

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 TUESDAY, NOVEMBER 12, 2013 on in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion

Members Absent:

Joe 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 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 1:18 PM.

Staff present included: Phyllis Harrington, Todd Ganghamer, Harriet Honigfeld and Mark Aikins, Esq.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1191A, 1191B, 1191C, 1191D & 1191E 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 1191A, 1191B, 1191C, 1191D & 1191E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1191A, 1191B, 1191C, 1191D & 1191E 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 1191A, 1191B, 1191C, 1191D & 1191E 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 TUESDAY, NOVEMBER 12, 2013.

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

SCHEDULE 1191A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 12, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rublin Contractors Inc. Block 47 Lot 54.01 McBride Road	Manalapan Township	MN1049	11-01-13	2 (1 new)	Exempt
Subdivision for Michael Holden Block 1301 Lot 3.01 Pease Road	Manalapan Township	MN1050	11-08-13	2 (1 new)	Exempt

SCHEDULE 1191B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 12, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1191C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 12, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Robert Schaumloeffel Block 31 Lots 8, 9.05 & 10 Davis Station & Emleys Hill Roads	Upper Freehold Township (Proposed Use – Residential/Agriculture) (Total Area – 158.13 acres)	UFTMJ681	11-04-13	7	Fee Appeal Denied

This Committee received a request to waive the requirement to submit an application fee for the project referred to above. The Monmouth County Development Review Committee disapproved the request for a waiver of the full application fee. A submission fee in the amount of \$675.00 will be required prior to this office reviewing plans dated September 6th, 2013 and received by our office on November 4th, 2013.

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

SCHEDULE 1191D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, NOVEMBER 12, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Baytul-Iman, Inc. Block 36 Lot 1 Laurel Avenue	Hazlet Township (Proposed – 712 sq. ft. addition at existing private school) (Total Site Area – 1.618 acres) (Impervious Area – 1.033 acres existing <u>+ 0.017 acres proposed</u> 1.050 acres total)	HZSP8784A	11-07-13	County Approval Not Required
Site Plan for Pantano Properties, LLC Block 27 Lot 25 Freehold Road (County Route 522)	Manalapan Township (Proposed – 9,000 sq. ft. office/warehouse building) (Total Site Area – 3.68 acres) (Impervious Area – 0.58 acres new proposed)	MNSP9279	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 accurately show the drainage area boundaries that are consistent with the proposed grading and topography.
2. Revise the drainage analysis to address how the impervious area from Area Pre-development 1 will be reduced.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Chinraj Neptune, LLC Block 172 Lot 41 Corlies Avenue	Neptune Township	NSP9324	11-07-13	County Approval Not Required
(Proposed – convert and expand existing building into 3,558 sq. ft. retail pharmacy) (Total Site Area – 0.34 acres) (Impervious Area – 0.250 acres existing + <u>0.048 acres proposed</u> 0.298 acres total)				
Site Plan for TLR Enterprises LLC Block 806 Lot 10 Tiltens Corner Road	Wall Township	WSP9323	11-01-13	County Approval Not Required
(Proposed – conversion of existing warehouse to combination Office/warehouse and parking improvements) (Total Site Area – 2.32 acres) (Impervious Area – 1.475 acres existing + <u>0.028 acres proposed</u> 1.503 acres total)				

SCHEDULE 1191E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Subdivision for K. M. Hughes Enterprises, Inc. Block 33 Lots 16 & 35 Colonial Court/Hance Road	Fair Haven Borough (Proposed Use – SFR – additional 156 LF of Colonial Court) (Total Area – 1.09 acres)	FHMJ680	10-31-13	11-12-13

Mark Aikins recused himself from this review and discussion.

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

1. The previous Major Subdivision application (See attached committee action FHMJ609), must be formally withdrawn without prejudice prior to the Monmouth County Development Review Committee taking any formal action on the current subdivision application.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domicion, Seconded by, Ed Sampson, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domicion	X			
Joe Barris				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X