

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:00 PM on TUESDAY, OCTOBER 9, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Ray Bragg, PE
Vincent Domidion

Members Absent:

Joseph Ettore, PE
Joseph Rettagliata

Alternates Absent:

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 2:00 PM.

Staff present included: Ed Sampson, PP, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Paul Edinger, Esq., Terry Weldon and Robert Silverstein (95 Hope Road, LLC), William Nevins and Robert Florio.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1165A, 1165B, 1165C, 1165D & 1165E 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 1165A, 1165B, 1165C, 1165D & 1165E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1165A, 1165B, 1165C, 1165D & 1165E 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 1165A, 1165B, 1165C, 1165D & 1165E 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. 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 TUESDAY, OCTOBER 9, 2012.

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

SCHEDULE 1165A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 09, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Douglas and Joyce Jemal Block 56 Lot 6.01 Ocean Avenue	Long Branch City	LB571	09-26-12	2 (1 new)	Exempt
Subdivision for John Rogers Block 21 Lot 9 Ocean Avenue	Monmouth Beach Borough	MB374	09-24-12	2 (1 new)	Exempt

SCHEDULE 1165B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 09, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Michael & Jean Wagner Block 318 Lots 1 & 4 Amboy Avenue (County Route 6) (County Bridge MA-14)	Aberdeen Township	ABT455 ROW3880	09-27-12	2 (Lot Line Adjustment)	(Proposed Use – Restaurant and Marina) (Total Area – 10.898 acres)

Held for 10/22/12 meeting.

SCHEDULE 1165C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 09, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1165D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 09, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for McDonald's Corporation Block 89 Lots 2.02 & 3 State Highway 34	Aberdeen Township (Proposed – demolish existing building and construct new 4252 sq. ft. restaurant) (Total Site Area – 1.57 acres) (Impervious Area – 0.954 acres existing - 0.026 acres proposed) 0.928 acres total)	ABTSP2468A	09-27-12	County Approval Not Required

Site Plan for Manasquan River Golf Club Blocks 90 / 91 Lots 1 / 1 Riverview Drive / Old Bridge Road (County Routes 48 / 20)	Brielle Borough (Proposed – 4164 sq. ft. addition to existing Golf Club) (Total Site Area – 139.7 acres) (Impervious Area – 4.456 acres existing + 0.098 acres proposed 4.554 acres total)	BRSP1143C	09-26-12	Conditional Approval
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Conditions:

1. Revise plans to show an easement to the County of Monmouth for maintenance and re-construction of county drainage structure W-7A as shown in red on the attached photocopy.
2. Receipt of a deed to the County of Monmouth for maintenance and reconstruction of county drainage structure W-7A. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

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
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 95 Hope Road, LLC Block 1802 Lot 6 Hope Road (County Route 51) Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)	ETSP9051		Request Information

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

1. Receipt of a traffic report to assess the possible need for a formal left turn lane off of Hope Road (County Route 51) into the site.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Site Plan for Nestle USA, Inc. Block 93 Lot 4 Jerseyville Avenue	Freehold Borough (Proposed – parking improvements at existing site) (Total Site Area – 2.62 acres) (Impervious Area – 2.479 acres existing – no change)	FRSP5394B	09-26-12	County Approval Not Required
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Site Plan for CCM Properties LLC Block 108 Lot 10 Jerseyville Avenue	Freehold Borough (Proposed – new 8000 sq. ft. metal building at site) (Total Site Area – 0.945 acres) (Impervious Area – 0.855 acres existing <u>+ 0.009 acres proposed</u> 0.864 acres total)	FRSP9221	10-02-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Centerville Holdings LLC Block 50.21 Lot 1 State Highway 35	Holmdel Township (Proposed – Convert former 5353 sq. ft. state police building to veterinary hospital) (Total Site Area – 1.44 acres) (Impervious Area – 0.504 acres existing – no change)	HLSP9219	10-01-12	County Approval Not Required

Site Plan for Pinewood Estates, Inc. (Pinewood Village) Block 154.01 / 154.38 Lots 2.18 & 2.19 / 1, 2 & 3 Monmouth Road (County Route 537)	Jackson Township (Proposed – 12,000 sq. ft. Office, 8,000 sq. ft. Child Care & 31,000 sq. ft. Retail w/ 287 Parking Spaces) (Total Site Area – 10.69 Acres) (Impervious Area – 4.98 Acres Total)	JSP8111		Amendment to Developer's Agreement
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Mr. Sampson advised the Committee that there is currently an executed Developer Agreement between Pinewood Estates and the County of Monmouth requiring the developer to make certain improvements to County Route 537 under Phase 1 and to install a traffic signal under Phase 2. Under a Consent Order of Settlement executed on June 29, 2012 between the developer and the Jackson Township Zoning Board the developer is required to install the traffic signal under Phase 1 of the development. Therefore, the Developer Agreement needs to be amended to require that all road improvements and the traffic signal be installed prior to Phase 1. Following brief discussion, the Committee voted to approve the amendment to the Developer Agreement.

