

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 TUESDAY, OCTOBER 11, 2016 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
Charles Casagrande

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 9, 2016 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 February 9, 2016 a copy was faxed to The Coast Star, and on February 9, 2016 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 3:04 PM.

Staff present included: Phyllis Harrington, 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 1261A, 1261B, 1261C, 1261D & 1261E 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 1261A, 1261B, 1261C, 1261D & 1261E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1261A, 1261B, 1261C, 1261D & 1261E 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 1261A, 1261B, 1261C, 1261D & 1261E 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 TUESDAY, OCTOBER 11, 2016.

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

SCHEDULE1261A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 11, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David Grippi Block 29 Lots 21.01 & 22 Church and Wyckoff Streets	Matawan Borough	MT317	10-03-16	2 (Lot Line Adjustment)	Exempt
Subdivision for Clean Living Technologies, Inc. Block 917.01 Lot 102 Industrial Road	Wall Township	W1389 (also WSP9640)	09-28-16	2 (1 new)	Exempt
Subdivision for Patrick Lynch Block 771 Lot 37 Woodfield Avenue	Wall Township	W1390	09-28-16	2 (1 new)	Exempt

SCHEDULE1261B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 11, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jacquelyn Palmer Block 219 Lot 15 Squankum-Yellowbrook Road (County Route 524A)	Howell Township (Proposed Use – Residential) (Total Area – 14.25 acres)	HW1408 ROW3931	09-28-16	2 (1 new)	Request Information

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

1. The site plan should be revised to show the centerline for Squankum-Yellowbrook Road (County Route 524A) and a right-of-way widening dedication to Monmouth County to a distance of 40 feet from the centerline.
2. The applicant shall submit a cross access agreement for the proposed driveway sharing.

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

Subdivision for PRC-ES Associates, LLC Block 22 Lots 12.01, 19 & 20 West Front Street (County Route 6)	Keyport Borough (Proposed Use – Multi-Family Residential – The Boatworks at Keyport) (Total Area – 8.69 acres)	KP294 ROW3932 (also KPSP9644)	09-30-16	2 (Lot Consolidation)	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. The site plan should be revised to show the centerline for W. Front Street (County Route 6) and a right-of-way widening dedication to Monmouth County to a distance of 30 feet from the centerline.

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

SCHEDULE1261C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 11, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1261D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON TUESDAY, OCTOBER 11, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Luxury Rentals, Inc. Block 97 Lot 17 First Avenue (County Route 8)	Atlantic Highlands Borough (Proposed – new 4-story building with 15 apartment units and 5160 sq. ft. retail) (Total Site Area – 0.2 acres) (Impervious Area – 0.16 acres new proposed)	AHSP9637	09-20-16	Conditional Approval

Conditions:

1. The site plan shall be revised to show the following:
 - a. The dimensions for the proposed utility trenches along First Avenue.
 - b. A construction detail for the proposed utility trenches.
 - c. The county detail for pavement repair.
2. Prior to Final Approval, receipt of a performance guarantee (bond, letter of credit, bank/certified check) to assure the satisfactory installation of improvements within the First Avenue (County Route 8) right-of-way. 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 Ed Sampson, Seconded by, Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for 75 Bannard Realty Corp. Block 65.01 Lot 16 US Highway 9	Freehold Township (Proposed – renovations at existing car dealership) (Total Site Area – 8.01 acres) (Impervious Area – 4.792 acres existing <u>+ 0.037 acres proposed</u> 4.829 acres total)	FRTSP8675A	10-06-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lidl U.S. Operations, LLC Block 183 Lot 1.01 State Highway 35	Hazlet Township (Proposed – new 36,170 sq. ft. grocery store with 147 parking spaces) (Total Site Area – 5.08 acres) (Impervious Area – 1.508 acres existing <u>+ 1.320 acres proposed</u> 2.828 acres total)	HZSP9593	10-03-16	Request Information

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

1. Provide a copy of the agreement between the property owners of Lots 1 and 1.01 that allows stormwater discharge from Lot 1.01 into the stormwater basin located on Lot 1.

