

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:12 PM on MONDAY, DECEMBER 9, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP (arrived at 1:14 PM)  
Joseph Ettore, PE  
Vincent Domidion

Members Absent:

None

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.

The Committee entered into executive session at 2:00 PM and returned at 2:35 PM. There being no further business, the Meeting was adjourned at 2:43 PM.

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

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1193A, 1193B, 1193C, 1193D & 1193E 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 1193A, 1193B, 1193C, 1193D & 1193E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1193A, 1193B, 1193C, 1193D & 1193E 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 1193A, 1193B, 1193C, 1193D & 1193E 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. 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, DECEMBER 9, 2013.

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

SCHEDULE 1193A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 9, 2013; CONTAINING 3 LOTS OR LESS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Lombardo & Company LLC Block 122 Lots 19 & 20 Ryers Lane/Freneau Avenue	Matawan Borough	MT315	11-25-13	2 (Lot Line Adjustment)	Exempt

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SCHEDULE 1193B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 9, 2013; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1193C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 9, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Somerset Holmdel, LLC Block 11 Lots 38, 38.02, 73.01, 73.02 73.03 & 73.04 <b>(County Bridges H-6, H-24 &amp; H-25)</b>	Holmdel Township  (Proposed Use – Subdivision for Alcatel/Lucent Redevelopment site – mixed use) (Total Area – 472.69 acres) (Impervious Area – 58.877 acres existing – no change)	HLMJ678 (also HLSP9299)	11-21-13	5 (Lot consolidation)	Request Information

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

1. Revise plans to accurately show that the right of way limits include adequate easement area for the drainage structures shown on the plans.
2. Revise plans to provide a drainage area map for the entire area tributary to County Drainage Structure H-33.

Additional comments and conditions may be established upon receipt of revised plans.

SCHEDULE 1193D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 9, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ron Vin Inc. Block 202 Lot 10 Memorial Drive	Asbury Park Borough  (Proposed – Improvements to existing building for bank/retail/restaurant) (Total Site Area – 1.24 acres) (Impervious Area – 1.244 acres existing - 0.052 acres proposed 1.192 acres total)	APSP9329	12-02-13	County Approval Not Required
Site Plan for Fidelity Eatontown, LLC Block 2303 Lot 1 <b>Wyckoff Road (County Route 547)</b>	Eatontown Borough  (Proposed – 3 new buildings totaling 21,546 sq. ft. – Wawa convenience store with fuel sales, bank, fast food restaurant and retail/office) (Total Site Area – 6.14 acres) (Impervious Area – 3.868 acres new proposed)	ETSP9231	11-25-13	Request Information

The Monmouth County Development Review Committee, after having reviewed a revised traffic study dated November 21, 2013, authorized planning board staff to communicate with the State Department of Transportation the committee's concurrence with the findings within the revised report.

The committee agrees with the findings within the revised traffic analysis that justifies allowing full access from the site onto State Highway 35.

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
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 Texas Roadhouse Block 58 P/O Lot 21.01 <b>Laurel Avenue</b> <b>(County Route 516)</b>	Holmdel Township	HLSP9328	11-22-13	Final Approval
(Proposed – Demolish existing restaurant in Holmdel Towne Center and construct new 7300 sq. ft. restaurant) (Total Site Area – 48.71 acres) (Impervious Area – 27.753 existing – no change)				

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, 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

Site Plan for Howell Plaza, LLC Block 41 Lot 21.02 Oak Glen Road	Howell Township	HWSP9182A	11-13-13	Request Information
(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)				

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

1. Revise the drainage analysis to address comments prepared by Victorino Zabat, dated November 25, 2013. The report requires that calculations must be provided for a 25 year storm event, along with a clear delineation of runoff paths for Sub-drainage areas E1, E2, E3, S3, & S6.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brickyard LLC Block 224 Lots 10, 17, 17.01 & 17.02 <b>Belmar Boulevard (County Route 18)</b>	Howell Township  (Proposed – Solar Panel Field) (Total Site Area – 102.27 acres)	HWSP9331	12-09-13	Request Information

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 proposed temporary construction entrance measured 25' back along the driveway to a point along the centerline of Belmar Boulevard in each direction to a distance of 10 times the speed limit. All vegetation within the required sight triangle must be shown to be removed or trimmed in accordance with county standards.
2. Revise plans to verify the existing right of way along the property frontage of Belmar Boulevard.
3. Revise plans to provide details for the temporary construction drive in accordance with county standards.
4. Posting of a performance guarantee to assure the satisfactory installation of improvements at the entrance drive along Belmar Boulevard. The amount will be calculated upon receipt of revised plans.

