

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 23, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion (arrived at 1:10 PM)
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 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.

There being no further business, the Meeting was adjourned at 1:52 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance was Kenneth Pape, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1188A, 1188B, 1188C, 1188D & 1188E 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 1188A, 1188B, 1188C, 1188D & 1188E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1188A, 1188B, 1188C, 1188D & 1188E 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 1188A, 1188B, 1188C, 1188D & 1188E 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 23, 2013.

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

SCHEDULE 1188A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 23, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1188B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 23, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for First Hartford Realty Corporation Block 289 Lots 1 – 5 Ocean Boulevard (County Route 57)	Long Branch City (Proposed Use – CVS Pharmacy) (Total Area – 1.446 acres)	LB572 ROW3894 (also LBSP9311)	09-10-13	3 (Lot Consolidation)	Conditional Final Approval

Condition:

1. Revise plans to address the comments prepared by Elias Sarrinikolaou, Monmouth County Landscape Architect which must include notes regarding average heights of all plants, and disturbance of existing vegetation. The required sight triangle must also be shown on the Landscape Plans.

Additional comments may be offered and conditions established upon review 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

SCHEDULE 1188C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 23, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Barbara A. Russo Block 807 Lot 21.01 Meeting House Road	Wall Township (Proposed Use – Single Family Residential) (Total Area – 5.4 acres)	WMJ679	09-16-13	4 (3 new)	Preliminary Approval

Mark Aikins recused himself from this review and discussion.

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

1. Prior to Final Approval, a final subdivision plat drawn in accordance with the New Jersey Map Filing Law must be submitted together with a \$100.00 review fee.

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

SCHEDULE 1188D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 23, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Borough of Belmar Block 3 Lot 3 Ocean Avenue (County Route 18)	Belmar Borough (Proposed – new 7279 sq. ft. 2-story pavilion and new 2427 sq. ft. 1-story pavilion) (Total Site Area – 25.5 acres) (Impervious Area – 0.22 acres new proposed)	BLSP9254A	09-10-13	Request Information

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

1. The applicant must provide an “existing conditions survey” plan that accurately depicts the existing right of way, boardwalk, roadway, buildings, and other existing site features along the entire length of Ocean Avenue (County Route 18). The plan must be prepared, signed, and sealed by a New Jersey Licensed Land Surveyor. Revised plans must also show Ocean Avenue as County Route 18.
 2. Plan sheet numbers 05.C-1.0 and 10.C-1.0 indicates that the boardwalk is existing. However, spot elevations which are depicted on the plan indicate proposed elevations. Applicant must revise plans accordingly to show all existing and proposed improvements.
 3. All existing conditions and site features (Boardwalk, roadway, buildings, etc.) and right of way must be shown on all plan sheets.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of the required information.

Site Plan for Howell Associates, LLC Block 130 Lots 41, 42 & 43 US Highway 9	Howell Township (Proposed – new 9,100 sq. ft. retail building at existing site) (Total Site Area – 20.22 acres) (Impervious Area – 3.24 acres existing <u>+ 0.27 acres proposed</u> 3.50 acres total)	HWSP6993B	09-19-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Alaric Properties, LLC Block 39 Lots 12, 13 & 14 Beers Street (County Bridge R-31)	Keyport Borough	KPSP9314	09-17-13	Final Approval
	(Proposed – Redevelop apartment complex (24-unit) destroyed by Sandy) (Total Site Area – 0.87 acres) (Impervious Area – 0.658 acres new proposed)			

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, 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

Site Plan for First Hartford Realty Corporation Block 289 Lots 1 – 5 Ocean Boulevard (County Route 57)	Long Branch City	LBSP9311 (also LB572 ROW3894)	09-10-13	Conditional Approval
	(Proposed – 13,013 sq. ft. CVS Pharmacy with 1,702 sq. ft. mezzanine) (Total Site Area – 1.446 acres) (Impervious Area – 1.036 acres new proposed)			

Condition:

1. Revise plans to address the comments prepared by Ellias Sarrinikolaou, Monmouth County Landscape Architect which must include notes regarding average heights of all plants, and disturbance of existing vegetation. The required sight triangle must also be shown on the Landscape Plans.

Additional comments may be offered and conditions established upon review 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 JSM at Matawan II, LLC Block 40 Lots 6 & 7 Broad Street (County Route 516)	Matawan Borough (Proposed – additional 32,790 sq. ft. office/retail and 130 residential units) (Total Site Area – 6.51 acres) (Impervious Area – 4.745 acres existing <u>+ 0.423 acres proposed</u> 5.168 acres total)	MTSP7164A	09-03-13	Conditional Approval

Conditions:

1. Revise plans to eliminate the proposed middle access drive along Broad Street (County Route 516).
2. A continuous two way center turn lane must be provided extending from the intersection of Broad Street and State Highway 34 to the easterly most proposed driveway and tapered back to the existing centerline of Broad Street in accordance with M.U.T.C.D. Standards. A Strip Map must be provided at a scale of now less than 1" = 30' showing the required striping.
3. Revise plans to provide a pavement repair detail, curb and depressed curb detail in conformance with county standards.
4. Revise plans to address the comments provided by the Monmouth County Landscape Architect.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Broad Street (County Route 516). The amount will be calculated upon 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, 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 Memorial Drive (County Route 40A)	Neptune Township (Proposed – proposed 4 story addition to one existing building and demolish 4 other existing buildings - total 44 units) (Total Site Area – 1.149 acres) (Impervious Area – 0.930 acres proposed)	NSP9262	09-09-13	Appeal

The representative for the applicant, Kenneth Pape, Esq., appeared before the Monmouth County Development Review Committee to appeal the prohibition of a proposed right turn out drive onto Memorial Drive (County Route 40A).

Subsequent to testimony presented, the committee elected to carry the request to the meeting of October 15, 2013 upon receipt and review of a truck circulation plan, and proposed gates along the drive.

Site Plan for 89 Newman Springs Road, LLC Block 7 Lots 1, 16 & 17 Newman Springs Road (County Route 520)	Shrewsbury Borough (Proposed – new 10,110 sq. ft. shopping center with 51 parking spaces) (Total Site Area – 1.322 acres) (Impervious Area – 1.126 acres new proposed)	SHSP9305	09-13-13	Appeal
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The above referenced appeal to rescind the condition that the driveway along Newman Springs Road be eliminated was scheduled to be heard by the Monmouth County Development Review Committee on September 23, 2013. Representatives of the applicant failed to appear before the committee. The appeal was subsequently carried to the meeting of October 15, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for J A T Associates, LLP Block 67 Lot 7.01 State Highway 36	West Long Branch Borough (Proposed – 17,957 sq. ft. addition at existing car dealership plus 32 additional parking spaces) (Total Site Area – 6.45 acres) (Impervious Area – 2.657 acres existing <u>+ 1.676 acres proposed</u> 4.333 acres total)	WLBSP9312	09-11-13	Request Information

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

1. The applicant must submit a drainage area map showing the total area tributary to County Drainage Structure E-11 located in County Route 537.
2. Revise Drainage Analysis to address the comments prepared by Victorino Zabat, P.E., Monmouth County Engineering.

Additional comments and conditions may be established upon receipt of the required information.

SCHEDULE 1188E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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	09-11-13	09-23-13

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

Two previous site plan applications (SHSP9047 and SHSP8547) must be formally withdrawn without prejudice prior to the Monmouth County Development Review Committee taking any formal action on the current site plan.