

## 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 MONDAY, OCTOBER 24, 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 3:57 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Mark Aikins, Esq., Victorino Zabat, PE, Mary Ellen Scott, Victor Furmanec, PP and Kevin Nugent, PE (left @ 3:29 PM). Also in attendance were: Eugene R. Paul (applicant), Gary Vecchio, PE, John Anderson, Esq., Robert Curley, PE, Bret Kaplan, Esq. and Geoff Perselay.

\*\*Date of publication attached.



Following a review and discussion of the Subdivisions and Site Plans on Schedules 1262A, 1262B, 1262C, 1262D & 1262E 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 1262A, 1262B, 1262C, 1262D & 1262E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1262A, 1262B, 1262C, 1262D & 1262E 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 1262A, 1262B, 1262C, 1262D & 1262E 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 MONDAY, OCTOBER 24, 2016.

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

SCHEDULE1262A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2016; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Sun National Bank/ 3541 Route 9 Realties, LLC Block 72 Lots 90 & 90.02 US Highway 9	Freehold Township	FRT646	10-20-16	2 (Lot Line Adjustment)	Exempt
Subdivision for Joseph & Kathleen Rossi Block 805 Lots 39.03 & 41 Tilttons Corner & Ridgewood Roads	Wall Township	W1392	10-20-16	2 (Lot Line Adjustment)	Exempt

**SCHEDULE1262B**

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2016; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 2149 8 <sup>th</sup> Ave LLC Block 282 Lot 31 <b>Eighth Avenue</b> <b>(County Route 20)</b>	Wall Township  (Proposed Use – Single Family Residential) (Total Area – 0.344 acres)	W1391 ROW3933	10-06-16	2 (1 new)	Conditional Final Approval

Conditions:

1. Provide the information requested in memorandum prepared by Victorino Zabat, dated October 24, 2016.

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 Jim Giannell, Seconded by, Ed Sampson, 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

SCHEDULE1262C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2016; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for David Perlman Block 27 Lots 28 & 29 <b>(County Bridge U-34 &amp; U-35)</b>	Upper Freehold Township  (Proposed Use – Residential) (Total Area – 100 Acres)	UFT51	10-14-16	56	Waiver Request

Conditions:

1. On October 24, 2016, the Development Review Committee waived the previously assessed fair share contribution toward the reconstruction of County Structure U-35. The waiver is conditioned upon the receipt of an executed deed of dedication for the widening of the Sharon Station Road (County Route 539A) right-of-way to a distance of 40 feet from the centerline and a final plat. These documents shall be submitted to the Monmouth County Planning Board no later than December 31, 2016. The only acceptable form for the deed can be found on the Division of Planning webpage at [www.visitmonmouth.com](http://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.
2. Prior to Final Approval, a final subdivision plat drawn in accordance with the New Jersey Map Filing law must be submitted together with a \$300.00 review fee. The project engineer shall submit an AutoCAD drawing (.dxf format) of the approved final subdivision plat on a standard compact disc.

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 SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eugene Paul & Doug Walsh (Cox's Corner Professional Center) Block 15 Lot 37 <b>Imlaystown-Hightstown Road</b> <b>(County Route 43)</b> <b>New Canton-Stone Tavern Road</b> <b>(County Route 524)</b>	Upper Freehold Township  (Proposed Use – Office & Retail) (Total Area – 29.714 Acres)	UFTMJ375		11	Adjustment to Developer's Agreement

- On October 24, 2016, the applicant, Eugene Paul, appeared before the Development Review Committee to request a modification of his obligations under a Developer Agreement with respect to required Phase II road improvements. The applicant stated the ongoing lack of demand for the commercial development within the real estate market area in which the property is located has precluded completion of the required improvements. However, the need for the Phase II road improvements remains in view of other development that has occurred in the immediately surrounding area. In consideration of these facts, the DRC voted to recommend a modification to the Developer Agreement requiring the applicant to complete all required Phase I improvements while relieving him of installing the Phase II improvements, which will be completed under the auspices of a county improvement project.
- The Developer Agreement between the County of Monmouth and the applicant will be modified to reflect above-noted changes to the developer's obligations with respect to required Phase II roadway improvements.
- The inspection fee in the amount of \$2,835.91 will be required prior to the final inspection of the required Phase I right-of-way improvements.

