

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, NOVEMBER 24, 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 3:03 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott. Also in attendance were Craig Gianetti, Esq., Andy Jafolla, PE and Doug Grysko, PE.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1216A, 1216B, 1216C, 1216D & 1216E 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 1216A, 1216B, 1216C, 1216D & 1216E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1216A, 1216B, 1216C, 1216D & 1216E 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 1216A, 1216B, 1216C, 1216D & 1216E 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 24, 2014.

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

SCHEDULE1216A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 24, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Arch New Home Developers LLC Block 13 Lots 14 & 15 Harrison Street	Englishtown Borough	EN235	11-10-14	3 (1 new)	Exempt
Subdivision for Leslie B. Parleman, Jr. Block 285 Lot 7 Compton Street	Middletown Township	MD1450	11-10-14	2 (1 new)	Exempt

SCHEDULE1216B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 24, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for West End KB, LLC Block 24.01 Lot 1 River Road (County Route 10)	Rumson Borough (Proposed Use – Single Family Residential) (Total Area – 0.498 acres)	RM440 ROW3906	11-17-14	3 (2 new)	Conditional Final Approval

CONDITIONS:

1. Submit a deed to the County of Monmouth for widening the right-of-way of River Road (County Route 10) to a distance of 30' from the right-of-way centerline. Submit a draft deed with description to this office for review. Sample deed formats acceptable to the County of Monmouth can be found at the Division of Planning page at www.visitmonmouth.com. Following approval, submit fully executed deed to this office for filing with the Monmouth County Clerk.
2. Revise plan to show the relocation of the existing iron fence out of the right-of-way or provide a hold harmless agreement. Preparation of a hold harmless agreement must be coordinated with Mr. Mark Aikins, Esq., Monmouth County Planning Board Counsel.

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

SCHEDULE1216C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 24, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1216D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 24, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for David Croson Block 219 Lot 20.01 Southard Avenue	Howell Township (Proposed – 19,091 sq. ft. addition to existing building (DMR Real Estate) (Total Site Area – 3.84 acres) (Impervious Area – 1.00 acres existing <u>+ 0.88 acres proposed</u> 1.88 acres total)	HWSP8703A	11-13-14	County Approval Not Required
Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 37 Lot 13 Prospect Avenue (County Route 13B)	Little Silver Borough (Proposed – wireless telecommunications equipment on roof of building) (Total Site Area – 1.916 acres)	LSSP9419	11-12-14	Final Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & M at 483 Route 79, LLC Block 122 Lot 27.04 State Highway 79	Marlboro Township	MRSP9365	11-06-14	Request Information
(Proposed – retail & convenience store with fuel station (total 16,296 sq. ft.) with 99 parking spaces) (Total Site Area – 15.2 acres) (Impervious Area – 2.688 acres new proposed)				

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

- Provide drainage area plans for existing (undeveloped) and proposed conditions. Indicate portion(s) of site that are tributary to the stormwater basin and portion(s) that bypass the basin. Indicate dominant runoff paths, and corresponding topography and land cover.
- Indicate the impervious area on site at present.

Additional comments will 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 First Hartford Realty Corp. Block 12 Lot 1.01 Eighteenth Avenue (County Route 30)	Wall Township (Proposed – New 14,718 sq. ft. CVS Pharmacy with drive thru) (Total Site Area – 1.40 acres) (Impervious Area – 0.224 acres existing <u>+ 0.896 acres proposed</u> 1.120 acres total)	WSP9407	11-06-14	Conditional Approval

CONDITIONS:

1. Revise plans to identify the right-of-way centerline of 18th Avenue (County Route 30) and show the widening of the 18th Avenue right-of-way to a distance of 30' from the right-of-way centerline in accordance with the Monmouth County Road Plan. The new right-of-way line should include a 15' corner radius at Camp Meeting Street and a 25' corner radius at State Route 71.
2. Provide copy of NJDOT approval of full access driveway on State Route 71. If full access is not approved by NJDOT, the Development Review Committee may re-examine the full access driveway on 18th Avenue (County Route 30).
3. Revise county curb detail to show 6" curb face.
4. Receipt of a deed to the County of Monmouth for widening the right-of-way of 18th Avenue (County Route 20). Sample deed formats acceptable to the county can be found at the Div. of Planning web page at www.visitmonmouth.com. Submit draft deed with deed description for review prior to execution. Following approval, submit fully-executed deed to this office for filing with the Monmouth County Clerk.
5. Posting of a performance guarantee to assure the satisfactory installation of improvements to 18th Avenue. 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 Ed Sampson, 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 1216E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for G.S. Realty Corp. Block 7019 Lots 2.01 & 7 West Bangs Avenue (County Route 17)	Neptune Township (Proposed – parking lot expansion at existing site) (Total Site Area – 2.6 acres) (Impervious Area – 1.305 acres existing + <u>0.202 acres proposed</u> 1.507 acres total)	NSP9417	11-06-14	11-20-14

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

- Submit a traffic report that addresses the proposed driveway on West Bangs Avenue (County Route 17) and any impacts to the county road.

Following the receipt of the requested information the Development Review Committee may request additional information or set conditions of approval. At a minimum the following items are to be addressed.

- Show widening of the right-of-way of West Bangs Avenue (County Route 17) to a distance of 30' from the right-of-way centerline per the Monmouth County Road Plan.
- Address landscape comments contained in the review memorandum prepared by Elias Sarrinikolaou.

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 – 275-unit multi-family residential complex with 561 parking spaces (Celebrations at Tinton Falls)) (Total Site Area – 30.16 acres) (Impervious Area – 9.5 acres new proposed)	TFSP9418	11-07-14	11-20-14
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The following must be provided prior to formal review and action by the Development Review Committee:

1. The Shafto Road driveway for the townhouse section needs to be designed to include an island to prevent lefts out (right-in, left-in, right-out only). Refer to the Monmouth County Development Regulations for the island detail.
2. Provide a detailed plan (30 scale) for Shafto road showing all existing features and proposed improvements including signage, striping, grades (road, curbing, right-of-way)
3. Revise plans to show full width mill/overlay for Shafto Road. RPMs will need to be replaced.
4. Prior to Final Approval provide a copy of an adopted Borough of Tinton Falls ordinance for turn restrictions at the Shafto Road driveways.
5. Confirm proper location of the existing driveway for the adjacent future self-storage facility. Could affect the center turn lane design.
6. Additional comments can be found in memorandums prepared by Victorino Zabat (engineering) and Elias Sarrinikolaou (landscape).