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
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for Christopher Lacerre Block 119 Lot 2.04 Center Avenue	Matawan Borough (Proposed – light automotive repair & service in existing building) (Total Site Area – 1.14 acres) (Impervious Area – 0.32 acres existing – no change)	MTSP9222	10-04-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1800 Acquisition, LLC Block 34 Lot 16 State Highway 35	Ocean Township (Proposed – Conversion of existing site to recreation/retail facility and parking improvements) (Total Site Area – 2.51 acres) (Impervious Area – 1.484 acres existing - <u>0.070 acres proposed</u> 1.414 acres total)	OSP9220	10-02-12	County Approval Not Required

Site Plan for William Nevins Block 22.01 Lot 1.01 Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524)	Upper Freehold Township (Proposed – new 1500 sq. ft. pole barn - catering/restaurant use) (Total Site Area – 1.251 acres) (Impervious Area – 0.251 acres existing – no change)	UFTSP9223	10-05-12	Fee Appeal
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Mr. William Nevins, applicant, appeared before the Committee and asked for a waiver or a reduction of the required \$548.00 site plan application fee. Mr. Nevins is located at the corner of Imlaystown-Hightstown Road (County Route 43) and New Canton-Stone Tavern Road (County Route 524) and feels he has been unfairly impacted by the Cox's Corner project. In advance of improvements to the intersection Mr. Nevins has had a fence and several trees removed and his property along the road frontage has not been restored. Mr. Nevins claims that his proposal is for a small business and will have little impact on the surrounding area. Following discussion, the Committee voted to reduce the application fee from \$548.00 to \$348.00.

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
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 William Kurtz Block 819 Lots 14 & 15 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – 8200 additional sq. ft. for office/commercial) (Total Site Area – 1.1 acres) (Impervious Area – 0.22 acres existing <u>+ 0.44 acres proposed</u> 0.66 acres total)	WSP8971		Conditional Approval

CONDITIONS:

1. Revise plans to remove the bubbler outfall at Atlantic Avenue (CR 524 Spur) to eliminate possibility of stormwater overflowing onto the county road.
2. Revise plans to note that the existing utility pole will be re-located a minimum of 6' behind the concrete curb.
3. Revise the detail sheet to show a 1' sawcut on the pavement repair detail and show 6" county curb face, not 8".
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$5,115.00 to assure the satisfactory installation of improvements to Atlantic Avenue (County Route 524). Sample bond and letter of credit formats acceptable to the County of Monmouth may be found at www.monmouthplanning.com. The amount was calculated as follows:

<u>Quantity</u>	<u>per</u>	<u>Item</u>	<u>Unit Price</u>	<u>Total</u>
1	unit(s)	Pavement Repair	\$750.00	\$750.00
1	unit(s)	30" X 30" Sign	\$200.00	\$200.00
25	square yard	6" Concrete Driveway, Reinforced	\$40.00	\$1,000.00
150	linear foot	6" X 8" X 20" Vertical Concrete Curb	\$18.00	\$2,700.00
SUBTOTAL				\$4,650.00
10% CONTINGENCIES				\$465.00
TOTAL				\$5,115.00

- Prior to release of the performance guarantee a 2% inspection fee in the amount of \$102.30 must be submitted.

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
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	Conditional Approval

Conditions:

1. Revise plans to show new curb and driveway aprons along the entire frontage of Broadway (County Route 537).
2. Revise plans to provide a pavement repair detail, curb detail, and apron detail in conformance with county standards.
3. Posting of a Performance Guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Broadway (County Route 537). 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
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
Ray Bragg	X			
Vincent Domidion	X			
James Giannell				X

Site Plan for West LB Realty, Inc. Block 67 Lot 32 Monmouth Road	West Long Branch Borough (Proposed – convert part of existing 5034 sq. ft. gasoline/ auto repair facility into a convenience store) (Total Site Area - .90 acres) (Impervious Area – 0.639 acres existing <u>+ 0.078 acres proposed</u> 0.717 acres total)	WL BSP9224	10-05-12	County Approval Not Required
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SCHEDULE 1165E

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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