

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:06 PM on MONDAY, JUNE 11, 2018 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Edward Sampson, PP
Joseph Ettore, PE
James Giannell

Members Absent:

Paul Kiernan, Jr.

Alternates Absent:

Joe Barris, PP
Ray Bragg, PE
Marcy McMullen
Charles Casagrande

Mr. Aikins 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, 2018 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 25, 2018 a copy was emailed to The Coast Star, and on January 22, 2018 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 2:56 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Dave Krady. Also in attendance were: Salvatore Alfieri, Esq., Nick Verderese, PE, Vito Cardinale and Richard Gatto.

**Date of publication attached.

DRC COMPLIANCE STATEMENT

IN ACCORDANCE WITH P.L. 1975, CHAPTER 231, "OPEN PUBLIC MEETINGS ACT", ADEQUATE NOTICE OF THE MONMOUTH COUNTY DEVELOPMENT REVIEW MEETING ON MONDAY, JUNE 11, 2018 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

ASBURY PARK PRESS: **January 25, 2018**

EMAILED TO:

THE COAST STAR: **January 25, 2018**

POSTED:

FREEHOLDER'S BULLETIN BOARD **January 22, 2018**
Hall of Records

MONMOUTH COUNTY PLANNING **January 22, 2018**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2018

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1301A, 1301B, 1301C, 1301D & 1301E by the Committee, Mr. Giannell 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 1301A, 1301B, 1301C, 1301D & 1301E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1301A, 1301B, 1301C, 1301D & 1301E 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 1301A, 1301B, 1301C, 1301D & 1301E 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. 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, JUNE 11, 2018.

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

SCHEDULE1301A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 11, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1301B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 11, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Freehold Equity Partners LLC Block 70 Lot 20.07 West Main Street (County Route 537)	Freehold Township (Proposed Use – Commercial) (Total Area – 29.41 acres)	FRT622C ROW3691 (also FRTSP9857)	05-29-18	2 (1 new)	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 11, 2018.
2. Provide a right-of-way widening to 55 feet from the right-of-way line to the centerline of W. Main Street.

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

SCHEDULE1301C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 11, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cardinale & Associates, LLC Block 66 Lot 8.01 Millhurst Road (County Route 527)	Manalapan Township (Proposed Use – Commercial/Residential) (Total Area – 121.5 acres)	MNMJ736 (also MNSP9536)	05-21-18	287	Request Information

The conceptual plan for the realignment of Millhurst Road was found to be satisfactory. The Development Review Committed directed the applicant to proceed with detailed plans for the roadway.

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

1. Provide the information requested in the memorandum prepared by Victorino B. Zabat, dated December 12, 2017.
2. Address the comments on the traffic signal plan markup prepared by Vincent Cardone.

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

Subdivision for Monarch Pointe II, LLC Block 119 Lots 25.01-25.18 & 27 Texas Road	Marlboro Township (Proposed Use – Residential) (Total Area – 16.5 acres)	MRMJ697A	05-29-18	23	Preliminary Approval
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- Prior to final approval, the Monmouth County Division of Engineering shall confirm whether a bridge assessment is required.
- Prior to final approval, the applicant shall submit a final plat, final plat fee (\$100.00), and a CD containing an AutoCAD drawing of the approved final subdivision plat.

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
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1301D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JUNE 11, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 1130 Highway 34, LLC Block 89 Lot 8 State Highway 34	Aberdeen Township (Proposed – Change of use from office to retail and parking improvements) (Total Site Area – 1.12 acres) (Impervious Area – 0.27 acres existing <u>+ 0.10 acres proposed</u> 0.37 acres total)	ABTSP9858	05-30-18	County Approval Not Required
Site Plan for Freehold Equity Partners LLC Block 70 Lots 22, p/o 20.07 (20.09) & 23 West Main Street (County Route 537)	Freehold Township (Proposed – New 15,600 sq. ft. furniture showroom) (Total Site Area – 2.04) (Impervious Area – 0.898 acres new proposed)	FRTSP9857 (Also FRT622C ROW3691)	05-29-18	Request Information

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated May 11, 2018.
2. Provide a plan that shows the existing driveway curb cuts located on Lot 23 under existing and proposed conditions pursuant to the W. Main Street corridor project.
3. Extend the curbing to close the driveway located on Lot 22 and complete the radius curb to the existing driveway located on Lot 23.
4. The site plan shall be revised to show all traffic signs along W. Main St.
5. Provide a right-of-way widening to 55 feet from the right-of-way line to the centerline of W. Main Street.

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 999 Route 33, LLC Block 183 Lots 25.01 & 27.02 State Highway 33	Howell Township (Proposed – 13,950 sq. ft. addition to existing site – Garden State Bobcat) (Total Site Area – 6.97 acres) (Impervious Area – 0.69 acres existing <u>+ 2.62 acres proposed</u> 3.31 acres total)	HWSP9849	05-23-18	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.A.C. 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
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Cardinale & Associates, LLC Block 66 Lot 8.01 Millhurst Road (County Route 527)	Manalapan Township (Proposed – Mixed Use (50 affordable housing units and 184,100 sq. ft. commercial) with 901 parking spaces) (Total Site Area – 121.5 acres) (Impervious Area – 67.97 acres new proposed)	MNSP9536 (also MNMJ736)	05-21-18	Request Information
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The conceptual plan for the realignment of Millhurst Road was found to be satisfactory. The Development Review Committee directed the applicant to proceed with detailed plans for the roadway.

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

1. Provide the information requested in the memorandum prepared by Victorino B. Zabat, dated December 12, 2017.
2. Address the comments on the traffic signal plan markup prepared by Vincent Cardone.

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 Joseph Skeba Block 74 Lot 23.02 Smithburg Road (County Route 527A) County Bridge MS-74A	Manalapan Township (Proposed – new 952,721 sq. ft. warehouse with 344 parking spaces) (Total Site Area – 97.54 acres) (Impervious Area – 51.50 acres new proposed)	MNSP9786	05-15-18	Request Information

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

1. Provide the information requested in the memorandum prepared by Victorino B. Zabat, dated May 11, 2018.
2. Address the comments on the markup of the Smithburg Road Profile, prepared by Vincent Cardone, dated June 11, 2018.
3. A detailed roadway strip map at a scale of at least 1" = 10', shall be provided for Smithburg Road (County Route 527A), showing turning movements, left turn lanes, road profiles and grading along the entire site frontage.
4. The traffic study shall be revised to utilize trip generation rates for warehouse and distribution facilities, rather than warehouses.
5. Provide the information requested in memorandum prepared by Elias Sarrinikolaou, dated January 16, 2018.

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

Site Plan for Wall Fire Company No. 1 Block 270 Lot 17 18th Avenue (County Route 30)	Wall Township (Proposed – 1980 sq. ft. addition at existing site) (Total Site Area – 2.67 acres) (Impervious Area – 0.835 acres existing <u>+ 0.046 acres proposed</u> 0.881 acres total)	WSP959A	06-04-18	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
James Giannell	X			
Joe Barris				X
Ray Bragg				X
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1301E

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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RESOLUTION AUTHORIZING CHANGES TO MONMOUTH COUNTY DEVELOPMENT REGULATIONS
SCHEDULE A: FEES

1. Resolution Authorizing Revisions to Schedule A: Fees

Motion to adopt the resolution authorizing revisions to Schedule A: Fees was made by Edward Sampson and seconded by Joseph Ettore.

In the affirmative:

Mr. Sampson
Mr. Ettore
Mr. Giannell

In the Negative:

None
