

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 January 8, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
None

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

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. Ettore to adjourn the meeting at 3:04PM. 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 8, 2024, 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 1435A, 1435B, 1435C, 1435D, 1435E by the Committee, Mr. Schmetterer 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 1435A, 1435B, 1435C, 1435D, 1435E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules ___ 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 1435A, 1435B, 1435C, 1435D, 1435E 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 Ms. McMullen and passed upon the following vote:

In the affirmative:
Joseph Ettore, PE
James Giannell
Marcy McMullen
David Schmetterer, PP, AICP

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 8, 2024 James



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1435A

Monmouth County Development Review Committee
 Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Synagogue House of Miriam Block 4 Lot 3 Lincoln Avenue	Long Branch (Proposed Use – House of Worship) (Total Area – 3.644 acres)	LB601	12-28-23	2	Exempt
Subdivision for Oceanside Builders, Inc. Block 74 Lot 10 Atlantic Avenue & Walling Place	Middletown (Proposed Use – Single Family Homes) (Total Area – 0.407 acres)	MD1492	12-20-23	3	Exempt
Subdivision for James Lawson, Jr. Block 713 Lot 20 Summerfield Avenue	Neptune Township (Proposed Use – Single Family Residential) (Total Area – 0.246 acres)	N558	12-27-23	2	Exempt
Subdivision for 1414 Woodlock, LLC Blocks 113, 120 Lots 7, 30 Woodlock Avenue	Ocean (Proposed Use – Single Family Residential) (Total Area – 0.229 acres)	O625	12-28-23	2	Exempt
Subdivision for 564 Monmouth Avenue, LLC Block 77 Lot 1 Monmouth Avenue	Spring Lake Heights (Proposed Use – Single Family Dwellings) (Total Area – 0.344 acres)	SLH290	1-3-24	2	Exempt

SCHEDULE 1435B

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 360 Route 9, LLC Block 8 Lot 11.03 Route 9 North	Manalapan (Proposed Use – Coffee Shop with Drive Thru) (Total Area – 0.561 acres) (Impervious – 0.467 acres existing) <u>-0.05 acres proposed</u> 0.417 acres total	MNSP10494	12-20-23	County Approval Not Required
Site Plan for Ilan High School Block 207 Lots 1 & 8 Roseld Avenue	Ocean (Proposed Use – Parochial School) (Total Area 3.64 acres) (Impervious – 2.028 acres existing) <u>+0.006 acres proposed</u> 2.034 acres total	OSP10490	12-18-23	County Approval Not Required
Site Plan for Haddad Management, LLC Block 22 Lots 85 & 85.01 Norwood Avenue	Ocean (Proposed Use - Mixed Use) (Total Area – 1.15 acres) (Impervious – 1.018 acres existing) <u>-0.165 acres proposed</u> 0.853 acres total	OSP10493	12-20-23	County Approval Not Required

SCHEDULE 1435C

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1435D

Monmouth County Development Review Committee
Monday, January 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eatontown Monmouth Mall, LLC Block 2201/2202 Lots 1.01, 1.02, 2, 3, 4, & 5/1 Wyckoff Road (County Route 547)	Eatontown	ETMJ851 (Also: ETSP10491)	12-19-23	10	Conditional Preliminary Approval

(Proposed Use – Retail, Entertainment, Medical & Residential)
(Total Area – 104 acres)

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
 2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Wyckoff Road (C.R. 547) 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. The application has been referred to Engineering for the preparation of a bond estimate.
 3. Receipt of a developer agreement for the design/installation of pedestrian traffic signals, push buttons, crosswalks, and related equipment needed to interconnect the county's existing traffic infrastructure along Wyckoff Road (C.R. 547) at the two site driveways with the State's traffic signal at the intersection of Highway 36 and Wyckoff Road. The developer agreement shall include reconstruction of the inlet where a connection is proposed. The terms of the developer agreement shall be satisfied prior to the issuance of a Certificate of Occupancy for any of the proposed residential units at the site.
- Prior to final approval, the applicant shall submit the final plat, final plat fee, and an AutoCAD drawing (.dxf format) of the approved final plat. The AutoCAD file shall be submitted by USB device or email.

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

SCHEDULE 1435D

Monmouth County Development Review Committee
 Monday, January 8, 2024

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	12-1-23	26	Conditional Preliminary Approval
	(Proposed Use – Residential) (Total Area – 18.589 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
2. Receipt of a deed of dedication for the widening of the Elton-Adelpia Road (County Route 524) right-of-way to a distance of 40 feet from the centerline of the right-of-way, including the 25-foot corner radii at Iron Bridge Road. 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 Elton-Adelpia Road (County Route 524) 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. This application has been referred to Engineering for the preparation of a bond estimate.
4. Receipt of a deed of easement for bridge maintenance and reconstruction of County Structure F-43. 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.

