

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 28, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP (left meeting at 1:20 PM and returned at 1:25 PM)
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 February 4, 2013 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 28, 2013, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2013 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 1:58 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE and Mark Aikins, Esq. Also in attendance were Ken Pape, Esq., Jeff Chang, Esq., Peter Strong, PE, John Ploskonka, PE and Joe Florentine, Applicant.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1190A, 1190B, 1190C, 1190D & 1190E 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 1190A, 1190B, 1190C, 1190D & 1190E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1190A, 1190B, 1190C, 1190D & 1190E 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 1190A, 1190B, 1190C, 1190D & 1190E 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 MONDAY, OCTOBER 28, 2013.

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

SCHEDULE 1190A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 28, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1190B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 28, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Village Center Associates LLC Block 7.01 Lot 1.02 Gordons Corner Rd. & Wilson Ave. (County Routes 22 & 527)	Englishtown Borough	EN234 ROW3893		3 (2 new)	Final Approval
	(Proposed Use – Commercial) (Total Area – 2.24 acres)				

- The Monmouth County Development Review Committee voted to eliminate the condition that the applicant revise plans to note that no future access will be proposed onto Gordons Corner Road from new lot 1.05. The creation of that lot was the result of financing issues, and is currently a part of the overall site improvements for the McDonalds site plan approval.

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

SCHEDULE 1190C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 28, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1190D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 28, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Borough of Belmar Block 3 Lot 3 Ocean Avenue (County Route 18)	Belmar Borough (Proposed – new 7279 sq. ft. 2-story pavilion and new 2427 sq. ft. 1-story pavilion) (Total Site Area – 25.5 acres) (Impervious Area – 0.22 acres new proposed)	BLSP9254A	10-11-13	Request Information

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

1. Revise plans to show the full extent and location of the re-constructed Boardwalk.
2. Revise plans to show all existing and proposed elevations along the full extent of the improvements.
3. The Borough of Belmar is required to enter into a hold harmless agreement with the County of Monmouth for all encroachments into the county right of way.

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

Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231		Request Information Continues
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The Monmouth County Development Review Committee was advised of a meeting that was held between representatives of the State Department of Transportation, Monmouth County Engineering and Planning staff on Thursday, October 17th with regard to concerns with ingress and egress onto Wyckoff Road (County Route 547 and State Highway 35).

The purpose of the meeting was for Monmouth County Engineering and Planning Board staff to bring those concerns to the DOT in order to arrive at some solution between all parties to create the best possible solution to the existing back-up of vehicles from the traffic signal at the intersection of Highway 35 back beyond the proposed driveway along Wyckoff Road due to the restrictions imposed on the proposed driveway at Highway 35 by the State DOT.

The State DOT agreed that certain changes should be made with regard to ingress and egress from the site and suggested that a further meeting should be held. A subsequent meeting is in the process of being scheduled.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Norkash, LLC Block 108 Lot 7 Park Avenue	Freehold Borough	FRSP9322	10-23-13	County Approval Not Required
(Proposed – conversion of vacant portion of existing building to bar/restaurant with covered patio) (Total Site Area – 0.804 acres) (Impervious Area – 0.775 acres existing – no change)				
Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 Memorial Drive (County Route 40A)	Neptune Township	NSP9262	10-15-13	Conditional Approval (appeal)
(Proposed – proposed 4 story addition to one existing building and demolish 4 other existing buildings - total 44 units) (Total Site Area – 1.149 acres) (Impervious Area – 0.930 acres proposed)				

- The Monmouth County Development Review Committee voted to remove the condition prohibiting access to Memorial Drive. The Committee agreed to a “One Way Out” right turn driveway provided the applicant install a Vehicle Presence Activated Lift Gate along the driveway. All remaining previous conditions still apply.

Conditions:

1. Revise plans to show the lift gate located far enough behind the curb line to prevent vehicles from getting trapped between the gate and the curb line.
2. Revise plans to show full face curb along the radius at the intersection of Memorial Drive and Seventh Avenue between the required handicap ramps in conformance with county standards.
3. Revise plans to provide new crosswalks at Memorial Drive and Seventh Avenue. The crosswalk at Seventh Avenue must be re-aligned to meet the existing sidewalk. The crosswalk at Memorial Drive must be designed for a Type “C” crosswalk.
4. Revise plans to provide new handicap ramps opposite the site along Memorial Drive and Seventh Avenue in accordance with ADA Standards.
5. Revise plans to provide driveway, pavement repair, and depressed curb details in conformance with county standards.
6. Revise plans to show a new stop bar located behind the re-aligned crosswalk at Seventh Avenue.
7. Revise plans to re-locate the proposed lighting fixtures along Memorial Drive 6’ behind the curb to the face of the fixture.
8. Revise plans to show the existing trees along Memorial Drive.
9. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Memorial Drive (County Route 40A). The amount will be calculated upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 509 Memorial Drive Partners, LLC Block 163 Lots 53, 54, 55, 56, 57 & 59 (CONT'D)	Neptune Township	NSP9262	10-15-13	

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 Wayside Associates, LLC Block 1006 Lots 14.01 & 16 Wayside Road	Neptune Township (Proposed – new 96 unit apartment complex with 183 parking spaces) (Total Site Area – 10.1 acres) (Impervious Area – 3.838 acres new proposed)	NSP9320	10-21-13	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. Two previous site plan applications (NSP8888, and NSP8888A) must be formally withdrawn without prejudice prior to the Monmouth County Development Review Committee taking any formal action.
2. The applicant is required to submit a current traffic analysis addressing the impact of the proposed development at the intersection of Wayside Road and Bangs Avenue.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Larchwood Minyan, Inc. Block 8.02 Lots 3 & 23 Larchwood Avenue	Ocean Township (Proposed – conversion of 3990 sq. ft. SFR to House of Worship with 862 sq. ft. addition) (Total Site Area – 1.60 acres) (Impervious Area – 1.099 acres existing - <u>0.276 acres proposed</u> 0.823 acres total)	OSP9321	10-23-13	County Approval Not Required
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		Request Information Continues

The Monmouth County Development Review Committee was advised of a meeting that was held between representatives of the State Department of Transportation, Monmouth County Engineering and Planning staff, and the Borough of Red Bank on Thursday, October 17th with regard to concerns with ingress and egress onto Broad Street from the proposed driveway and from Garfield Place.

The purpose of the meeting was for Monmouth County Engineering and the Borough of Red Bank to bring those concerns to the DOT in order to arrive at some solution between all parties to create the best possible solution to an existing congested condition at the intersection of Newman Springs Road and State Highway 35-Broad Street.

The State DOT agreed that certain changes should be made with regard to ingress and egress from the site and suggested that a further meeting should be held. A subsequent meeting is in the process of being scheduled.

SCHEDULE 1190E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Subdivision for Estate of William E. Crome and Christopher & Karen Avore Block 41 Lots 22, 23 & 25 Sycamore Avenue (County Route 13A)	Shrewsbury Borough	SH262 ROW3895	10-22-13	10-25-13
	(Proposed Use – Residential (3 lots consolidated to 2)) (Total Area – 1.334 acres)			