

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 27, 2023, in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE (Left the meeting at 2:42PM)
Marcy McMullen
Judy Martinelly
James Schatzle (Left the meeting at 2:51PM)
David Schmetterer, PP, AICP

Members Absent:
None

Alternates Absent:
Ray Bragg, PE

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

Attending in person: Sal Alfieri, JoAnn Denton, Jason Pene Jr.

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 20, 2023 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 20, 2023, a copy was emailed to The Coast Star, and on January 20, 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 3:03PM. 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 27, 2023, HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

STAR LEDGER: **January 20, 2023**

EMAILED TO:

THE COAST STAR: **January 20, 2023**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 20, 2023**
Hall of Records

MONMOUTH COUNTY PLANNING **January 20, 2023**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2023

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1414A, 1414B, 1414C, 1414D, 1414E, 1414F 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 1414A, 1414B, 1414C, 1414D, 1414E, 1414F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1414A, 1414B, 1414C, 1414D, 1414E, 1414F 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 1414A, 1414B, 1414C, 1414D, 1414E, 1414F 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:

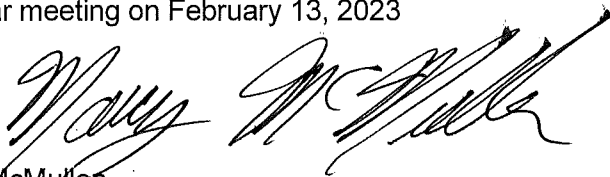
- Joseph Barris, PP, AICP, CFM
- Joseph Ettore, PE (Left the meeting at 2:42PM)
- Marcy McMullen
- Judy Martinelly
- James Schatzle (Left the meeting at 2:51PM)
- David Schmetterer, PP, AICP

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 13, 2023



Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1414A

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for North Potters Partners, LLC Block 162 Lots 1.01, 1.02 1.03, 2.01, 2.02 North Potter Avenue	Manasquan	MQ391	2-14-23	3	Exempt

SCHEDULE 1414B

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James National Guard Armory, LLC Block 2406/2404 Lot 1/11 Lake Avenue	Asbury Park (Proposed Use – Multi-Family Residential) (Total Area – 0.628 acres) (Impervious – 0.544 acres existing) <u>-0.007 acres proposed</u> 0.537 acres total	APSP10102A (Also- APSP10102(CANR))	02-23-23	County Approval Not Required
Site Plan for Northbridge Associates, LLC Block 114 Lot 5 Highway 34	Aberdeen (Proposed Use- Commercial Office) (Total Area – 2.989 acres) (Impervious – 0.560 acres existing) <u>+ 0.156 acres proposed</u> 0.716 acres total	ABTSP10391	2-14-23	County Approval Not Required
Site Plan for Alfred E & Eleanor Peskoe Block 110 Lot 9.04 Park Avenue	Freehold Borough (Proposed Use – Electric Automotive Vehicle Repair) (Total Site Area – 0.413 acres) (Impervious – 0.8689 existing) <u>0 acres proposed</u> 0.8689 acres total	FRSP10393	2-16-23	County Approval Not Required

SCHEDULE 1414B

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 164 Franklin Avenue, LLC Block 229 Lots 5 & 6 Franklin Avenue	Long Branch City (Proposed Use – Residential – Condominiums) (Total Area – 0.94 acres) (Impervious – 0.308 acres existing) <u>+ 0.249 acres proposed</u> 0.558 acres total	LBSP10394	2-21-23	County Approval Not Required
Site Plan for Outfront Media, LLC Block 175 Lot 1 NJSH Route 9	Marlboro (Proposed Use – Sign Face Modernization) (Total Area – 4.90 acres) (Impervious – 3.650 acres existing) <u>0 acres proposed</u> 3.650 acres total	MRSP10392	2-15-23	County Approval Not Required
Site Plan for DISH Wireless, LLC Block 17 Lot 4 State HWY 33	Millstone (Proposed Use – Telecom) (Total Site Area – 2.45 acres) (Impervious – 1.634 acres existing) <u>+0.002 acres proposed</u> 1.636 acres total)	MSSP10388	2-10-23	County Approval Not Required
Site Plan for John Angelucci Block 13 Lots 10 & 11 – Proposed 11.01 Broad Street	Shrewsbury Borough (Proposed Use – Commercial) (Total Site Area – 0.583) (Impervious – 0.515 acres existing) <u>-0.034 acres proposed</u> 0.481 acres total	SHSP10396	2-23-23	County Approval Not Required

SCHEDULE 1414C

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HW1437 ROW4028 (Also HWSP10384)	1-31-23	2	Request Information
	(Proposed Use – 190,400 SF Industrial Building) (Total Site Area – 50.06 acres)				

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 Vince Cardone, dated February 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 26, 2023.

SCHEDULE 1414D

Monmouth County Development Review Committee
Monday, February 27, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Catcherman, LLC Block 76 Lots 4, 5, 7.01 Sea Drift Avenue	Highlands Borough	HMJ833	2-9-23	4	Preliminary Approval

(Proposed Use – Single Family Residential)
(Total Area – 0.214 acres)

- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

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

SCHEDULE 1414D

Monmouth County Development Review Committee
Monday, February 27, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for RMH at County Woods, LLC Block 3101 Lot 1 Jumping Brook Road	Neptune Township	NMJ832	2-7-23	32	Preliminary Approval
(Proposed Use – Single Family Residential) (Total Area – 29.1 acres)					

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

- The applicant shall submit a certified or bank check in the amount of **\$68,821.63** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure N-19, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure N-19. The analysis for determining the proportionate share contribution is attached.
- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

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

During this application, at 2:26PM, Mr. Ettore stepped out of the meeting, and did not participate in the vote. Mr. Ettore returned to the meeting at 2:27PM.

