

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03 PM on MONDAY, NOVEMBER 26, 2018 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
Marcy McMullen
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 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 2:23 PM.

Staff present included: Phyllis Harrington, Mark Aikins, Esq., Victorino Zabat, PE, Victor Furmanec, PP and Dave Krady.

**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, NOVEMBER 26, 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 1312A, 1312B, 1312C, 1312D & 1312E 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 1312A, 1312B, 1312C, 1312D & 1312E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1312A, 1312B, 1312C, 1312D & 1312E 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 1312A, 1312B, 1312C, 1312D & 1312E 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, NOVEMBER 26, 2018.

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

SCHEDULE1312A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Thomas J. Knox Construction LLC Block 133 Lots 25, 26 & 27 Willow Avenue	Aberdeen Township	ABT470	11-21-18	2 (Lot Consolidation)	Exempt
Subdivision for Village 35 L.P. Block 825 Lots 53-57, 59-68, 69.01, 72-79 & 81 State Highway 35	Middletown Township	MD1468	11-21-18	2 (Lot Consolidation)	Exempt
Subdivision for Kevin Fitzsimmons Block 16 Lots 1 & 4 Holly Avenue	Neptune City Borough	NC248	11-20-18	2 (Lot Line Adjustment)	Exempt

SCHEDULE1312B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2018; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1312C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Deal 35 Land, LLC Block 33 Lot 19.01 State Highway 35	Ocean Township (Proposed Use – Commercial/Residential – Ocean Towne Center) (Total Area – 31.08 acres)	OMJ756 (also OSP9867)	11-14-18	72	Conditional Preliminary Approval

Conditions:

1. The applicant shall submit a certified check in the amount of **\$47,776.39** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure O-55, 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 O-55. The analysis for determining the proportionate share contribution is attached.

Prior to Final Approval the applicant shall submit the following:

- A final plat drawn in accordance with the New Jersey Map Filing Law and a final plat review fee of \$100.00.
- 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
Marcy McMullen				X
Charles Casagrande				X

SCHEDULE1312D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, NOVEMBER 26, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for DCH Investments Blocks 2304 / 2401 Lots 43, 60 & 61/54 State Highway 36	Eatontown Borough (Proposed – 18,912 sq. ft. addition to existing car dealership) (Total Site Area – 12.594 acres) (Impervious Area – 1.869 acres existing <u>+ 6.163 acres proposed</u> 8.032 acres total)	ETSP5744A	11-14-18	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, 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for 57 Route 35 Eatontown NJ, LP d/b/a Semcore II Rental Center Block 1007 Lot 4 State Highway 35	Eatontown Borough (Proposed – New 5,000 sq. ft. storage building) (Total Site Area – 1.185 acres) (Impervious Area – 1.108 acres existing – no change)	ETSP9907	11-14-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hotel Eatontown, LLC Block 3901 Lot 41 Industrial Way East (County Route 32)	Eatontown Borough (Proposed – 990 sq. ft. addition and exterior improvements at existing hotel) (Total Site Area – 10.0 acres) (Impervious Area – 6.94 acres existing – no change)	ETSP9909	11-16-18	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 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 West Main Street (County Route 537)	Freehold Township (Proposed – new 7,842 sq. ft. Brio Tuscan Grille) (Total Site Area – 62.4 acres) (Impervious Area – 62.4 acres existing – no change)	FRTSP3586E	Amended Final Approval
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Berkley Regional Insurance Company performance surety bond number 0149158 dated September 23, 2011, in the amount of \$2,000,000.00 was received on September 26, 2011, to satisfy the conditions of the May 23, 2011, Conditional Approval letter of the Development Review Committee. The developer was required to post the performance guarantee to assure the construction of a fourth access to the Freehold Raceway Mall. If the developer had not constructed the fourth access road by February 9, 2015, the developer would be required to replace the performance guarantee with a certified check and the County of Monmouth, at its sole discretion, would use the funds to design and construct improvements to County Route 537 between the general limits of Route 9 and Wemrock/Stillwells Corner Road. On January 26, 2015, the original approval was amended to extend the time period to February 9, 2017. On January 9, 2017, the Development Review Committee voted to further extend the time period to February 9, 2019. On November 26, 2018, the DRC voted to further extend the time period in which the applicant is obligated to complete the improvements to February 9, 2021.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Freemall Associates, LLC Block 69.01 Lot 18.01 (CONT'D)	Freehold Township	FRTSP3586E		
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Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Joe Ettore, 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
Marcy McMullen				X
Charles Casagrande				X

Site Plan for Emlenrich LLC Block 24 Lots 3.01 & 5 Main Street (County Route 516 Spur)	Matawan Borough (Proposed – 51 unit residential plus 4450 sq. ft. retail) (Total Site Area – 0.70 acres) (Impervious Area – 0.303 acres existing <u>+ 0.133 acres proposed</u> 0.416 acres total)	MTSP9175	11-09-18	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 applicant shall submit detailed plans for proposed ADA ramps at the intersections of Main Street with Little Street and Maiden Lane.
2. The applicant shall resolve discrepancies in site and right-of-way improvements shown on the site plan and architectural drawings.
3. The applicant shall coordinate proposed right-of-way improvements with the borough's streetscape plan.
4. Proposed lighting improvements are depicted on an outdated site plan. The lighting plan shall be updated based on the current site plan.
5. Revise the site plan to provide a widening of the Main Street (County Route 516) right-of-way 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.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Emlenrich LLC
Block 24
Lots 3.01 & 5
(CONT'D)

Matawan
Borough

MTSP9175

11-09-18

- The performance guarantee to assure the satisfactory installation of right-of-way improvements to Main Street (County Route 516 Spur) in the amount of \$23,104.00 (First Commerce Bank Cashier's Check No. 5500) was received on February 15, 2017.
- The inspection fee was received on February 15, 2017.
- The deed for the widening of Main Street (County Route 516 Spur) was received on July 13, 2016.

The applicant may rely on the final approval issued on February 16, 2017, for the site. However, the applicant shall not advance any of the newly proposed improvements depicted on the site plan cited above.

Site Plan for
Deal 35 Land, LLC
Block 33
Lot 19.01
State Highway 35

Ocean
Township

OSP9867
(also OMJ756)

11-14-18

Conditional
Approval

(Proposed – New 107,549 sq. ft. mixed use –
Ocean Towne Center)
(Total Site Area – 31.08 acres)
(Impervious Area – 13.842 acres new proposed)

Conditions:

1. The applicant shall submit a certified check in the amount of **\$47,776.39** made payable to the County of Monmouth. The amount is the applicant's proportionate share of the cost of replacing County Drainage Structure O-55, 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 O-55. The 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 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
Marcy McMullen				X
Charles Casagrande				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Barry D. Elbaum Block 208 Lot 4 State Highway 35	Ocean Township	OSP9908	11-14-18	County Approval Not Required
	(Proposed – Parking improvements at existing office) (Total Site Area – 0.25 acres) (Impervious Area – 0.25 acres existing – no change)			

SCHEDULE1312E

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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