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DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:00PM on January 13, 2025 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

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

Members Absent:
None

Alternates Absent:
None

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

Attending in person: Douglas Clelland, Sal Alfieri, Ryan McDermitt

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 26, 2024, 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 26, 2024, a copy was emailed to The Coast Star, and on January 26, 2024 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 2:53PM. Motion passed unanimously.

**Date of publication attached.

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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 13, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER:	**January 26, 2024**

EMAILED TO:

THE COAST STAR:	**January 26, 2024**

POSTED:

COMMISSIONER'S BULLETIN BOARD Hall of Records	**January 26, 2024**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 26, 2024**

2024

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Following a review and discussion of the Subdivisions and Site Plans on Schedules 1459A, 1459B, 1459C, 1459D, 1459E, 1459 F by the Committee, Mr. Ettore 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 1459A, 1459B, 1459C, 1459D, 1459E, 1459.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1459A, 1459B, 1459C, 1459D, 1459E, 1459 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 1459A, 1459B, 1459C, 1459D, 1459E, 1459 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 (Virtual)
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 13, 2025.

Marcy McMullen

Marcy McMullen
Acting Chairwoman
Monmouth County Planning Board Development Review Committee

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459A

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Monteforte Construction, Inc. Block 267 Lots 42, 43, 51 & 54 Seventh Avenue and Broadway	Long Branch	LBSB909	12-30-24	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.61 acres)				
Subdivision for Wesley Dasilva Block 242 Lot 12 Grand Avenue	Long Branch	LBSB912	1-2-25	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 0.26 acres)				
Subdivision for Christopher & Elizabeth Kaeli/ Jeffrey and Hattie Bollerman Block 27.01 Lots 8, 9, 10 Borden Street	Monmouth Beach	MBSB908	12-19-24	2	Exempt
	(Proposed Use – Single Family Residential) (Total Area – 0.49 acres)				

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459B

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Charleston Beach, LLC Block 65, Lot 11 Main Street	Belmar (Proposed Use – Retail Apartments) (Total Area – 0.17 acres) (Impervious – 1.47 acres existing) -1.34 acres proposed 0.13 acres total	BLSP10636	12-18-24	County Approval Not Required
Site Plan for Tommy's at Freehold, LLC Block 71 Lot 17 & 18 Hwy 9	Freehold Township (Proposed Use – Parking Lot Expansion) (Total Area – 3.44 acres) (Impervious – 3.20 acres existing) -0.98 acres proposed) 2.22 acres total	FRTSP10645 (Also FRTSP9811)	12-18-24	County Approval Not Required
Site Plan for Sireil Management, LLC Block 58 Lots 31 & 34 Route 35	Holmdel (Proposed Use – Childcare Center) (Total Area – 11.69 acres) (Impervious – 6.67 acres existing) +0.01 acres proposed) 6.68 acres total	HLSP10640	12-11-24	County Approval Not Required

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459B

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Omnicon Realty Use Variance Block 175 Lot 35.01 Route 33	Howell (Proposed Use – Commercial) (Total Area – 6.54 acres) (Impervious – 0.33 acres existing) +0.21 acres proposed 0.54 acres total	HWSP10642	12-23-24	County Approval Not Required
Site Plan for ZS Mill I, LLC Block 25 Lots 54.03, 54.06, 54.07, 54.08, 54.10 Route 9 & Lanes Mill Road	Howell (Proposed Use – Retail, Restaurant, Office) (Total Area – 52.01acres) (Impervious - 31.41 acres existing) -0.26 acres proposed 31.15 acres total	HWSP10646	1-7-25	County Approval Not Required
Site Plan for Seventh Avenue Development, LLC Block 267 Lots 51 & 54 Seventh Avenue	Long Branch (Proposed Use – 3 Story Mixed Use Building) (Total Area – 0.52 acres) (Impervious – 0.53 acres existing) -0.44 acres proposed 0.09 acres total	LBSP10649 (Also – LBSB909)	12-30-24	County Approval Not Required
Site Plan for 1264 Hwy 35, LLC Block 805 Lot 72 Hwy 35	Middletown (Proposed Use – Athletic Club/Day Care) (Total Area – 2.156 acres) (Impervious – 0.70 acres existing) +0.28 acres proposed 0.98 acres total	MDSP10643	12-13-24	County Approval Not Required

