

## DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02 PM on January 23, 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  
David Schmetterer, PP, AICP

Members Absent:  
None

Alternates Absent:  
Ray Bragg, PE  
James Schatzle

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

Attending in person were: Andrew Stockton, PE, Chris Cooper.

A motion was made by Mr. Barris and seconded by Ms. Martinelly to adjourn the meeting at 3:18PM. 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 23, 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 1412A, 1412B, 1412C, 1412D, 1412E, 1412F 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 1412A, 1412B, 1412C, 1412D, 1412E, 1412F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1412A, 1412B, 1412C, 1412D, 1412E, 1412F 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 1412A, 1412B, 1412C, 1412D, 1412E, 1412F 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. Barris and passed upon the following vote:

In the affirmative:

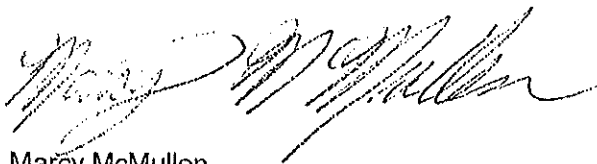
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen (Remotely)  
Judy Martinelly

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 23, 2023



Marcy McMullen  
Vice Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1412A

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 626 Cedarcrest Dr., LLC Block 43.01 Lot 3 Cedarcrest Drive	Brielle	BR363	1-17-23	3	Exempt
Subdivision for Juan Gutierrez Block 9 Lots 2.01 & 2.08 Ever Green Lane & Willow Brook Road	Colts Neck	CN464	1-13-23	2	Exempt

SCHEDULE 1412B

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 208 Main Street Realty, LLC Block 2402 Lot 16 Main Street	Asbury Park	APSP10377	1-12-23	County Approval Not Required
	(Proposed Use – Temporary Outdoor Bar w/ Temporary Tent) (Total Site Area – 0.319 acres) (Impervious - 0.263 acres existing) <u>+0.018 acres proposed</u> 0.281 acres total			

SCHEDULE 1412C

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1412D

Monmouth County Development Review Committee  
Monday, January 23, 2023

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ocean Bay Developers, LLC Block 23 Lot 7.02, 10 <b>South Street</b> <b>(County Route 20)</b>	Manasquan       (Proposed Use – Residential) (Total Area – 0.631 acres)	MQMJ815	1-03-23	4	Conditional Preliminary Approval

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated January 19, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated January 16, 2023
3. Receipt of the revised cross access easement that reflects the proposed modification to the driveway.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the South Street (County Route 20) 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 has been referred up to Engineering for the preparation of a bond estimate.
5. Receipt of a deed of easement for the widening of the South Street (County Route 20) 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](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.
6. Receipt of a hold harmless agreement for the retaining wall within the County right-of-way of South Street (County Route 20). The fee for preparation of a hold harmless agreement is \$500.00.

	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						

Mr. Ettore made a motion seconded by Ms. Martinelly to accept an easement in place of a dedication. Motion passed unanimously.

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Memorial Ave. Holdings, LLC Block 705 Lots 1-5 <b>Memorial Drive (County Route 40A)</b>	Asbury Park	APSP10316	1-12-23	Conditional Approval
	(Proposed Use – Mixed Use – Residential and Commercial) (Total Site Area – 1.146 acres) (Impervious – 0.618 existing) <u>+ 0.454 acres proposed</u> 1.072 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated January 19, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated January 18, 2023
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Memorial Avenue (County Route 40A) 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). A bond estimate will be prepared upon receipt of a revised site plan that satisfactorily addresses Conditions 1 and 2.
4. Receipt of a deed of easement for the widening of the Memorial Ave (County Route 40A) right-of-way to a distance of 38 feet from the centerline of the right-of-way, including a 25-foot 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 applicant shall submit the draft deed and description for review and approval. The applicant shall submit the executed deed directly to this office for filing with the Monmouth County Clerk.
5. Receipt of deeds for two drainage easements. 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 description that was submitted is satisfactory. The applicant shall submit the draft deeds and the description for the additional drainage easement to the Division of Planning for review and approval. Following approval, submit the executed deeds 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						

Ms. Martinelly made a motion, seconded by Mr. Ettore to accept a 38-foot-wide right-of-way widening easement in place of a 44-foot-wide dedication. Motion passed unanimously.



SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Calgo Gardens Block 178 Lot 30 <b>Adelphia-Farmingdale Road (County Route 524)</b>	Howell	HWSP9325B (Also: HWSP9325A) (Also: HWSP9325)	1-12-23	Request Information
(Proposed Use – Construction of a Yurt & Greenhouse) (Total Site Area – 6.67 acres) (Impervious – 0.78 acres existing) <u>+0.04 acres proposed</u> 0.82 acres 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 19, 2023.
2. The applicant shall revise the site plan to indicate the county's road improvement project fronting the site. The applicant shall be responsible for any additional improvements necessary to provide a driveway apron and driveway paving 25 feet into the site.

Site Plan for Kelly 29, LLC Block 75 Lot 8.01 <b>Oceanport Ave. (County Route 11)</b>	Little Silver	LSSP10373 (Also: LSSP9819)	1-04-23	Request Information
(Proposed Use – Restaurant) (Total Area – 0.629 acres) (Impervious – 0.33 acres existing) <u>+0.29 acres proposed</u> 0.62 acres 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 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat dated January 14, 2023.

