

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order by Attorney Aikens at 2:01PM on January 22, 2024, in the offices of the Monmouth County Planning Board.

A motion was made by Mr. Ettore and seconded by Ms. McMullen to nominate Mr. Giannell as Chairman for the Development Review Committee of the 2024 calendar year. A motion was made by Mr. Ettore and seconded by Ms. McMullen to close nominations for Chairman. Motion passed unanimously.

A motion was made by Mr. Ettore and seconded by Mr. Barris to nominate Ms. McMullen as Vice Chair for the Development Review Committee of the 2024 calendar year. A motion was made by Mr. Ettore and seconded by Mr. Barris to close nominations for Vice Chair. Motion passed unanimously.

Committee members in attendance were:

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

Members Absent: None

Alternates Absent:

James Schatzle

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

Attending in person: John McCormack, Jeffrey J. Carr, PE, Marc Leber, Harry Hoff, Johannes Jochems, Sal Alfieri Jr., Esq.

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.

A motion was made by Ms. McMullen and seconded by Mr. Ettore to adopt the Monmouth County Development Review Committee Meeting Schedule for February 2024 – January 2025. Motion passed unanimously.

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 3:07PM. 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 JANUARY 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 1436A, 1436B, 1436C, 1436D, 1436E 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 1436A, 1436B, 1436C, 1436D, 1436E .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1436A, 1436B, 1436C, 1436D, 1436E 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 1436A, 1436B, 1436C, 1436D, 1436E 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 - Remote

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 22, 2024



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1436A

Monmouth County Development Review Committee  
 Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Mercer Ave. Project, LLC Block 5 Lot 4 Mercer Avenue	Spring Lake  (Proposed Use – Residential) (Total Area – 0.344 acres)	SL355	1-10-24	2	Exempt
Subdivision for Anthony Rosato Block 64 Lot 6 17 <sup>th</sup> Avenue	Wall  (Proposed Use – Residential) (Total Area – 0.320 acres)	W1428	1-11-24	2	Exempt

SCHEDULE 1436B

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AEF 1, LLC Block 83 Lot 19 US Hwy. 9	Freehold Township  (Proposed Use – Office) (Total Area – 2.25 acres) (Impervious – 0.074 acres existing) <u>+0.088 acres proposed</u> 0.162 acres total	FRTSP10496	1-9-24	County Approval Not Required
Site Plan for Infiniti Plaza, LLC Block 169 Lot 1.03 Okerson Road	Howell  (Proposed Use – Addition for Office) (Total Area – 2.754) (Impervious – 0.862 acres existing) <u>+0.101 acres proposed</u> 0.963 acres total	HWSP10497	1-18-24	County Approval Not Required

SCHEDULE 1436C

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 <b>Tennent Road (County Route 3) County Bridge MN-69</b>	Manalapan	MN1064 ROW4001	1-18-24	2	Conditional Final Approval
	(Proposed Use – Single Family Residential) (Total Area – 9.263 acres)				

Conditions:

1. 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. 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.
  2. Receipt of a performance guarantee in the amount of **\$35,946.90** to assure the satisfactory installation of required improvements in the Tennent Road (C.R. 3) right-of-way. Ten percent, or **\$3,594.69**, is required to be in the form of a bank/certified check. The remaining amount, **\$32,352.21**, may be in the form of a surety bond, letter of credit, or bank/certified check. Sample formats for bonds/letters of credit acceptable to the County of Monmouth are found at the Division of Planning webpage at [www.visitmonmouth.com](http://www.visitmonmouth.com). See attached bond estimate.
  3. The applicant shall submit a signed and sealed copy of the Guide Rail Plan, dated October 17, 2023.
  4. Receipt of an executed developer's agreement allowing the County to be a co-permittee on a New Jersey Department of Environmental Protection permit application. The preparation fee (**\$750.00**) must be submitted prior to the preparation of the agreement.
- 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 (MN1064 ROW4001), 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						
Judy Martinelly						
James Schatzle						x

SCHEDULE 1436D

Monmouth County Development Review Committee  
Monday, January 22, 2024

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for UNH Avet Brothers, LLC Block 299 Lots 154, 155 & 157 Union Hill Road	Marlboro  (Proposed Use – Residential) (Total Area – 9.73 acres)	MRMJ853	1-11-24	4	Preliminary Approval

- If and when cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the impervious area proposed under the current application (MRMJ853), a complete stormwater analysis shall be submitted in compliance with the Monmouth County Development Regulations. This analysis may result in an assessment toward county bridge maintenance, reconstruction, and/or replacement.

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

Subdivision for Waler & Katherine Bostian Block 5408 Lot 17 Riverside Drive	Neptune Township  (Proposed Use- Residential) (Total Area 1.21 acres)	NMJ852	12-27-23	4	Preliminary Approval
---	---	--------	----------	---	----------------------

Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$300.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable device or emailed to [devreview@co.monmouth.nj.us](mailto:devreview@co.monmouth.nj.us). CD's will not be accepted.

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

SCHEDULE 1436E

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Macerich Co. Block 69.01 Lot 18.07 <b>West Main Street (County Route 537)</b>	Freehold Township	FRTSP3586I	12-21-23	Final Approval

(Proposed Use – Dave & Busters and Fitness Group)  
(Total Area – 9.65 acres)  
(Impervious – 8.873 acres existing)  
-0.007 acres proposed  
8.866 acres total

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6.