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

Site Plan for iCar Auto Sales, LLC Block 14 Lot 31.01 US Highway 9	Howell Township (Proposed – improvements at existing vacant building for retail/auto sales) (Total Site Area – 1.705) (Impervious Area – 0.824 acres existing <u>+ 0.250 acres proposed</u> 1.074 acres total)	HWSP9638	09-26-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PRC-ES Associates, LLC Block 22 Lot 20.02 West Front Street (County Route 6)	Keyport Borough (Proposed – 26-unit Multi-Family Residential – The Boatworks at Keyport) (Total Area – 2.467) (Impervious Area – 1.287 acres new proposed)	KPSP9644 (also KP294 ROW/3932)	09-30-16	Request Information

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

1. The applicant shall submit a drainage area map to the nearest County structure.
2. The site plan should be revised to relocate all overlapping labels.
3. All trees parallel to a County Road must be located 20 feet back from edge of pavement. Proposed street trees should be removed from the area between the sidewalk and curb because the proposed tree pits are undersized (minimum area is 50 square feet), small statured trees with low branches will be subject to damage from passing trucks, and the low and wide canopy of the proposed trees will not be maintainable at prescribed height thus creating potential traffic line-of-sight issues.
4. The applicant shall demonstrate the need for street lighting along W. Front Street. The proposed lighting is a lantern type fixture with a visible light source that projects light levels that exceed the NJDOT light trespass levels for commercial roadways (0.2 foot-candles) and will be perceived as a nuisance in a partially light section of roadway.
 - a. All lighting for the proposed dwellings should be attached to the units they serve.
 - b. All illumination from the wall mounted lights should shine down and not spill onto W. Front Street.
 - c. Light levels range from 3.6 to 0.2 foot-candles and reach across to the opposite side of W. Front Street.
 - d. Demonstrate how this fixture is “dark sky” compliant as indicated in the detail. Provide catalog cuts for review.

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

Site Plan for EMGEE Realty, LLC Block 127 Lot 5 Brighton Avenue	Long Branch City (Proposed – new mixed used building with 12 units and 3473 sq. ft. retail) (Total Site Area – 0.127 acres) (Impervious Area – 0.122 acres new proposed)	LBSP9645	10-03-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 70 Greenwood Road, LLC Block 122 Lot 39 Tennent Road (County Route 3)	Marlboro Township (Proposed – new 58,900 sq. ft. self-storage facility and sales office) (Total Site Area – 5.27 acres) (Impervious Area – 2.955 acres new proposed)	MRSP9604	09-23-16	Conditional Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated October 14, 2016.
2. Provide the information requested in Comments 2 and 4 in memorandum prepared by Ellias Sarrinikolaou, dated October 5, 2016.
3. Prior to final approval, the applicant shall submit a certified check in the amount of **\$8,331.36** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure ML-31, 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 ML-31.

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

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Interglobal Construction Block 9 Lot 8.01 Main Street (County Route 516)	Matawan Borough (Proposed – 1220 sq. ft. addition to existing office building) (Total Site Area – 0.172 acres) (Impervious Area – 0.140 acres existing <u>+ 0.003 acres proposed</u> 0.143 acres total)	MTSP9646	10-04-16	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 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for Gaelic Communications LLC Block 43 Lot 4 Smithburg Road (Woodfield Road) (County Route 527A)	Millstone Township (Proposed – new telecommunications facility) (Total Site Area – 1.85 acres) (Impervious Area – 0.222 acres new proposed)	MSSP9643	09-29-16	Conditional Approval
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Conditions:

1. The site plan shall be revised to show the road centerline and a widening of the Woodville Road (County Route 527) right-of-way to a distance of 40 feet from the centerline.
2. Receipt of an executed easement to the County of Monmouth for the widening of the Woodville Road (County Route 527) right-of-way to a distance of 40 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Gaelic Communications LLC Block 43 Lot 4 (CONT'D)	Millstone Township	MSSP9643	09-29-16	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