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Little Silver Donuts, LLC Block 75 Lots 6.02 & 6.03 <b>Sycamore Avenue</b> <b>(County Route 13A)</b>	Little Silver  (Proposed Use – Dunkin Baked Goods Store) (Total Area – 1.026 acres) (Impervious – 0.455 acres existing) <u>-0.018 acres proposed</u> 0.437 acres total	LSSP10376	1-12-23	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 January 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat dated January 16, 2023.

Mr. Aikins recused himself from this application.

Site Plan for Volunteers in Health, Inc. Block 74 Lot 7.02 <b>Shrewsbury Avenue</b> <b>(County Route 13)</b>	Red Bank  (Proposed Use – Medical Office) (Total Area – 0.2 acres) (Impervious – 0.102 acres existing) <u>+ 0.034 acres proposed</u> 0.136 acres total	RBSP6959B (Also: RBSP6959A) (Also: RBSP6959)	1-12-13	Conditional Approval
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Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone dated, January 19, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi dated, January 20, 2023.
3. Receipt of a letter requesting withdrawal of the conditional approval granted for the prior application for this property (File No. RBSP6959A).

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
(CONT'D) Site Plan for Volunteers in Health, Inc. Block 74 Lot 7.02 <b>Shrewsbury Avenue (County Route 13)</b>	Red Bank	RBSP6959B (Also: RBSP6959A) (Also: RBSP6959)	1-12-13	

4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements in the Shrewsbury Avenue (County Route 13) 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 has been referred up to Engineering for the preparation of a bond estimate.
- It is to be noted that the junction box for a former streetlamp located in front of this property poses a tripping hazard. The Borough should either install a new streetlight or replace the junction box so that it is flush to the surface of the sidewalk.

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

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 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>Newman Springs Road (County Route 520)</b>	Shrewsbury Borough  (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	SHSP9698A	1-10-23	Request Information

The following items must be addressed before formal review and action is taken:

1. Section 5.2-3.1C of the county's development regulations provides that driveways shall be designed so that vehicles are not forced to back out into a county road, and that vehicles are not required to maneuver into or out of parking spaces within 20 feet of a county road. Further, the driveway serving these parking spaces does not comply with Section 5.2-3.1I, which requires a 10-foot offset from the side property lines. The site plan shows existing parking spaces along Newman Springs Road from which vehicles must back out onto the roadway. The prior review of this application recommended eliminating these parking spaces. In response, the applicant requested a waiver to allow these parking spaces to remain and provided the crash history at this location that indicates there haven't been any accidents attributable to the existing parking layout. In reviewing the site plan, the DRC found that it may be possible to relocate these parking spaces to the southeast corner of the site. As a result, the applicant shall revise the site plan accordingly.
2. Address the comments in the memorandum prepared by Vincent Cardone, dated January 20, 2023.
3. The applicant shall indicate whether a cross access easement/agreement has been recorded for the two lots. If so, provide a copy for review.

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bull Bio Enterprise, LLC Block 22.01 Lot 1.04 <b>Imlaystown-Hightstown Road                      (County Route 43)                      New Clayton-Stone Tavern Road                      (County Route 524)</b>	Upper Freehold Township  (Proposed use – Commercial Site) (Total Area – 4.674 acres) (Impervious – 0.10 acres existing + <u>1.57 acres proposed</u> 1.67 acres total)	UFTSP10326	1-12-23	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, January 18, 20232.
2. Provide any cross-access easements or agreements.

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Atlantic Manor Associates Block 810 Lot 6 <b>Spur Atlantic Ave (County Route 524)</b>	Wall	WSP10374	1-10-23	Conditional Approval
	(Proposed Use – Residential) (Total Area – 13.393 acres) (Impervious – 4.687 acres existing) <u>+0.063 acres proposed</u> 4.750 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated January 19, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat dated, January 14, 2023, excluding Comments 4, 5, 6, 7, 8, 10 and 11a, as the Development Review Committee did not require the applicant to widen the roadway.
3. Receipt of a deed of dedication for the widening of the Atlantic Ave (County Route 524 Spur) 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](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						
Judy Martinelly	x		x			
James Schatzle						

SCHEDULE 1412E

Monmouth County Development Review Committee  
Monday, January 23, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Schuico Real Estate, LLC Block 942 Lot 65.01 West Hurley Pond Road	Wall	WSP10375	1-12-23	Final Approval

(Proposed Use – Industrial Park)  
(Total Area – 25.85 acres)  
(Impervious – 1.689 acres existing)  
+ 9.8 acres proposed  
11.489 acres total

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

	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						

Site Plan for Route 34 Gateway, LLC Block 942 Lot 57.01 Route 34	Wall	WSP10378	1-13-23	Final Approval
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(Proposed Use – Flex Warehouse Park)  
(Total Area – 59.49 acres)  
(Impervious – 0.489 acres existing)  
+ 9.692 acres proposed  
10.18 acres total

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

	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						

SCHEDULE 1412F

Monmouth County Development Review Committee  
Monday, January 23, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D I	DATE NCOMPLETE
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