

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:25 PM on MONDAY, DECEMBER 10, 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 2:12 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE, Daria Jakimowska, PE and Mark Aikins, Esq. (left meeting at 2:00 PM)

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1169A, 1169B, 1169C, 1169D & 1169E 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 1169A, 1169B, 1169C, 1169D & 1169E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1169A, 1169B, 1169C, 1169D & 1169E 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 1169A, 1169B, 1169C, 1169D & 1169E 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, DECEMBER 10, 2012.

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

SCHEDULE 1169A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David Vezeris Block 101 Lots 2 & 3 Ticetown Road	Marlboro Township	MR537	11-29-12	2 (Lot Line Adjustment)	Exempt
Subdivision for Carl Lindmark Block 1049 Lot 15 Sunnyside Road	Middletown Township	MD1440	12-06-12	2 (1 new)	Exempt
Subdivision for Home & Land Development Corp. Block 144 Lots 27 & 27.1 Waterman Avenue	Rumson Borough	RM434	11-27-12	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1169B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Carl Zellers Block 1048 Lots 4 & 5 West Nut Swamp Road <b>County Bridge MT-49A</b>	Middletown Township  (Proposed Use – Residential) (Total Area – 2.913 acres)	MD1441 ROW3885	12-07-12	2 (Lot Line Adjustment)	Conditional Final Approval

Conditions:

1. Revise plans to show the right of way centerline of West Nut Swamp Road.
2. Revise plans to show an easement to the County of Monmouth for maintenance and re-construction of county drainage structure MT-49A measured 50' X 50' along the right of way centerline from the center of the culvert.
3. Receipt of a deed to the County of Monmouth for maintenance and re-construction of county drainage structure MT-49A. 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.

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 1169C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2012; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	Long Branch City  (Proposed Use – Residential & Commercial) (Total Area – 5.67 acres)	LBMJ672 (also LBSP9229)	11-13-12	5 (Lot Consolidation)	Request Information

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

1. The applicant must resolve all comments and issues raised by Monmouth County Engineering staff relating to the upgrade of the traffic signal.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

SCHEDULE 1169D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Orchards Shopping Center Block 46 Lots 13 & 14 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck Township  (Proposed – Parking modification at existing site) (Total Site Area – 6.77 acres) (Impervious Area – 3.133 acres existing + 0.106 acres proposed 3.239 acres total)	CNSP6093C	12-10-12	Held

The Development Review Committee chose not to take any formal action on the applications of Orchards Shopping Center, File # CNSP6093C, or Huddy's Restaurant, File # CNSP9013 so that a meeting could be scheduled with Colts Neck Township. The purpose of the meeting is to discuss any access issues or concerns that the township may have regarding the existing Heyers Mill Road access point to County Route 537 and the proposed entrance drive for Huddy's Restaurant.

Site Plan for American Heritage Reality LLC Block 48 Lot 19 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck Township  (Proposed – Conversion of school to 35,268 sq. ft. restaurant – Huddy's Inn) (Total Site Area – 7.5 acres) (Impervious Area – 2.779 acres existing - 0.391 acres proposed 2.388 acres total)	CNSP9013		Held
---	---	----------	--	------

The Development Review Committee chose not to take any formal action on the applications of Orchards Shopping Center, File # CNSP6093C, or Huddy's Restaurant, File # CNSP9013 so that a meeting could be scheduled with Colts Neck Township. The purpose of the meeting is to discuss any access issues or concerns that the township may have regarding the existing Heyers Mill Road access point to County Route 537 and the proposed entrance drive for Huddy's Restaurant.

