

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on February 13, 2023, in the offices of The Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:  
Marcy McMullen

Alternates Absent:  
Ray Bragg, PE

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

Attending in person were: Jason Fichter, Patrick Cosgrove, Hassan Maqsood, Mark Formichelli, Sal Alfieri, Danielle Rosiejka, James Lawson, Rich Cifelli, Anthony Donatiello

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. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 4:45PM. 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 FEBRUARY 13, 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 1413A, 1413B, 1413C, 1413D, 1413E, 1413F by the Committee, Ms. Martinelly 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 1413A, 1413B, 1413C, 1413D, 1413E, 1413F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1413A, 1413B, 1413C, 1413D, 1413E, 1413F 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 1413A, 1413B, 1413C, 1413D, 1413E, 1413F 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


Judy Martinelly

James Schatzle

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 January 13, 2023.



James Schatzle  
Acting Chairman

Monmouth County Planning Board Development Review Committee

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1413A, 1413B, 1413C, 1413D, 1413E, 1413F by the Committee, Ms. Martinelly 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 1413A, 1413B, 1413C, 1413D, 1413E, 1413F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1413A, 1413B, 1413C, 1413D, 1413E, 1413F 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 1413A, 1413B, 1413C, 1413D, 1413E, 1413F 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

Judy Martinelly

James Schatzle

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 January 13, 2023

James Schatzle

Acting Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1413A

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Antler Ridge/LLC c/o Jim Spinella Block 22 Lots 6 & 7 Montrose Road	Colts Neck	CN465	1-25-23	2	Exempt
Subdivision for 108 Jerome, LLC Block 8 Lot 3 Jerome Avenue & Roosevelt Avenue	Deal	D224	1-27-23	2	Exempt
Subdivision for Lesette Cholula Block 110.01 Lot 65 West Third Street	Howell	HW1436	1-19-23	2	Exempt
Subdivision for Elis Management Block 120 Lot 14 East Third Street	Howell	HW1438	2-8-23	2	Exempt
Subdivision for 9 Dakota, LLC Block 176 Lot 1 Dakota Avenue	Middletown	MD1486	2-8-23	2	Exempt
Subdivision for Islander, LLC Block 15 Lots 2.01 & 3 Ocean Avenue	Monmouth Beach	MB387	2-8-23	2	Exempt
Subdivision for 121 Monmouth Street, LLC c/o Michael Salerno Block 42 Lots 7,8,9,10,11,11.01 Monmouth Street	Red Bank	RB324	2-9-23	2	Exempt

SCHEDULE 1413B

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Enclave at West End, LLC Block 117 Lot 25 Brighton Ave.	Long Branch  (Proposed Use- Town Homes) (Total Site Area – 0.773 acres) (Impervious – 0.414 acres existing) <u>-0.052 acres proposed</u> 0.362 acres total	LBSP10386	2-8-23	County Approval Not Required
Site Plan for 121 Monmouth Street c/o Michael Selerno Block 42 Lots 7,8,9,10,11,11.01 Monmouth Street	Red Bank  (Proposed Use – Multi-Family Residential, Retail & Office) (Total Site Area - .88 acres) (Impervious – 0.725 acres existing) <u>+ 0.047 acres proposed</u> 0.772 acres total	RBSP10387	2-9-23	County Approval Not Required
Site Plan for Thomas Fuller Block 72 Lot 27 Route 35	Wall  (Proposed Use – Car Wash) (Total Site Area – 0.891 acres) (Impervious – 0.452 acres existing) <u>+ 0.126 acres proposed</u> 0.578 acres total	WSP10383	1-30-23	County Approval Not Required

SCHEDULE 1413C

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ilya Rimerov & Vincent Barletta, Jr. Block 273 Lot 10 <b>Lower Main Street (County Road 516)</b>	Aberdeen	ABT477 ROW4027	1-19-23	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 0.29 acres)				

The following items 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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 12, 2023.
3. The proposed trees along Lower Main Street shall be relocated out of the right-of-way.
4. Receipt of a deed of dedication for the widening of the Lower Main Street (County Route 516) right-of-way to a distance of 40 feet from the centerline and including a corner radius. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://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			
Joseph Ettore		x	x			
Marcy McMullen						x
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly	x		x			
James Schatzle			x			

SCHEDULE 1413C

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 <b>Main Street</b> <b>(County Route 520)</b>	Holmdel	HL429 ROW4023	1-23-23	2	Request Information
	(Proposed Use – Office) (Total Area – 2.46 acres)				

The following items 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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 10, 2022.
3. The applicant shall submit a detailed plan of operations that shows onsite vehicle circulation and storage areas for equipment and materials, as well as building floor plans for the former fire station building.



