

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on TUESDAY, OCTOBER 14, 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 3:55 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1213A, 1213B, 1213C, 1213D & 1213E 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 1213A, 1213B, 1213C, 1213D & 1213E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1213A, 1213B, 1213C, 1213D & 1213E 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 1213A, 1213B, 1213C, 1213D & 1213E 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 TUESDAY, OCTOBER 14, 2014.

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

SCHEDULE 1213A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 14, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1213B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 14, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RPM Development LLC Block 39 Lot 1 Church Street (County Route 45)	Aberdeen Township (Proposed Use – age-restricted and family oriented affordable housing) (Total Area – 13.553 acres)	ABT458 ROW3904 (also ABTSP9406)	09-25-14	3 (2 new)	Request Information

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

1. Revise plans to address comments in review memorandum prepared by Victorino Zabat, PE dated 10/14/14.
2. Revise plans to address comments in landscape review memorandum prepared by E. Sarrinikolaou, LLA dated 10/9/14.
3. Revise plans to provide sight line profiles from the proposed site driveway along Church Street (County Route 45).
4. Revise plans to identify signs to be re-located.
5. Revise plans to provide standard crosswalk details.

Other:

1. Prior to Final Approval a deed to the County of Monmouth must be submitted for widening the right-of-way of Church Street (County Route 45) to a distance of 30' from the centerline. Submit a draft deed description for review. Following approval of the deed description submit executed deed to this office for filing with the Monmouth County Clerk's office.
2. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Church Street (County Route 45).
3. The project is located along the Henry Hudson Trail, a rail route maintained by the Monmouth County Park System for recreation purposes. The developer should disclose the existence of the rail trail to future residents.

SCHEDULE 1213C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 14, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1213D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 14, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Development, LLC Block 155 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed – Glassworks Redevelopment – 500 dwelling units/ retail/hotel/movie theatre and 1628 parking spaces) (Total Site Area – 51.24 acres) (Impervious Area – 35.868 acres existing - <u>3.420 acres proposed</u> 32.448 acres total)	ABTSP9344	09-18-14	Request Information

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

1. Revise the plans to show the right-of-way of Cliffwood Avenue (County Route 6A) widened to a distance of 40' from the right-of-way centerline due to the scale of the project and the improvements to the county road that are necessary to accommodate the additional traffic generated by the project.
2. Revise the plans to show Cliffwood Avenue (County Route 6A) milled/paved the full width along the project frontage.
3. Revise plans to show 32' between base of arrow and top of "only" on all dedicated turn lanes on Cliffwood Avenue (County Route 6A) per MUTCD.
4. Revise plans to replace R(NJ)3-8F sign on sheet 12 of 21 of Cliffwood Avenue Plans with R3-7L sign.
5. Revise plans to replace R(NJ)3-8U sign on sheet 13 of 21 of Cliffwood Avenue Plans with R3-7R sign.
6. Address landscape comments prepared by Elias Sarrinikolaou dated 10/7/14.

Other items to be addressed prior to Final Approval:

1. A developer agreement will be required between the County of Monmouth and the developer for the traffic signal and related improvements to Cliffwood Avenue.
 2. A performance guarantee will be required to assure the satisfactory installation of improvements to Cliffwood Avenue (County Route 6A).
 3. A deed to the County of Monmouth will be required for the widening of the right-of-way of Cliffwood Avenue (County Route 6A).
- Additional items may be requested and/or conditions established by the Development Review Committee following formal review of the requested information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yellowbrook Property Company Block 114 Lots 6, 7.01 & 13 State Highway 34	Aberdeen Township (Proposed – 200 unit multi-family residential with 3832 sq. ft. clubhouse and 425 parking spaces – (Hidden Village at Aberdeen)) (Total Site Area – 27.722 acres) (Impervious Area – 8.139 acres new proposed)	ABTSP9404	09-24-14	Request Information

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

- This site is tributary to County Drainage Structure MA-1 located in Van Brackle Road. A stormwater management report prepared in accordance with the Monmouth County Development Regulations, including 25 year storm analysis, must be submitted along with a drainage area map showing: (a) the total upland area that drains to this structure; and (b) the proposed development site area that drains to this structure.

