

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:08 PM on MONDAY, SEPTEMBER 24, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Ettore, PE
Vincent Domidion

Members Absent:

Joseph Rettagliata

Alternates Absent:

Ray Bragg, PE
James Giannell

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.

There being no further business, the Meeting was adjourned at 2:18 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Daria Jakimoska, PE, Vince Cardone, PE and Mark Aikins, Esq. Also present were Dennis A. Collins, Esq., Richard Shaklee, Esq., Steven P. Gouin, Esq., Mark Kataryniak, PE, Peter Avakian, PE, W. Bryan Dempsey, Paul Gleitz (Monmouth County Parks System) and Robert Florio.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1164A, 1164B, 1164C, 1164D & 1164E 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 1164A, 1164B, 1164C, 1164D & 1164E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1164A, 1164B, 1164C, 1164D & 1164E 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 1164A, 1164B, 1164C, 1164D & 1164E 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. Domidion 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 24, 2012.

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

SCHEDULE 1164A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 24, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thampalle J. Reddy Block 56 Lots 1, 59 & 60 State Highway 35	Neptune City Borough	NC246 (also NCSP9216)	09-18-12	3 (Lot Line Adjustment)	Exempt

SCHEDULE 1164B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 24, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Kevin M. & Linda Hughes Block 27 Lots 36, 37 & 50 River Road (County Route 10)	Fair Haven Borough (Proposed Use – Single Family Residential) (Total Area – 2.791 acres)	FH314 ROW3883	09-12-12	2 (Lot Consolidation)	Final 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.

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

SCHEDULE 1164C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 24, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1164D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 24, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Providence Baptist Church Block 192 Lots 1 & 2 Lincoln Ave/Pauls Place (vacated)	Aberdeen Township (Proposed – new 6650 sq. ft. church with 62 parking spaces) (Total Site Area – 1.39 acres) (Impervious Area – 0.844 acres new proposed)	ABTSP9214	09-14-12	County Approval Not Required
Site Plan for Meridian Hospital Corporation Block 36 Lot 24 North Beers Street	Holmdel Township (Proposed – 240 sq. ft. addition to existing hospital) (Total Site Area – 17 acres) (Impervious Area – 10.806 acres existing + <u>0.005 acres proposed</u> 10.811 acres total)	HLSP1352O	09-19-12	County Approval Not Required
Site Plan for 1000 RT 35 BBMK, LLC Block 811 Lots 35 & 36 State Highway 35	Middletown Township (Proposed – new 15,599 sq. ft. sleep center and medical office) (Total Site Area – 1.45 acres) (Impervious Area – 0.655 acres existing + <u>0.235 acres proposed</u> 0.890 acres total)	MDSP9213	09-12-12	County Approval Not Required
Mark Aikins recused himself from this review and discussion.				
Site Plan for Prestige Used Auto, LLC Block 600 Lot 42 State Highway 35	Middletown Township (Proposed – Pre-owned auto sales at existing 600 sq. ft. building) (Total Site Area – 0.474 acres) (Impervious Area – 0.334 acres existing - <u>0.028 acres proposed</u> 0.306 acres total)	MDSP9215	09-17-12	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Thambpalle J. Reddy (Foley's Liquor) Block 56 Lot 1.01 State Highway 35	Neptune City Borough (Proposed – 2150 sq. ft. addition to existing building) (Total Site Area – 0.327 acres) (Impervious Area – 0.204 acres existing + <u>0.038 acres proposed</u> 0.242 acres total)	NCSP9216 (also NC246)	09-18-12	County Approval Not Required
Site Plan for Madison Lease, LLC Block 34 Lot 3.01 Deal Road	Ocean Township (Proposed – new 3,000 sq. ft. convenience store at existing gas station) (Total Site Area – 1.15 acres) (Impervious Area – 0.542 acres new proposed)	OSP9217	09-19-12	County Approval Not Required
Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 Newman Springs Rd/Shrewsbury Ave (County Routes 520 & 13)	Red Bank Borough (Proposed – new 2225 sq. ft. 7-Eleven Convenience store and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.522 acres existing - <u>0.012 acres proposed</u> 0.510 acres total)	RBSP9212	09-11-12	Request Information

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

1. Revise the Traffic Impact Report to provide a three-year accident history for the existing driveways located on Newman Springs Road (County Route 520) and Shrewsbury Avenue (County Route 13).
2. Revise the Traffic Impact Report to use the ITE convenience store with gas facility trip generation projections.
3. Revise the Drainage Statement to analyze the existing/proposed flow into the existing inlet on Newman Springs Road (County Route 520) at Clinton Street and capacity of existing pipes downstream of this location.

