

DEVELOPMENT REVIEW COMMITTEE MEETING

The alternate Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:50 PM on MONDAY, NOVEMBER 17, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion
Joe Barris, PP
Ray Bragg, PE
James Giannell

Members Absent:

Joseph Ettore, PE

Alternates Absent:

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 1:55 PM.

Staff present included: Phyllis Harrington.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on the November 17, 2014 alternate meeting agenda 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 the November 17, 2014 alternate meeting agenda.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on the November 17, 2014 alternate meeting agenda 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 the November 17, 2014 alternate meeting agenda 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 the Subdivisions and Site Plans on the November 17, 2014 alternate meeting agenda 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 this agenda 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 an alternate meeting on MONDAY, NOVEMBER 17, 2014.

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

SUBDIVISION SUBMITTED FOR THE ALTERNATE DEVELOPMENT REVIEW COMMITTEE MEETING
OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 17, 2014

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)	

The Committee met and reviewed the applicant's request to conduct on-site preparation work prior to Monmouth County Planning Board Final Approval. The Committee has no objection to commencing on-site work prior to Monmouth County Planning Board Final Approval. No work, however, is permitted within the right-of-way of Jackson Mill Road (County Route 23) or that may impact the county road.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ray Bragg, 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				
Ray Bragg	X			
James Giannell				
Jennifer DiLorenzo				X

SITE PLAN SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE ALTERNATE MEETING OF THE
MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 17, 2014

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	

The Committee met and reviewed the applicant's request to conduct on-site preparation work prior to Monmouth County Planning Board Final Approval. The Committee has no objection to commencing on-site work prior to Monmouth County Planning Board Final Approval. No work, however, is permitted within the right-of-way of Jackson Mill Road (County Route 23) or that may impact the county road.

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				
Ray Bragg	X			
James Giannell				
Jennifer DiLorenzo				X