Site Plan for RPM Development LLC Block 39 Lot 1 (1.01 & 1.02) Church Street (County Route 45)	Aberdeen Township (Proposed – 145 age-restricted and family oriented affordable housing Apartment units with 2545 sq. ft. senior center) (Total Site Area – 13.553 acres) (Impervious Area – 2.95 acres new proposed)	ABTSP9406 (also ABT458 ROW3904)	09-25-14	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Revise plans to address comments in review memorandum prepared by Victorino Zabat, PE dated 10/14/14.
2. Revise plans to address comments in landscape review memorandum prepared by E. Sarrinikolaou, LLA dated 10/9/14.
3. Revise plans to provide sight line profiles from the proposed site driveway along Church Street (County Route 45).
4. Revise plans to identify signs to be re-located.
5. Revise plans to provide standard crosswalk details.

Other:

1. Prior to Final Approval a deed to the County of Monmouth must be submitted for widening the right-of-way of Church Street (County Route 45) to a distance of 30' from the centerline. Submit a draft deed description for review. Following approval of the deed description submit executed deed to this office for filing with the Monmouth County Clerk's office.
2. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Church Street (County Route 45).
3. The project is located along the Henry Hudson Trail, a rail route maintained by the Monmouth County Park System for recreation purposes. The developer should disclose the existence of the rail trail to future residents.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Holmdel GAA Complex LLC Block 2 Lots 2 & 26 Newman Springs Rd/S. Holmdel Rd (County Routes 520 & 4) County Bridges H-29 & H-30	Holmdel Township	HLSP9405	09-24-14	Request Information
	(Proposed – New Sports Complex with 406 parking spaces) (Total Site Area – 91.3 acres) (Impervious Area – 20.51 acres new proposed)			

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

1. Provide copy of agreement between the Capelli Sports Complex and Vonage that permits the use of the Vonage site for overflow parking.
2. Provide a statement of proposed operations and indicate if fields will have lighting for night use.
3. Revise plans to show County Route 520 widened to a distance of 50' from the right-of-way centerline.
4. Provide a letter withdrawing the prior application for this site (HLMJ600).
5. Address landscape comments contained in memorandum prepared by Elias Sarrinikolaou dated 10/8/14.
6. Address drainage/stormwater comments contained in memorandum prepared by Victorino Zabat dated 10/14/14.
7. Revise plans to address striping/County Route 520 improvements as shown.

Other items to be addressed prior to Final Approval:

1. Submit deeds to the County of Monmouth for HL-29 and HL-30.
2. Submit deed to the County of Monmouth for widening the right-of-way of County Route 520.
3. Submit performance guarantee to assure the satisfactory installation of improvements to County Route 520. The amount will be calculated upon the receipt of revised plans.
 - Additional items may be requested and/or conditions established by the Development Review Committee following formal review of the requested information.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PRP Services, Inc. Block 168 Lots 27 & 28 Bennett Road	Howell Township	HWSP9386	10-03-14	
	(Proposed – new 26,250 sq. ft. building at existing residential/farm for conversion to commercial/light manufacturing) (Total Site Area – 13.94 acres) (Impervious Area – 0.53 acres existing + <u>1.33 acres proposed</u> 1.86 acres total)			

Review was carried to the next Development Review Committee meeting on October 27, 2014.

Site Plan for Sea View Towers, LLC Block 215 Lots 3, 4, 5.01, 5.02 & 6 Ocean Boulevard (County Route 57)	Long Branch City	LBSP7285A (Also LBSP7285)	10-02-14	
	(Proposed – New 110 unit residential complex) (Total Site Area – 3.68 acres) (Impervious Area – 2.049 acres existing - <u>0.029 acres proposed</u> 2.020 acres total)			

Review was carried to the next Development Review Committee meeting on October 27, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dr. Abraham Sadon and Dr. Ludmila Ridlovsky Block 180 Lot 16 County Route 520	Marlboro Township (Proposed – new 16,768 sq. ft. medical office bldg) (Total Site Area – 1.97 acres) (Impervious Area – 0.914 acres new proposed)	MRSP9274	10-10-13	Conditional Approval

The Committee received applicant's request to perform water service stub-in work to the site prior to Final Site Plan Approval of the Monmouth County Planning Board. The Committee voted to approve the applicant's request to begin utility work due to the scheduled resurfacing of County Route 520 by the County of Monmouth.

