

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:05 PM on MONDAY, DECEMBER 23, 2013 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Edward Sampson, PP  
Joseph Ettore, PE (arrived at 1:22 PM)  
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.

There being no further business, the Meeting was adjourned at 1:35 PM.

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

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1194A, 1194B, 1194C, 1194D & 1194E 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 1194A, 1194B, 1194C, 1194D & 1194E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1194A, 1194B, 1194C, 1194D & 1194E 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 1194A, 1194B, 1194C, 1194D & 1194E 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 23, 2013.

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

SCHEDULE 1194A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 23, 2013; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Estate of Leslie M. Tilly Block 43 Lot 28 Maple Avenue	Fair Haven Borough	FH317	12-12-13	2 (1 new)	Exempt
Mark Aikins recused himself from this review and discussion.					
Subdivision for Douglas and Joyce Jemal Block 56 Lots 6.02 & 6.03 Ocean Avenue	Long Branch	LB571A	12-17-13	2 (Lot Line Adjustment)	Exempt
Subdivision for Christopher Rice Block 97 Lots 8 & 9 Fletcher Avenue	Manasquan Borough	MQ381	12-10-13	2 (Lot Line Adjustment)	Exempt

SCHEDULE 1194B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 23, 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 1194C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 23, 2013; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 147 West End Ave., LLC Block 132 Lots 1 & 2 West End Ave./Sairs Ave.	Long Branch City  (Proposed Use – Single Family Residential) (Total Area – 1.169 acres)	LBMJ683	12-16-13	4 (2 new)	Preliminary Approval

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval, the applicant must submit a final plat drawn in accordance with New Jersey Map Filing Law along with a \$100.00 review fee.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Vince Domidion, 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

Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 <b>County Route 520</b>	Marlboro Township  (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	12-10-13	6 (5 new)	Request Information
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The following minimum information must be provided prior to formal review and action by the Development Review Committee:

1. A Traffic Impact Study must be submitted including a gap analysis, average daily and peak hour traffic along County Route 520, and a crash study at and on the County Route 520 approaches to the intersection at Ginesi Drive.

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

SCHEDULE 1194D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 23, 2013.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Alliance Management, Inc. Block 130 Lots 44, 45 & 52 US Highway 9	Howell Township  (Proposed – new 57,980 sq. ft. 14 screen theater with 413 parking spaces) (Total Site Area – 11.40 acres) (Impervious Area – 7.08 acres new proposed)	HWSP9332	12-10-13	Request Information

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

1. Revise the drainage analysis to provide calculations for a 25 year storm event.
2. Applicant must provide a drainage area map for the entire drainage area tributary to Monmouth County Drainage Structure HL-87. The location of the drainage structure is provided on the attached photocopy.

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

Site Plan for The Fish Grill, Inc. Block 71 Lot 5 US Highway 9	Howell Township  (Proposed – conversion of existing building to restaurant) (Total Site Area – 0.902 acres) (Impervious Area – 0.458 acres existing - <u>0.014 acres proposed</u> 0.444 acres total)	HWSP9334	12-18-13	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Pierre Brown & Joya Godfrey Brown Block 21 Lot 11.01 <b>Freehold Road (County Route 522)</b>	Manalapan Township  (Proposed – conversion of existing addition of single family and new addition (total 3,025 sq. ft.) to kindergarten) (Total Site Area – 1.159 acres) (Impervious Area – 0.10 acres existing <u>+ 0.14 acres proposed</u> 1.24 acres total)	MNSP9333	12-16-13	Request Information

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

1. The applicant must submit a traffic study that includes the hours of operation and vehicle types for the proposed Kindergarten use.

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

Site Plan for Schneider & Nelson Realty, LLC Block 67 Lot 3.02 State Highway 36	West Long Branch Borough  (Proposed – construct underground stormwater management chambers, additional parking and access driveway) (Total Site Area – 6.78 acres) (Impervious Area – 3.118 acres existing <u>+ 0.339 acres proposed</u> 3.457 acres total)	WL BSP2718B	12-19-13	County Approval Not Required
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Site Plan for Monmouth University Block 39 Lot 8 Cedar Avenue	West Long Branch Borough  (Proposed – 19,622 sq. ft. addition to academic building) (Total Site Area – 55.27 acres) (Impervious Area – 16.069 acres existing <u>+ 0.269 acres proposed</u> 16.338 acres total)	WL BSP8459E	12-16-13	County Approval Not Required
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SCHEDULE 1194E

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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