

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05PM on February 24, 2025, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
Marcy McMullen
David Schmetterer
Jim Schatzle (Remote)
Charles Casagrande

Members Absent:
Joseph Barris, PP, AICP, CFM
Judy Martinelly

Alternates Absent:
None

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

Attending in person: Sal Alfieri, Michael Gallagher, John Cummins, Sean Delany, Andrew Jafolla, John Ciufu, Mark Jarema

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 Mr. Schmetterer and seconded by Mr. Ettore to adjourn the meeting at 2:50PM. 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 24, 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 **January 30, 2025**
Hall of Records

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

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1462A, 1462B, 1462C, 1462D, 1462E, 1462F by the Committee, Mr. Schmetterer 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 1462A, 1462B, 1462C, 1462D, 1462E, 1462F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1462A, 1462B, 1462C, 1462D, 1462E, 1462F 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 1462A, 1462B, 1462C, 1462D, 1462E, 1462F 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 Ettore, PE

Marcy McMullen

David Schmetterer

Jim Schatzle (Remote)

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 24, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1462A

Monmouth County Development Review Committee
 Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for MLF Management, LLC Block 30 Lot 1.01 Shore Blvd.	Keansburg (Proposed Use – Residential) (Total Area – 0.367)	KSSB923	2-14-25	2	Exempt
Subdivision for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres)	NSB916 (Also NSP10660)	1-28-25	3	Exempt
Subdivision for Hazlet Township Board of Education Block 166.09 Lot 16 Sycamore Drive	Hazlet (Proposed Use – Elementary School and Residential) (Total Area – 6.98 acres)	HZSB921	2-12-25	2	Exempt

SCHEDULE 1462B

Monmouth County Development Review Committee
 Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 210 Route 36, LLC Block 134 Lot 1 Hwy 66	Hazlet (Proposed Use – Car Wash) (Total Area 0.865 acres) (Impervious – 0.48 acres existing) <u>+0.07 acres proposed</u> 0.55 acres total	HZSP10627	2-11-25	County Approval Not Required
Site Plan for 195 Route 36, LLC Block 69 Lot 2 Hwy 66	West Long Branch (Proposed Use - Office) (Total Area – 0.74 acres) (Impervious – 0.50 acres existing) <u>+0.01 acres proposed</u> 0.51 acres total	WLBSP10675	2-12-25	County Approval Not Required

SCHEDULE 1462C

Monmouth County Development Review Committee
Monday, February 24, 2025

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 1462D

Monmouth County Development Review Committee
 Monday, February 24, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	4-19-24	171	Request Information 5-13-24
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.38 acres)					

At its May 13, 2024 meeting, the Development Review Committee (DRC) carried the design waivers to allow the applicant to submit additional information. The following waivers are required from the county's design standards for proposed conditions:

1. §5.1-1, which requires the right-of-way width of a county road that abuts a proposed subdivision to conform to the right-of-way widths on the Monmouth County Road Plan. The subdivision plan proposes a right-of-way widening easement whereas a right-of-way widening dedication is required.
 2. §5.2-2.2E requires an onsite vehicle turnaround for driveways so that vehicles are not forced to back out into the county road. The proposed driveway for Block 91, Lots 16 and 17 does not provide the required vehicle turnaround.
 3. §5.2-2F-1 provides that no portion of a road shall be located within 10 feet of a side property line, whereas the Road "A" encroaches into the required setback.
 4. §5.2-3.11 provides that no portion of a driveway shall be located within 10 feet of a side property line. The proposed driveway on Lot 20.02 is located within the required setback.
- The DRC granted a waiver on February 24, 2025, allowing "Road D" to be located within 10 feet of the side property line based on the narrowness of the lot and the absence of access along Monmouth Road to the neighboring Golden Meadows subdivision.

A motion was made by Mr. Ettore and seconded by Mr. Schatzle to accept the accept the design waivers. Motion passed unanimously.

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 24, 2025.
2. Comments in the memorandum prepared by Elias Sarrinikolaou, dated February 20, 2025.

SCHEDULE 1462D

Monmouth County Development Review Committee
 Monday, February 24, 2025

Major Subdivision
 Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Consumer Centre Paramount 1, LLC Block 67 Lot 8.01 Route 36	West Long Branch	WLBSB918	1-28-25	5	Preliminary Approval
(Proposed Use – Residential) (Total Area – 28.30 acres)					

- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable storage device or emailed to DevelopmentReview@co.monmouth.nj.us. CD's will not be accepted.

