

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, NOVEMBER 23, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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, 2015 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, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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 3:24 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP. Also in attendance was Brendan Tobin, a Tinton Falls resident.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1240A, 1240B, 1240C, 1240D & 1240E 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 1240A, 1240B, 1240C, 1240D & 1240E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1240A, 1240B, 1240C, 1240D & 1240E 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 1240A, 1240B, 1240C, 1240D & 1240E 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. Ettore
Mr. Giannell

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 23, 2015.

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

SCHEDULE1240A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for City of Asbury Park Block 3105 (117) Lots 1 & 2 Lake & Cookman Avenues	Asbury Park City	AP379	11-10-15	2 (Lot Line Adjustment)	Exempt
Subdivision for Binyan Builders, LLC Block 20 Lot 6 Larrabee Boulevard	Howell Township	HW1396	11-16-15	2 (1 new)	Exempt
Subdivision for Jan & ETTY Rosen Block 144 Lot 183 Lemon Road	Howell Township	HW1397	11-19-15	3 (2 new)	Exempt
Subdivision for Raymond Jarmer Block 2908 Lot 11 Maple Avenue	Neptune Township	N542	11-17-15	2 (1 new)	Exempt

SCHEDULE1240B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1240C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Toll NJ I, LLC Block 35 Lots 6, 7, 8, 10, 11, 13, 14 & 46 West Park Avenue (County Route 14)	Ocean Township (Proposed Use – Residential (Enclave at Ocean)) (Total Area – 8.25 acres)	OMJ709	10-28-15	76	Request Information

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

1. The site plan should be revised to clarify the proposed paving material for the emergency access along W. Park Avenue. The site plan set variously specifies grass pavers and gravel. A suitable gate or chain must be provided to preclude use of this access by the residents of the subdivision.
 2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated November 23, 2015.
- The Ocean Township Planning Board should consider extending the proposed sidewalk along W. Park Avenue over the property that is not included in the proposed subdivision.

Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

SCHEDULE1240D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 23, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Highview Homes at Aberdeen, LLC Blocks 259 / 263 Lots 1-8 / 2 Atlantic Avenue	Aberdeen Township (Proposed – 228 unit multi-family, 9408 sq. ft. retail and leasing office with 391 parking spaces) (Total Site Area – 8.5 acres) (Impervious Area – 5.898 acres new proposed)	ABTSP9511 (also ABT460)	11-17-15	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

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

Site Plan for Richard Bahadurian Block 15 Lots 1 & 2.01 State Highway 34	Holmdel Township (Proposed – renovations at existing restaurant) (Total Site Area – 1.988 acres) (Impervious Area – 1.334 acres existing - <u>0.006 acres proposed</u> 1.334 acres total)	HLSP7908A	11-17-15	County Approval Not Required
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Amended to County Approval Not Required as site does not abut County Drainage Structure H-4.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Emad Elgohail Block 50.13 Lot 1 S. Laurel Avenue (County Route 52)	Holmdel Township (Proposed – new 6-unit residential townhomes – Verde Woods) (Total Site Area – 3.407 acres) (Impervious Area – 0.88 acres new proposed)	HLSP9497	11-04-15	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated November 20, 2015.
2. A Bridge Assessment is warranted based on the size of the subject property relative to the drainage basin within which it is located. An estimate of the assessment is currently being determined by the County Engineering Department.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the County Route 52 right-of-way. A bond estimate will be provided upon receipt of the revised plans.

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

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

Site Plan for VJS Holdings LLC Block 16 Lot 9.09 Rike Drive	Millstone Township (Proposed – 7600 sq. ft. addition to existing site) (Total Site Area – 7.91 acres) (Impervious Area – 2.151 acres new proposed)	MSSP9524	11-02-15	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	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 Paramount Assets, LLC Block 41 Lot 1 State Highway35	Neptune City Borough (Proposed – renovations to existing building for Family Dollar Store) (Total Site Area – 1.727 acres) (Impervious Area – 1.249 acres existing <u>- 0.004 acres proposed</u> 1.245 acres total)	NCSP9544	11-18-15	County Approval Not Required

Site Plan for New Jersey American Water Co. Block 3001 Lot 12 Old Corlies Avenue (County Route 17)	Neptune Township (Proposed – installation of new generator pad & emergency power system) (Total Site Area – 21.7 acres) (Impervious Area – 3.06 acres existing <u>+ 0.03 acres proposed</u> 3.09 acres total)	NSP3621F	11-12-15	Conditional Approval
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Condition:

- The site plan should be revised to clarify the width of the right-of-way along the property's frontage. If necessary, the applicant shall provide a right-of-way widening dedication.
- The applicant previously provided a Bridge Maintenance and Reconstruction Easement, dated September 12, 2001, and a Slope and Construction Easement, dated December 21, 2000.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	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 STZ Holdings Block 52 Lot 12 East River Road (County Route 10)	Rumson Borough	RMSP9542	11-13-15	Request Information
(Proposed – new 2853 sq. ft. office building with 7 parking spaces) (Total Site Area – 0.19 acres) (Impervious Area – 0.156 acres new proposed)				

Mark Aikins recused himself from this review and discussion.

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

1. The driveway should be revised to conform to the minimum width for a non-residential driveway intersecting a county road; i.e., 24 feet. Alternatively, the applicant must either submit a turning template that demonstrates that vehicles entering the site can safely pass a vehicle stopped at the exit from the site, or provide a common driveway with the adjacent property to the north.
2. The driveway apron should be designed to flare out a minimum of five feet on each side of the driveway at the terminus of the driveway at the county road.
3. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated November 16, 2015.
4. The site plan should be revised to show a road widening easement along the county road. The designated right-of-way width for River Road (County Route 10) is 60 feet.
5. The site plan should be revised to show the location of existing parking signs located along the frontage of the property.

Additional comments may 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 JSM at Tinton Falls, LLC Blocks 115 / 117 Lots 11.01 / 1 Shafto Road / Wayside Road (County Routes 547 & 38)	Tinton Falls Borough (Proposed – 236-unit multi-family residential complex with 521 parking spaces (Celebrations at Tinton Falls)) (Total Site Area – 25.765 acres) (Impervious Area – 8.63 acres new proposed)	TFSP9418	10-14-15	Conditional Approval

Conditions:

1. Address the comments in memorandum prepared by Victorino Zabat, dated November 23, 2015.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the County Route 547 right-of-way. A bond estimate will be provided upon receipt of the revised plans.
3. Receipt of a deed of dedication for the widening of the County Route 547 right-of-way. The designated width of the right-of-way is 100 feet.

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

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

Site Plan for 136 Monmouth Road Holdings, LLC Block 69 Lot 1 State Highway 36	West Long Branch Borough (Proposed – improvements to existing site) (Total Site Area – 1.71 acres) (Impervious Area – 0.462 acres existing - <u>0.172 acres proposed</u> 0.290 acres total)	WL BSP9543	11-16-15	County Approval Not Required
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SCHEDULE1240E

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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