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Countryside Developers, Inc. Block 42 Lot 4 Stone Hill Road County Bridges A-12 & A-13	Colts Neck	CNSP10366	2-7-23	Conditional Approval
	(Proposed Use– Multifamily Residential) (Total Site Area – 15.217 acres) (Impervious – 0.426 acre existing) <u>+4.464 acre proposed</u> 4.890 acres total			

Condition

1. Receipt of a deed for a bridge maintenance and reconstruction easement for County Structure A 12. The only format acceptable to the County of Monmouth is provided on the Division of Planning webpage at 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						x
Judy Martinelly		x	x			
James Schatzle						

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael and Barbara Augun Block 32 Lot 13 Manalapan Avenue (County Route 24)	Freehold Borough	FRSP10315	2-10-23	Conditional Approval
(Proposed Use – Auto Repair and Service Shop) (Total Site Area – 1.095 acres) (Impervious – 0.159 acres existing) <u> + 0.197 acres proposed</u> 0.356 acres total				

Conditions:

1. Receipt of a deed of easement for the widening of the Manalapan Avenue (County Route 24) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius at the intersection of Manalapan Avenue and Broad 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.
 2. Receipt of a deed of easement for the proposed sight triangle at the intersection of Manalapan Avenue (County Route 24) and Broad Street for drivers looking towards the west. 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.
- Parking is not permitted within the County right-of-way, nor within the proposed sight triangle easement. Vehicles parked on the apron or sidewalk obstruct sight distance for vehicles stopped at the Manalapan Avenue and Broad Street intersection.

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

Mr. Aikins stated that as per Mr. Alfieri's request, and the committee's discretion, the County should not undertake a fee ownership but rather should accept an easement in lieu of a fee ownership given the environmental history of this property as set forth in our development regulations.

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jack Fernandez Block 97 Lot 39.01 Jackson Mills Road (County Route 23)	Freehold Township (Proposed Use – Residential/Commercial) (Total Site Area – 7.15 acres) (Impervious – 1.726 acres existing) <u>-0.141 acres proposed</u> 1.584 acres total	FRTSP6157A	2-8-23	Withdrawn
Site Plan for Sea Grass NJ, LLC Block 72/73 Lot 12/2 Bay Ave (County Route 8)	Highlands (Proposed Use – Dispensary) (Total Site Area – 0.213 acres) (Impervious – 0.057 acres existing) <u>+ 0.015 acres proposed</u> 0.073 acres total	HSP10385	2-7-23	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 Vince Cardone, dated February 23, 2023.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated February 9, 2022.
3. Address the comments in the memorandum prepared by Victorino Zabat, dated February 27, 2023.

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Zarelli Site Services, Inc. Block 49 Lot 11 Lakewood-Farmingdale Road (County Routes 524/547)	Howell	HWSP8754A	2-7-23	Request Information

(Proposed – Improvements at existing warehouse/storage facility)
(Total Site Area – 14.09 acres)
(Impervious Area – 4.102 acres existing – no change)

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 Vince Cardone, dated February 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 11, 2023.

Site Plan for Gateway Industrial 175, LLC Block 49 Lots 30.01, 31.01, 45.02, 46.01 Squankum Road (County Route 524)	Howell	HWSP10384	1-31-23	Request Information
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(Proposed Use – 190,400 SF Industrial Building)
(Total Site Area – 50.06 acres)
(Impervious – 12.51 acres new proposed)

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 Vince Cardone, dated February 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 26, 2023

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 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 Sycamore Avenue (County Route 13A)	Little Silver	LSSP10376	2-10-23	Conditional Approval
	(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			

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

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated February 26, 2023.
2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the Sycamore Avenue (County Route 13A) 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.

Mr. Aikins recused himself from this application.

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for James Lawson & Augustine Difigia Block 27 Lot 39 Freehold Road (County Route 522)	Manalapan	MNSP3937B	01-26-23	Revised Plans/ Waiver Request 2-13-23
	(Proposed – demolish existing restaurant and construct new 6,250 sq. ft. restaurant – Old Silver Tavern) (Total Site Area – 5.795 acres) (Impervious Area – 1.36 acres existing - <u>0.03 acres proposed</u> 1.33 acres total			

The applicant did not submit revised plans and was not present at the meeting. This application will be scheduled on an agenda once revised plans have been received.

Site Plan for 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5)	Neptune City	NCSP10389	2-10-23	Request Information
	(Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 acres new proposed)			

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 February 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 26, 2023.
3. Receipt of a deed of dedication for the widening of the Steiner Avenue (County Route 5) 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. 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.

SCHEDULE 1414E

Monmouth County Development Review Committee
Monday, February 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for West Park 35 Developers, LLC Block 3 Lots 13-15 & 16.02 West Park Ave. (County Route 14)	Ocean	OSP10382	1-30-23	Request Information
	(Proposed Use – Outback Steakhouse Restaurant) (Total Site Area – 3.313 acres) (Impervious – 2.107 existing) + 0.074 acres proposed ————— 2.181 acres total)			

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 February 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 26, 2023.
3. The applicant shall submit a copy of the proposed cross access easement.

SCHEDULE 1414F

Monmouth County Development Review Committee
Monday, February 27, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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