

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05PM on July 10, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Marcy McMullen
Judy Martinelly
James Schatzle
David Schmetterer, PP, AICP

Members Absent:
None

Alternates Absent:
Ray Bragg, PE

Staff present included: Victor Furmanec, Jeannine Smith, Kyle DeGroot., Mark Aikins, Esq., Vince Cardone, Victorino Zabat.

Attending in person: Sal Alfieri, Vince Halleran, Michael Bruno, Andrew Comi, John Ploskanka, Ricardo Salgado

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 20, 2023 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Star Ledger. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 20, 2023, a copy was emailed to The Coast Star, and on January 20, 2023 a notice of the Meeting was posted on the Commissioner'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, a motion was made by Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 3:48PM. Motion passed unanimously.

**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 JULY 10, 2023, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 20, 2023**

EMAILED TO:

THE COAST STAR: **January 20, 2023**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 20, 2023**
Hall of Records

MONMOUTH COUNTY PLANNING **January 20, 2023**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2023

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1423A, 1423B, 1423C, 1423D, 1423E by the Committee, Ms. McMullen 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 1423A, 1423B, 1423C, 1423D, 1423E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1423A, 1423B, 1423C, 1423D, 1423E 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 1423A, 1423B, 1423C, 1423D, 1423E 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 Division of Planning 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. Ettore and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

James Giannell

Marcy McMullen

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 July 10, 2023



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1423A

Monmouth County Development Review Committee
Monday, July 10, 2023

Exempt Subdivisions
Three (3) lots or less; no new or County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1423B

Monmouth County Development Review Committee
Monday, July 10, 2023

Exempt Site Plans
No impact, <1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Kelly Acres, Inc. Block 30 Lot 5.01	Neptune City	NCSP9549A (Also NCSP9549 – CANR)	7-3-23	County Approval Not Required
	(Proposed Use – Restaurant) (Total Area – 1.279 acres) (Impervious – 1.144 acres existing) <u>+ 0 acres proposed</u> 1.144 acres total			
Site Plan for Casey Pesce Block 45.01 & 49.01 Lot 14.04 Apple Street	Tinton Falls	TFSP10447	6-29-23	County Approval Not Required
	(Proposed Use – Restaurant) (Total Area – 1.21 acres) (Impervious – 0.497 acres existing) <u>+0.063 acres proposed</u> 0.560 acres total			

SCHEDULE 1423C

Monmouth County Development Review Committee
Monday, July 10, 2023

Minor Subdivision
Three (3) lots or less on a County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Samuel Neiger Block 18 Lots 8 & 15 Lakewood-Farmingdale Rd. (County Route 547)	Howell	HW1440 ROW4036	6-22-23	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 0.97 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated July 6, 2023.
2. Receipt of a deed of dedication for the widening of the Lakewood Farmingdale Road (County Route 547) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			X			
Joseph Ettore		X	X			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Ray Bragg						X
Judy Martinelly						
James Schatzle						

Subdivision for Becikoglu Real Estate Investment, LLC Block 135 Lots 10 & 11 First Street (County Route 6)	Keyport	KP301 ROW4032	6-13-23	2	Request Information/ Waiver Request
	(Proposed Use – Single Family Residential – 1 additional) (Total Area – 0.386 acres)				

Mr. Ettore made a motion, seconded by Mr. Barris to waive the requirement to dedicate land to widen the county right-of-way, as a dedication would encroach upon the existing front porch and the surrounding area is characterized by buildings located close to the front property line. A waiver was granted to allow the driveway to be located within 10 feet of the side lot line and to waive the requirement for five-foot wide driveway flares. Motion passed unanimously.

SCHEDULE 1423C

Monmouth County Development Review Committee
Monday, July 10, 2023

Minor Subdivision
Three (3) lots or less on a County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Vittorio & Michelle Tartara Block 840 Lots 69.02 & 69.03 Navesink River Road (County Route 12A)	Middletown	MD1488 ROW4035	6-23-23	2	Conditional Final Approval

(Proposed Use – Residential)
(Total Area – 10.45 acres)

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated July 6, 2023.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	X			
Joseph Ettore			X			
James Giannell			X			
Marcy McMullen	x		X			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Subdivision for Ann Van Hise Block 51 Lot 2.01 Holmes Mill Road (County Route 27)	Upper Freehold	UFT710 ROW4034	6-22-23	2	Conditional Final Approval
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(Proposed Use – Subdivide existing lot creating 2 new conforming lots)
(Total Area – 17.6 acres)

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 25, 2023, with the exception of Comment #7 because minor subdivision applications are exempt from the requirement to widen the pavement of an adjacent county road.
3. Revise the subdivision plat to indicate the easements for the widening of the Holmes Mill Road right-of-way, as well as the bridge maintenance and reconstruction easements are in favor of the County of Monmouth.

SCHEDULE 1423C

Monmouth County Development Review Committee
Monday, July 10, 2023

Minor Subdivision
Three (3) lots or less on a County road

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ann Van Hise Block 51 Lot 2.01 Holmes Mill Road (County Route 27)	Upper Freehold	UFT710 ROW4034	6-22-23	2	Conditional Final Approval

4. Receipt of a deed of dedication for the widening of the Holmes Mills Road (County Route 27) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
5. Receipt of deeds for bridge maintenance and reconstruction easements for County Structures U-39 and U-37. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
6. Receipt of a copy of the farmland preservation easement.
7. Add a note to the subdivision plat, as follows: "If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application (file #UFT710 ROW4034), a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance."

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris			x			
Joseph Ettore		x	x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Mr. Ettore made a motion, seconded by Ms. McMullen voted to deny the waiver seeking relief from all technical comments issued by the DRC at its May 22, 2023, meeting. Motion passed unanimously.

