

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:15 PM on MONDAY, NOVEMBER 25, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Vincent Domidion

Members Absent:

Joseph 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 1:58 PM.

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

**Date of publication attached.

COMPLIANCE STATEMENT

IN ACCORDANCE WITH P. L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONDAY, NOVEMBER 25, 2013 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF MONMOUTH COUNTY PLANNING BOARD WAS COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS:	Notified:	<u>February 4, 2013</u>
	Advertised:	<u>February 6, 2013</u>

POSTED:

FREEHOLDER'S BULLETIN BOARD Hall of Records	<u>January 28, 2013</u>
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	<u>January 28, 2013</u>

2013

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1192A, 1192B, 1192C, 1192D & 1192E 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 1192A, 1192B, 1192C, 1192D & 1192E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1192A, 1192B, 1192C, 1192D & 1192E 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 1192A, 1192B, 1192C, 1192D & 1192E 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 MONDAY, NOVEMBER 25, 2013.

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

SCHEDULE 1192A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 25, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1192B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 25, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for B & Y Realty, LLC Block 1.01 Lot 2.01 Newman Springs Road & Shrewsbury Avenue (County Routes 520 & 13)	Tinton Falls Borough	TF512 ROW3896	11-14-13	2 (1 new)	Conditional Final Approval
	(Proposed Use – Commercial/Residential) (Total Area – 1.519 acres)				

Conditions:

1. Revise plans to show the right of way centerline of Newman Springs Road (County Route 520), and Shrewsbury Avenue (County Route 13).
2. Revise plans to show the right of way measured 40' from the right of way centerline along Newman Springs Road and Shrewsbury Avenue.
3. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Newman Springs Road and Shrewsbury Avenue to a distance of 40' from the right-of-way centerline. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

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

SCHEDULE 1192C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 25, 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	11-20-13	7	Preliminary Approval

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

- Prior to Final Approval, the applicant must submit a Final Plat drawn in accordance with the New Jersey Map Filing Law along with a review fee of \$100.00.

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

SCHEDULE 1192D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 25, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for First Assembly of God Block 97.09 Lot 52 Jackson Mills and Georgia Roads (County Routes 23 & 53)	Freehold Township	FRTSP7098A	11-12-13	Conditional Approval
	(Proposed – demolish existing office building and construct new 7700 sq. ft. church with 48 new parking spaces) (Total Site Area – 2.085 acres) (Impervious Area – 0.653 acres - <u>0.013 acres proposed</u> 0.640 acres total)			

Conditions:

1. Revise plans to provide details for the proposed entrance drive along Georgia Road (County Route 53) in accordance with county standards.
2. Revise plans to provide a pavement repair detail for the proposed entrance drive along Georgia Road.
3. Revise plans to address the comments prepared by Elias Sarrinikolaou, Monmouth County Landscape Architect.
4. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Georgia Road. The amount will be calculated upon receipt of revised plans.
5. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Georgia Road and Jackson Mills Road as correctly shown on the plans. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	11-13-13	

The above referenced site plan application was carried to the meeting of December 9, 2013. Monmouth County Engineering staff determined that additional time was needed to review the drainage analysis.

Site Plan for Calgo Gardens Block 178 Lot 30 Adelphia-Farmingdale Road (County Route 524)	Howell Township (Proposed – 212 sq. ft. addition at existing site for café) (Total Site Area – 6.67 acres) (Impervious Area – 0.75 acres existing <u>+ 0.03 acres proposed</u> 0.78 acres total)	HWSP9325	11-12-13	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. Revise plans to show a sight triangle at the easterly driveway measured 25' back from the existing edge of pavement to a point along the centerline of Adelphia-Farmingdale Road a distance of 10 times the speed limit.
 2. Revise plans to note that all vegetation within the sight triangle will be cleared or trimmed in conformance with county standards.
- Additional comments and conditions may be established upon receipt of revised plans.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sheldon and Phyllis Rogers Block 176 Lot 12 US Highway 9	Marlboro Township (Proposed – conversion of 7400 sq. ft. building to auto service) (Total Site Area – 0.96 acres) (Impervious Area – 0.745 acres existing – no change)	MRSP3094A	11-12-13	County Approval Not Required
Site Plan for William Bahr for Wilkath, LLC Block 1006 Lots 14.01 & 16 Wayside Road	Neptune Township (Proposed – 122 unit residential complex) (Total Site Area – 12.10 acres) (Impervious Area – 3.558 acres new proposed)	NSP8888	11-14-13	Project Withdrawal

Paul Kiernan recused himself from this review and discussion.

As the result of a recusal by a member of the Monmouth County Development Review Committee, a full quorum of the committee was not present to vote on the withdrawal of the above referenced site plan application. The matter was carried to the meeting of 12/09/13.

Site Plan for Wilkath, LLC Block 1006 Lots 14.01, 16 & 16.05 Wayside Road	Neptune Township (Proposed – 104 unit residential townhomes) (Total Site Area – 10.42 acres) (Impervious Area – 4.382 acres new proposed)	NSP8888A (Also NSP8888)	11-14-13	Project Withdrawal
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Paul Kiernan recused himself from this review and discussion.

As the result of a recusal by a member of the Monmouth County Development Review Committee, a full quorum of the committee was not present to vote on the withdrawal of the above referenced site plan application. The matter was carried to the meeting of 12/09/13.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wayside Associates, LLC Block 1006 Lots 14.01 & 16 Wayside Road	Neptune Township (Proposed – new 96 unit apartment complex with 183 parking spaces) (Total Site Area – 10.1 acres) (Impervious Area – 3.838 acres new proposed)	NSP9320	11-15-13	

Paul Kiernan recused himself from this review and discussion.

As the result of a recusal by a member of the Monmouth County Development Review Committee, a full quorum of the committee was not present to review the above referenced site plan application. The matter was carried to the meeting of 12/09/13.

Site Plan for 3415 Sunset Ave, LLC Block 187 Lots 10 & 10.01 Sunset Avenue	Ocean Township (Proposed – convert existing 6069 sq. ft. building to professional offices) (Total Site Area – 1.023 acres) (Impervious Area – 0.417 acres existing <u>+ 0.124 acres proposed</u> 0.541 acres total)	OSP9327	11-21-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jersey Longhorn, LLC Block 23 Lot 8.03 Allentown-Red Valley Road (County Route 526)	Upper Freehold Township (Proposed – new 8649 sq. ft. dog sanctuary and 1785 sq. ft. pool house) (Total Site Area – 24.9 acres) (Impervious Area- 1.156 acres new proposed)	UFTSP9283	11-15-13	Conditional Approval

Conditions:

1. Revise plans to label the existing sign at the entrance drive.
2. Revise plans to shift the proposed entrance drive to the ease in order to avoid having to re-locate the utility pole located at the westerly driveway radius. The current location of the proposed entrance drive would require that the Utility Pole be re-located a minimum of 6' behind the edge of pavement.
3. Revise plans to provide a pavement repair and driveway apron detail in accordance with county standards.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Allentown-Red Valley Road to a distance of 40' from the right-of-way centerline as correctly shown on the plans. Submit draft deeds, including deed descriptions, to this office for review. Sample deed formats acceptable to the County of Monmouth may be found at the Planning department page at www.visitmonmouth.com (<http://co.monmouth.nj.us/page.aspx?ID=2967>). Following approval, submit executed deeds directly to this office for filing with the Monmouth County Clerk's office.

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 1192E

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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