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

Site Plan for Thrive RB, LLC Block 77 Lots 1, 2.01, 2, 3, 25.02 <b>Shrewsbury Avenue (County Route 13)</b>	Red Bank	RBSP10495	1-8-24	Request Information
--	----------	-----------	--------	------------------------

(Proposed Use – Neurodiverse Residential Housing)  
(Total Area – 0.3816 acres)  
(Impervious – 0.225 acres existing)  
+0.093 acres proposed  
0.3186 acres total

Mr. Ettore made a motion seconded by Ms. McMullen to grant a waiver from Section 5.3.-9 of the county's development regulations, which require a 6-inch curb ace. The proposed 4-inch curb face was deemed acceptable as it matches existing conditions in the immediately surrounding area. Motion passed unanimously.

Mr. Ettore made a motion seconded by Mr. Barris to grant a waiver from Section 5.3-12, which requires utility poles to be relocated at least 6 feet from the curb line, on the basis that the utility pole would be located in the middle of the sidewalk. Motion passed unanimously.

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

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 22, 2024



SCHEDULE 1436E

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Group One Automotive, Inc. Block 3 Lot 14 <b>Shrewsbury Ave. (County Route 13)</b> <b>Sycamore Ave. (County Route 13A)</b>	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	1-11-24	Request Information
	(Proposed Use – Car Dealership) (Total Area – 7.23 acres) (Impervious – 4.358 acres existing) <u>+0.497 acres proposed</u> 1.855 acres total			

Mr. Ettore made a motion, seconded by Ms. McMullen to deny a waiver to allow two onsite utility poles to remain within 6 feet of the curblineline. The DRC found that relocating the utility poles pursuant to Section 5.3-12 of the county's development regulations would improve traffic safety along this section of Shrewsbury Avenue (County Route 13). Motion passed unanimously.

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

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 22, 2024

SCHEDULE 1436E

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Harry Hoff Block 190 Lot 11 <b>Union Avenue (County Route 39)</b>	Union Beach	UBSP10472	1-2-24	Conditional Approval
	(Proposed Use – Office, 1 Dwelling Above) (Total Site Area – 0.095 acres) (Impervious Area – 0.088 acres new proposed)			

Mr. Barris made a motion, seconded by Mr. Ettore to grant several design waivers, largely due to site constraints, which present a hardship to the proposed development. These waivers are as follows:

Waiver 1: Section 5.5-1 – requires applicant to widen the Union Avenue (County Route 39) right-of-way to its planned 30-foot half-width. The DRC voted to grant the waiver based on the applicant’s proposal to widen the right-of-way to a distance of 25 feet from the centerline. Motion passed unanimously.

Waiver 2: Section 5.2-3.1 J-3, requires a 12-foot wide driveway lanes for non-residential uses. The DRC voted to permit 9-foot driveway lanes. This waiver was based on the narrow width of the property and low intensity nature of the proposed use of the site. Motion passed unanimously.

Waiver 3: Section 5.2-3.11, requires driveways to be setback at least 10 feet from a side property line. The DRC granted the waiver based on the narrow width of the property. Motion passed unanimously.

Waiver 4: Section 5.2-3.1 J-3, requires 10-foot radii or 5-foot flares on both sides of a driveway. The DRC granted the waiver based on the narrow width of the property. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated November 22, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Union Avenue (County Route 39) 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). This application will be referred to Engineering upon submission of satisfactory plans.

SCHEDULE 1436E

Monmouth County Development Review Committee  
Monday, January 22, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
(Cont'd) Site Plan for Harry Hoff Block 190 Lot 11 <b>Union Avenue (County Route 39)</b>	Union Beach	UBSP10472	1-2-24	Conditional Approval

3. Receipt of a deed of dedication for the widening of the Union Avenue (County Route 39) right-of-way to a distance of 25 feet from the centerline of the right-of-way (as per the granted waiver on January 22, 2024). 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 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 proposed curbing for the driveway would render the sidewalk along Union Avenue non-compliant with respect to ADA regulations. The curbing should be eliminated to make the sidewalk ADA compliant.

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

Site Plan for John D. & Laura Piccinich Block 6 Lots 11 & 12 <b>Florence Avenue (County Route 39)</b>	Union Beach	UBSP10487	12-8-23	Request Information
---	-------------	-----------	---------	------------------------

(Proposed Use – Retail & Residential)  
(Total Area – 0.398 acres)  
(Impervious – 0.167 acres existing)  
+ 0.171 acres proposed  
0.338 acres total

The applicant's cover letter identified eight waivers required to enable the proposed development. Mr. Ettore made a motion seconded by Ms. McMullen to continue carrying the discussion of the requested waivers until further testimony from the applicant's engineer. The applicant is encouraged to meet with County staff to discuss technical comments. Motion passed unanimously.

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

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.

SCHEDULE 1436F

Monmouth County Development Review Committee  
Monday, January 22, 2024

Applications deemed incomplete by staff

---

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------	--------------	--------	------------	--------------------

---