

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on February 26, 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
Marcy McMullen
Judy Martinelly
James Schatzle - Remote

Members Absent: None

Alternates Absent: None

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

Attending in person: Neil Sander, Brian Tannenhaus, Kyle Fankhauser, Daniel OHern

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. McMullen and seconded by Mr. Barris to adjourn the meeting at 2:47PM. 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 26, 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 1438A, 1438B, 1438C, 1438D, 1438E by the Committee, Ms. McMullen 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 1438A, 1438B, 1438C, 1438D, 1438E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1438A, 1438B, 1438C, 1438D, 1438E 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 1438A, 1438B, 1438C, 1438D, 1438E 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

Marcy McMullen

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 26, 2024



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1438A

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1438B

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1438C

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel (Proposed Use – Office) (Total Area – 2.46 acres)	HL429 ROW4023	1-30-24	2	Request Information

The following must be addressed before formal review and action by the Development Review Committee:

1. Comments in the memorandum prepared by Michael T. Brusca, dated February 26, 2024.

SCHEDULE 1438D

Monmouth County Development Review Committee
Monday, February 26, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Paul Amato Block 54 Lot 11 Ocean Avenue (County Route 18)	Avon-by-the Sea	ASMJ854	1-29-24	8	Conditional Preliminary Approval
(Proposed Use – Single Family/Lot Line Adjustment) (Total Area – 0.95 acre)					

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 26, 2024.

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

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	1-29-24	171	Request Information
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.39 acres)					

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 26, 2024.

SCHEDULE 1438E

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Colts Neck Reformed Church Block 29.01/29.13 Lots 13 14, 6, 17 Colts Neck Road (County Route 537)	Colts Neck (Proposed Use – Church) (Total Area – 8.02 acres) (Impervious – 2.41 acres existing) <u>-0.02 acre proposed</u> 2.39 acres total	CNSP10505 (Also – CNSP2575C)	2-2-24	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 26, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Colts Neck Road (County Route 537) 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.
3. Receipt of a deed of dedication for the widening of the Colts Neck Road (County Route 537) right-of-way to a distance of 50 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 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.

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

SCHEDULE 1438E

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 44 Main Farmingdale, LLC Block 4 Lot 11 Main Street (County Route 524)	Farmingdale	FMSP10284	2-7-24	Conditional Approval
	(Proposed Use – Renovations and change of use at existing site) (Total Area – 1.22 acres) (Impervious Area – 0.522 acre existing – no change)			

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 26, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Main Street (County Route 524) 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			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1438E

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Coastal Quality Properties, LLC Block 60.01 Lot 12 Monmouth Road (County Route 537)	Millstone (Proposed Use – Commercial) (Total Area – 1.61 acres) (Impervious – 0.82 acre existing) <u>-0.03 acre proposed</u> 0.79 acre total	MSSP10504	1-30-24	Request Information

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 26, 2024.
2. Receipt of a letter requesting the Development Review Committee (DRC) to rescind approval for File No. MSSP7689, which was granted Conditional Approval on December 4, 2007.

Site Plan for Estate of Faye Hom Blocks 17/23 Lots 10.01/2.02 Millstone Road	Millstone (Proposed Use – Warehouse) (Total Area – 86.66) (Impervious – 0.87 acre existing) <u>+14.81 acres proposed</u> 15.68 acres total	MSSP10506	2-7-24	Conditional Approval
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Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 26, 2024.
- Advisory comment: Any application that proposes to discharge amounts of effluent greater than or equal to 2,000 gallons per day and is not covered by Monmouth County's Future Sewer Service Area Map, may be subject to review and approval by the Monmouth County Amendment Review Committee (ARC).

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

SCHEDULE 1438E

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Group One Automotive, Inc. Block 3 Lot 14 Shrewsbury Ave. (County Route 13) Sycamore Ave. (County Route 13A)	Shrewsbury Borough	SHSP10452 (Also: SHSP205, SHSP205A-SHSP205D)	2-9-24	Conditional Approval

(Proposed Use – Car dealership)
(Total Area – 7.23 acres)
(Impervious – 4.36 acres existing)
+0.50 acre proposed
4.86 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated February 26, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within 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. This application has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a letter and or correspondence from the utility company confirming the relocation of the three utility poles fronting the site.

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

SCHEDULE 1438E

Monmouth County Development Review Committee
Monday, February 26, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Wall Company, Inc. Block 18.02/19 Lots 1.02 and 15/1 Sycamore Ave (County Route 13A) Shrewsbury Ave (County Route 13) County Bridge S-39	Tinton Falls	TFSP10502	1-29-24	Request Information
	(Proposed Use – Car dealership and Research facility) (Total Area – 7.26 acres) (Impervious – 5.25 acres existing) + 0.55 acre proposed <hr style="width: 20%; margin-left: 0;"/> 5.80 acres total			

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 26, 2024.

Site Plan for Louchuck, LLC Block 35 Lot 4.02 Monmouth Road (County Route 537)	Upper Freehold Township	UFTSP10379	1-30-24	Request Information
	(Proposed Use – Warehouse/Office) (Total Site Area – 2.43 acres) (Impervious Area – 0.25 acre existing) +0.94 acre proposed <hr style="width: 20%; margin-left: 0;"/> 1.19acres total			

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 26, 2024.

SCHEDULE 1438F

Monmouth County Development Review Committee
Monday, February 26, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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