---

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 95 Hope Road, LLC Block 1802 Lot 6 <b>Hope Road</b> <b>(County Route 51)</b> <b>Wyckoff Road</b> <b>(County Route 547)</b>	Eatontown Borough	ETSP9051		Request Information
(Proposed – 2,500 sq. ft. convenience store) (Total Site Area – 3.597 acres) (Impervious Area – 0.249 acres new proposed)				

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

1. Receipt of a letter from the Borough of Eatontown confirming that a formal left turn lane is desired for access into the site.
  2. The applicant is required to submit a conceptual striping plan to show how a left turn lane can be facilitated without adversely affecting the left turn transition for Wyckoff Road or the current driveway design for the United Parcel Service use that prohibits left turn in movements.
- Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

---

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 11 Lot 76 Middletown Road <b>County Bridge H6</b>	Holmdel Township	HLSP9238	12-07-12	Request Information
(Proposed – wireless communications facility) (Total Site Area – 11.345 acres) (Impervious Area – 0.294 acres new proposed)				

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

- A jurisdictional determination must be made regarding the drainage easement located at the Northeast corner of lot 76.

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 Fountains Applied LWAG LLC (Pier Village – Phase 3) Block 222 Lots 1-14, 15.01, 15.02, 22 & 23 <b>Ocean Boulevard</b> <b>(County Route 57)</b>	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	Request Information

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

1. The applicant must resolve all comments and issues raised by Monmouth County Engineering staff relating to the up-grade of the traffic signal.
  - Additional comments will be provided and conditions established by the Development Review Committee upon receipt of revised plans.

Site Plan for B & B Hospitality Group, LLC Block 15 Lot 21.32 State Highway 79	Marlboro Township  (Proposed – conversion of existing building to Restaurant with 1584 sq. ft. addition) (Total Site Area – 13.62 acres) (Impervious Area – 7.422 acres existing + 0.009 acres proposed 7.431 acres total)	MRSP9235	11-26-12	County Approval Not Required
--	--	----------	----------	------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Quick Check Corporation Block 5 Lot 9 <b>Main Street (County Route 516)</b>	Matawan Borough  (Proposed – 4543 sq. ft. convenience store with gasoline station) (Total Site Area – 0.853 acres) (Impervious Area – 0.744 acres new proposed)	MTSP9234	11-21-12	Conditional Approval

Conditions:

1. Revise plans to show the proposed driveway at Main Street to be re-designed for right in and right out movements only in conformance with county standards.
2. Revise plans to show the right of way centerline of Main Street (County Route 516).
3. Revise plans to show the right of way measured 30' from the right of way centerline.
4. Revise plans to provide a 25' corner radius or greater if necessary to ensure that the traffic signal foundation and junction box are located within the area bounded by the corner radius.
5. Receipt of a deed to the County of Monmouth for the widening of the right-of-way and corner radius along Main Street (County Route 516). 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.
6. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements along Main Street, (County Route 516). 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, 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

Site Plan for Deal Development Corp. Block 34 Lot 3.02 Deal Road	Ocean Township  (Proposed – 1213 sq. ft. addition to existing building (7-Eleven)) (Total Site Area – 0.673 acres) (Impervious Area – 0.387 acres existing <u>+ 0.158 acres proposed</u> 0.545 acres total)	OSP9236	11-29-12	County Approval Not Required
--	---	---------	----------	------------------------------

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for William Nevins Block 22.01 Lot 1.01 <b>Imlaystown-Hightstown Road (County Route 43) New Canton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township	UFTSP9223	12-04-12	Conditional Approval
	(Proposed – new 1500 sq. ft. pole barn - catering/restaurant use) (Total Site Area – 1.251 acres) (Impervious Area – 0.251 acres existing – no change)			

Conditions:

1. Revise plans to show 15' radii at the entrance drive along County Route 524.
2. Revise plans to provide a detail of the driveway apron in conformance with county standards.
3. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of the driveway and apron along County Route 524. 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, Joe Ettore, and passed upon the following vote:

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

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 930 Lot 51.04 Campus Parkway	Wall Township	WSP9237	12-03-12	County Approval Not Required
	(Proposed – Wireless communications facility at existing site) (Total Site Area – 21.95 acres) (Impervious Area – 1.975 acres existing <u>+ 0.263 acres proposed</u> 2.238 acres total)			

SCHEDULE 1169E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

---

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

---