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459C

Monmouth County Development Review Committee
Monday, January 13, 2025

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

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

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459D

Monmouth County Development Review Committee
Monday, January 13, 2025

Major Subdivision
Four (4) or more lots

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

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 60 Bay Ave. Highlands, LLC Block 42 Lot 1 **Bay Ave.** **(County Route 8)**	Highlands	HSP10591	12-12-24	Request Information

(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing)
(Total Area – 0.15 acres)
(Impervious – 0.05 acres existing)
+0.05 acres proposed
0.11 acres total

The Development Review Committee considered the applicant's requests for waivers from the following County design standards:

- §5.1-1 requires a dedication of additional right-of-way to conform to the Monmouth County Road Plan, whereas the applicant proposes an easement.
- §5.2-3.1B provides that access to a county road shall not be permitted if the site abuts a municipal road and access to the municipal road can be reasonably provided. The applicant proposes access to the site from Bay Avenue (County Route 8).
- §5.2-3.1C provides that driveways shall be designed so that vehicles are not forced to back out into a county road, whereas two driveways on Bay Avenue (County Route 8) would require vehicles to back out into the county road.
- §5.2-3.1I requires a minimum distance of 25 feet between the closest edges of driveways, whereas a distance of five feet is proposed.
- §5.2-3.1I provides that no portion of a driveway shall be located within ten feet of a side property line, whereas a setback of eight feet is proposed.
- §5.2-3.1J-5 requires driveways at a county road to be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of 25 feet from the edge of pavement of the county road. The applicant proposes a portion of the driveway to be paved with gravel.

The discussion of the design waivers was carried to allow the applicant to address concerns about the vehicle turning templates provided for the two driveways along Bay Avenue, and to modify the driveway design to eliminate gravel paving. The templates show that vehicles would be required to enter opposing traffic lanes when entering or leaving the site.

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated January 13, 2025.

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Zarelli Site Services, Inc. Block 48 Lot 7 **Squankum Road** **(County Route 524)** (Proposed Use – Warehouse & Office) (Total Site Area – 1.931 acres) (Impervious Area – 0.199 acres existing) +0.110 acres proposed 0.310 acres total	Howell	HWSP10346	12-13-24	Request Information

The Development Review Committee considered the applicant's requests for waivers from the following County design standards:

- §5.2-3.1I permits one two-way driveway along a county road, whereas two driveways are proposed.
- §5.2-3.1I requires driveways to be setback at least ten feet from a side property line, whereas a setback of less than ten feet is proposed.
- §5.2-3.1C provides that driveways shall be designed so that vehicles are not forced to back out into a county road, whereas vehicles parked in front of the existing building would be required to back out into the county road.
- §5.2-3.1J-5 requires driveways at a county road to be paved with bituminous concrete, reinforced concrete or other approved material for the full width of the driveway for a distance of 25 feet from the edge of pavement of the county road. The site plan shows portions of the driveway are proposed to remain paved with gravel.

The discussion of the design waivers was carried to allow the applicant to revise the site plan to provide one two-way driveway that eliminates the need from waivers for the number of driveways, driveway setback and driveway material.

The applicant shall address the following:

1. Address the comments attached to the action letter dated November 14, 2022.

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SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hanna Group ABL, LLC Block 169 Lot 1.07 Okerson Road	Howell	HWSP10638	12-5-24	Final Approval

(Proposed Use – Warehouse Distribution)
(Total Area – 2.80 acres)
(Impervious – 1.82 acres new proposed)

No further 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			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly		x	x			
James Schatzle						

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sea Free Plaza, LLC Block 169.01 Lot 1.12 Highway 33	Howell	HWSP10644 (Also - HWSP9903)	12-16-24	Final Approval

(Proposed Use – Commercial/Industrial)
(Total Area – 3.085 acres)
(Impervious – 1.65 acres new proposed)

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

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SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Wells Fargo Block 1072 Lot 37.01 **Newman Springs Road** **County Route 520**	Middletown (Proposed Use – Sign Replacement) (Total Site Area – 6.70 acres) (Impervious Area – 4.69 acres total	MDSP10596	12-10-24	Conditional Approval

Conditions:

1. Receipt of a performance guarantee to ensure the satisfactory removal of the existing sign located 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. 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			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly		x	x			
James Schatzle						

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SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JCP&L/First Energy Block 600 Lots 1 & 2 **Laurel Avenue** **(County Route 52)**	Middletown (Proposed Use – Utility Substation) (Total Area – 21.87 acres) (Impervious – 1.31 acres existing) +0.01 acres proposed 1.32 acres total	MDSP10613	12-18-24	Conditional Approval

Conditions:

1. Receipt of a deed of dedication for the widening of the Laurel Avenue (County Route 52) 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 deed description is satisfactory. 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						
Judy Martinelly		x	x			
James Schatzle						

Docusign Envelope ID: E87E7DFE-5DA6-4301-8A35-39CDE13E4B72

SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Hollywood Golf Club Block 40 Lots 1,2,34,82,83,84,88,100&111 Roseld Avenue **(Bridge # O-15, O-56)**	Ocean	OSP10641	12-12-24	Final Approval

(Proposed Use – Golf Club)
(Total Area – 155.64)
(Impervious – 116.73 acres existing)
0 acres proposed
116.73 acres total

No further 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			
Marcy McMullen			x			
Dave Schmetterer						
Judy Martinelly	x		x			
James Schatzle						

Site Plan for JCP&L/First Energy Block 2 Lot 21 **Newman Springs Road** **(County Route 520)**	Shrewsbury Borough	SHSP10620	10-22-24	Request Information

(Proposed Use – Utility Transmission Line Structure)
(Total Area – 6.51 acres)
(Impervious – 3.84 acres existing)
0 acres proposed
3.84 acres total

The applicant shall address the following comments:

1. Address comments in the memorandum prepared by Michael Brusca, dated January 13, 2024.
2. §5.1-1 of the county's development regulations (Volume II) provides for the widening of the right-of-way of an abutting county road to conform to the designated right-of-way width shown on the Monmouth County Road Plan. If the existing right-of-way width does not conform, then a dedication shall be required.
3. Receipt of written confirmation from the property owner acknowledging the applicant has the owner's consent to pursue the proposed site development.

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SCHEDULE 1459E

Monmouth County Development Review Committee
Monday, January 13, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for True Life Church Block 973 Lot 6 & 7 **Herbertsville Road** **(County Route 549)**	Wall	WSP10635	12-11-24	Request Information

(Proposed Use – Residential/Farm/Religious Use)
(Total Area – 27.49 acres)
(Impervious – 1.54 acres existing)
+7.88 acres proposed
9.42 acres total

The applicant shall address the following comments:

1. Address comments in the memorandum prepared by Michael Brusca, dated January 13, 2025.

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SCHEDULE 1459F

Monmouth County Development Review Committee
Monday, January 13, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for APW Redeveloper, LLC Block 4302 Lot 1-2 Eighth Avenue	Asbury Park	APSP10653	1-9-25	Incomplete

(Proposed Use – Residential)
(Total Area – 1.25 acres)
(Impervious - 1.14 acres existing)
-0.08 acres proposed
1.06 acres total

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. An application fee in the amount of $100.00 as this site does not abut a County Road or County Drainage Structure. Please make check payable to the Treasurer of Monmouth County.

Site Plan for MAOD Larrabee Collector Station Block 5 Lots 2 & 3 Randolph Road, Oak Glen Road, and Brook Road	Howell	HWSP10647	12-24-3-24	Incomplete

(Proposed Use – Electrical Substation)
(Total Area – 99.6 acres)
(Impervious – 1.80 acres existing)
2.32 acres proposed
4.12 acres total

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-sized drainage area maps drawn to scale, and full-sized program output.

- The 25-year storm analysis was not included in the stormwater management study dated December 12, 2024.

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SCHEDULE 1459F

Monmouth County Development Review Committee
Monday, January 13, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Julie Richard, LLC Block 141 Lot 1 US 9	Howell	HWSP10652	1-6-25	Incomplete

(Proposed Use – Gas Station & Convenience Center)
(Total Area – 2.84 acres)
(Impervious – 1.23 acres existing)
+0.36 acres proposed
1.59 acres total

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. An application fee in the amount of $100.00 as this site does not abut a County Road or County Drainage Structure. Please make check payable to the Treasurer of Monmouth County.

Site Plan for U.S. Tank Painting, Inc. Block 16 Lot 9.06 Rike Drive	Millstone	MSSP10648	12-30-24	Incomplete

(Proposed Use – Office/Warehouse)
(Total Area – 2.98 acres)
(Impervious – 0.85 acres existing)
+ 0.39 acres proposed
1.24 acres total

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-sized drainage area maps drawn to scale, and full-sized program output.
2. One (1) copy of a drainage area map for 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.

The stormwater documentation requested was deemed necessary as the proposed impervious coverage of the site would cumulatively be equal or greater than one acre. As noted under File No. MSSP9791A, if and when this threshold was met, a full stormwater analysis would be required.