

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on January 9, 2023, in the offices of The Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:
None

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: Nick Campanelle, Esq, Peter Licata, Esq., Walter Hopkin, PE, John Giunco, Esq.,

A motion was made by Ms. Martinelly and seconded by Mr. Ettore to adopt the Monmouth County Development Review Committee Meeting Schedule for February 2023 – January 2024. Motion passed unanimously.

A motion was made by Mr. Ettore and seconded by Mr. Barris to go into Executive Session at 3:09PM. Motion passed unanimously.

A motion was made by Mr. Ettore and seconded by Ms. Martinelly to go out of Executive Session at 3:32PM. Motion passed unanimously.

A motion was made by Ms. Martinelly and seconded by Mr. Ettore to adjourn the meeting at 3:33PM. Motion passed unanimously.

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 28, 2022 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 28, 2022 a copy was emailed to The Coast Star, and on January 28, 2022 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.

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 9, 2023 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 28, 2022**

EMAILED TO:

THE COAST STAR: **January 28, 2022**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 28, 2022**
Hall of Records

MONMOUTH COUNTY PLANNING **January 28, 2022**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2022

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1411A, 1411B, 1411C, 1411D, 1411E, 1411F by the Committee, Mr. Barris 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 1411A, 1411B, 1411C, 1411D, 1411E, 1411F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1411A, 1411B, 1411C, 1411D, 1411E, 1411F 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 1411A, 1411B, 1411C, 1411D, 1411E, 1411F 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. Martinelly and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Joseph Ettore, PE

Marcy McMullen (Remotely)

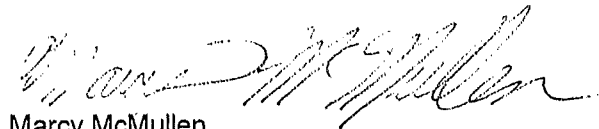
Judy Martinelly

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 9, 2023



Marcy McMullen

Vice Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE1411A

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for JLV Holdings, LLC Block 488 Lots 1, 4.01 & 4.02 Route 36	Middletown	MD1485	12-27-22	3	Exempt

SCHEDULE1411B

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shaare Tefilah Ben Moshe Block 4002 Lots 22 & 23 Whalepond Road	Eatontown (Proposed Use – House of Worship) (Total Area – 1.49 acres) (Impervious – 0.69 acre existing) <u>+ 0.25 acre proposed</u> 0.94 acre total	ETSP10371	12-27-22	County Approval Not Required
Site Plan for Wen Claire Real Estate Block 130 Lot 51.03 Route 9	Howell (Proposed Use – Wendy's Quick Serve Restaurant) (Total Area – 1.84 acres) (Impervious – 0.14 acre existing) <u>+ 0.76 acre proposed</u> 0.90 acre total	HWSP10367	12-14-22	County Approval Not Required

Mr. Aikins recused himself from this application.

SCHEDULE1411B

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Camp Royal Estates, LLC Block 154 Lot 13 West Farms Road	Howell	HWSP10369	12-15-22	County Approval Not Required
	(Proposed Use – Day Care/Summer Camp) (Total Area – 2.05 acres) (Impervious – 0.47 acre existing) <u>+ 0.08 acre proposed</u> 0.27 acre total			
Site Plan for PMB Group Keyport Block 112 Lot 1.02 Route 35	Keyport	KPSP10372	12-28-22	County Approval Not Required
	(Proposed Use – Car Dealership) (Total Area – 4.04 acres) (Impervious – 3.44 acres existing) <u>+0.02 acre proposed</u> 3.46 acres total			

SCHEDULE1411B

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JLV Holdings, LLC Block 488, Lots 1, 4.01 & 4.02 Route 36	Middletown (Proposed Use – Equipment Sales) (Total Area – 2.13 acres) (Impervious – 0.47 acre existing) <u>0 acre proposed</u> 0.47 acre total	MDSP10370	12-27-22	County Approval Not Required
Site Plan for One Globe Court, LLC Block 28 Lot 4 Mechanic Street	Red Bank (Propose Use – Residential) (Total Area – 0.68 acre) (Impervious – 0.67 acre existing) <u>-0.02 acre proposed</u> 0.65 acre total	RBSP10368	12-15-22	County Approval Not Required

SCHEDULE1411C

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Zukas Properties, LLC Block 29 Lot 14 Manalapan Avenue (County Route 24)	Freehold Borough	FR324 ROW4017	12-21-22	3	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 1.48 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated January 5, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated January 6, 2023.
3. Receipt of a deed for the proposed sight triangle easement at the intersection of Manalapan Avenue and Broad Street. 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.
4. Receipt of a deed of dedication for the widening of the Manalapan Avenue (County Route 24) right-of-way to a distance of 30 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. 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.
5. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Manalapan Avenue (County Route 24) 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.

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

A motion was made by Mr. Ettore and seconded by Ms. Martinelly to amend the motion to include a Performance Guarantee and a Deed. Motion passed unanimously.

SCHEDULE1411D

Monmouth County Development Review Committee
Monday, January 9, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for A2 Solutions, LLC Block 69.01 Lot 33.01 Rt. 33 Business	Freehold Township	FRTMJ830 (Prior FRTMJ619 - PA)	12-08-22	10	Request Information

(Proposed Use – Residential Subdivision)
(Total Area – 0.527 acre)

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 December 28, 2022.