SCHEDULE 1413D

Monmouth County Development Review Committee  
Monday, February 13, 2023

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Babbitt Block 51 Lot 8 <b>Millstone Road (County Route 571)</b>	Millstone	MS818 ROW4002	1-19-23	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 38.75 acres)				

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

1. Address the comments in the memorandum prepared by Victorino Zabat, dated February 12, 2023.
2. Receipt of a deed of dedication to widen the Millstone Road (County Route 571) right-of-way to a distance of 40 feet from the centerline. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). Submit draft deed and deed description to the Division of Planning for review and approval. Following approval, submit executed deeds 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 within the Millstone Road (County Route 571) 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](http://www.visitmonmouth.com). The application has been referred to Engineering for preparation of a bond estimate.

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

SCHEDULE 1413D

Monmouth County Development Review Committee  
Monday, February 13, 2023

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hearn, LLC Block 31 Lot 23 <b>Dutch Lane Road (County Route 46)</b>	Freehold Township  (Proposed Use – Single Family Residential) (Total Area – 6.83 acres)	FRTMJ810	1-24-23	4	Request Information

The following items 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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 12, 2023.

Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road (County Route 527) County Bridge MN-17</b>	Manalapan Township  (Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)	MNMJ812 (also MNSP10228)	1-18-23	132	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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated January 26, 2023.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lidl U.S. Operations, LLC Block 69.01 Lot 18.02 <b>West Main Street</b> <b>(County Route 537)</b>	Freehold Township  (Proposed – Shopping Center – Grocery-Retail) (Total Site Area – 42.5 acres) (Impervious – 17.83 acres existing) <u>+ 0.014 acres proposed</u> 17.84 acres total	FRTSP10322	1-24-23	Request Information

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

1. The applicant shall identify the specific party responsible for completing the reconfiguration of the parking area. A developer agreement may be required to allocate this responsibility.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 9, 2023.

Site Plan for PIRHL Developers, LLC Block 83 Lot 9 <b>Jackson Mills Road</b> <b>(County Route 23)</b>	Freehold Township  (Proposed – Multi- Family Residential – 60 Units) (Total Site Area – 17.44 acres) (Impervious – 5.302 acres new proposed)	FRTSP10323	1-23-23	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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 8, 2023.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Commerce Center, LLC Block 5 Lots 2 & 3 Randolph Road	Howell	HWSP9986	1-17-23	Request Information
(Proposed Use – New 1,192,500 sq. ft. warehouse/ distribution facility with 558 parking spaces) (Total Site Area – 99.57 acres) (Impervious Area – 50.847 acres new proposed)				

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

1. Address Comment #7 in the memorandum prepared by Vincent Cardone, dated November 10, 2022.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 10, 2023.
3. Provide copies of plans for proposed improvements at the Oak Glen/Randolph Roads and Oak Glen/Lakewood Allenwood Roads intersections to allow for a determination regarding potential impacts to county structures HL-61 and HL-62.

Danielle Rosiejka, Esq., representing the Township of Howell, stated the Township, which owns one of the properties located at the intersection of Lakewood Farmingdale and Randolph Roads, is not willing to provide land to the applicant needed to enable required roadway improvements at that intersection.

Site Plan for Eagle Oaks Golf Club Block 185 Lot 40.104	Howell	HWSP10380	1-17-23	Request Information
(Propose Use – Golf Club/Country Club) (Total Site Area – 235.3 acres) (Impervious Area – 8.25 acres existing) <u>+1.04 acres proposed</u> 9.29 acres total				

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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 11, 2023.

Mr. Schatzle recused himself from this application.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Yosef Rothenberg Block 102 Lot 1 <b>Monmouth Road (County Route 537)</b>	Jackson Township  (Proposed – New 96,000 sq. ft. warehouse/office facility) (Total Site Area – 11.68 acres) (Impervious Area – 6.844 acres new proposed)	JSP10238	1-20-23	

The Development Review Committee recommends that access to the proposed development should be solely from Allyson Road for the following reasons:

1. The concept plan proposes two driveways at the site. A full access driveway is proposed along Allyson Road, while a right-in, right-out driveway is proposed along Monmouth Road. The Monmouth County Development Regulations include a provision that access along a county road should not be permitted where access is available from a local street. The intent of this provision is to reduce the number of driveways along arterial roads, thus enhancing traffic flow. This becomes more critical along roads with high traffic volumes and high speed limits, such as Monmouth Road, where the posted speed limit is 50 MPH. Allyson Road is a local street that provides access to other non-residential uses; thus providing access from the local street will not introduce truck traffic into an existing residential area.
2. The concept plan also shows that the applicant proposes to install a cul-de-sac approximately 100 feet beyond the proposed Allyson Road driveway, thus reducing or restricting vehicular access from Monmouth Road into the adjacent residential neighborhood. As a result, trucks and other non-residential vehicular trips would not be anticipated to adversely impact the quality of life in that neighborhood.
3. The applicant's traffic engineer states that a right-in, right-out driveway is proposed in order to limit the impact to the county road. However, each driveway situated along an arterial roadway adversely impacts traffic flow as a result of vehicles slowing to make a right turn to enter a site. Vehicles turning right to leave a site may impact traffic flow and/or safety if they do so in front of passing traffic.
4. If further traffic safety measures are required in the future, it would be easier to implement such measures at a street intersection than at a site driveway. For example, a traffic signal could be installed at the Allyson Road intersection, but not so readily at a site driveway.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 <b>Millhurst Road</b> <b>(County Route 527)</b> <b>County Bridge MN-17</b>	Manalapan  (Proposed – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)	MNSP10228 (also MNMJ812)	1-18-23	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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated January 26, 2023.

