Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

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 February 10, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
Jim Schatzle (Remote)
Charles Casagrande

Members Absent:
Marcy McMullen

Alternates Absent:
David Schmetterer

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

Attending in person: Emir Feszolli, Dennis Siclari, John Rea, Bill Cane

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 February 6, 2025, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Coast Star. The affidavit of publication is on file in the Monmouth County Planning Board Office.**

2) Also, on February 6, 2025, a copy was emailed to The Asbury Park Press, and on January 30, 2025, 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 Ettore and seconded by Mr. Barris to adjourn the meeting at 2:41PM. Motion passed unanimously.

**Date of publication attached.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

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 FEBRUARY 10, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR:	**February 6, 2025**

EMAILED TO:

THE ASBURY PARK PRESS:	**February 6, 2025**

POSTED:

COMMISSIONER'S BULLETIN BOARD Hall of Records	**January 30, 2025**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 30, 2025**

2025

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1461A, 1461B, 1461C, 1461D, 1461E, 1461F 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 Schedules1461A, 1461B, 1461C, 1461D, 1461E, 1461F .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1461A, 1461B, 1461C, 1461D, 1461E, 1461F 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 1461A, 1461B, 1461C, 1461D, 1461E, 1461F are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Division of Planning is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Ettore and passed upon the following vote:

In the affirmative:
Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Judy Martinelly
Jim Schatzle

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 February 10, 2025.

Judy Martinelly, Vice Chairwoman

Judy Martinelly
Vice Chairwoman
Monmouth County Planning Board Development Review Committee

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461A

Monmouth County Development Review Committee
Monday, February 10, 2025

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

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

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461B

Monmouth County Development Review Committee
Monday, February 10. 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Starcap Holdings, LLC Block 74 Lot 16.03 Kent Road	Howell (Proposed Use – Day Care Facilities) (Total Area – 1.84 acres) (Impervious – 0.57 acres existing) +0.24 acres proposed 0.81 acres total	HWSP10666	1-31-25	County Approval Not Required

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461C

Monmouth County Development Review Committee
Monday, February 10. 2025

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

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

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461D

Monmouth County Development Review Committee
Monday, February 10. 2025

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 Adelphia Road** **(County Route 524)** **(County Bridge F-43)**	Freehold Township (Proposed Use – Residential) (Total Area – 18.589 acres)	FRTMJ827	1-15-25	26	Request Information

The Development Review Committee (DRC) heard the applicant's justification for relief from the requirement to relocate utility poles along Elton-Adelphia Road. The applicant's engineer stated the current plan will require acquisition of easements on neighboring properties to install guy wires but noted it may be possible to switch the location of the sidewalk and utility poles in order to set the poles further from the curb. The DRC carried the discussion to allow the applicant to submit additional information regarding the number and location of required utility easements and a plan for alternative utility pole relocations.

- The final plat, final plat fee and digital copy of the final plat were received on July 30, 2024.
- The performance guarantee, consisting of DRH, Inc., Controlled Disbr. Acct. Check No. 1831112 in the amount of $45,485.99, and Berkley Insurance Company Bond No. 0260619 in the amount of $409,373.91, to assure the satisfactory installation of improvements within the Elton-Adelphia Road (County Route 524) right-of-way was received on June 28, 2024.
- The inspection fee was received on June 28, 2024.
- The deed for the widening of the Elton-Adelphia Road (County Route 524) right-of-way was received on March 26, 2024.
- The bridge maintenance and reconstruction easement for County Structure F-43 was received on March 26, 2024.

Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 **W. Bangs Ave.** **(County Route 17)**	Neptune (Proposed Use – Single Family Residential) (Total Area – 3.68 acres)	NSB906	1-21-25	11	Request Information

The applicant shall address the following comments:

1. Address comments in the memorandum prepared by Michael Brusca, dated February 10, 2025.

Attorney Aikins recused himself from this application.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461E

Monmouth County Development Review Committee
Monday, February 10. 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JABE Howell, LLC Block 182 Lot 4 Cranberry Road	Howell	HWSP10458	1-16-25	Final Approval

(Propose Use – Trade Contractor Business)
(Total Area – 3.494 acres)
(Impervious – 0.14 acres existing)
+1.99 acres proposed
2.13 acres total

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

Site Plan for Ronald & Susan Springer Block 51 Lot 54 **Lakewood-Farmingdale Road** **(County Route 547), (County Bridge HL-51)**	Howell	HWSP10598	1-14-25	Request Information

(Proposed Use – Farm)
(Total Area – 14.80)
(Impervious – 13.97 acres existing)
0 acres proposed
13.97 acres total

The Development Review Committee (DRC) continued its review of the applicant's waiver request at its February 10th meeting. The applicant seeks a waiver from §5.2-3.1J-9, which requires a bypass lane opposite a site driveway along high speed roads. The traffic impact analysis found that the proposed development met the criteria to provide a left turn lane into the site but based on the proposed frequency of events at the site, a bypass lane was recommended instead. In addition, a waiver is required from §5.1-1, which requires a dedication of additional right-of-way where the existing right-of-way width of a county road does not conform to the width indicated on the Monmouth County Road Plan. The applicant seeks approval to provide an easement instead because a dedication would result in additional bulk variances. After discussing the outcome of the January 27th hearing before the Howell Zoning Board of Adjustment, the Development Review Committee decided to carry the applicant's waiver request to allow the applicant to submit a revised plan that provides a narrower roadway profile pursuant to the county's scenic road design standards. The applicant's traffic engineer agreed to provide a conceptual plan for the modified bypass lane that also demonstrates any conflicts with existing or proposed right-of-way improvements such as utility poles and fire hydrants. The waiver requests were carried until the applicant submits the conceptual bypass lane plan.

The applicant shall address the following:

1 Comments in the memorandum prepared by Michael Brusca, dated February 10, 2025.

2. Provide a copy of the Howell Zoning Board of Adjustment resolution granting approval for the proposed use.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461E

Monmouth County Development Review Committee
Monday, February 10. 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Squankum Fire District #1 Block 49 Lot 9 **Squankum Road** **(County Route 547)**	Howell (Proposed Use – Firehouse Upgrade) (Total Area – 2.15 acres) (Impervious – 1.18 acres existing) +0.08 acres proposed 1.26 acres total	HWSP10655	1-13-25	Final Approval

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		x			
Joseph Ettore		x	x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
James Schatzle			x			
Charles Casagrande						

Site Plan for Genesis Redevelopment, LLC Block 13 Lot 1 Rosewood Place	Neptune City (Proposed Use – Self Storage) (Total Area – 1.687 acres) (Impervious – 1.43 acres new proposed)	NCSP10656	1-14-25	Final Approval

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		x			
Joseph Ettore		x	x			
Marcy McMullen						x
Judy Martinelly			x			
David Schmetterer						
James Schatzle			x			
Charles Casagrande						

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461F

Monmouth County Development Review Committee
Monday, February 10. 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Eosso Brothers Paving Block 184 Lot 24 Cranberry Road	Howell (Proposed Use – Construction Office) (Total Area – 3.04 acres)	HWSP10665	1-30-25	Incomplete

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.

Upon review of the site plan dated 6/20/2023, revised 1/2/2025, the applicant proposes new asphalt paving to replace various dirt/gravel parking and storage areas throughout the site. Monmouth County Development Regulations consider gravel, and other related substrates to be a form of pervious coverage. Revise and resubmit all impervious coverage calculations as highlighted in the attached application form to reflect the proposed, and improvements.

If the proposed impervious coverage is greater than or equal to one acre, provide the following information:

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.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461F

Monmouth County Development Review Committee
Monday, February 10. 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PV Condo, LLC Block 218 Lot 4.01 **Ocean Blvd** **(County Route 57)**	Long Branch (Proposed Use – 46 Unit Condominium) (Total Area – 1.72 acres) (Impervious – 1.13 acres new proposed)	LBSP10672 (Also: LBSP10302)	2-7-25	Incomplete

The applicant shall address the following comments and or conditions:

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) additional copy 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.