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. CD's will not be accepted.

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

Mr. Ettore recused himself from this application.

SCHEDULE 1435D

Monmouth County Development Review Committee
 Monday, January 8, 2024

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	12-5-23	132	Request Information
(Proposed Use – Market Rate Townhomes/Affordable Senior Apartments) (Total Area – 162.34 acres)					

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

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

Subdivision for Sweetmans Lane, LLC Block 8301 Lot 24 Sweetmans Lane (County Route 527) County Bridge MN-11	Manalapan	MNMJ848	12-7-23	7	Request Information
(Proposed Use – Single Family Residential) (Total Area – 13.619 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 Michael Brusca, dated January 8, 2024.

SCHEDULE 1435D

Monmouth County Development Review Committee
Monday, January 8, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for JSM at Eighteenth Avenue, Wall, LLC Block 800 Lots 5.01, 6.01 & 22 18th Avenue (County Route 30)	Wall	WMJ850 (WSP10489)	12-18-23	203	Conditional Preliminary Approval
(Proposed Use – Age Restricted Townhomes) (Total Area- 95.689)					

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
2. Receipt of a deed of dedication for the widening of the Eighteenth Avenue (County Route 30) right-of-way to 30 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			x			
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eatontown Monmouth Mall, LLC Block 2201/2202 Lots 1.01, 1.02, 2, 3, 4, & 5/1 Wyckoff Road (County Route 547)	Eatontown	ETSP10491 (Also: ETMJ851)	12-19-23	Conditional Approval

(Proposed Use – Retail, Entertainment, Medical & Residential)
(Total Area – 104 acres)
(Impervious – 87 acres existing)
-10 acres proposed
77 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
2. Receipt of a developer agreement for the design and installation of pedestrian traffic signals, push buttons, crosswalks and related equipment needed to interconnect the county's existing traffic infrastructure along Wyckoff Road (County Route 547) at the two site driveways with the State's traffic signal at the intersection of Highway 36 and Wyckoff Road. The agreement shall include reconstruction of the inlet where a connection is proposed. The terms of the developer agreement shall be satisfied prior to the issuance of a Certificate of Occupancy for any of the proposed residential units at the site.
3. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Wyckoff Road (C.R. 547) 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. This application has been referred to Engineering for the preparation of a bond estimate.

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

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JDN Real Estate – Freehold, LP Block 70 Lot 20.07 West Main Street (County Route 537)	Freehold Township (Proposed Use – Commercial) (Total Area – 29.42) (Impervious – 5.000 acres new proposed)	FRTSP10492	12-20-23	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 Michael Brusca, dated January 8, 2024.

Site Plan for 100 Oceanport Avenue Block 58 Lot 61 Oceanport Avenue & Willow Drive (County Route 11 & 13B)	Little Silver (Proposed Use – Private Auto Service) (Total Area – 0.91 acres) (Impervious – 0.636 acres existing) <u>+0.008 acres proposed</u> 0.644 acres total	LSSP10464	12-18-23	Conditional Approval
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Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Willow Drive (County Route 11) and Oceanport Avenue (County Route 13A) 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. This application has been referred to Engineering for the preparation of a bond estimate.

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

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNSP10228 (also MNMJ812)	12-5-23	Request Information
	(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)			

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

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

Site Plan for Mill Contracting, LLC Block 11 Lot 32 Tennent Road (County Route 3)	Manalapan	MNSP10486	12-7-23	Conditional Approval
	(Proposed Use – Office) (Total Area – 0.46) (Impervious – 0.114 acres existing) <u>+0.020 acres proposed</u> 0.134 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
2. If the distance from the right-of-way line fronting the property to the centerline of the Tennent Road right-of-way is less than 40 feet, then the applicant shall submit a deed of dedication to widen the 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.
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. This application has been referred to Engineering for the preparation of a bond estimate.

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

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hampshire Belford, LLC Block 646 Lots 17 & 18 Leonardville Road (County Route 516)	Middletown (Proposed Use- Dollar General Retail Store) (Total Area – 1.832 acres) (Impervious – 0.827 acres existing) <u>+ 0.396 acres proposed</u> 1.223 acres total	MDSP10488	12-11-23	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 Michael Brusca, dated January 8, 2024.

