

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, SEPTEMBER 22, 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.

There being no further business, the Meeting was adjourned at 3:26 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott. Also in attendance were Dan Disario, PE and Alexander Opper, applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1212A, 1212B, 1212C, 1212D & 1212E 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 1212A, 1212B, 1212C, 1212D & 1212E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1212A, 1212B, 1212C, 1212D & 1212E 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 1212A, 1212B, 1212C, 1212D & 1212E 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 22, 2014.

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

SCHEDULE1212A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 22, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David J. & Cynthia Rodricks Block 93.01 Lots 5 & 6 Osborn/Laurel Avenues	Brielle Borough	BR355	09-16-14	2 (Lot Line Adjustment)	Exempt
Subdivision for Charles & Pamela Holzapfel Block 408 Lots 1 & 6.01 Glenmere Avenue	Neptune Township	N538	09-16-14	2 (Lot Line Adjustment)	Exempt

SCHEDULE1212B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 22, 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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SCHEDULE1212C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 22, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1212D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 22, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Hartford Realty Corporation Block 85.12 Lots 22, 24 & 25 Freehold-Smithburg Road (County Route 537)	Freehold Township (Proposed – New 13,057 sq. ft. CVS Pharmacy w/ 67 parking spaces) (Total Site Area – 7.318 acres) (Impervious Area – 1.607 acres new proposed)	FRTSP7119A	09-04-14	Request Information

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

1. Revise plans to show driveway on County Route 537 designed to prohibit left turns out and include all required signage/stripping. See Figure 9 in Monmouth County Development Regulations, Vol. 2.
2. Revise plans to show a cross-connection with the adjacent bank along with a cross-access easement.
3. Revise the traffic report to analyze capacity of the signal at County Route 537/Redwood Lane to accommodate additional traffic.
4. Revise plans to show an easement to the County of Monmouth for the future maintenance and reconstruction of County Bridge F-38 as shown by the attached photocopy.
5. Provide additional stormwater/drainage information as requested by V. Zabat, Monmouth County Engineering Department.
6. Provide additional landscaping information as requested by E. Sarrinikolaou, Monmouth County Landscape Architect.

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 James Lawson & Augustine Difigia Block 27 Lot 39 Freehold Road (County Route 522)	Manalapan Township (Proposed – demolish existing restaurant and construct new 6,250 sq. ft. restaurant – Old Silver Tavern) (Total Site Area – 5.795 acres) (Impervious Area – 1.36 acres existing <u>- 0.03 acres proposed</u> 1.33 acres total)	MNSP3937B	09-15-14	Conditional Approval

CONDITIONS:

1. Revise plans to show a by-pass to be installed on northerly side of Freehold Road (County Route 522) to allow through vehicles to pass around vehicles turning left into the site driveway. The by-pass is to be designed and installed in coordination with the developer of the adjacent property (Pantano Properties, LLC, Block 27, Lot 25, our file no. MNSP9279) so that one continuous by-pass serves both driveways. The by-pass is to be designed in accordance with Figure 7 of the Monmouth County Development Regulations, Vol. 2.
2. Revise plans to address landscape comments as requested by Elias Sarrinikolaou, Monmouth County Landscape Architect.
3. Posting of a performance guarantee to assure the satisfactory installation of improvements to Freehold Road (County Route 522). The amount will be calculated upon the receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Pantano Properties, LLC Block 27 Lot 25 Freehold Road (County Route 522)	Manalapan Township (Proposed – 9,000 sq. ft. office/warehouse building) (Total Site Area – 3.68 acres) (Impervious Area – 0.58 acres new proposed)	MNSP9279	09-05-14	Conditional Approval

CONDITIONS:

