

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, DECEMBER 10, 2018 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived @ 2:07 PM)
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 2:15 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, DECEMBER 10, 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 1313A, 1313B, 1313C, 1313D & 1313E 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 1313A, 1313B, 1313C, 1313D & 1313E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1313A, 1313B, 1313C, 1313D & 1313E 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 1313A, 1313B, 1313C, 1313D & 1313E 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, DECEMBER 10, 2018.

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

SCHEDULE1313A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2018; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Chris Sullivan Block 15.01 Lot 3 Gordons Corner Road	Manalapan Township	MN1059	11-28-18	2 (1 new)	Exempt
Subdivision for Township of Wall Block 805 Lot 25.05 Ridgewood Road	Wall Township	W1404	11-26-18	2 (1 new)	Exempt
Subdivision for Township of Wall Block 805 Lot 25.01 Shadow Lane	Wall Township	W1405	11-26-18	2 (1 new)	Exempt

SCHEDULE1313B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 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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SCHEDULE1313C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2018; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1313D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, DECEMBER 10, 2018.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 241 Cliffwood Properties, LLC Block 183 Lot 11.01 Cliffwood Avenue (County Route 6A)	Aberdeen Township (Proposed – new 60-unit multi-family residential with 142 parking spaces) (Total Site Area – 4.48 acres) (Impervious Area – 2.581 acres new proposed)	ABTSP9528	11-28-18	Request Information

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

1. Address the comments in Victorino B. Zabat's memorandum dated December 6, 2018.

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

Site Plan for Dawn Developers Block 38 Lot 4 Randolph Road	Howell Township (Proposed – 127,124 sq. ft. warehouse/office flex space With 160 new parking spaces) (Total Site Area – 12.2 acres) (Impervious Area – 5.978 acres new proposed)	HWSP9636	12-04-18	Request Information
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The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated December 10, 2018.

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 12 Sobeckho Road, LLC Block 29 Lot 13 Sobeckho Road	Manalapan Township (Proposed – New 2400 sq. ft. warehouse facility) (Total Site Area – 0.39 acres) (Impervious Area – 0.32 acres new proposed)	MNSP9911	11-29-18	County Approval Not Required
Site Plan for Amboy Avenue Partners, LLC Block 178 Lot 291 Amboy Road	Marlboro Township (Proposed – 55,879 sq. ft. addition to Marlboro Tennis & Training Center) (Total Site Area – 7.76 acres) (Impervious Area – 2.370 acres existing <u>+ 1.678 acres proposed</u> 4.048 acres total)	MRSP8598A	11-13-18	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

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 390 Red Bank, LLC Block 88 Lot 12.01 Newman Springs Road / Shrewsbury Avenue (County Routes 520/13)	Red Bank Borough (Proposed – new 4394 sq. ft. Dunkin Donuts and fueling station) (Total Site Area – 0.68 acres) (Impervious Area – 0.480 acres new proposed)	RBSP9212A	11-20-18	Conditional Approval

Conditions:

1. The site plan shall be revised to enlarge the traffic islands at the site driveways to deter vehicles from making left turns into and out of the site along Shrewsbury Avenue and making left turns out of the site along Newman Springs Road.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Newman Springs Road (County Route 520) and Shrewsbury Avenue (County Route 13) rights-of-way. A bond estimate will be prepared upon receipt of the information requested above.

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 Denholtz Associates Block 9.01 Lots 6.01 & 7 Boat Club Court/Union Street	Red Bank Borough (Proposed – New 7-unit multi-family residential building) (Total Site Area – 0.555 acres) (Impervious Area – 0.326 acres new proposed)	RBSP9910	11-27-18	County Approval Not Required
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NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RB River Properties, LLC Block 24 Lots 2, 3 & 4 East Front Street (County Route 10)	Red Bank Borough	RBSP9912	12-03-18	Request Information
	(Proposed – New 3-story 26,199 sq. ft. medical office building) (Total Site Area – 0.486 acres) (Impervious Area – 0.239 acres new proposed)			

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

1. Provide the information requested in memorandum prepared by Victorino B. Zabat, dated December 10, 2018.

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

SCHEDULE1313E

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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