Additional comments and conditions may be established upon receipt of the required information.

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 Withdrawn
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Paul Kiernan recused himself from this review and discussion.

- The Monmouth County Development Review Committee officially accepted without prejudice, the withdrawal of the William Bahr for Wilkath, LLC Site Plan application that was previously issued a Conditional Approval on 02/22/2010 (File #NSP8888).

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				
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 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 Withdrawn

Paul Kiernan recused himself from this review and discussion.

- The Monmouth County Development Review Committee officially accepted without prejudice, the withdrawal of the Bahr’s Nursery Site Plan application that was previously issued a Conditional Approval on 05/23/2011 (File #NSP8888A).

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				
Vincent Domidion	X			
Joe Barris				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

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	Conditional Approval
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Paul Kiernan recused himself from this review and discussion.

Condition:

- The applicant must submit a bank/certified check in the amount of \$3,828.31. The amount represents the developers fair share contribution toward future improvements at the intersection of West Bangs Avenue and Wayside Road.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Wayside Associates, LLC Block 1006 Lots 14.01 & 16 (CONT'D)	Neptune Township	NSP9320	11-15-13	
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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				
Vincent Domidion	X			
Joe Barris				X
Ray Bragg				X
James Giannell				X
Jennifer DiLorenzo				X

Site Plan for Rumson Country Club Block 112 Lot 1 <b>Rumson Road</b> <b>(County Route 520)</b>	Rumson Borough	RMSP5907F	11-27-13	Final Approval
	(Proposed – new 6528 sq. ft. shed and replace 2 existing wooden bridges on golf course) (Total Site Area – 210.0 acres) (Impervious Area – 9.549 acres existing – no change)			

Mark Aikins recused himself from this review and discussion.

**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, 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 Donovan's Reef Block 7 Lot 9 Ocean Avenue	Sea Bright Borough	SBSP9330	12-03-13	County Approval Not Required
	(Proposed – new 4375 sq. ft. restaurant/bar to replace demolished restaurant and storage in existing vacant dwelling) (Total Site Area – 0.84 acres) (Impervious Area – 0.782 acres existing <u>- 0.020 acres proposed</u> 0.762 acres total)			
Site Plan for Sangita Roy Block 15.02 Lot 1 <b>New Canton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township	UFTSP9148		
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

The Monmouth County Development Review Committee requested that Mark Aikins, Esq., Planning Board Counsel, research the possibility of entering into a Hold Harmless Agreement with the above referenced applicant in order for the Township of Upper Freehold to agree to release a building permit.

Mr. Aikins will advise the Development Review Committee of his findings and opinion at its special meeting on December 16, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Patrick McShea Block 799 Lot 39 <b>Atlantic Avenue (County Route 524 Spur)</b>	Wall Township  (Proposed – Conversion of 2424 sq. ft. single family residence to office with 11 parking spaces) (Total Site Area – 0.55 acres) (Impervious Area – 0.175 acres new proposed)	WSP9326	11-21-13	Conditional Approval

Conditions:

1. Revise plans to provide a driveway apron detail in conformance with county standards.
2. Revise plans to show the right of way centerline of Atlantic Avenue (County Route 524).
3. Revise plans to show the right of way measured 40' from the right of way centerline.
4. Receipt of a deed to the County of Monmouth for the widening of the right-of-way along Atlantic Avenue (County Route 524) 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://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.
5. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Atlantic Avenue. The amount will be calculated upon receipt of revised plans.

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 1193E

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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