

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 1:04 PM on MONDAY, JANUARY 23, 2012 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.  
Robert W. Clark, PP  
Bonnie Goldschlag, PP  
John Packowski, PE  
Vincent Domidion (arrived at 1:05 PM)

Members Absent:

Joseph Ettore, PE  
Joseph Rettagliata

Alternates Absent:

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 25, 2011 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 25, 2011, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on January 28, 2011 on the Monmouth County Planning Board Bulletin Board and website.

There being no further business, the Meeting was adjourned at 2:10 PM.

Staff present included: Ed Sampson, PP, Phyllis Harrington, Todd Ganghamer, Vince Cardone, PE and Mark Aikins, Esq. Also present were Ken Pape, Esq., Brian Leff of KZA/Maser Consulting and Thomas Thill.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1148A, 1148B, 1148C, 1148D & 1148E 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 1148A, 1148B, 1148C, 1148D & 1148E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1148A, 1148B, 1148C, 1148D & 1148E 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 1148A, 1148B, 1148C, 1148D & 1148E 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. Clark and passed upon the following vote:

In the affirmative:

Mr. Kiernan  
Mr. Clark  
Mr. Packowski  
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, JANUARY 23, 2012.

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

SCHEDULE 1148A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2012; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Max Weinberg Block 837 Lots 36 & 37.05 Cooper Road	Middletown Township	MD1433	01-20-12	3 (1 new)	Exempt
Subdivision for Borough of Rumson Block 62 Lot 30 Center Street	Rumson Borough	RM431	01-13-12	2 (1 new)	Exempt
Subdivision for MLZ Corporation Block 81 Lot 11 Jersey Avenue	Spring Lake Borough	SL345	01-12-12	2 (1 new)	Exempt
Subdivision for Antonio Leggiero Block 213 Lot 1 Brighton Avenue	Wall Township	W1371	01-12-12	2 (1 new)	Exempt

**SCHEDULE 1148B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2012; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Route 537 Holding Company, LLC Block 56 Lots 13.01 & 14 <b>Monmouth Road (County Route 537)</b>	Millstone Township  (Proposed Use – mini-golf facility and existing restaurant) (Total Area – 42.79 acres)	MS806 ROW3866 (Also MSSP9098)		2 (Lot Line Adjustment)	Final Approval

- The Development Review Committee voted to rescind the previous condition to show additional right of way regarding a proposed service road behind the subject property.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by John Packowski, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				
Vincent Domidion	X			
James Giannell				X

Subdivision for Paul Laone Block 23 Lots 13.01 & 13.27 <b>County Bridge MS-72</b>	Millstone Township  (Total Area – 25.287 acres) (Proposed Use – Residential)	MS807 ROW3872	01-09-12	2 (Lot Line Adjustment)	Final Approval
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- The required deed for maintenance and reconstruction of county drainage structure MS-72 was previously received and filed with the Monmouth County Clerk in Deed Book 4762, Page 61.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bob Clark, Seconded by, Vince Domidion, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				
Vincent Domidion	X			
James Giannell				X

SCHEDULE 1148C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2012; CONTAINING MORE THAN 3 LOTS.

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NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1148D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 23, 2012.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Trump National Golf Club Block 46 Lot 1.52 <b>Colts Neck Road</b> <b>(County Route 537)</b>	Colts Neck Township  (Proposed – Helistop at existing golf club) (Total Site Area – 310.94 acres) (Impervious Area – 0.918 acres existing – no change)	CNSP7325A	01-12-12	Final Approval

Vince Domidion recused himself from this review.

Based on additional information provided by the applicant there are no physical improvements proposed in the conservation easement. Staff has determined that there are no impacts to county roads or county bridges by this application. Since the County's review authority does not extend to proposed use, the Development Review Committee determined that Final Approval may be issued.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by John Packowski, Seconded by, Bob Clark, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				
Vincent Domidion			X	
James Giannell				X

Site Plan for New Cingular Wireless PCS, LLC Block 120 Lot 64 Union Avenue	Hazlet Township  (Proposed – telecommunications facility) (Total Site Area – 4.49 acres) (Impervious Area – 0.204 acres existing) <u>+ 0.001 acres proposed</u> 0.205 acres total)	HZSP9147	01-12-12	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Cingular Wireless PCS, LLC Block 35.83 Lot 37 US Highway 9	Howell Township  (Proposed – telecommunications facility) (Total Site Area – 1.132 acres) (Impervious Area – 1.043 acres existing – no change)	HWSP9146	01-09-12	County Approval Not Required

