

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:10 PM on MONDAY, JANUARY 12, 2015 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
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 January 27, 2014 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, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, 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.

The Committee entered into an executive session at 3:32 PM and returned at 4:16 PM. There being no further business, the Meeting was adjourned at 4:17 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq. and Victorino Zabat, PE. Also in attendance were Peter Falvo, Esq., Debra Tantleff, Joseph Hanrahan, PE, Nick Verderese, PE and Joe Shabot.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1219A, 1219B, 1219C, 1219D & 1219E 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 1219A, 1219B, 1219C, 1219D & 1219E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1219A, 1219B, 1219C, 1219D & 1219E 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 1219A, 1219B, 1219C, 1219D & 1219E 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:

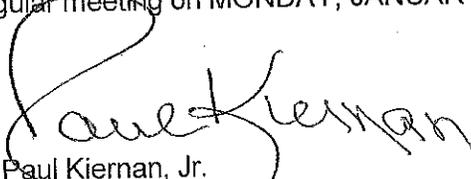
Mr. Kiernan
Mr. Sampson
Mr. Ettore
Mr. Domidion

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, JANUARY 12, 2015.



Paul Kiernan, Jr.
CHAIRMAN

Monmouth County Planning Board Development Review Committee

SCHEDULE 1219A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 12, 2015; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Ventures, Inc. Block 102 Lots 1 & 17 Memorial Parkway	Atlantic Highlands Borough	AH297	12-30-14	2 (Lot Line Adjustment)	Exempt
Subdivision for David Britz Block 98 Lot 6 Robin Road	Rumson Borough	RM442	12-30-14	2 (1 new)	Exempt
Subdivision for Mario Ercolino Block 29 Lot 1 Brookwillow Avenue	West Long Branch Borough	WLB314	12-30-14	2 (1 new)	Exempt

SCHEDULE 1219B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 12, 2015; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1219C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 12, 2015; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Gregory & Catherine Wybern Block 32 Lot 4 Kozloski Road (County Route 55) (County Bridge F-10)	Freehold Township (Proposed Use - SFR) (Total Area - 7.46 Acres)	FRTMJ326		5 (4 new)	

Staff informed the Committee that work remains outstanding at this subdivision located on East Freehold Road in Freehold Township. Specifically, the developer is required to install guiderail along County Culvert F-10. Because the subdivision is essentially built out the work needs to be completed. The Committee had authorized staff on December 8, 2014 to proceed with contacting the developer and obtain a schedule for the completion of the work. Since there was no response to letter dated December 22, 2014 from Edward Sampson, Planning Director, the Committee authorized referral of this matter to Mark Aikins, Esq. for legal action.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Adam Buchman Block 157 Lots 21.01 & 21.03 Newman Springs Road (County Route 520) County Bridge ML-27	Marlboro Township (Proposed Use – Residential) (Total Area – 80.52 acres)	MRMJ699	12-29-14	17 (15 new)	Request Information

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

1. Provide a drainage area map delineating all areas tributary to County Structure A-19 and County Structure A-27, Willow Brook Tributary at CR 520. Indicate topography and land cover. Indicate dominant runoff path.
2. Identify County Structure A-19 and County Structure A-27 on the plan sheets. Indicate size, shape, slope, material and destination of pipes, upstream and downstream invert elevations.
3. Provide a copy of the Engineering Report for the Flood Hazard Area Permit.
4. Identify the waterways on the plan sheets.
5. Revise plans to show existing and proposed striping on CR520 (existing shoulder, new shoulder, centerline to be removed at intersection).
6. Revise plans to show existing and proposed guiderail.
7. Proposed widening on southerly side of CR520 must be designed per County standards for by-pass.
8. Utility poles must be located a minimum of 6' from new edge of pavement.
9. Sight line profile must be provided in accordance with AASHTO standards. Inadequate information is provided to determine stopping sight distance.
10. Standard sight triangle easement should be 25' x 300'.
11. Address landscape comments in review memorandum prepared by Ellias Sarrinikolaou, Landscape Architect.
12. The attached "NOTES" regarding traffic safety items must be included on the plans.

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

SCHEDULE 1219D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JANUARY 12, 2015.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 722-724 Cookman Associates, LLC Block 2405 Lot 1 Cookman Avenue	Asbury Park City (Proposed – 226 sq. ft. addition to existing building – residential & retail) (Total Site Area – 0.092 acres) (Impervious Area – 0.081 acres existing <u>+ 0.008 acres proposed</u> 0.089 acres total)	APSP9427	12-22-14	County Approval Not Required
Site Plan for 1151 West Main Street, LLC Block 86 Lot 2.08 West Main Street (County Route 537)	Freehold Township (Proposed – new 86,889 sq. ft. skilled nursing and rehabilitation building with 96 parking spaces) (Total Site Area – 12.153 acres) (Impervious Area – 2.345 acres new proposed)	FRTSP9390	12-15-14	Conditional Approval

CONDITIONS:

1. Revise plans to address landscape comments in review memorandum prepared by Ellias Sarrinikolaou, Landscape Architect.
 2. Prior to Final Approval the applicant will be required to submit a performance guarantee to assure the satisfactory installation of improvements to County Route 537. The amount will be calculated upon the receipt of revised plans.
 3. Prior to Final Approval submit deed to the County of Monmouth for widening of the right-of-way of County Route 537 to a distance of 50' from the right-of-way centerline as shown on the plans.
 4. Prior to Final Approval submit a copy of filed cross access easement.
- Prior to inspection of installed improvements a 2% inspection fee will be required to be submitted. The amount will be calculated upon the 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
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 Holmdel GAA Complex LLC Block 2 Lots 2 & 26 Newman Springs Rd/S. Holmdel Rd (County Routes 520 & 4) County Bridges H-29 & H-30	Holmdel Township	HLSP9405	12-24-14	Conditional Approval
	(Proposed – New Sports Complex with 406 parking spaces) (Total Site Area – 91.3 acres) (Impervious Area – 20.51 acres new proposed)			

CONDITIONS:

1. Revise plans to address landscape comments in review memorandum prepared by Elias Sarrinikolaou.
 2. Submit deeds for the widening of the right-of-way of County Route 520, sight triangle easements and for the maintenance and reconstruction of County Drainage Structures HL-29 and HL-30. Submit draft deed descriptions for review. All bearings and distances of dedication and easement areas are to be shown on the plans. Upon approval, submit fully executed deeds to this office for filing with the Monmouth County Clerk. Sample deed formats acceptable to the County of Monmouth can be found at the Div. of Planning page at www.visitmonmouth.com.
 3. Posting of a performance guarantee to assure the satisfactory installation of improvements to County Route 520. The amount will be calculated upon the receipt of revised plans.
- Prior to inspection of the installed improvements a 2% inspection fee must be submitted per the Monmouth County Development Regulations. The amount will be calculated upon the receipt of revised plans.
 - This action is for the sports complex only – a separate site plan application will be required to be submitted for the pad site area delineated on the plans to the west of the sports complex along CR520.

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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FEM South Beach, LLC Block 216 Lots 1 – 6, Parcel 216-20 Ocean Boulevard (County Route 57)	Long Branch City	LBSP9425	12-15-14	Request Information
(Proposed – new 47-unit residential complex with 126 parking spaces) (Total Site Area – 1.693 acres) (Impervious Area – 0.260 acres existing + 0.791 acres proposed 1.051 acres total)				

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

1. Pursuant to Monmouth County Development Regulations, provide a 25 year storm analysis.
2. Relocate retaining wall on corner of Ocean Avenue and North Beach Avenue out of Monmouth County right-of-way.
3. Revise plans to address landscape review comments in memorandum by Ellias Sarrinikolaou, LLA.

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

Site Plan for Atlantic Aerials, Inc. Block 74 Lot 24.03 State Highway 33	Manalapan Township	MNSP9410	12-15-14	Conditional Approval
(Proposed – new 15,200 sq. ft. building at existing site) (Total Site Area – 3 acres) (Impervious Area – 1.78 acres new proposed)				

CONDITION:

1. Prior to Final Approval the developer must submit a certified check in the amount of **\$4,108.64** made payable to the County of Monmouth. The amount is the developer's proportionate share of the cost of replacing County Drainage Structure MN-22 located in Woodward Road, Manalapan Township which will accept stormwater from the development. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure MN-22. Analysis for determining the proportionate share contribution is attached.

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 M & M at 483 Route 79, LLC Block 122 Lot 27.04 State Highway 79	Marlboro Township (Proposed – retail & convenience store with fuel station (total 16,296 sq. ft.) with 99 parking spaces) (Total Site Area – 15.2 acres) (Impervious Area – 2.688 acres new proposed)	MRSP9365	12-15-14	Conditional Approval

CONDITION:

1. Prior to Final Approval the developer must submit a certified check in the amount of **\$28,207.37** made payable to the County of Monmouth. The amount is the developer's proportionate share of the cost of replacing County Drainage Structure ML-31 located in Texas Road, Marlboro Township which will accept stormwater from the development. The amount is based upon the percentage of land area of the development relative to the total upland area tributary to County Drainage Structure ML-31. Analysis for determining the proportionate share contribution is attached.

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 Heritage Village at Oakhurst, LLC Block 3 Lots 16.03 & 16.04 West Park Avenue (County Route 14)	Ocean Township	OSP9409	12-16-14	Conditional Approval
(Proposed – new 93-unit affordable, age restricted housing community) (Total Site Area – 6.518 acres) (Impervious Area – 2.066 acres new proposed)				

CONDITION:

1. Prior to Final Approval the applicant must post a performance guarantee (bond, letter of credit, bank/certified check) in the amount of \$4,463.80 to assure the satisfactory installation of improvements to West Park Avenue (County Route 14). The amount was calculated as follows:

Item No.	Est'd Qty	Units	Item	Unit Price	Amount
					\$800.00
1	1	L.S.	Maintenance and Protection of Traffic		
2	10	L.F.	Concrete vertical curb 6" x 8" x 20"	40.00	400.00
3	13	C.Y.	Excavation, Unclassified	30.00	390.00
4	5	C.Y.	Dense Graded Aggregate Base Course, 6-in. Thick	40.00	200.00
5	11	Ton	Hot-Mixed Asphalt 19M64 Base Course, 6-in. Thick	100.00	1,100.00
6	4	Ton	Hot-Mixed Asphalt 9.5M64 Surface Course, 2-in. Thick	100.00	400.00
7	9	Gal.	Prime Coat	4.00	36.00
8	3	Gal.	Tack Coat	2.00	6.00
9	33	S.Y.	Topsoiling, 4" Thick	3.00	99.00
10	33	S.Y.	Fertilizing and Seeding, Type A-3	2.00	66.00
11	33	S.Y.	Straw Mulching	1.00	33.00
12	1	Unit	30-in. x 30-in. Sign	200.00	200.00
13	144	L.F.	Thermoplastic Striping	0.75	108.00
14	2	Units	Pavement Arrows	110.00	220.00

TOTAL LUMP SUM ESTIMATE ALL ITEMS	\$4,058.00
CONTINGENCIES 10%	\$405.80
TOTAL	\$4,463.80

- Prior to inspection of the installed improvements a 2% inspection fee in the amount of \$89.28 must be paid.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Heritage Village at Oakhurst, LLC Block 3 Lots 16.03 & 16.04 (CONT'D)	Ocean Township	OSP9409	12-16-14	

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

Site Plan for
Cardinale & Ocean Crossings
Associates
Block 34
Lots 3.03 & 5
State Highway 35

Ocean
Township

OSP9428

01-02-15

County
Approval
Not
Required

(Proposed – 3800 sq. ft. addition to existing building
for fitness and wellness center)
(Total Site Area – 3.1 acres)
(Impervious Area – 2.3 acres existing – no change)

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Metrovation Anderson, LLC Block 38 Lot 1.01 Shrewsbury Avenue (County Route 13)	Red Bank Borough	RBSP8448A	12-29-14	Conditional Approval
(Proposed – renovations at existing site and 156 new parking spaces) (Total Site Area – 1.926 acres) (Impervious Area – 1.250 acres existing + 0.426 acres proposed 1.676 acres total)				

CONDITIONS:

1. Revise plans to include details for ADA ramps to be located at driveways along Shrewsbury Avenue (County Route 13) and at the Monmouth Street intersection.
2. Revise plans to show that R5-1 sign at right-out only driveway on Shrewsbury Avenue (County Route 13) will be on separate post from R1-1 sign.
3. Revise plans to show a R3-2 sign on Shrewsbury Avenue (County Route 13) opposite the proposed right-out only driveway.
4. Revise plans to note that white thermoplastic stop bars at the Shrewsbury Avenue (County Route 13) driveways are to be 24" thick.
5. Revise plans to include a 25' corner radius for widening of right-of-way of Shrewsbury Avenue (County Route 13) to connect with the Monmouth Street right-of-way.
6. Revise plans to include attached "NOTES" regarding signage and other traffic control devices.
7. Revise plans to address landscape comments in review memorandum prepared by Ellias Sarrinikolaou.
8. Receipt of a deed to the County of Monmouth for widening of the right-of-way of Shrewsbury Avenue (County Route 13). Submit draft deed description to this office for review. Upon approval, submit fully executed deed to this office for filing with the Monmouth County Clerk's office. Sample deed formats acceptable to the County of Monmouth can be found at the Div. of Planning page at www.visitmonmouth.com.
9. Prior to Final Approval a performance guarantee must be submitted to assure the satisfactory installation of improvements to Shrewsbury Avenue. The amount will be calculated upon the receipt of revised plans.
10. Prior to Final Approval provide a copy of an ordinance adopted by the Borough of Red Bank prohibiting left turns from Shrewsbury Avenue (County Route 13) into the right-out only driveway.
 - Prior to inspection of installed improvements a 2% inspection fee must be submitted. The amount will be determined 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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for West Front Street Partners, LLC Block 30 Lot 10.01 West Front Street (County Route 10)	Red Bank Borough	RBSP8489A		
	(Proposed -- 35-unit multi-family garden apartments with 54 parking spaces) (Total Site Area -- 0.746 acres) (Impervious Area -- 0.646 acres new proposed)			

Paul Kiernan recused himself from this review and discussion.

Present for the applicant were: Peter Falvo, Esq.; Nick Verderese, PE, Traffic Engineer; and Debra Tantleff, representative for developer.

Mr. Falvo stated that they were present to appeal the requirement of the Development Review Committee established on 12/8/14 to eliminate the proposed driveway on West Front Street (County Route 10) because alternative access to the rear of the site was available. Mr. Falvo and Mr. Verderese further stated that due to low traffic volumes on West Front Street at this location that the proposed driveway would not be a detriment.

The Development Review Committee advised Mr. Falvo that prior to making a determination that the following should be provided: (1) sight line profile from proposed driveway location; and (2) turning template for a single unit truck. In addition, the Committee advised Mr. Falvo that any approval of the DRC would be based on approval of the project by the Borough of Red Bank and that the driveway, if permitted, may be restricted to right in and right out only.

SCHEDULE 1219E

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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