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

Subdivision for D.R. Horton, LLC Block 150.03 Lots 1-109 Hovchild Boulevard County Bridge W-38	Tinton Falls	TFMJ831	12-20-22	40	Preliminary Approval
--	--------------	---------	----------	----	-------------------------

(Proposed Use – 90 Townhomes with 18 Affordable Flats)
(Total Area – 15.11 acres)

- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$300.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

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

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Countryside Developers, Inc. Block 42 Lot 4 Stone Hill Road County Bridges A-12 & A-13	Colts Neck (Proposed – Multifamily residential) (Total Site Area – 15.217 acres) (Impervious – 0.43 acre existing) <u>+4.46 acre proposed</u> 4.89 acres total	CNSP10366	12-12-22	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 Victorino Zabat, dated December 27, 2022

Please provide an itemized response. Additional comments may be provided, and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel (Proposed – New 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.06 acres new proposed)	HLSP10069	12-21-22	Request Information
--	---	-----------	----------	------------------------

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

1. Address the comments in Jimmy Sierra's memorandum, dated January 6, 2023.
2. Address the comments in Elias Sarrinikolaou's memorandum, dated December 28, 2022.

Provide an itemized response to these comments. Additional comments may be provided and conditions established by the Development Review Committee upon receipt of the requested information.

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Atlantic Club Block 215 Lots 3 & 5.01 Ocean Blvd. (County Route 57)	Long Branch	LBSP10271	12-19-22	Request Information
	(Proposed Use – New 8-story Residential Building with 154 Units) (Total Site Area – 3.68 acres) (Impervious Area – 2.53 acres proposed)			

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 January 6, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated January 9, 2023.

Provide an itemized response. Additional comments may be provided, and conditions established by the Development Review Committee upon receipt of the requested information.

Site Plan for Triplet Square Site Plan Block 27 Lot 34.011 Main Street (County Route 3)	Manalapan	MNSP10360	12-02-22	Request Information
	(Proposed Use – Self Storage) (Total Area – 6.66 acres) (Impervious – 1.34 acres proposed)			

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 January 5, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated December 26, 2022.

Provide an itemized response. Additional comments may be provided, and conditions established by the Development Review Committee upon receipt of the requested information.

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael and Barbara Augun Block 32 Lot 13 Manalapan Avenue (County Route 24)	Freehold Borough	FRSP10315	12-16-22	Request Information
	(Proposed Use – Auto Repair and Service Shop) (Total Site Area – 1.1 acres) (Impervious – 0.16 acre existing) <u>+ 0.20 acre proposed</u> 0.36 acre total			

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 January 5, 2023.
 2. Address the comments in the memorandum prepared by Victorino Zabat, dated January 9, 2023.
- Parking is not permitted within the County right-of-way, nor within the proposed sight triangle easement. Vehicles parked on the apron or sidewalk obstruct sight distance for vehicles stopped at the Manalapan Avenue and Broad Street intersection.

Provide an itemized response. Additional comments may be provided, and conditions established by the Development Review Committee upon receipt of the requested information.

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Pond Road Associates Block 5 Lot 6 NJSH Route 9 County Bridges F-1 & F-1A	Freehold Township	FRTSP10365	12-08-22	Conditional Approval
	(Proposed Use – Shake Shack Restaurant w/ Drive-Thru) (Total Area – 20.76 acres) (Impervious – 10.00 acres existing) <u>-0.06 acre proposed</u> 9.94 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated December 27, 2022.
2. Receipt of the deed for the bridge maintenance and reconstruction easement. 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			
Joseph Ettore	x		x			
Marcy McMullen			x			
Dave Schmetterer						
Ray Bragg						
Judy Martinelly		x	x			
James Schatzle						

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Enology Holdings, LLC Cream Ridge Winery Block 42 Lot 1.02	Upper Freehold	UFTSP10362	12-06-22	Conditional Approval

(Propose Use – Commercial Vineyard)
(Total Area – 6.0 acres)
(Impervious – 0.76 acre existing)
0 acre proposed
0.76 acre total

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated January 5, 2023.
 2. Address the comments in the memorandum prepared by Victorino Zabat, dated December 26, 2022.
 3. The site plan shall be revised to clearly indicate whether signage or any other site improvements are located within the county right-of-way. If so, the applicant shall either remove such improvements from the right-of-way or enter into a hold harmless agreement with the County.
- The DRC previously required a widening of the County Route 539 right-of-way to a distance of 40 feet from the centerline pursuant to subdivision application UFT29.

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

SCHEDULE1411E

Monmouth County Development Review Committee
Monday, January 9, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for TFJ Wall, LLC Block 745 Lot 1 East Hurley Pond Road	Wall	WSP10342	10-06-22	Conditional Approval

(Proposed Use – Self-Storage Facility)
(Total Area – 5.95 acres)
(Impervious – 1.44 acres new proposed)

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated January 9, 2023.
2. Receipt of a check in the amount of \$10,091.15, which represents the applicant's proportionate share of the cost of replacing County Structure W-51. The calculation to determine the fair share contribution is attached.

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

SCHEDULE1411F

Monmouth County Development Review Committee
Monday, January 9, 2023

Applications deemed incomplete by staff

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