

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:10 PM on MONDAY, NOVEMBER 26, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Joseph Ettore, PE
Vincent Domidion

Members Absent:

None

Alternates Absent:

Ray Bragg, PE
James Giannell

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 24, 2012 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 23, 2012, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 23, 2012 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 2:59 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Daria Jakimowska, PE and Mark Aikins, Esq. Also present were John Tobia, Michael Bruno, Esq., Karl Pehnke, Brian Murphy, Scott Kennel, Jim Mullen and Lou Miceli.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1168A, 1168B, 1168C, 1168D & 1168E 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 1168A, 1168B, 1168C, 1168D & 1168E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1168A, 1168B, 1168C, 1168D & 1168E 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 1168A, 1168B, 1168C, 1168D & 1168E 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. Domidion and passed upon the following vote:

In the affirmative:

- Mr. Kiernan
- Mr. Ettore
- 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 26, 2012.

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

SCHEDULE 1168A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Craig & Rachel Kolb Block 3 Lots 2, 3 & 4 Harvard Road	Fair Haven Borough	FH315	11-21-12	2 (Lot Consolidation)	Exempt

SCHEDULE 1168B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2012; 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 1168C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Centex Homes, LLC Block 182 Lots 35-40, 59, 66, 67.03, 70.02, 71.02, 71.03, 72-80, 583 & 585 Colts Neck Road (County Route 35)	Howell Township (Proposed Use – Residential/Commercial) (Total Area - 334.621 Acres)	HWMJ346 (Also HWSP7916A)		506	

Present for the applicant were Jim Mullen of Pulte Homes, Brian Murphy, PE, of FWH Engineers and Scott Kennel, of Rea and McDonald, traffic engineers. Mr. Mullen requested relief of the requirement under the developer's agreement to improve the intersection of Colts Neck Road (CR 35) and Cranberry Road. Mr. Mullen and Mr. Kennel were of the opinion that the full improvements were not necessary. In addition, Mr. Mullen advised the Committee that they had been unable to reach any agreement with property owners regarding the purchase of additional right-of-way necessary to accomplish the required improvements. Staff advised the Committee and the applicant that the improvements were required under AASHTO standards. The Committee determined that the requirement to make improvements, as planned, remains in effect. The acquisition of additional property necessary for the improvements would be pursued by the County.

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

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Ray Bragg				X
Vincent Domidion	X			
James Giannell				X

Subdivision for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed Use – Residential & Commercial) (Total Area – 5.67 acres)	LBMJ672 (also LBSP9229)	11-13-12	5 (Lot Consolidation)	
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Moved to the Development Review Committee meeting of December 10, 2012.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for PCAM Associates Inc. Block 57 Lot 1 Washington Boulevard (County Route 49)	Sea Girt Borough (Proposed Use – Single Family Residential) (Total Area – 1.028 acres)	SGMJ671	10-24-12	5 (4 new)	Conditional Preliminary Approval

Condition:

1. Revise plans to provide residential style catch basins at the two proposed driveways along Washington Avenue to prevent storm water from discharging out onto the roadway.

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

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Ray Bragg				X
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1168D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Orchards Shopping Center Block 46 Lots 13 & 14 Colts Neck Road (County Route 537)	Colts Neck Township (Proposed – Parking modification at existing site) (Total Site Area – 6.77 acres) (Impervious Area – 3.133 acres existing <u>+ 0.106 acres proposed</u> 3.239 acres total)	CNSP6093C	11-05-12	Request Information

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

1. A crash history and analysis must be submitted for the last three years for the intersection of Hyers Mill Road and County Route 537.
2. The plans submitted call for an increase in impervious surface. Where the additional impervious areas are located must be better explained.
 - Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail or office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	11-15-12	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Revise plans to re-design the driveway at Wyckoff Road to right in/right out only in accordance with county standards.
 - 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 Yuhmin Hwang (Talent Investment) Block 194.01 Lots 76.04 & 76.05 Crown Plaza	Hazlet Township (Proposed – Solar Array Canopies over existing parking) (Total Site Area – 3.881 acres) (Impervious Area – 2.568 acres existing – no change)	HZSP7172A	11-21-12	County Approval Not Required
Site Plan for Treasure Island Self Storage Howell Block 233 Lot 10.01 Tinton Falls Road	Howell Township (Proposed – 5,600 sq. ft. addition to self-storage facility) (Total Site Area – 4.50 acres) (Impervious Area – 2.318 acres existing – no change)	HWSP7536A	11-15-12	County Approval Not Required
Site Plan for Keyport Ministerium Food Pantry Block 77 Lot 1 Division Street	Keyport Borough (Proposed – 2408 sq. ft expansion to existing site for food pantry) (Total Site Area – 1.43 acres) (Impervious Area – 0.243 acres existing <u>+ 0.028 acres proposed</u> 0.271 acres total)	KPSP9233	11-19-12	County Approval Not Required
Site Plan for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 Ocean Boulevard (County Route 57)	Long Branch City (Proposed – Mixed use Commercial/Residential - 300 units with 384 parking spaces) (Total Site Area – 11.10 acres) (Impervious Area – 8.34 acres new proposed)	LBSP9229 (also LBMJ672)	11-13-12	

