

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on MONDAY, DECEMBER 14, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

None

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
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, 2015 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, 2015 a copy was faxed to The Coast Star, and on January 29, 2015 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 3:24 PM.

Staff present included: Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott and Victor Furmanec, PP.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1241A, 1241B, 1241C, 1241D & 1241E 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 1241A, 1241B, 1241C, 1241D & 1241E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1241A, 1241B, 1241C, 1241D & 1241E 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 1241A, 1241B, 1241C, 1241D & 1241E 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. Giannell

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 14, 2015.

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

SCHEDULE1241A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1241B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Antoni Fernandes Block 67 Lot 11 Ravine Drive (County Route 6A)	Matawan Borough (Proposed Use – Residential) (Total Site Area – 0.45 acres)	MT311 ROW3778		2 (1 new)	Discussion

The DRC directed staff to issue a letter to the current owner of the property requesting a road widening dedication pursuant to the Conditional Final Approval issued on March 16, 2007.

SCHEDULE1241C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for CentraState Medical Center, Inc. Block 86 Lot 4.01 West Main Street (County Route 537)	Freehold Township (Proposed Use – Technical subdivision – future water tower) (Total Area – 67.13 acres)	FRTMJ713	12-07-15	2 (1 new)	Request Information

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

1. A letter from the Township of Freehold confirming that the purpose of the subdivision is to enable the future construction of a municipal water tower by Freehold Township on proposed Lot 4.02.

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

Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 County Route 520	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	11-25-15	4 (3 new)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide computations to address the change in 25-year storm runoff and the design of stormwater and storm drainage systems. Specifically, provide computations for:
 - a. Curve number (CN) or runoff coefficient (C) under existing conditions, for portions of the site draining naturally toward and away from County Route 520.
 - b. Time of concentration under existing conditions.
 - c. Existing runoff, provide hydrograph plots.
 - d. CN under proposed conditions for portions of the site tributary to the proposed stormwater basin, bypassing the proposed basin and tributary to County Route 520.
 - e. Time of concentration under proposed conditions.
 - f. Proposed runoff.
 - g. Detention routing, provide inflow, routed flow and bypass flow hydrographs.
2. Provide full-size drainage area plans for existing and proposed conditions.
3. Clarify in whose favor the proposed drainage easements are to be made.
4. Provide a strip map at a scale of 1 inch = 10 feet, that shows the existing and proposed County Route 520 centerline and edgeline striping and the stop bar for the proposed street, as well as the proposed location of the stop sign.

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

SCHEDULE1241D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 14, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DJAER Properties Block 2505 Lot 2.01 Bangs Avenue	Asbury Park City (Proposed – improvements to existing site – change of use) (Total Site Area – 0.096 acres) (Impervious Area – 0.096 acres existing – no change)	APSP9546	11-24-15	County Approval Not Required
Site Plan for CB Penn Holdings, LLC Block 3501 Lot 2 Wyckoff Road (County Route 547)	Eatontown Borough (Proposed – 14,400 sq. ft. office building) (Total Site Area – 2.136 acres) (Impervious Area – 0.5 acres new proposed)	ETSP8574	11-30-15	Project Withdrawn

The Monmouth County Development Review Committee is in receipt of correspondence from Simone Vaccaro of Maser Consulting, dated November 30, 2015, requesting withdrawal of the previous site plan approval issued for this property. The Development Review Committee rescinded the Final Approval issued on December 10, 2007.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, James Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	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 MACW Freehold, LLC Block 70.05 Lot 17 West Main Street (County Route 537)	Freehold Township (Proposed – Bellemead Tract – Phase 1 Infrastructure) (Total Site Area – 77.34 acres) (Impervious Area – 0.68 acres existing <u>+ 2.37 acres proposed</u> 3.05 acres total)	FRTSP9510	11-30-15	Request Information

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

1. Conveyance of the existing jughandle located at Block 70.05 Lot 17 pursuant to the Developer Agreement, dated March 3, 1988 (see developer agreement and letter).

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

Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537)	Freehold Township (Proposed – Bellemead Tract – Phase 1 Infrastructure) (Total Site Area – 42.46 acres) (Impervious Area – 0.33 acres new proposed)	FRTSP9510A	11-30-15	Request Information
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The following item must be addressed before formal review and action by the Development Review Committee:

1. Conveyance of the existing jughandle located at Block 70.05 Lot 17 pursuant to the Developer Agreement, dated March 3, 1988 (see developer agreement and letter).

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 Freemall Associates, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537)	Freehold Township (Proposed – Freehold Raceway Mall – Bellemead Tract - Phase 1 Impacts) (Total Site Area – 42.46 acres) (Impervious Area – 16.13 acres existing - <u>0.51 acres proposed</u> 15.62 acres total)	FRTSP9510B	11-30-15	Request Information

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

1. Conveyance of the existing jughandle located at Block 70.05 Lot 17 pursuant to the Developer Agreement, dated March 3, 1988 (see developer agreement and letter).

