

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on MONDAY, SEPTEMBER 26, 2016 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
Joseph Ettore, PE (left at 2:26 PM)  
James Giannell  
Ray Bragg, PE

Members Absent:

None

Alternates Absent:

Joe Barris, PP  
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 3:12 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, Victor Furmanec, PP, and Daria Jakimowska, PE. Also in attendance were: John Giunco, Esq. and Don Ellis (Meridian Health)

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1260A, 1260B, 1260C, 1260D & 1260E 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 1260A, 1260B, 1260C, 1260D & 1260E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1260A, 1260B, 1260C, 1260D & 1260E 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 1260A, 1260B, 1260C, 1260D & 1260E 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. Giannell  
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 26, 2016.

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

SCHEDULE1260A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 26, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cookman Community Development Urban Renewal LLC Block 3105 Lot 4 Lake & Cookman Avenues	Asbury Park City	AP381 (also APSP9635)	09-16-16	2 (1 new)	Exempt
Subdivision for Linus Holding Corp. Block 2508 Lots 2 & 5 Bangs Avenue	Asbury Park City	AP382	09-19-16	2 (Lot Line Adjustment)	Exempt
Subdivision for Noel Kelly & Mary Buckley-Kelly Block 76 Lots 1 & 2 Monmouth Boulevard	Oceanport Borough	OP369	09-15-16	2 (Lot Line Adjustment)	Exempt

SCHEDULE1260B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 26, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Natalie J. Saeger Block 9 Lot 5.01 <b>Crawfords Corner-Everett Road (County Route 52)</b>	Holmdel Township  (Proposed Use – Residential) (Total Area – 17.21 acres)	HL418 ROW3930	09-06-16	2	Conditional Final Approval

Condition:

1. Receipt of a deed of dedication for the widening of Crawfords Corner-Everett Road (County Route 52) to a distance of 40 feet from the centerline.

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

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

SCHEDULE 1260C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 26, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Amboy Road Assoc., LLC Block 39 Lot 11.01 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck Township  (Proposed Use – Single Family Residential) (Total Area – 17.57 acres)	CNMJ726	09-12-16	7 (6 new)	Request Information

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

1. The driveway on Lot 11.02 providing access to and from County Route 537 shall be closed for traffic safety purposes since Lot 11.02 has access along Lakeside Avenue.
2. The applicant shall verify that the swale situated along County Route 537 can handle additional stormwater runoff generated by the proposed subdivision.
3. The existing fence along County Route 537 should be removed from the county right-of-way. Alternatively, a hold harmless agreement may be required between the County and all future owners of Proposed Lot 11.05 to allow the fence to remain.
4. The applicant shall provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 26, 2016.
5. The applicant shall provide the information requested in memorandum prepared by Elias Sarrinikolaou, dated September 21, 2016.

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

SCHEDULE 1260D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, SEPTEMBER 26, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cookman Community Development Urban Renewal LLC Block 3105 Lot 4.02 Lake & Cookman Avenues	Asbury Park City  (Proposed – new 5 story 60-unit residential building) (Total Site Area – 0.46 acres) (Impervious Area – 0.45 acres new proposed)	APSP9635 (also AP381)	09-16-16	County Approval Not Required
Site Plan for Congregation Beit Yosef of Deal, Inc. Block 22 Lot 4 Norwood Avenue	Deal Borough  (Proposed – demolish and construct new 8664 sq. ft. building) (Total Site Area – 0.34 acres) (Impervious Area – 0.315 acres new proposed)	DSP9630	09-12-16	County Approval Not Required
Site Plan for Lidl US Operations, LLC Block 1401 Lot 14 State Highway 35	Eatontown Borough  (Proposed - New 35,962 sq. ft. grocery store with 152 parking spaces) (Total Site Area – 4.003 acres) (Impervious Area – 3.151 acres new proposed)	ETSP9632	09-13-16	Request Information

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

1. The applicant shall provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 26, 2016.

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 Meridian Health Realty Corp. Block 69.05 Lot 35.03 <b>West Main Street (County Route 537)</b>	Freehold Township  (Proposed – conversion of vacant building to medical office/urgent care w/ 19 new parking spaces) (Total Site Area – 1.68 acres) (Impervious Area – 0.710 acres existing <u>+ 0.173 acres proposed</u> 0.883 acres total)	FRTSP9575		Modified Conditional Approval

Conditions:

1. Adjust the curve numbers for the existing stormwater basin and proposed Pond 1P to consider impounded runoff within the stormwater basin. Use the area within the 25-year water surface elevation; CN = 98. Re-compute as necessary.
2. Indicate the existing infiltration trench on the site plan.
3. Provide supplemental computations to verify the capacity of the downstream storm drainage system in County Route 537 to adequately convey runoff from the site under developed conditions, in addition to runoff from existing tributary areas. (This information was previously requested in the memorandum dated March 14, 2016.)
4. Provide dimensions from the centerline of County Route 537 to the right-of-way and curb line fronting the site.
5. Prior to Final Approval, receipt of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements to County Route 537, including closure of the southerly driveway. The amount will be calculated upon the receipt of revised plans.
6. Prior to Final Approval, a developer agreement shall be required between the County of Monmouth and the developer for all proposed County right-of-way improvements, including closure of the existing southerly driveway, as well as the dedication of any additional land necessary to implement the provision of a right-turn lane from W. Main Street to Castronova Way.