Moved to the Development Review Committee meeting of December 10, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 352 Monmouth Road LLC Block 62 Lot 20.05 Monmouth Road (County Route 537)	Millstone Township (Proposed – drive modification at existing site) (Total Site Area – 2.244 acres) (Impervious Area – 0.271 acres existing <u>+ 0.130 acres proposed</u> 0.401 acres total)	MSSP9209	11-08-12	Request Information

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

- The Development Review Committee considered the request to allow for less than the full sight line profiles as per a review conducted by John Rea, PE, and determined that complete profiles must be provided to adequately assess sight distance along Monmouth Road (County Route 537).
1. Complete sight line profiles must be submitted for both the original requested location of the driveway along Monmouth Road (County Route 537) and the new proposed location as shown on the plans dated 11/06/12, so that a determination can be made as to which location would provide optimal sight distance. The profiles must be measured from a point 25' behind the edge of pavement to a distance of 10 times the speed limit along the traveled lane of County Route 537. The sight line profiles must be drawn within the sight line, and not along the centerline of the road from the driver's eye at the maximum allowable driveway slope of 7%.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Site Plan for 66 Neptune Realty, LLC Block 1508 Lot 1 State Highway 66	Neptune Township (Proposed – new 7986 sq. ft. Brick House Restaurant) (Total Site Area – 3.07 acres) (Impervious Area – 1.813 acres new proposed)	NSP9232	11-16-12	Final Approval
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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, Joe Ettore, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Ray Bragg				X
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Miglo Motors LLC Block 97.01 Lots 46.01 & 46.02 Broad Street Newman Springs Road (County Route 520)	Red Bank Borough (Proposed – new 10,144 sq. ft. building - motor vehicle sales/service) (Total Site Area – 1.72 acres) (Impervious Area – 1.282 acres total)	RBSP9230	11-13-12	Request Information

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

1. The applicant must submit a drainage analysis addressing the adequacy of the existing drainage system to accept storm water runoff from the site.
 - Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for CommVault Block 101 Lot 1 Hope Road / Tinton Avenue (County Routes 51 & 537)	Tinton Falls Borough (Proposed – 650,000 sq. ft. corporate headquarters with 2,754 parking spaces) (Total Site Area – 55 acres) (Impervious Area – 19.806 acres new proposed)	TFSP9206	10-22-12	Conditional Approval
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CONDITIONS:

1. Revise plans to show all drainage pipe installed within county right-of-way to be RCP, not HDPE.
2. Revise plans to show all relocated utility poles to be set back a minimum of 6' from the county road edge of pavement.
3. Revise plans to show mill and overlay for the half-width of Hope Road (County Route 51) from Block 102, Lot 5 to Corregidor Road.
4. Revise plans to show a utility easement to the County of Monmouth measured 10' from the new right-of-way lines of Hope Road (County Route 51) and Tinton Avenue (County Route 537).
5. Revise the county curb detail on sheet 35 to show 6" curb face.
6. Receipt of deeds to the County of Monmouth for the widening of the right-of-way of Hope Road (County Route 51) and Tinton Avenue to a distance of 40' from the right-of-way centerline as shown on the plans.
7. Receipt of deeds to the County of Monmouth for the utility easements along Hope Road (County Route 51) and Tinton Avenue (County Route 537).
8. Submission of a bond to assure the satisfactory installation of improvements along Hope Road (County Route 51). The amount will be calculated upon the receipt of revised plans.
9. Submission of a Hold Harmless Agreement for the existing fence along Tinton Avenue (County Route 537) which will be located within county right-of-way.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CommVault Block 101 Lot 1 (CONT'D)	Tinton Falls Borough	TFSP9206	10-22-12	

10. Submission of an executed Developer's Agreement identifying off-site obligations by all involved parties, including the applicant (CommVault), the County of Monmouth, Fort Monmouth Economic Revitalization Planning Authority, and the Borough of Tinton Falls. Should the Borough of Tinton Falls elect not to be a party to the Agreement the applicant shall provide a resolution from the Borough confirming that position.

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

	Affirmative	Negative	Abstain	Absent
Joseph Ettore	X			
Paul Kiernan	X			
Ray Bragg				X
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1168E

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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