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

SCHEDULE 1462E

Monmouth County Development Review Committee
Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MAOD Larrabee Collector Station Block 5 Lots 2 & 3 Randolph Road, Oak Glen Road, and Brook Road	Howell	HWSP10647	2-3-25	Final Approval

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

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

Site Plan for Gutierrez Properties Block 49 Lot 26.01 Squankum Road (County Route 524)	Howell	HWSP10663	1-28-25	Request Information
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(Proposed Use – Maintain Contractors Storage Yard)
(Total Area – 18.46 acres)
(Impervious – 9.70 acres existing)
0 acres proposed
9.70 acres total

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 24, 2025.

SCHEDULE 1462E

Monmouth County Development Review Committee
 Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth University Block 70 Lots 1,2,3.02,20 & 21 Norwood Avenue Cedar Avenue (County Route 25)	Long Branch	LBSP10517	1-28-25	Conditional Approval
(Proposed Use – 15,270 sq. ft. - Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) <u>-0.047 acre proposed</u> 2.123 acres total				

Conditions:

1. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along and within the Cedar Avenue (County Route 25) 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. The application has been referred to Engineering for preparation of a bond estimate.
2. Receipt of one complete signed and sealed set of the approved site plan.

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

SCHEDULE 1462E

Monmouth County Development Review Committee
Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for LPG Capital, LLC Block 79 Lots 21.01 & 21.02 Sweetmans Lane (County Route 527)	Manalapan (Proposed – Flex Space (Total Site Area – 9.93 acres) (Impervious – 4.08 acres new proposed)	MNSP10328	1-28-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 25, 2025.

Site Plan for 3501 Route 66, LLC Block 3903 Lots 12 & 13 Route 66	Neptune Township (Proposed Use – General Warehousing, Retail Stores & Public Park) (Total Area – 47.38 acres) (Impervious – 10.00 acres existing) <u>+3.33 acres proposed</u> 13.33 acres total	NSP10660 (Also – NSB916)	1-29-25	Final Approval
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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
Joseph Ettore	x		x			
Marcy McMullen			x			
Judy Martinelly						x
David Schmetterer		x	x			
James Schatzle			x			
Charles Casagrande						

SCHEDULE 1462E

Monmouth County Development Review Committee
 Monday, February 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for RMH at Sea Glass Block 819 Lot 13 Atlantic Avenue (County Route 524)	Wall	WSP10664	2-7-25	Request Information
	(Proposed Use – Residential – 38 Dwelling Units) (Total Area – 4.052 acres) (Impervious – 0.20 acres existing) <u>+2.17 acres proposed</u> 2.37 acres total			

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael Brusca, dated February 24, 2025.

SCHEDULE 1462F

Monmouth County Development Review Committee
 Monday, February 24, 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 (Proposed Use – Residential) (Total Area – 1.25 acres) (Impervious - 1.14 acres new proposed)	APSP10653	1-23-25	Incomplete

An administrative review has been determined that the application is incomplete and will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following is submitted:

1. The application fee; \$824.00. The fee may be paid by check or money order made payable to "Monmouth County, Treasurer."

Site Plan for New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 Adjacent to County Property	Howell (Proposed Use – Natural Gas Regular Station)a (Total Area – 0.29 acres) (Impervious – 0.29 acres existing) <u>-0.07 acres proposed</u> 0.22 acres total	HWSP10674	2-12-25	Incomplete
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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 of \$500.00 is required. The subject property is abutting County parkland which requires a review by the Monmouth County Park System. Please make check payable to the Treasure of Monmouth County.
- Check # 20095876 in the amount of \$100.00 has been returned to Thomas Leane, Esq. at Connell Foley.

SCHEDULE 1462F

Monmouth County Development Review Committee
 Monday, February 24, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AKL Home Management Block 198 Lot 1 Union Ave. (County Route 39)	Union Beach (Proposed Use – Mixed Use) (Total Area – 0.26 acres) (Impervious – 0.13 acres existing) <u>+0.04 acres proposed</u> 0.17 acres total	UBSP10677	2-19-25	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. An application fee of \$542.00 is required. Please make check payable to the Treasure of Monmouth County.
- Check # 1006 in the amount of \$1,024.00 has been returned to Andrew Stockton, Eastern Civil 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.

Subdivision Plan for 5310 Highway 34, LLC Block 907 Lot 2 & 25 Hwy 33 & 34	Wall (Proposed Use – Residential) (Total Area – 8.08 acres)	WSB924 (Also WSP10678)	2-19-25	73(Lots)	Incomplete
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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) 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.

SCHEDULE 1462F

Monmouth County Development Review Committee
 Monday, February 24, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 5310 Highway 34, LLC Block 907 Lot 2 & 25 Hwy 33 & 34	Wall	WSP10678 (Also WSB924)	2-19-25	Incomplete
	(Proposed Use – Residential) (Total Area – 8.08 acres) (Impervious – 1.70 acres existing) <u>+1.57 acres proposed</u> 3.27 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. 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.