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

SCHEDULE 1262D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, OCTOBER 24, 2016.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for FSP, LLC t/a JTS Land Trust & Hockhockson Farm Block 51 Lot 1.01 <b>Colts Neck Road</b> <b>(County Route 537)</b> <b>County Bridge A-43A</b>	Colts Neck Township  (Proposed – Renovations/additional buildings/new parking at existing site for farm sanctuary) (Total Site Area – 45.01 acres) (Impervious Area – 1.953 acres existing + <u>0.878 acres proposed</u> 2.831 acres total)	CNSP9649	10-11-16	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 as follows:
  - a. Widen the driveway entrance to accommodate anticipated bus traffic and provide a concrete apron in place of the proposed paver apron.
  - b. Provide a stop sign and stop bar at the end of the exit driveway.
  - c. Provide a “Do Not Enter” sign to prevent visitors from exiting via the one-way entry driveway.
  - d. Eliminate the proposed fire lane along C. R. 537. Provide a grasscrete paved area for fire trucks to pull over. The township will need to designate this area as a “No Parking” area.
2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated October 24, 2016.

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 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	10-21-16	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 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 AutoZone Northeast, LLC Block 35.82 Lot 41.01 US Highway 9	Howell Township  (Proposed – New 7382 sq. ft. AutoZone retail store) (Total Site Area – 1.824 acres) (Impervious Area – 0.702 acres new proposed)	HWSP9652	10-18-16	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Camelot 2 at Marlboro, LLC Block 150 Lots 2, 3 & 4 <b>Tennent Road (County Route 3)</b>	Marlboro Township  (Proposed – new 250 unit multi-family residential with 505 parking spaces) (Total Site Area – 26.16 acres) (Impervious Area – 10.611 acres new proposed)	MRSP9610		Waiver Request

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 September 29, 2016.
2. Prior to final approval, the applicant shall submit a certified check in the amount of **\$9,068.82** 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 by the Development Review Committee (DRC) upon receipt of the requested information. Please provide four copies of the revised site plan.

The applicant appeared before the DRC on October 24, 2016 to request waivers from the requirements to widen Tennent Road along the entire property frontage and to provide a two percent slope within the right-of-way between stations 62+00 and 62+50. The DRC granted a waiver from the road widening requirement subject to a fee in-lieu of widening Tennent Road. The DRC granted a waiver from the right-of-way grading standard based on the purpose of the waiver (to preserve a landmark tree) and the anticipated *de minimus* impact on traffic safety.

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 New York SMSA Limited Partnership d/b/a Verizon Wireless Block 214 Lot 28.01 Boundary Road	Marlboro Township  (Proposed – New 299 sq. ft. telecommunications facility) (Total Site Area – 6.34 acres)	MRSP9650	10-14-16	County Approval Not Required
Site Plan for SBC Holdings, L.P. Blocks 31 / 29 Lots 1 & 3 / 18 <b>Shrewsbury Avenue (County Route 13)</b>	Shrewsbury Borough  (Proposed – new 88,230 sq. ft. Shop-Rite at existing shopping center with 137 new parking spaces) (Total Site Area – 34.12 acres) (Impervious Area – 5.745 acres existing <u>+ 1.266 acres proposed</u> 7.011 acres total)	SHSP9617	10-04-16	Request Information
<p>The following items must be addressed prior to formal review and action by the Development Review Committee:</p> <ol style="list-style-type: none"> <li>1. The site layout should be revised to relocate the proposed building to the eastern property line. This will allow for a shared service/loading area between Lots 1 and 3, and also allows for the consolidation of the two driveways proximate to these buildings. A new full-access driveway can be provided at least 250 feet west of the driveway serving the loading areas.</li> <li>2. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated October 24, 2016.</li> </ol> <p>Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.</p>				
Site Plan for Luis & Roseanne Donuts, LLC Block 285 Lot 2 State Highway 35	Wall Township  (Proposed – Drive-up window for Dunkin Donuts in existing shopping center) (Total Site Area – 10.49 acres) (Impervious Area – 6.818 acres existing <u>- 0.104 acres proposed</u> 6.714 acres total)	WSP9651	10-17-16	County Approval Not Required

SCHEDULE 1262E

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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