

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 MONDAY, NOVEMBER 10, 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 2:58 PM.

Staff present included: Phyllis Harrington, Daria Jakimowska, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott. Also in attendance was Jason Fichter, PE from InSite Engineering.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1215A, 1215B, 1215C, 1215D & 1215E 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 1215A, 1215B, 1215C, 1215D & 1215E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1215A, 1215B, 1215C, 1215D & 1215E 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 1215A, 1215B, 1215C, 1215D & 1215E 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, NOVEMBER 10, 2014.

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

SCHEDULE1215A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 10, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1215B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 10, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gateway Retail Shops Block 12 Lots 1, 2, & 3 Eighteenth Avenue (County Route # 30)	Wall Township (Proposed Use – Commercial) (Total Area – 1.37 acre)	W1339 ROW 3758 (also WSP8379)	11-06-14	1	Project Withdrawn

- The Monmouth County Development Review Committee is in receipt of correspondence dated October 30, 2014 from Yellowbrook, LLC c/o Brinkerhoff Environmental Services, Inc., advising that the subdivision application for Block 12, Lot 1.01 (also referred to as Lots 1, 2 & 3) in the Township of Wall has been withdrawn. Therefore, the Development Review Committee rescinds the Conditional Final Approval issued on 01/14/08.

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

SCHEDULE1215C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 10, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 Jackson Mills Road (County Route 23)	Freehold Township (Proposed Use – Planned adult community) (Total Area – 42.92 acres)	FRTMJ660 (Also FRTSP9110)	11-06-14	82 (78 new)	

Moved to Development Review Committee alternate meeting on November 17, 2014.

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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Jason Fichter, PE, engineer for applicant was present to discuss the proposed subdivision. Due to wetlands identified on the site, options are limited for the layout of the individual lots. The Committee asked if a cul-de-sac could be provided rather than each lot having direct road frontage. Mr. Fichter agreed to consult with the applicant and will respond to the Committee's request.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for VB Heritage Estates, LLC Block 9002 Lot 9 West Bangs Avenue (County Route 17)	Neptune Township (Proposed Used – Residential) (Total Area – 1.855 acres)	NMJ696	10-31-14	4 (3 new)	Conditional Preliminary Approval

CONDITIONS:

1. Revise plans to show an on-site driveway turnaround for proposed lot 9.01 in accordance with Monmouth County Development Regulations.
 2. Revise plans to include county curb and pavement detail, including 6"x8"x20" concrete curb, 6" thick dense graded aggregate base course, 6" thick hot-mix asphalt (HMA) 9M64 base course and 2" thick HMA 9.5M64 surface course.
 3. Indicate existing storm drainage structures on Construction Plan, sheet 2 of 5.
 4. Indicate sawcut lines on Construction Plan, sheet 2 of 5.
 5. Place dimensions for trench width at proposed utility connections within West Bangs Avenue (County Route 17).
 6. Address landscape comments in review memo prepared by E. Sarrinikolaou, LLA.
- Prior to Final Approval a performance guarantee must be submitted to assure the satisfactory installation of improvements to West Bangs Avenue (County Route 17). The amount will be calculated upon the 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
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion	X			
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

SCHEDULE1215D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 10, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Quick Chek Corporation Block 2302 Lot 1 State Highway 35	Eatontown Borough (Proposed – New 9,726 sq. ft. Quick Chek with fuel sales) (Total Site Area – 1.462 acres) (Impervious Area – 1.098 acres new proposed)	ETSP9416	10-30-14	Request Information

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

- Submit a traffic report that addresses the ability of the traffic signal at Wyckoff Road (County Route 547) and South Street to accommodate additional traffic generated by the proposed facility.

Site Plan for Toll NJ IV, L.P. Block 96 Lots 22, 24, 25 & 26 Jackson Mills Road (County Route 23)	Freehold Township (Proposed – 3500 sq. ft. clubhouse at planned adult community) (Impervious Area – 10.4 acres new proposed)	FRTSP9110 (Also FRTMJ660)	11-06-14	
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Moved to alternate Development Review Committee meeting on November 17, 2014.

Site Plan for Howell Plaza, LLC Block 41 Lot 21.02 Oak Glen Road	Howell Township (Proposed – Global Business Park Phase II – new 59,400 sq. ft. medical office with 395 new parking spaces) (Total Site Area – 13.24 acres) Impervious Area – 1.798 acres <u>+ 4.487 acres proposed</u> 6.285 acres total)	HWSP9182A	10-28-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

- Provide additional drainage information as requested in memorandum prepared by Victorino Zabat, PE, dated 11/14/14.

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	Conditional Approval

Paul Kiernan recused himself from this review and discussion.

CONDITIONS:

1. Revise plans to provide top of curb grades for new curbing proposed along Ocean Boulevard (County Route 57).
2. Revise plans to maintain Ocean Boulevard (County Route 57) crosswalk in same location.
3. Prior to Final Approval posting of a performance guarantee with the County of Monmouth will be required to assure the satisfactory installation of improvements to Ocean Boulevard (County Route 57).

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

Site Plan for Gateway Retail Shops Block 12 Lots 1, 2 & 3 Eighteenth Avenue (County Route # 30)	Wall Township (Proposed – Commercial) (Total Site Area – 1.37 acres) (Impervious Area – 0.15 acres exiting) <u>+ 0.64 acres proposed</u> 0.79 acres total)	WSP8379 (also W1339 ROW3758)	11-06-14	Project Withdrawn
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- The Monmouth County Development Review Committee is in receipt of correspondence dated October 30, 2014 from Yellowbrook, LLC c/o Brinkerhoff Environmental Services, Inc., advising that the site plan application for Block 12, Lot 1.01 (also referred to as Lots 1, 2 & 3) in the Township of Wall has been withdrawn. Therefore, the Development Review Committee rescinds the Conditional Approval issued on 01/14/08.

SCHEDULE1215E

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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