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

Site Plan for Roseland Asset Services, LLC Block 70.05 Lot 17 (Proposed 17.3) West Main Street (County Route 537)	Freehold Township (Proposed – 400-unit residential rental apartments with 774 parking spaces) (Total Site Area – 20.854 acres) (Impervious Area – 10.8 acres new proposed)	FRTSP9510C	11-30-15	Request Information
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The following item must be addressed before formal review and action by the Development Review Committee:

1. Conveyance of the existing jughandle located at Block 70.05 Lot 17 pursuant to the Developer Agreement, dated March 3, 1988 (see developer agreement and letter).

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 Sunnyside at Howell, LLC Block 129 Lots 85.01 & 88.03 US Highway 9	Howell Township (Proposed – additional 52 apt. units, 6552 sq. ft. commercial and 136 new parking spaces at existing site) (Total Site Area – 29.31 acres) (Impervious Area – 11.74 acres existing <u>+ 2.35 acres proposed</u> 14.09 acres total)	HWSP8906A	11-23-15	Request Information

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

1. A copy of the prior stormwater report prepared for the site that is referenced in the current stormwater report. Include all drainage area plans associated with the prior stormwater report, and full-size drainage area plans for the current site plan.
2. Provide a drainage area map delineating the tributary area to the next downstream County hydraulic structure(s). Indicate land use and land cover. Indicate topography and dominant runoff path. The applicant may contact the Division of Engineering to verify the structure designation(s) and location(s).

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

Site Plan for Lion Holdings, LLC Block 48 Lots 1 & 3 Allaire Road (County Route 524) Lakewood-Farmingdale Road (County Route 547)	Howell Township (Proposed – new 3864 sq. ft. medical office building with 28 parking spaces) (Total Site Area – 2.04 acres) (Impervious Area – 0.598 acres new proposed)	HWSP9445	11-30-15	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Revise the location of proposed utilities pursuant to the comments in the plan markup.
2. Provide a 25-year storm analysis corresponding to the Stormwater Report dated November 18, 2015.

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
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Site Plan for KDC Solar PRI, LLC Blocks 3201 / 3101 Lots 15 / 11 & 30 Monmouth Road (County Route 537)	Jackson Township (Proposed – Accessory solar at existing theme park) (Total Site Area – 2193 acres) (Impervious Area - .08 acres for solar use)	JSP6294B	12-10-15	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, James Giannell, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

Site Plan for Beachway Urban Renewal Associates LP Block 15 Lot 1 Beachway & Raritan Avenues	Keansburg Borough (Proposed – 9-story mixed use building with 186 units and 6,925 sq. ft. for retail/restaurant use) (Total Site Area – 2.91 acres) (Impervious Area – 2.32 acres new proposed)	KSSP9545	11-24-15	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	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 Common Bond, LLC Block 61 Lots 21 & 22 West Front Street (County Route 6)	Keyport Borough (Proposed – conversion of existing building to commercial/ residential with 6 units) (Total Site Area – 0.13 acres) (Impervious Area – 0.13 acres existing – no change)	KPSP9547	11-30-15	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

Site Plan for Route 520, LLC Block 175 Lot 24 Route 520	Marlboro Township (Proposed – new 6908 sq. ft. office with 30 parking spaces) (Total Site Area – 0.92 acres) (Impervious Area – 0.45 acres new proposed)	MRSP9548	12-08-15	County Approval Not Required
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Site Plan for Billybordz, LLC Block 30 Lot 5.01 State Highway 35	Neptune City Borough (Proposed – new digital billboard at existing restaurant) (Total Site Area – 1.2 acres) (Impervious Area – no change)	NCSP9549	12-10-15	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey American Water Co. Block 3001 Lot 12 Old Corlies Avenue (County Route 17)	Neptune Township	NSP3621F		Final Approval
(Proposed – installation of new generator pad & emergency power system) (Total Site Area – 21.7 acres) (Impervious Area – 3.06 acres existing <u>+ 0.03 acres proposed</u> 3.09 acres total)				

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

Site Plan for Jersey Shore University Med. Center Block 1201 Lot 4 Davis Avenue	Neptune Township	NSP9504	11-19-15	Conditional Approval
(Proposed – new 295,000 sq. ft. medical center/medical office building with 1502 new parking spaces – (Hope Tower)) (Total Site Area – 4.59 acres) (Impervious Area – 3.305 acres new proposed)				

Condition:

1. Prior to final approval the applicant shall submit a certified check in the amount of **\$1,448.11** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure N-9, which will accept stormwater runoff from the site. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure N-9.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	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 Scarborough Fair Block 807 Lot 4 Meetinghouse Road	Wall Township (Proposed – 1220 sq. ft. addition to existing site) (Total Site Area – 5.21 acres) (Impervious Area – 1.334 acres existing <u>+ 0.015 acres proposed</u> 1.349 acres total)	WSP2572A	12-10-15	County Approval Not Required

Site Plan for TRG NJ IV, LLC Block 801 Lot 1 Allenwood Road	Wall Township (Proposed – affordable/age restricted 78-unit MFR) (Total Site Area – 5.69 acres) (Impervious Area – 2.516 acres new proposed)	WSP9521	12-01-15	Final Approval
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No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore	X			
Paul Kiernan	X			
Joe Barris				X
Ray Bragg				X
James Giannell	X			
Jennifer DiLorenzo				X

SCHEDULE1241E

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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