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

Site Plan for M & M at 483 Route 79, LLC Block 122 Lot 27.04 State Highway 79	Marlboro Township (Proposed – retail & convenience store with fuel station (total 16,296 sq. ft.) with 99 parking spaces) (Total Site Area – 15.2 acres) (Impervious Area – 2.688 acres new proposed)	MRSP9365	09-16-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

- Provide a drainage area map delineating all areas tributary to Monmouth County Structure ML 31 located in Texas Road and show (a) the total upland area that drains to this structure; and (b) the proposed development site area that drains to this structure. Indicate topography, land use, land cover and dominant runoff path.

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 R.C. Realities South LLC Block 3 Lot 2.01 State Highway 35	Ocean Township (Proposed – 5,888 sq. ft. addition to existing auto dealership (Lexus of Monmouth)) (Total Site Area – 3.96 acres) (Impervious Area – 3.437 acres existing – no change)	OSP7338A	10-02-14	County Approval Not Required
Site Plan for MUY Brands, LLC Block 187 Lot 1.01 State Highway 35	Ocean Township (Proposed – 2029 sq. ft. Taco Bell with drive-thru) (Total Site Area – 0.765 acres) (Impervious Area – 0.483 acres new proposed)	OSP9408	09-26-14	County Approval Not Required
Site Plan for Heritage Village at Oakhurst, LLC Block 3 Lots 16.03 & 16.04 West Park Avenue (County Route 14)	Ocean Township (Proposed – new 93-unit affordable, age restricted housing community) (Total Site Area – 6.518 acres) (Impervious Area – 2.066 acres new proposed)	OSP9409	10-01-14	Request Information

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

1. Submit traffic report that addresses impact of the proposed facility on West Park Avenue (County Route 14).

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 280 Ocean Ave Sea Bright LLC Block 30 Lots 47 & 47.01 Ocean Avenue	Sea Bright Borough (Proposed – new 6050 sq. ft. building for marina, catering hall & apartments) (Total Site Area – 1.698 acres) (Impervious Area – 0.912 acres existing – no change)	SBSP9413	10-09-14	County Approval Not Required
Site Plan for AB Monmouth, LLC Block 817 Lot 2 Old Bridge Road (County Route 20)	Wall Township (Proposed – 2 new buildings (total 234,120 sq. ft.) for extended stay hotel facility with 279 parking spaces) (Total Site Area – 24.9 acres) (Impervious Area – 4.977 acres existing <u>+ 1.639 acres proposed</u> 6.616 acres total)	WSP7474A	09-19-14	Request Information

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

- Provide stormwater management report that addresses impact of the development on Monmouth County Structures located in Old Bridge Road (County Route 20). Indicate topography, land use, land cover and dominant runoff path and include 25 year storm analysis.
- Provide traffic report that addresses change in activity for the new proposed site use compared to the previously approved use.

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 First Hartford Realty Corp. Block 12 Lot 1.01 Eighteenth Avenue (County Route 30)	Wall Township	WSP9407	09-25-14	Request Information
(Proposed – New 14,718 sq. ft. CVS Pharmacy with drive thru) (Total Site Area – 1.40 acres) (Impervious Area – 0.224 acres existing + <u>0.896 acres proposed</u> 1.120 acres total)				

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

1. Provide a traffic study that includes queuing calculations for the NJDOT traffic signal at State Route 79 and Eighteenth Avenue (County Route 30).
2. Provide letter that formally withdraws from consideration the prior Site Plan application for this site by EPK Enterprises, LLC (our file no. WSP8379).
3. Provide letter that formally withdraws from consideration the prior Minor Subdivision application for this site by EPK Enterprises, LLC (our file no. W1339 ROW3758) and provide copy of deed or other documentation that created new lot Block 12, Lot 1.01.

SCHEDULE 1213E

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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