emergency spillway for the proposed drainage system.

Additional comments may 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 688 Shrewsbury, LLC Block 18 Lots 5 & 18 Shrewsbury Avenue (County Route 13)	Tinton Falls Borough	TFSP9622	08-29-16	Modified Conditional Approval
(Proposed – 7,385 sq. ft. addition at existing automobile dealership) (Total Site Area – 3.269 acres) (Impervious Area – 3.092 acres existing - <u>0.114 acres proposed</u> 2.978 acres total)				

Conditions:

1. The site plan shall be revised to show a widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline.
2. Receipt of an executed easement to the County of Monmouth for the widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.

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
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 12.01 Lot 13 Old York Road (County Route 539)	Upper Freehold Township (Proposed – new equipment shelter at existing wireless communications facility) (Total Site Area – 4.11 acres) (Impervious Area – no change)	UFTSP9629	08-30-16	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 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 Jim Giannell, Seconded by, Joe Ettore, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

SCHEDULE 1259E

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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