

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 February 12, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
Judy Martinelly
James Schatzle - Remote

Members Absent:
Marcy McMullen

Alternates Absent:
David Schmetterer, PP, AICP

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

Attending in person: None

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, 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. Martinelly and seconded by Mr. Barris to adjourn the meeting at 2:42PM. 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 FEBRUARY 12, 2024, 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 **January 26, 2024**
Hall of Records

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

2024

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1437A, 1437B, 1437C, 1437D, 1437E 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 1437A, 1437B, 1437C, 1437D, 1437E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1437A, 1437B, 1437C, 1437D, 1437E 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 1437A, 1437B, 1437C, 1437D, 1437E 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

James Giannell

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 February 12, 2024



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1437A

Monmouth County Development Review Committee
 Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 865 NJ 33 SD LLC Block 45 Lot 1 Route 33	Freehold Township (Proposed Use – Commercial) (Total Area – 8.96 acres)	FRT659	1-24-24	2	Exempt
Subdivision for Sarai Management, LLC Block 107 Lot 3, 4	Marlboro (Proposed Use – Residential) (Total Area – 0.39 acres)	MR564	1-30-24	2	Exempt
Subdivision for Suncrest Builders, LLC Block 171 Lot 22 Crine Road	Marlboro (Proposed Use – Residential) (Total Area – 5.15 acres)	MR565	2-7-24	2	Exempt

SCHEDULE 1437B

Monmouth County Development Review Committee
Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Board of Fire Commissioners Block 151 Lot 8.01 Route 79	Marlboro (Proposed Use – Firehouse) (Total Area – 5.54 acres) (Impervious – 1.268 acres existing) <u>-0.016 acres proposed</u> 1.252 acres total	MRSP10500	1-24-24	County Approval Not Required
Site Plan for McDonald's Real Estate Co. Block 636 Lot 77 Route 35	Middletown (Proposed Use – McDonald's w/Drive Thru) (Total Area – 1.62 acres) (Impervious – 0.833 acres existing) <u>-0.031 acres proposed</u> 0.8011 acres total	MDSP10499	1-23-24	County Approval Not Required

SCHEDULE 1437C

Monmouth County Development Review Committee
Monday, February 12, 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 1437D

Monmouth County Development Review Committee
Monday, February 12, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1437E

Monmouth County Development Review Committee
Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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	1-18-24	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 Michael Brusca, dated February 12, 2024

Site Plan for Yeshivas Emek Hatorah, Inc Block 69 Lots 15, 22, 23, 23.01 Kent Road	Howell (Proposed Use – Religious School) (Total Area – 16.03 acres) (Impervious – 1.45 acres existing) <u>+1.74 acres proposed</u> 2.03 acres total	HWSP10451	1-17-24	Conditional Approval
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Conditions:

1. Address comment 2 in the memorandum prepared by Michael Brusca, dated February 12, 2024.

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

SCHEDULE 1437E

Monmouth County Development Review Committee
Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Third Avenue Associates, Inc. Block 219 Lot 13 Adelphia-Farmingdale Road (County Route 524)	Howell	HWSP10498	1-22-24	Request Information
	(Proposed Use – Cemetery) (Total Area – 10.25 acres) (Impervious – 0.984 acres new proposed)			

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 February 12, 2024.
2. Receipt of a letter requesting the Development Review Committee to rescind approval for File No. HWMJ487, which was granted Conditional Preliminary Approval on August 22, 2005, as well as for File No. HWSP8763, which was granted Conditional Approval on November 10, 2008.

Site Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02 & 17.03 Burnt Tavern Road	Millstone	MSSP10236	1-23-24	Request Information
	(Proposed – New 148,553 sq. ft. warehouse/office facility) (Total Site Area – 10.88 acres) (Impervious Area – 5.763 acres new proposed)			

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 February 12, 2024.

SCHEDULE 1437E

Monmouth County Development Review Committee
Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Canopy Crossroad Dispensary Block 34 Lot 1 West Front Street (County Route 10)	Red Bank	RBSP10475	1-26-24	Conditional Approval
	(Proposed Use – Dispensary) (Total Area – 0.1379) (Impervious – 0.122 acres existing) <u>0 acres proposed</u> 0.122 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 12, 2024.
2. Receipt of a deed of easement to widen the W. Front Street (County Route 10) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including the 25-foot corner radii at West 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 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 W. Front Street (County Route 10) 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	x			
Joseph Ettore	x		x			
James Giannell			x			
Marcy McMullen						x
Dave Schmetterer						x
Judy Martinelly					x	
James Schatzle				x		

Ms. Martinelly recused herself from this application.

SCHEDULE 1437E

Monmouth County Development Review Committee
Monday, February 12, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Sudler Monmouth, LLC Block 114 Lots 13.02(Portion), 14.01, 18.02 & 32 Park Road	Tinton Falls	TFSP10501	1-24-24	Request Information
	(Proposed Use – Warehouse) (Total Area – 8.94 acres) (Impervious – 4.379 acres new proposed)			

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 February 12, 2024.
2. Receipt of a subdivision application for the proposed relocation of lot lines to accommodate Proposed Bioretention Basin 1.
3. The application qualifies for a bridge assessment pursuant to §4.2-2 of the county's development regulations. The application has been referred to Engineering for calculation of the bridge assessment.

SCHEDULE 1437F

Monmouth County Development Review Committee
Monday, February 12, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	LOTS	DATE INCOMPLETE
Subdivision for Sweetmans Lane Assoc., LLC Block 41 Lot 1.09 Sweetmans Lane (County Route 1)	Millstone	MS822 ROW4044	1-18-24	2	2-12-24

(Proposed Use – Residential)
(Total Area 30.22 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. Provide calculations and clarification regarding existing, proposed, and total impervious area in acres.
2. If the cumulative impervious coverage is greater than or equal to one (1) acre, please provide the following:
 - a. 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.

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