- Check #398 in the amount of $776.00 is correct and has been processed.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Subdivision for 3601 Route 66, LLC Block 3901.01 Lot 1 Route 66	Neptune Township (Proposed Use – Commercial) (Total Area – 21.58 acres)	NSB919	2-5-25 (5 LOTS)	Incomplete

An administrative review has determined that this 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. Receipt of a check in the amount of $625.00, which represents the application fee for a five-lot major subdivision. Applicant's Check #1791 in the amount of $725.00 has been returned to Hammer Land Engineering.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461F

Monmouth County Development Review Committee
Monday, February 10. 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for ACRO/Murray, Kevin Nowak Block 3901.01 Lot 1.01 Route 66	Neptune Township (Proposed Use – Golf Range) (Total Area – 11.24 acres) (Impervious – 7.86 acres new proposed	NSP10667	2-5-25	Incomplete

An administrative review has determined that this 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. Receipt of two (2) copies of Sheets 1-8 of the plans for the proposed development of Block 39.01, Lot 1.

- Check #2688 in the amount of $2,666.00 is correct and has been processed.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.02 Route 66	Neptune Township (Proposed Use – Hotel) (Total Area – 2.59 acres) (Impervious – 1.95 acres new proposed)	NSP10668	2-5-24	Incomplete

An administrative review has determined that this 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. Receipt of two (2) copies of Sheets 1-8 of the plans for the proposed development of Block 39.01, Lot 1.

- Check #1787 in the amount of $1,112.00 was correct and has been processed.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461F

Monmouth County Development Review Committee
Monday, February 10. 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.03 Route 66	Neptune Township (Proposed Use – Take-Out Restaurant) (Total Area – 2.53 acres) (Impervious – 0.98 acres new proposed)	NSP10669	2-5-24	Incomplete

An administrative review has determined that this 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. Receipt of two (2) copies of Sheets 1-8 of the plans for the proposed development of Block 39.01, Lot 1.
2. Receipt of a check in the amount of $100.00, which represents the fee for this site plan application. Please note that Check No. 1788, in the amount of $1,202.00, submitted for this application has instead been applied to File No. NSP10671 as it represents the correct fee for that application.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.04 Route 66	Neptune Township (Proposed Use – Quick Check) (Total Area – 2.53 acres) (Impervious – 2.13 acres new proposed)	NSP10670	2-5-24	Incomplete

An administrative review has determined that this 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. Receipt of two (2) copies of Sheets 1-8 of the plans for the proposed development of Block 39.01, Lot 1.

- Check #1789 in the amount of $782.00 was correct and has been processed.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Docusign Envelope ID: A89C8DC7-737F-4DB7-ACEA-10B76928FABD

SCHEDULE 1461F

Monmouth County Development Review Committee
Monday, February 10. 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 3601 Route 66, LLC Block 3901.01 Lot 1.05 Route 66	Neptune (Proposed Use – Restaurant) (Total Area – 2.65 acres) (Impervious 1.17 acres new proposed)	NSP10671	2-5-25	Incomplete

An administrative review has determined that this 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. Receipt of two (2) copies of Sheets 1-8 of the plans for the proposed development of Block 39.01, Lot 1.

- Check No. 1788 in the amount of $1,202.00, submitted for File No. NSP10669, was instead applied to this application. Check No. 1790 in the amount of $704.00 was returned to Hammer Land Engineering.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.

Site Plan for RMH at Sea Glass Block 819 Lot 13 **Atlantic Avenue** **(County Route 524)**	Wall (Proposed Use – Residential – 38 Dwelling Units) (Total Area – 4.052 acres) (Impervious – 0.20 acres existing) +2.17 acres proposed 2.37 acres total	WSP10664	1-30-25	Incomplete

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. Upon review, it was determined that this is a new application and not a revision of File #WSP10217. An application fee in the amount of $728.00 is required. Your application fee was calculated by 38 dwelling units x $6.00 =$228.00 + $500.00 = 728.00.
2. One (1) additional copy of a stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems.

- Check #1978 in the amount of $300.00 has been returned to Brian R. Decina, PE at French and Parrello Associates.

Failure to submit the information required for administrative completeness within thirty (30) days from the date of notification will result in the incomplete application package being voided and discarded.