1. Revise plans to show a by-pass to be installed on northerly side of Freehold Road (County Route 522) to allow through vehicles to pass around vehicles turning left into the site driveway. The by-pass is to be designed and installed in coordination with the developer of the adjacent property (Old Silver Tavern, Block 27, Lot 39, our file no. MNSP3937B) so that one continuous by-pass serves both driveways. The by-pass is to be designed in accordance with Figure 7 of the Monmouth County Development Regulations, Vol. 2.
2. Receipt of a deed to the County of Monmouth for widening of the right-of-way of Freehold Road (County Route 522) to a distance of 40' from the centerline as shown on the plans. Submit a draft deed description to this office for review. Following approval of the description, submit a fully executed deed to this office for filing with the Monmouth County Clerk's Office. Sample deed formats acceptable to the County of Monmouth can be found at the Division of Planning web page at www.visitmonmouth.com.
3. Posting of a performance guarantee to assure the satisfactory installation of improvements to Freehold Road (County Route 522). The amount will be calculated upon the receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 631 Associates LLC and Lucas Development, LLC Block 172 Lots 40.02 & 47 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 16,000 sq. ft. garage/warehouse and 30,600 sq. ft. 2-story office building with 159 parking spaces) (Total Site Area – 49.91 acres) (Impervious Area – 0.91 acres existing <u>+ 3.31 acres proposed</u> 4.22 acres total)	MRSP9349	09-03-14	Conditional Approval

CONDITIONS:

1. Revise plans to limit curbing to driveway radii only with 10' vertical transition.
2. Revise county curb detail to show 6" curb face.
3. Revise plans to address landscape comments as requested by Elias Sarrinikolaou, Monmouth County Landscape Architect.
4. Submit deed to the County of Monmouth for widening of the right-of-way of Tennent Road (County Route 3) to a distance of 40' from the centerline as shown on the plans. Submit draft deed description for review. Following approval of the deed description submit fully executed deed to this office for filing with the County Clerk's Office. Sample deed formats acceptable to the County of Monmouth can be found at the Div. of Planning web page at www.visitmonmouth.com.
5. In lieu of installation of curbing across entire site frontage at this time submit payment to the County of Monmouth check in the amount of \$15,400.00 (770' x \$20/linear foot).
6. Posting of a performance guarantee to assure the satisfactory installation of improvements to Tennent Road (County Route 3). The amount will be calculated upon the receipt of revised plans.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MUY Brands, LLC Block 600 Lots 41 & 42 State Highway 35	Middletown Township (Proposed – new 2,029 sq. ft. building for restaurant (Taco Bell) at existing commercial site) (Total Site Area – 4.4 acres) (Impervious Area – 2.1 acres existing <u>+ 0.4 acres proposed</u> 2.5 acres total)	MDSP9403	09-17-14	County Approval Not Required
Site Plan for 39 East Front Street, LLC Block 10 Lot 12 East Front Street (County Route 10)	Red Bank Borough (Proposed – change of use at existing site with improvements) (Total Site Area – 1.192 acres) (Impervious Area – 0.183 acres existing <u>- 0.004 acres proposed</u> 0.179 acres total)	RBSP9402	09-03-14	Request Information

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

1. Provide detailed survey information on plans.
2. Provide additional landscaping information as requested by E. Sarrinikolaou, Monmouth County Landscape Architect.

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 471-475 Shrewsbury, LLC Block 2 Lot 10 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – Demolish existing structure - construct 6,895 sq. ft. retail store and 3,025 sq. ft. bank) (Total Site Area – 1.371 acres) (Impervious Area – 1.302 acres existing - <u>0.221 acres proposed</u> 1.081 acres total)	SHSP9313	09-15-14	Conditional Approval

Alexander Opper, applicant, and Dan Disario, engineer were present to request that the Development Review Committee reconsider the prohibition of left turns out of the site onto Shrewsbury Avenue (County Route 13). The applicant provided additional traffic information, including a gap analysis, prior to the meeting. Staff reviewed the traffic information and concluded that sufficient gaps were present in Shrewsbury Avenue that would enable left turns from the site. The Development Review Committee voted to rescind the condition that prohibited left turns from the site and to permit full access and ingress.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Paul Kiernan, 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

SCHED ULE1212E

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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