Site Plan for James Lawson & Augustine Difigia Block 27 Lot 39 <b>Freehold Road</b> <b>(County Route 522)</b>	Manalapan  (Proposed – demolish existing restaurant and construct new 6,250 sq. ft. restaurant – Old Silver Tavern) (Total Site Area – 5.795 acres) (Impervious Area – 1.36 acres existing - <u>0.03 acres proposed</u> 1.33 acres total)	MNSP3937B	01-26-23	Request Information Waiver Request
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Action on the applicant's request for a temporary bypass lane was postponed to the February 27<sup>th</sup> DRC meeting. The applicant submitted a plan for a temporary bypass lane because although the building and site improvements are nearly complete, the utility pole located in the same location as the bypass lane had yet to be relocated. The applicant requested the waiver to enable the business to open using the temporary bypass lane. Vince Cardone indicated the design of the proposed bypass lane was substandard because a 30-foot approach was proposed whereas a 100-foot long approach was required. Joe Ettore stated he could not accept the substandard design due to the traffic safety concerns; namely the extent of the waiver in the design of the buffer lane and the posted speed limit along Freehold Road. The applicant was directed to reconsider the design and to provide documentation related to the utility company's delay in relocating the subject utility pole.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Matawan Junction Urban Renewal, LLC Block 5 Lots 6, 7, 8 and 9 <b>Main Street</b> <b>(County Route 516)</b>	Matawan  (Proposed use – Multi-Family and Retail) (Total area – 1.999 acres) (Impervious – 1.30 acres existing) <u>-0.12 acres proposed</u> 1.18 acres total	MTSP10319	1-19-23	Request Information

The following item 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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 8, 2023.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ELRAC, LLC Block 10 Lots 4 & 5 <b>MA-13</b> <b>Newman Springs Road</b> <b>(County Route 520)</b>	Shrewsbury Borough	SHSP9698A	1-24-23	Request Information
	(Proposed Use – Rent-A-Car) (Total Area – 1.663 acres) (Impervious – 1.568 acres existing) <u>-0.001 acres proposed</u> 1.567 acres total			

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

1. The applicant shall enter into a hold harmless agreement that indemnifies the County from any liability from litigation related to the existing parking layout along Newman Springs Road. The applicant shall submit the hold harmless agreement preparation fee; \$500.00.
2. The applicant shall submit evidence of a cross access easement/agreement allowing vehicles access between the two lots involved in this application.
3. Receipt of a deed of easement to widen the Newman Springs Road (County Route 520) right-of-way to a distance of 40 feet from the centerline.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Newman Springs Road (County Route 520) 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](http://www.visitmonmouth.com). The application has been referred up to Engineering for the preparation of a bond estimate.

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

A motion was made by Mr. Ettore, and seconded by Mr. Barris to grant a waiver request. Motion passed unanimously.



SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Deputy Ventures, LLC Block 210 Lots 25 & 26 <b>Union Avenue</b> <b>(County Route 39)</b>	Union Beach  (Proposed – New mixed-use / 4 residential units & 3472 sq. ft. commercial) (Total Site Area – 0.411 acres) (Impervious Area – 0.321 acres new proposed)	UBSP10179	1-24-23	Request Information

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

1. The DRC directed the applicant to develop an alternative that would comply with the county's development regulations concerning site access. A meeting with DRC staff was encouraged.
2. Address comments in the memorandum prepared by Victorino Zabat, dated February 12, 2023.

Site Plan for Louchuck, LLC Block 35 Lot 4.02 <b>Monmouth Road</b> <b>(County Route 537)</b>	Upper Freehold Township  (Proposed Use – Warehouse/Office) (Total Site Area – 2.43 acres) (Impervious Area – 0.25 acres existing) <u>+0.94 acres proposed</u> 1.2 acres total	UFTSP10379	1-17-23	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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 10, 2023.

SCHEDULE 1413E

Monmouth County Development Review Committee  
Monday, February 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for McDonald's Corporation Block 20 Lot 8 <b>Locust Avenue (County Route 15)</b>	West Long Branch	WLBSP10381	1-24-23	Request Information
	(Proposed Use – Side-by-Side Drive-Thru McDonalds) (Total Site Area – 1.285 acres) (Impervious Coverage – 0.845 acres existing) <u>-0.007 acres proposed</u> 0.838 acres total			

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 February 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 10, 2023.
3. The applicant shall indicate whether cross access has been established for use of the Locust Avenue driveway by the abutting property owners.

SCHEDULE 1413F

Monmouth County Development Review Committee  
Monday, February 13, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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