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

CONDITIONS:

1. Submission of a copy of a fully-executed agreement between the County of Monmouth and the Borough of Spring Lake permitting the Borough to encroach within the specifically identified area of Ocean Avenue (County Route 18) right-of-way only, said agreement containing both hold harmless and reverter clauses.
2. Posting of a performance guarantee in the amount of \$78,751.20 to assure the satisfactory installation of improvements to Ocean Avenue (County Route 18) pursuant to Section 5.01 of the Monmouth County Development Regulations, Vol. 1. Ten percent of the total, or \$7,875.12, must be submitted in the form of a certified check. The balance, or \$70,876.08, must be submitted in the form of a bond, letter of credit, or certified check. The amount was calculated as follows:

<u>Quantity</u>	<u>Unit</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
125	cubic yard	Roadway excavation, unclassified	\$12.00	\$1,500.00
1	unit(s)	Inlets, Type A	\$1,500.00	\$1,500.00
1	unit(s)	Inlets, Type B	\$1,500.00	\$1,500.00
4	unit(s)	Manhole	\$1,500.00	\$6,000.00
4	unit(s)	24" X 18" Sign	\$175.00	\$700.00
4	unit(s)	30" X 30" Sign	\$200.00	\$800.00
72	linear foot	15" RCCP, ClassIII	\$50.00	\$3,600.00
287	linear foot	24" RCCP, ClassIII	\$50.00	\$14,350.00
2305	square yard	Milling	\$4.00	\$9,219.11
4400	linear foot	Thermoplastic 4" Traffic Stripes	\$0.75	\$3,300.00
30	square yard	4" Topsoil	\$2.50	\$75.00
30	square yard	Fertilizer & Seed	\$1.50	\$45.00
30	square yard	Straw Mulch	\$0.50	\$15.00
503	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$16.00	\$8,048.00
112	square yard	Dense Graded Aggregate- 6" Thk.	\$15.00	\$1,676.67
112	square yard	Bituminous Stabilized Base 6" Thk. Bituminous Concrete Surface	\$21.00	\$2,347.33
2417	square yard	Course,Mix I-4,2" Thick	\$7.00	\$16,915.89
SUBTOTAL				\$71,592.00
10% CONTINGENCIES				\$7,159.20
TOTAL				\$78,751.20

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

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

Site Plan for CommVault Block 101 Lot 1 Hope Road / Tinton Avenue (County Routes 51 & 537)	Tinton Falls Borough (Proposed – 650,000 sq. ft. corporate headquarters with 2,754 parking spaces) (Total Site Area – 55 acres) (Impervious Area – 19.806 acres new proposed)	TFSP9206	08-29-12	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

Traffic Impact Report

1. Provide analysis of Pearl Harbor Drive/Tinton Avenue (CR 537) intersection, taking into consideration Norman J. Field Way.
2. Road designs described in Traffic Impact Report are not consistent with road designs shown on site plans.
3. Trip generation numbers seem low based on parking proposed – revise report basing trip generation numbers on existing CommVault facility and/or similar facilities.
4. Provide a summary of average and 95th percentile vehicle queues for each alternative.
5. Provide a copy of the zip code analysis that was referenced in the Traffic Impact Report
6. Provide details on intended use/operation of Road C (ceremonial drive).
7. Provide strip map (1"=30') of Hope Road (CR 51) showing details of existing conditions and proposed improvements including lane dimensions, right-of-way, existing and proposed striping, utility locations, etc. from the Hope Road/Tinton Avenue intersection south to the railroad crossing.
8. Provide clarification as to the availability of Bataan Avenue as an alternate route to Tinton Avenue.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
CommVault
Block 101
Lot 1
(CONT'D)

Tinton Falls
Borough

TFSP9206

08-29-12

Stormwater Management Report

1. Provide pre- and post-development analysis of existing 30" pipe at Basin #1.
2. Provide pre- and post-development analysis of culvert in Hope Road located between Hemphill Road and Corregidor Road.
3. Provide pre- and post development analysis of the existing 18" x 30" pipe located on the east side of Hope Road.

It is recommended that the project consultants meet with Monmouth County staff to review project prior to submission of revised and amended information.

Site Plan for
1601 Wall, LLC
Block 131
Lot 1
**Belmar Boulevard
(County Route 18)**

Wall
Township

WSP9211

09-10-12

Final
Approval

(Proposed – conversion of 2316 sq. ft. repair garage to
convenience store with fueling station)
(Total Site Area – 1.04 acres)
(Impervious Area – 0.552 acres existing
- 0.057 acres proposed
0.495 acres total)

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

- The frontage of the site along Belmar Boulevard falls within state jurisdiction.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Inna Silman / Emelan Properties Block 14 Lots 9 & 10 Broadway (County Route 537)	West Long Branch Borough (Proposed – conversion of unoccupied day care to dental office with addition of 119 sq. ft.) (Total Site Area – 0.509 acres) (Impervious Area – 0.435 acres existing + <u>0.019 acres proposed</u> 0.454 acres total)	WL BSP9218	09-20-12	

Held for next meeting.

REVIEW OF DEVELOPMENT APPLICATION FEE SCHEDULE

Staff presented the Committee with copies of the Development Application Fee Schedule and suggested that the fees be reviewed to more accurately reflect the staff time spent on reviewing applications. In particular, fees charged for minor subdivisions that do not abut a county road or county bridge, major subdivisions that do not abut a county road or county bridge, site plans that do not abut a county road or county bridge with less than 1 acre of impervious surface and final major subdivision plats which do not involve county requirements do not cover staff time for processing and review. Other items which could be revised are the applications exempt from payment of fees and the maximum application fee of \$7,500. The Committee agreed that revisions could be made to the fee schedule and suggested that the matter be continued to a future Development Review Committee meeting.

SCHEDULE 1164E

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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