SCHEDULE 1423D

Monmouth County Development Review Committee
Monday, July 10, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Renaissance Estates at Freehold, LLC Block 92 Lot 17 Elton Adelpia Road (County Route 524) (County Bridge F-43)	Freehold Township	FRTMJ827	06-23-23	26	Request Information
	(Proposed Use – Residential) (Total Area – 18.589 acres)				

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

1. Address the comments in the memorandum prepared by Vincent Cardone, dated July 6, 2023
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 9, 2023.

SCHEDULE 1423E

Monmouth County Development Review Committee
Monday, July 10, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shared Equities Co, LLC Block 501 Lot 1 & 2 Asbury Avenue (County Route 16)	Asbury Park (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed)	APSP10443	6-14-23	Request Information

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

1. Address the comments in the memorandum prepared by Vincent Cardone, dated July 7, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 9, 2023.

Site Plan for Luf Frankton, LLC Block 90.01 Lots 1 & 2 Elton Adelpia Road (County Route 524) Monmouth Road (County Route 537)	Freehold Township (Proposed Use – Dunkin Donuts w/ Drive-Thru) (Total Area – 0.66 acres) (Impervious - 0.564 acres existing) <u>-0.181 acres proposed</u> 0.382 acres total	FRTSP10442	6-12-23	Request Information
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The following must be addressed before formal review and action by the Development Review Committee:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated July 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 9, 2023.

SCHEDULE 1423E

Monmouth County Development Review Committee
Monday, July 10, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Dick's Sporting Goods, Inc. Block 69.01 Lot 18.05 West Main Street (County Route 537)	Freehold Township	FRTSP10446	6-22-23	Final Approval

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.2 et seq.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris	x		x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

Site Plan for Pioneer at Howell, LLC Block 182 Lots 69, 69.01 & 70 Colts Neck Road (County Route 35)	Howell	HWSP9925 (Also: HW101ROW2005)	6-13-23	Conditional Approval
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(Proposed – New 11,500 sq. ft. commercial building with 78 spaces)
(Total Site Area – 0.92 acres)
(Impervious Area – 0.589 acres new proposed)

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat dated July 10, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Colts Neck Rd. (C.R. 35) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth are found at the Division of Planning webpage at www.visitmonmouth.com. The application has been referred to Engineering for preparation of a bond estimate.

SCHEDULE 1423E

Monmouth County Development Review Committee
Monday, July 10, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
(CONT'D)				
Site Plan for Pioneer at Howell, LLC Block 182 Lots 69, 69.01 & 70 Colts Neck Road (County Route 35)	Howell	HWSP9925 (Also: HW101ROW2005)	6-13-23	Conditional Approval

- Receipt of a deed of easement for the widening of the Colts Neck Road (County Route 35) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

The Development Review Committee voted to accept a deed of easement in lieu of a dedication to widen the Colts Neck Road (C.R. 35) right-of-way.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1423E

Monmouth County Development Review Committee
Monday, July 10, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Crusal, LLC Block 121 Lot 2.01 Tennent Road (County Route 3)	Marlboro (Proposed Use – Commercial & Residential) (Total Site Area – 1.01 acres) (Impervious Area – 0.296 acres existing) <u>+0.188 acres proposed</u> 0.485 acres total	MRSP10358	6-19-23	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated July 10, 2023.
2. Receipt of a deed of dedication for the widening of the Tennent Road (County Route 3) right-of-way to a distance of 40 feet from the centerline of the right-of-way, including a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Tennent Road (County Route 3) right-of-way. The performance guarantee may be in the form of a bond, letter of credit, or bank/certified check. Sample formats for bonds and letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com. A bond estimate will be prepared upon satisfactorily addressing traffic and stormwater/road design conditions.
4. The applicant shall provide notice to prospective tenants that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail, but that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent to the Monmouth County Division of Planning for review before being finalized.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris						
Joseph Ettore		x				
James Giannell						
Marcy McMullen	x					
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

A motion was made by Mr. Ettore, seconded by Ms. McMullen to deny the waiver request which requires the applicant to complete the widening and improvements within Tennent Road (County Route 3) the right-of-way 40 feet from center. Motion passed unanimously.

SCHEDULE 1423E

Monmouth County Development Review Committee
 Monday, July 10, 2023

Site Plans
 County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Marina at Oceanport Block 104 Lot 1 Oceanport Ave. (County Route 11)	Oceanport	OPSP10422	6-26-23	Amended Conditional Approval

(Proposed Use – Marina & Restaurant)
 (Total Area – 4.100 acres)
 (Impervious – 1.646 acres existing)
0 acres proposed
 1.646 acres total

Conditions:

1. Receipt of a deed of easement for the widening of the Oceanport Avenue (County Route 11) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
2. Receipt of a sight triangle easement at the intersection of Oceanport (County Route 11) and Riverside Avenues. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of the deed for the bridge maintenance and reconstruction easement for County Structure E13. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at www.visitmonmouth.com. The draft deed and description shall be submitted to the Division of Planning for review and approval. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		x	x			
Joseph Ettore	x		x			
James Giannell			x			
Marcy McMullen			x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1423E

Monmouth County Development Review Committee
Monday, July 10, 2023

Site Plans
County impact or >1.0 acre of new impervious surface

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Move Forward, LLC Block 39 Lot 2.02 Forked River Road (County Route 539)	Upper Freehold (Proposed Use- Multi-Family) (Total Area 10.52 acres) (Impervious - 0.88 acres existing) <u>+0.006 acres proposed</u> 0.89 acres total	UFTSP10445	6-20-23	Request Information

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

1. Address the comments in the memorandum prepared by Vincent Cardone, dated July 6, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated July 10, 2023.

SCHEDULE 1423F

Monmouth County Development Review Committee
Monday, July 10, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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