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Triumphant Life Church Block 110.07 Lot 1 Sherril Avenue (County Route 537) Saltzman Avenue (County Route 537) Bridge # E-13	Oceanport	OPSP10456	8-1-23	Request Information
	(Proposed Use – Church) (Total Area – 4.981 acres) (Impervious – 1.587 acres existing) <u>+1,190 acres proposed</u> 4.777 acres total			

Site Plan for ELRAC, LLC Block 10 Lots 4 & 5 MA-13 Newman Springs Road(County Route 520)	Shrewsbury Borough	SHSP9698A	12-21-23	Conditional Approval
	(Proposed Use – Rent-A-Car) (Total Area – 1.663 acres) (Impervious – 1.573 acres existing) <u>-0.07 acres proposed</u> 1.503 acres total			

Conditions:

1. Receipt of a hold harmless agreement indemnifying the County from liability related to the existing parking layout along Newman Springs Road. The fee to prepare the hold harmless agreement was received on March 15, 2023.
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 in the amount of \$9,177.30 to assure the satisfactory installation of improvements within the Newman Springs Road (County Route 520) right-of-way. Ten percent, or \$917.73, shall be in the form of a bank/certified check, while the balance of \$8,259.57 may be in the form of a surety 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. Alternatively, the applicant may submit a bank or certified check for the entire amount of the performance guarantee. Please see attached calculation of the bond estimate.

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

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for John D. & Laura Piccinich Block 6 Lots 11 & 12 Florence Avenue (County Route 39)	Union Beach	UBSP10487	12-8-23	Request Information & Carried to 1-22-24 Meeting
	(Proposed Use – Retail & Residential) (Total Area – 0.398 acres) (Impervious – 0.167 acres existing) <u>+ 0.171 acres proposed</u> 0.338 acres total			

The applicant's cover letter identified eight waivers required to enable the proposed development. Since the applicant was not present at the meeting, the Development Review Committee postponed its review and action on the waivers to the January 22, 2024, meeting. The applicant is encouraged to attend the meeting to present and discuss the justification for each of the waivers so as not to further delay action.

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.

Site Plan for JSM at Eighteenth Avenue, Wall, LLC Block 800 Lots 5.01, 6.01 & 22 18th Avenue (County Route 30)	Wall	WSP10489 (Also: WMJ850)	12-18-23	Conditional Approval
	(Proposed Use – Age Restricted Townhomes) (Total Area- 95.689) (Impervious Coverage – 0.93 acres existing) <u>+20.64 acres proposed</u> 21.57 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated January 8, 2024.
2. Receipt of a deed of dedication for the widening of the Eighteenth Avenue (County Route 30) right-of-way to a distance of 30 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			x			
Judy Martinelly						
James Schatzle						

SCHEDULE 1435E

Monmouth County Development Review Committee
Monday, January 8, 2024

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 Locust Avenue (County Route 15)	West Long Branch	WL BSP10381	12-11-23	Final Approval

(Proposed Use – Side-by-Side Drive-Thru McDonalds)
(Total Area – 1.285 acres)
(Impervious Coverage – 0.845 acres existing)
-0.007 acres proposed
0.838 acres total

Mr. Ettore made a motion, seconded by Ms. McMullen to granted a waiver from Section 5.1-1, which requires a land dedication to widen the Locust Avenue (County Route 15) right-of-way to its planned half-width; 30 feet. The DRC found that existing building located on both sides of the 16-foot-wide strip of the property leading out to Locust Avenue severely constrains the ability of the County to implement any plan to widen Locust Avenue outside of a large-scale roadway improvement project, which in any case would likely be undertaken by the State given the proximity of the property to State Highway 71. Motion passed unanimously.

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			x			
Judy Martinelly						
James Schatzle						

SCHEDULE 1435F

Monmouth County Development Review Committee
Monday, January 8, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Subdivision for Colts Neck Community Church Block 33 Lots 21 & 20.02 County Road 537 (County Route 537)	Colts Neck	CNMJ849 (Also: CNMJ715, CNSP10060)	12-8-23	(4 Lots)	Incomplete
	(Proposed Use – Residential) (Total Area – 15.52 acres)				

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full size drainage area maps drawn to scale, and full sized-program output.
2. One (1) copy of a drainage area map to the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.

Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	12-1-23	171(Lots)	Incomplete
	(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.387 acres)				

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. Two (2) copies of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems. This shall include full size drainage area maps drawn to scale, and full sized-program output.
2. One (1) copy of a drainage area map to the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.

SCHEDULE 1435F

Monmouth County Development Review Committee
Monday, January 8, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	DATE INCOMPLETE
Site Plan for Yeshivas Emek Hatorah, Inc. Block 6 Lots 15, 22, 23, 23.01 Kent Road	Howell	HWSP10451	11-27-23		Incomplete
	(Proposed Use – Religious School) (Total Area – 16.03 acres) (Impervious – 1.45 acres existing) <u>+1.74 acres proposed</u>				

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. One (1) copy of a drainage area map to the nearest downstream County Bridge, as required in Section 4.2-2 of the Monmouth County Development Regulations. A copy of the county's bridge structures map may be found at the Division of Planning webpage at www.visitmonmouth.com.