Site Plan for Church of the Precious Blood Block 44.02 Lot 2.01 Riverdale Avenue	Monmouth Beach Borough	MBSP9642	09-28-16	County Approval Not Required
	(Proposed – parking improvements at existing site) (Total Site Area – 3.337 acres) (Impervious Area – 1.535 acres existing <u>+ 0.390 acres proposed</u> 1.925 acres total)			

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coral Harbor Operator, LLC Block 106 Lot 15 Sixth Avenue (County Route 2)	Neptune City Borough (Proposed – improvements to existing site including 11 new parking spaces) (Total Site Area – 1.38 acres) (Impervious Area – 0.911 acres existing <u>+ 0.076 acres proposed</u> 0.987 acres total)	NCSP9639	09-27-16	Request Information

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

1. The site plan shall be revised as follows:
 - a. Eliminate the fixed-object hazard proposed within the county right-of-way.
 - b. The ADA ramps shall be revised to conform to applicable standards.
 - c. The directional striping at the stop bar should be located ten feet beyond the stop bar.
 - d. Show the road centerline and a right-of-way dedication along the Sixth Avenue (County Route 2) right-of-way to a distance of 30 feet from the centerline.
 - e. Provide 15-foot radii for the driveway flares.
2. A developer agreement will be required for the proposed location of the off-street parking spaces proposed within the county right-of-way.

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

Site Plan for Denholtz Associates Blocks 63 / 75.05 Lots 4, 8, 9, 10 & 10.01 / 16.01 Oakland and Chestnut Streets	Red Bank Borough (Proposed – new 45-unit residential/30,889 sq. ft. commercial building to replace existing building) (Total Site Area – 1.285 acres) (Impervious Area – 1.252 acres existing <u>- 0.094 acres proposed</u> 1.158 acres total)	RBSP9648	10-05-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kelly Management Group, LLC Block 19 Lot 3 East Ocean Avenue	Sea Bright Borough (Proposed – new 15,497 sq. ft. retail/restaurant/bar to replace existing building) (Total Site Area – 0.143 acres) (Impervious Area – 0.143 acres existing – no change)	SBSP9647	10-04-16	County Approval Not Required

Site Plan for Maurice Schwartz & Sons Block 3 Lot 6 Shrewsbury Avenue (County Route 13)	Shrewsbury Borough (Proposed – 2699 sq. ft. addition to existing site) (Total Site Area – 4.039 acres) (Impervious Area – 2.65 acres existing – no change)	SHSP6668B	09-30-16	Conditional Approval
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Conditions:

1. The site plan shall be revised to show the road centerline and a widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline.
2. Receipt of an executed easement to the County of Monmouth for the widening of the Shrewsbury Avenue (County Route 13) right-of-way to a distance of 40 feet from the centerline. The only acceptable form for the deed can be found on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and deed description shall be forwarded to the Division of Planning for review and approval. Division of Planning staff will file the correctly executed deed with the Monmouth County Clerk.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, Seconded by, Jim Giannell, 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
Jennifer DiLorenzo				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Clean Living Technologies, Inc. Block 917.01 Lot 102.02 Industrial Road	Wall Township (Proposed – new 17,250 sq. ft. warehouse/office building) (Total Site Area – 1.36 acres) (Impervious Area – 1.03 acres new proposed)	WSP9640 (also W1389)	09-28-16	Request Information

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

1. The applicant shall submit the following:
 - a. A drainage area maps delineating all areas tributary to County Structure W-18, indicating land use/land cover, topography and dominant runoff path.
 - b. A stormwater report analyzing the impact of the 25-year storm.

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

Site Plan for New York SMSA Limited Partnership d/b/a Verizon Wireless Block 39 Lot 8 Cedar Avenue	West Long Branch City (Proposed – 806 sq. ft. wireless communications facility) (Total Site Area – 51.49 acres) (Impervious Area – 28.664 acres existing – no change)	WLBSP9641	09-28-16	County Approval Not Required
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SCHEDULE1261E

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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