Site Plan for Route 537 Holding Company, LLC Block 56 Lots 13.01, 13.02 (new lot) & 14 <b>Monmouth Road (County Route 537)</b>	Millstone Township  (Proposed – 1948 sq. ft. mini-golf facility and existing restaurant) (Total Site Area – 6.163 acres) (Impervious Area – 0.659 acres existing <u>+ 0.481 acres proposed</u> 1.140 acres total)	MSSP9098 (Also MS806 ROW3866)		Conditional Approval
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- Subsequent to an appeal filed by the adjoining property owners attorney, the Development Review Committee voted to rescind the previous condition that the applicant show the proposed service road to be located to the west of the subject site.

Conditions:

1. The existing easterly driveway design as shown is drawn incorrectly. There currently exists no driveway island to channel right in and right out movements to and from the site. Revise plans to reflect required modifications to the existing design in conformance with the attached photocopy.
2. Posting of a performance guarantee (bond, letter of credit, bank/certified check) to ensure the satisfactory installation of improvements to the existing driveway. 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 Bob Clark, Seconded by, Vince Domidion, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				
Vincent Domidion	X			
James Giannell				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Downtown Investors V, LLC Block 48 Lots 36, 37, 38 & 39 Linden Avenue	Red Bank Borough  (Proposed – Parking improvements) (Total Site Area – 0.561 acres) (Impervious Area – 0.195 acres existing <u>+ 0.232 acres proposed</u> 0.427 acres total)	RBSP8977A	01-13-12	County Approval Not Required
Site Plan for Downtown Investors I, II, III, LLC Block 47 Lots 1, 2, 5.01, 9, 10, 10.01 & 11 Broad St./Linden Ave.	Red Bank Borough  (Proposed – 7,000 sq. ft. addition to existing building) (Total Site Area –1.0 acre) (Impervious Area – 0.954 acres existing – no change)	RBSP9149	01-23-12	County Approval Not Required
Site Plan for 501 Washington Blvd., LLC, 503 Washington Blvd., LLC, 900 Fifth Avenue, LLC and Sitco Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 <b>Washington Blvd.</b> <b>(County Route 49)</b>	Sea Girt Borough  (Proposed – Two 8-unit apartment buildings) (Total Site Area – 0.75 acres) (Impervious Area – 0.55 acres new proposed)	SGSP9119	01-10-12	Conditional Approval

Conditions:

1. Revise plans to show concrete pipe installed within the 5<sup>th</sup> Avenue right of way to the existing county drainage system. County standards do not allow HDPE pipe.
  2. Revise landscaping plan to modify the proposed plantings at both corners of Washington Boulevard and Fifth Avenue in accordance with county standards due to concerns over sight obstruction.
  3. Posting of a performance guarantee in the amount of \$2,000.00 to assure the satisfactory installation of the drainage lines in 5<sup>th</sup> Avenue.
- A required inspection fee in the amount of \$50.00 must be submitted prior to the inspection of the installed improvements.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 501 Washington Blvd., LLC, 503 Washington Blvd., LLC, 900 Fifth Avenue, LLC and Sitco Sea Girt, LLC Blocks 76 / 77 Lots 1 & 2 / 16 & 17 (CONT'D)	Sea Girt Borough	SGSP9119	01-10-12	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Bob Clark, Seconded by, John Packowski, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Robert Clark	X			
Joseph Ettore				X
Paul Kiernan	X			
Joseph Rettagliata				X
John Packowski	X			
Bonnie Goldschlag				
Vincent Domidion	X			
James Giannell				X

Site Plan for TRG NJ, LLC Block 117 Lot 2 <b>Wayside Road (County Route 38)</b>	Tinton Falls Borough  (Proposed – 64-unit 3-story multi-family affordable apartment building) (Total Site Area – 4.86 acres) (Impervious Area – 2.04 acres new proposed)	TFSP9094	01-12-12	Request Information
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The following item(s) must be addressed prior to formal review and action by the Development Review Committee.

