

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:11 PM on MONDAY, DECEMBER 8, 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 2:45 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, and Mary Ellen Scott.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1217A, 1217B, 1217C, 1217D & 1217E 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 1217A, 1217B, 1217C, 1217D & 1217E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1217A, 1217B, 1217C, 1217D & 1217E 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 1217A, 1217B, 1217C, 1217D & 1217E 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, DECEMBER 8, 2014.

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

SCHEDULE1217A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 8, 2014; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Keith Wright Block 64 Lots 32 & 33 Florence Avenue	Hazlet Township	HZ396	11-21-14	2 (Lot Line Adjustment)	Exempt

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**SCHEDULE1217B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 8, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Kolarsick Block 28 Lot 17 <b>River Road (County Route 10)</b>	Fair Haven Borough  (Proposed Use – Residential) (Total Area – 0.548 acres)	FH319 ROW3908	12-01-14	3 (2 new)	Conditional Final Approval

**CONDITIONS:**

1. Revise plans to show the right-of-way centerline of River Road (County Route 10). Show the right-of-way of River Road (County Route 10) widened to a distance of 30' from the centerline together with a 25' corner radius at Church Street.
2. Revise plans to show the existing steps and wall removed or, if to remain, provide a hold harmless agreement to the County of Monmouth.
3. Provide a sight line profile from Church Street across the subject property if steps and wall are to remain.
4. Revise plans to note that the sight triangle easement is to the County of Monmouth.
5. Revise plans to note that no driveways or access will be permitted to the site from River Road (County Route 10).
6. Prior to Final Approval submit deeds to the County of Monmouth for right-of-way dedication and for the sight triangle easement. Sample deeds can be found at the Division of Planning page at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed descriptions for review. Following review, submit fully executed deeds to this office for filing with the County Clerk.

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

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Congilose Enterprises, LLC Block 826 Lots 14 & 135 <b>Atlantic Avenue</b> <b>(County Route 524)</b>	Wall Township  (Proposed Use – Office Buildings) (Total Area – 7.59 acres)	W1379 ROW3907	11-24-14	2 (Lot Line Adjustment)	Request Information

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

1. The previous applications (our file numbers WSP7966 and WSP7194) must be formally withdrawn prior to the Development Review Committee taking any formal action on the current subdivision/site plan application.

SCHEDULE1217C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 8, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory & Catherine Wybern Block 32 Lot 4 <b>Kozloski Road</b> <b>(County Route 55)</b> <b>(County Bridge F-10)</b>	Freehold Township  (Proposed Use - SFR) (Total Area - 7.46 Acres)	FRTMJ326		5 (4 new)	

Staff informed the Committee that work remains outstanding at this subdivision located on East Freehold Road in Freehold Township. Specifically, the developer is required to install guiderail along County Culvert F-10. Because the subdivision is essentially built out the work needs to be completed. The Committee authorized staff to proceed with contacting the developer and obtain a schedule for the completion of the work.

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

SCHEDULE1217D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 8, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Quick Chek Corporation Block 2302 Lot 1 State Highway 35	Eatontown Borough  (Proposed – New 9,726 sq. ft. Quick Chek w/ fuel sales) (Total Site Area – 1.462 acres) (Impervious Area – 1.098 acres new proposed)	ETSP9416	11-26-14	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

Site Plan for Bloom Energy Block 69.01 Lot 53.01 <b>West Main Street (County Route 537)</b>	Freehold Township  (Proposed – Fuel cell project at AT&T Facility) (Total Site Area – 9.09 acres) (Impervious Area – 4.014 acres existing <u>+ 0.074 acres proposed</u> 4.088 acres total)	FRTSP9397	11-18-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. The County Route 537 right-of-way line shown on the site plan conflicts with the right-of-way line shown on county plans. Confirm location of the County Route 537 right-of-way line and show distance of the line from the County Route 537 right-of-way centerline.

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	11-18-14	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

Site Plan for Chris DiPasquale Block 144 Lot 122 US Highway 9	Howell Township  (Proposed – 3,000 sq. ft. commercial use (Reliable Solar)) (Total Site Area – 0.941 acres) (Impervious Area – 0.395 acres new proposed)	HWSP9420	12-02-14	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wawa, Inc. Block 56 Lot 4 <b>Monmouth Road (County Route 537)</b>	Millstone Township  (Proposed – 360 sq. ft. addition to existing building and parking improvements) (Total Site Area – 5.42 acres) (Impervious Area – 2.495 acres existing <u>- 0.005 acres proposed</u> 2.490 acres total)	MSSP6353B	11-25-14	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

Site Plan for Heritage Village at Oakhurst, LLC Block 3 Lots 16.03 & 16.04 <b>West Park Avenue (County Route 14)</b>	Ocean Township  (Proposed – new 93-unit affordable, age restricted housing community) (Total Site Area – 6.518 acres) (Impervious Area – 2.066 acres new proposed)	OSP9409	11-26-14	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Provide a drainage area map delineating all areas tributary to County Structure O-27, Whalepond Brook at Whalepond Road. Indicate land use/land cover. Indicate dominant runoff path.
2. Advise if a Flood Hazard Area application was submitted and status; indicate Flood Hazard Area boundary on the plans; advise if any grading/fill is proposed within the Flood Hazard Area.
3. Identify the stream flowing through/adjacent to the site.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for West Front Street Partners, LLC Block 30 Lot 10.01 <b>West Front Street (County Route 10)</b>	Red Bank Borough  (Proposed – 35-unit multi-family garden apartments with 54 parking spaces) (Total Site Area – 0.746 acres) (Impervious Area – 0.646 acres new proposed)	RBSP8489A	11-17-14	Request Information

Paul Kiernan 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. Revise plans to show the existing right-of-way line of West Front Street (County Route 10) on both sides of street.
2. Revise plans to eliminate proposed driveway on West Front Street (County Route 10).
3. Revise curb detail to show a 2' sawcut.
4. Submit withdrawal of prior application for this site by 55 West Front Street Partners, our file number RBSP8489.
5. Refer to landscape review comments in memorandum prepared by Ellias Sarrinikolaou, LLA.

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

Site Plan for Schneider-Nelson Realty, LLC Block 67 Lot 3.2 State Highway 36	West Long Branch Borough  (Proposed – 14,191 sq. ft. addition to existing site (automotive sales)) (Total Site Area – 6.78 acres) (Impervious Area – 3.112 acres existing <u>+ 0.527 acres proposed</u> 3.639 acres total)	WL BSP2718C	12-02-14	County Approval Not Required
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SCHEDULE1217E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

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NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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