

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:11 PM on MONDAY, OCTOBER 27, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion

Members Absent:

Joseph Ettore, PE

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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 2:54 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 1214A, 1214B, 1214C, 1214D & 1214E 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 1214A, 1214B, 1214C, 1214D & 1214E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1214A, 1214B, 1214C, 1214D & 1214E 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 1214A, 1214B, 1214C, 1214D & 1214E 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

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 27, 2014.

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

SCHEDULE1214A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 27, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1214B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 27, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mercy Trust Block 94 Lot 7.01 Bingham Avenue (County Route 8A)	Rumson Borough (Proposed Use – Residential) (Total Area – 7.95 acres)	RM439 ROW3905	10-10-14	2 (1 new)	Conditional Final Approval

CONDITIONS:

1. Revise plans to show the right-of-way centerline of Bingham Avenue (County Route 8A).
2. Revise plans to show the right-of-way of Bingham Avenue (County Route 8A) widened to a distance of 30' from the centerline per the Monmouth County Road Plan. Submit deed to the County of Monmouth for the widening of the right-of-way.
3. Revise plans to provide a 1"=20' detail of the proposed driveway intersection with Bingham Avenue. Proposed driveway should be located as far as possible from existing utility pole and show standard 5' flare. Include driveway detail.
4. Revise plans to address landscape comments of Ellias Sarrinikolaou, LLA, in attached memorandum dated 10/22/14. Proposed street trees are to be located outside of Monmouth County right-of-way

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

SCHEDULE1214C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 27, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Yellowbrook Property Co. Block 86.01 Lot 20 Wemrock & Gulley Roads	Freehold Township (Proposed Use – Single Family Residential – Legend Hollow Estates) (Total Area – 10.48 acres)	FRTMJ695	10-09-14	10 (9 new)	Request Information

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 F-21 located in Gully 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.

Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 County Route 520	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	10-10-14	6 (5 new)	
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Moved to the next Development Review Committee meeting on November 10, 2014.

SCHEDULE1214D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 27, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AP Block 178 Venture, LLC & Asbury Partners, LLC Block 4104 Lots 3-7, 10 & 11 Fifth Avenue	Asbury Park City (Proposed – Rehabilitation of existing Salvation Army site to Hotel With additional 8,441 sq. ft.) (Total Site Area – 2.660 acres) (Impervious Area – 1.941 acres new proposed)	APSP9411	10-06-14	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, Ed Sampson, 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 Springwood Avenue Associates LP Blocks 702/803/804/1205 Lots 2-5/21-29/1/13-21 Springwood & Sylvan Avenues	Asbury Park City (Proposed – new 64-unit affordable housing townhomes & retail) (Total Site Area – 1.92 acres) (Impervious Area – 1.48 acres new proposed)	APSP9412	10-06-14	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 Structures N-13 located in Atkins Avenue and N-27 located in Memorial Drive and show (a) the total upland area that drains to these structures; and (b) the proposed development site area that drains to these structures. 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 SunPower Corporation Block 86 Lot 4 Gravel Hill Road	Freehold Township (Proposed – Solar energy project at existing data center/office) (Total Site Area – 60.38) (Impervious Area – 11.65 acres existing – no change)	FRTSP9301A	10-16-14	County Approval Not Required

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 102 Lot 20 Monmouth Road (County Route 537)	Freehold Township (Proposed – wireless communication facility with 312 sq. ft. shelter) (Total Site Area – 1.914 acres) (Impervious Area – 0.143 acres existing <u>+ 0.098 acres proposed</u> 0.241 acres total)	FRTSP9415	10-22-14	Conditional Approval
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CONDITION:

1. Revise plans to show the right-of-way centerline of Monmouth Road (County Route 537). Pursuant to the Monmouth County Road Plan the future right-of-way width of Monmouth Road is 100'. Confirm that the half-width of the right-of-way is 50'. If the existing right-of-way half-width is less than 50', revise plans to show the widening of the right-of-way to a distance of 50' from the centerline and submit a deed to the County of Monmouth for the widening of the right-of-way. Provide a draft deed description for review prior to execution.

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

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 (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)	HWSP9386	10-03-14	Conditional Approval

CONDITION:

- Prior to Final Site Plan approval, the applicant is required to submit a certified check in the amount of \$47,888.44 made payable to the County of Monmouth for replacement of County Drainage Structure HL-4, which is a 72"x44" corrugated metal pipe arch located in Bennent Road that will carry stormwater from the development site and determined to be hydraulically inadequate. The amount is based on the percentage of land area of the development draining to County Drainage Structure HL-4 relative to the total upland area draining to the structure.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ed Sampson, 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 Monmouth University Block 70 Lots 4 & 5.02 Norwood Avenue	Long Branch City (Proposed – 861 sq. ft. addition to existing theater) (Total Site Area – 1.408 acres) (Impervious Area – 0.418 acres existing <u>+ 0.165 acres proposed</u> 0.583 acres total)	LBSP6841A	10-20-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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 (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)	LBSP7285A (Also LBSP7285)	10-02-14	

Paul Kiernan recused himself from this review and discussion.

Moved to the next Development Review Committee meeting on November 10, 2014 due to lack of quorum.

Site Plan for Atlantic Aerials, Inc. Block 74 Lot 24.03 State Highway 33	Manalapan Township (Proposed – new 15,200 sq. ft. building at existing site) (Total Site Area – 3 acres) (Impervious Area – 1.78 acres new proposed)	MNSP9410	10-06-14	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 Structures MN 22 located in Woodward Road and MN-24 located in Baum Road and show (a) the total upland area that drains to these structures; and (b) the proposed development site area that drains to these structures. 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 Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough (Proposed – new 14,200 sq. ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)	RBSP9289	10-27-14	

This Committee received a request from the applicant to begin footing and foundation work, prior to Final Approval, due to the upcoming seasonal changes that are not conducive to this type of installation. The Monmouth County Development Review Committee voted, and has no objection to the issuance of a Construction Permit by the Borough of Red Bank for footing and foundation work.

All items of Conditional MCPB Approval must be met prior to the issuance of a Certificate of Occupancy by the Borough of Red Bank. However, performance guarantees must be posted with this office before any work is undertaken within the County right-of-way. Further, the applicant must contact the Monmouth County Highway Department to obtain all necessary road opening permits.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 39 East Front Street, LLC Block 10 Lot 12 East Front Street (County Route 10)	Red Bank Borough (Proposed – change of use at existing site with improvements) (Total Site Area – 1.192 acres) (Impervious Area – 0.183 acres existing <u>- 0.004 acres proposed</u> 0.179 acres total)	RBSP9402	10-22-14	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, Ed Sampson, 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 224 Clay Street, LLC Block 59 Lot 6.01 Clay Street	Red Bank Borough (Proposed – 430 sq. ft. addition to existing building - change to gallery) (Total Site Area – 0.145 acres) (Impervious Area – 0.109 acres existing <u>+ 0.004 acres proposed</u> 0.113 acres total)	RBSP9414	10-16-14	County Approval Not Required
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SCHEDULE1214E

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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