1. Pursuant to Section 5.2-2.1D-3 of the Monmouth County Development Regulations, the applicant is required to provide a stopping distance sight line (in addition to the driveway sight line), for south bound vehicles approaching the driveway entrance at the proposed site from the intersection of Wayside Road and Shafto Road. Profiles along the required sight line must be provided at 50' intervals.

Other items to be addressed:

1. Revise plans to show handicap ramps along both radii at the proposed driveway entrance. Provide details for the required ramps.
2. Revise the county curb detail on sheet 12 to show a 6" curb reveal.

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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sangita Roy Block 15.02 Lot 1 <b>New Canton-Stone Tavern Road                      (County Route 524)</b>	Upper Freehold Township	UFTSP9148	01-17-12	
	(Proposed – new 7,700 sq. ft. commercial building – deli market) (Total Site Area – 1.86 acres) (Impervious Area – 0.79 acres new proposed)			

The application for Sangita Roy was carried to the meeting of February 13, 2012. The Development Review Committee will hear from the developer why the previously required improvements were not completed prior to submitting this application.

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Site Plan for Allied Domecq Retail (Dunkin Donuts) Block 78 Lot 1 <b>Eighteenth Avenue                      (County Route 30)</b>	Wall Township	WSP902A		
	(Proposed – expansion of donut shop) (Total Site Area – 4.274 acres) (Impervious Area – 2.778 acres existing – no change)			

The application was carried to the meeting of February 13, 2012. Mark Aikins is to contact the attorney for Foodtown to discuss the previous requirement for additional right of way along Eighteenth Avenue. Mr. Aikins will contact planning board staff subsequent to his conversation with the Foodtown attorney.

SCHEDULE 1148E

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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REORGANIZATION OF DEVELOPMENT REVIEW COMMITTEE FOR 2012

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1. Election of Chairperson for 2012

Nomination of Paul Kiernan, Jr. for Chairperson was moved by Bob Clark and seconded by John Packowski. Motion to close nominations was made by Bob Clark and seconded by John Packowski.

In the affirmative:

Mr. Kiernan

Mr. Clark

Mr. Packowski

Mr. Domidion

In the negative:

None

2. Adoption of Meeting Schedule for 2012

Motion to adopt the Development Review Committee Meeting Schedule for 2012 was made by Bob Clark and seconded by Vince Domidion.

In the affirmative:

Mr. Kiernan

Mr. Clark

Mr. Packowski

Mr. Domidion

In the negative:

None

**DEVELOPMENT REVIEW COMMITTEE  
MEETING SCHEDULE  
February 2012– January 2013**

Unless otherwise indicated, the meetings of the Monmouth County Development Review Committee will be held as follows:

**TIME**

1:00pm

**LOCATION**

Monmouth County Planning Board Conference Room  
Hall of Records Annex  
One East Main Street  
Freehold, New Jersey 07728

**REGULAR MEETING DATES**

Monday, February 13, 2012  
Monday, February 27, 2012

Monday, March 12, 2012  
Monday, March 26, 2012

Monday, April 9, 2012  
Monday, April 23, 2012

Monday, May 14, 2012  
Tuesday, May 29, 2012

Monday, June 11, 2012  
Monday, June 25, 2012

Monday, July 9, 2012  
Monday, July 23, 2012

Monday, August 13, 2012  
Monday, August 27, 2012

Monday, September 10, 2012  
Monday, September 24, 2012

Tuesday, October 9, 2012  
Monday, October 22, 2012

Tuesday, November 13, 2012  
Monday, November 26, 2012

Monday, December 10, 2012  
Monday, December 24, 2012

Monday, January 14, 2013  
Monday, January 28, 2013 (Reorganization Meeting)

**ALT. MEETING DATES (if needed PRIOR TO MCPB MTG.)**

Tuesday, February 21, 2012

Monday, March 19, 2012

Monday, April 16, 2012

Monday, May 21, 2012

Monday, June 18, 2012

Monday, July 16, 2012

Monday, August 20, 2012

Monday, September 17, 2012

Monday, October 15, 2012

Monday, November 19, 2012

Monday, December 17, 2012 \*  
(\* at 10:00 am – MCPB meets at 11:00 am)

Tuesday, January 22, 2013