

## 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, OCTOBER 22, 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.

The committee entered into executive session at 1:20 PM and returned at 1:32 PM. There being no further business, the Meeting was adjourned at 1:32 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1166A, 1166B, 1166C, 1166D & 1166E 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 1166A, 1166B, 1166C, 1166D & 1166E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1166A, 1166B, 1166C, 1166D & 1166E 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 1166A, 1166B, 1166C, 1166D & 1166E 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. Bragg  
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, OCTOBER 22, 2012.

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

SCHEDULE 1166A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 22, 2012; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1166B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 22, 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 <b>Amboy Avenue (County Route 6) (County Bridge MA-14)</b>	Aberdeen Township  (Proposed Use – Restaurant and Marina) (Total Area – 10.898 acres)	ABT455 ROW3880	09-27-12	2 (Lot Line Adjustment)	Conditional Final Approval

1. Receipt of deeds to the County of Monmouth for the required temporary construction easements, maintenance easement, and cross access easement as correctly shown on the plans. The descriptions submitted for review are correct. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at [www.visitmonmouth.com](http://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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory Capoano/Gerald Grasso Block 229 Lots 7, 8, 9 & 10 <b>Asbury Road</b> <b>(County Route 547)</b>	Howell Township  (Proposed Use – Single Family Residential) (Total Area – 7.291 acres)	HW1384 ROW3876		2 (Lot Consolidation)	Conditional Final Approval

Conditions:

1. Revise plans to note that the two story frame structure at the north west corner of the property is to be removed.
2. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Asbury Road (County Route 547) to a distance of 40' as correctly shown on the plans. 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://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

SCHEDULE 1166C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 22, 2012; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1166D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 22, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ocean Sunset 35, LLC Block 137 Lots 28 & 29 Sunset Avenue	Ocean Township  (Proposed – demolish existing buildings and construct New 14,568 sq. ft. CVS Pharmacy) (Total Site Area – 1.87 acres) (Impervious Area – 1.206 acres new proposed)	OSP9226	10-12-12	Final Approval

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, 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 Stavola Leasing LLC Block 18.01 Lot 3 <b>Shrewsbury Avenue (County Route 13)</b>	Tinton Falls Borough  (Proposed – 5580 sq. ft. addition to existing building plus 26 new parking spaces) (Total Site Area – 1.54 acres) (Impervious Area – 1.047 acres existing <u>+ 0.155 acres proposed</u> 1.202 acres total)	TFSP9225	10-10-12	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 the Stormwater Management Report to address the adequacy of the down stream pipe to ensure sufficient capacity to accept the additional run-off from the site.
2. The applicant must submit a drainage area map for the entire area tributary to the site.
  - Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Nevins Block 22.01 Lot 1.01 <b>Imlaystown-Hightstown Road                      (County Route 43)                      New Canton-Stone Tavern Road                      (County Route 524)</b>	Upper Freehold Township	UFTSP9223	10-05-12	Request Information
(Proposed – new 1500 sq. ft. pole barn - catering/restaurant use) (Total Site Area – 1.251 acres) (Impervious Area – 0.251 acres existing – no change)				

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

1. Revise plans to show the proposed road way improvements, including striping, along the property frontage on County Route 524 as required by the county of the developer of the Cox's Corner subdivision.
  - Additional comments may be provided and conditions established by the Development Review Committee upon receipt of revised plans.

SCHEDULE 1166E

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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