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

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				
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Township of Hazlet Block 120 Lot 75.01 <b>Middle Road (County Route 516)</b>	Hazlet Township  (Proposed – parking lot at Natco Lake with 6 parking spaces and 1,000 sq. ft. future building) (Total Site Area – 7.16 acres) (Impervious Area – 0.106 acres new proposed)	HZSP9633	09-14-16	Conditional Approval

Conditions:

1. The site plan should be revised to label the existing driveway.
2. The Township shall provide proof of bonding for the proposed improvements within the Middle Road (County Route 516) right-of-way.

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

Site Plan for Dawn Developers Block 38 Lot 4 Randolph Road	Howell Township  (Proposed – 127,124 sq. ft. warehouse/office flex space with 160 new parking spaces) (Total Site Area – 12.2 acres) (Impervious Area – 5.978 acres new proposed)	HWSP9636	09-19-16	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 26, 2016.

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 Mark-Built Properties at Long Branch LLC Block 216 Lots 9, 10 & 25 <b>Ocean Boulevard (County Route 57)</b>	Long Branch City  (Proposed – new 57 unit multi-family residential complex) (Total Site Area – 1.94 acres) (Impervious Area – 0.705 acres existing <u>+ 0.483 acres proposed</u> 1.188 acres total)	LBSP9538	09-06-16	Conditional Approval

Conditions:

1. Prior to Final Approval, a developer's agreement will be required between the County of Monmouth and the applicant for proposed right-of-way improvements within the Ocean Boulevard (County Route 57) right-of-way. The fee for the preparation of the developer agreement is \$500.00.
2. Posting of a performance guarantee to assure the satisfactory installation of improvements within the Ocean Boulevard right-of-way. The performance guarantee shall be in the form of a bond, letter of credit, or bank check. The amount will be calculated upon receipt of the revised site plan.
3. A one-way sign shall be provided on the median directly opposite the driveway on Ocean Boulevard.
4. A detail shall be provided for the striping of the proposed traffic island.

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

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Takanassee Developers, LLC Block 60 Lots 11, 11.02, 12.01, 12.02 & 13 Ocean Avenue <b>(County Bridge O-21)</b>	Long Branch City  (Proposed – mixed-use residential with 13 units) (Total Site Area – 4.7 acres) (Impervious Area – 1.404 acres new proposed)	LBSP9582	09-14-16	Conditional Approval

Conditions:

1. The applicant shall provide a copy of the draft access deed to the County for its review and approval. The purpose of the deed is to ensure that the City of Long Branch may access the onsite flume for its maintenance and/or reconstruction. Such access is essential to ensuring the proper function of the flume so that it does not fail and adversely affect county bridge O-21.

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

Site Plan for William Trochiano, TDA Capital Block 147 Lot 28.02 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – 15,264 sq. ft. new office/warehouse) (Total Site Area – 2.422 acres) (Impervious Area – 0.629 acres new proposed)	MRSP8894	Request to Apply for Highway Dept. Permits
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The Committee agreed to contact the Highway Department that they would not have any objections to the issuance of a road opening permit for this application in view of the scheduled resurfacing of Tennent Road (County Route 3).

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 70 Greenwood Road, LLC Block 122 Lot 39 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – new 58,900 sq. ft. self-storage facility and sales office) (Total Site Area – 5.27 acres) (Impervious Area – 2.955 acres new proposed)	MRSP9604		Request to Apply for Highway Dept. Permits

The Committee agreed to contact the Highway Department that they would not have any objections to the issuance of a road opening permit for this application in view of the scheduled resurfacing of Tennent Road (County Route 3).

Site Plan for Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)	MRSP9610	09-09-16	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, dated September 29, 2016.
2. Prior to final approval, the applicant shall submit a certified check in the amount of **\$9,068.82** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure ML-31, which will accept stormwater runoff from the site. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure ML-31.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information. Please provide four copies of the revised site plan.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 189 Lots 6 & 9 State Highway 35	Ocean Township  (Proposed – new equipment shelter at existing wireless communications facility) (Total Site Area – 2.58 acres) (Impervious Area – no change)	OSP9634	09-14-16	County Approval Not Required
Site Plan for STZ Holdings Block 52 Lot 12 <b>East River Road (County Route 10)</b>	Rumson Borough  (Proposed – new 2853 sq. ft. office building with 7 parking spaces) (Total Site Area – 0.19 acres) (Impervious Area – 0.156 acres new proposed)	RMSP9542	09-08-16	Request Information

Mark Aikins recused himself from this review and discussion.

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 26, 2016.

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

Site Plan for MEGA Land Wall II & III, LLC Block 271 Lots 17 & 20 State Highway 35	Wall Township  (Proposed – new 61,630 sq. ft. shopping center with 339 parking spaces) (Total Site Area – 9.961 acres) (Impervious Area – 5.518 acres new proposed)	WSP9631	09-12-16	Request Information
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The following must be addressed prior to formal review and action by the Development Review Committee:

1. The applicant shall provide the information requested in memorandum prepared by Victorino B. Zabat, dated September 26, 2016.

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

SCHEDULE 1260E

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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