

## 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 March 13, 2023, in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
Marcy McMullen

Members Absent:  
None

Alternates Absent:  
Judy Martinelly  
James Schatzle  
David Schmetterer, PP, AICP

Staff present included: Victor Furmanec, Jeannine Smith, Jason Pene Jr., Mark Aikins, Esq., Vince Cardone, Victorino Zabat.

Attending in person: John Ploskonka

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 Mr. Barris and seconded by Mr. Ettore to adjourn the meeting at 2:58PM. 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 MARCH 13, 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 1415A, 1415B, 1415C, 1415D, 1415E, 1415F by the Committee, Mr. Ettore 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 1415A, 1415B, 1415C, 1415D, 1415E, 1415F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1415A, 1415B, 1415C, 1415D, 1415E, 1415F 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 1415A, 1415B, 1415C, 1415D, 1415E, 1415F 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.

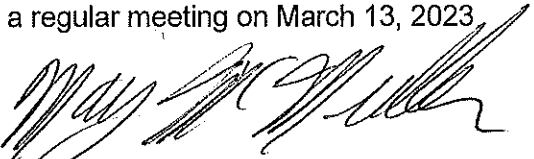
Seconded by Mr. Barris and passed upon the following vote:

In the affirmative:  
Joseph Barris, PP, AICP, CFM  
Joseph Ettore, PE  
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 March 13, 2023.



Marcy McMullen  
Chairwoman  
Monmouth County Planning Board Development Review Committee

SCHEDULE 1415A

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1415B

Monmouth County Development Review Committee  
 Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 32 Chestnut GF, LLC Block 23 Lot 2 Chestnut Street	Farmingdale  (Proposed Use- Warehouse Office) (Total Area – 3.377 acres) (Impervious – 3.213 acres existing) <u>-0.030 acres proposed</u> 3.183 acres total	FMSP10398	2-28-23	County Approval Not Required
Site Plan for Walter Gil DeRubio Block 74 Lot 1.03 Lloyd Street	Freehold Borough  (Proposed Use – Multi-Family) (Total Area – 0.238) (Impervious – 0.200 acres existing) <u>-0.030 acres proposed</u> 0.170 acres total	FRSP10400	3-1-23	County Approval Not Required
Site Plan for NJF Worldwide, LLC Block 43 Lot 41.09 Ginesi Drive	Freehold Township  (Proposed Use – 2,200 SF Photo/Video Studio within existing 12,000 SF Bldg) (Total Area – 1.732 acres) (Impervious – 0.791 acres existing) <u>0 acres proposed</u> 0.791 acres total	FRTSP10403	3-2-23	County Approval Not Required

SCHEDULE 1415B

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bayshore Medical Center Block 36 Lots 24, 35.01, 36, 37, 38.01 & 38.02 Beers Street	Holmdel	HLSP1352T (Also: HLSP1352-1352S)	3-6-23	County Approval Not Required
	(Proposed Use – Medical – Emergency Department Addition) (Total Area – 17.067 acres) (Impervious – 11.09 acres existing) <u>+0.017 acres proposed</u> 11.11 acres total			
Site Plan for Helen Motzenbecker Block 59 Lot 39 Hwy Rte. 71	Spring Lake Heights	SLHSP10401	3-1-23	County Approval Not Required
	(Proposed Use – 2-1/2 Story Mixed Use Building/Retail/Office/ Residential (Affordable Housing) (Total Area – 0.387 acres) (Impervious – 0.044 acres existing) <u>0.236 acres proposed</u> 0.281 acres total			

SCHEDULE 1415C

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Anthony Mazzei Block 19 Lot 40.01 <b>Tennent Road</b> <b>(County Route 3)</b> <b>County Bridge MN-69</b>	Manalapan	MN1064 ROW4001	2-14-23	2	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 9.263 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 March 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 12, 2023.

SCHEDULE 1415D

Monmouth County Development Review Committee  
Monday, March 13, 2023

Major Subdivision  
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for 500 Central AH, LLC Block 720 Lots 4 Central Avenue	Middletown (Also: MDSP9931 -CANR)	MDMJ834	2-15-23	5	Conditional Preliminary Approval
(Proposed Use – Single Family Residential) (Total Area – 2.03 acres)					

1. Address the comments in the memorandum prepared by Victorino Zabat, dated March 12, 2023.

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



SCHEDULE 1415E

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Frank Preston/ Pumo Real Estate, LLC Block 301 Lot 51 Broad Street	Eatontown	ETSP10390	2-13-23	Final Approval
	(Proposed Use – School/Office) (Total Area – 2.07 acres) (Impervious – 1.110 acres existing) <u>+0.095 acres proposed</u> 1.205 acres total			

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

Site Plan for Pioneer at Howell, LLC Block 182 Lots 69, 69.01 & 70 Colts Neck Road (County Route35)	Howell	HWSP9925 (Also: HW101ROW2005)	2-14-23	Request Information
	(Proposed – New 11,500 sq. ft. commercial building with 78 spaces) (Total Site Area – 0.92 acres) (Impervious Area – 0.589 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 Vincent Cardone, dated March 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 11, 2023.

SCHEDULE 1415E

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Triplet Square Site Plan Block 27 Lot 34.011 <b>Main Street</b> <b>(County Route 3)</b>	Manalapan	MNSP10360	2-16-23	Request Information
	(Proposed Use – Self Storage) (Total Area – 6.66 acres) (Impervious – 1.34 acres 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 Vincent Cardone, dated March 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 13, 2023.

Site Plan for Frank Matthews Block 14 Lot 9 <b>1<sup>st</sup> Avenue</b> <b>(County Route 49)</b>	Sea Girt	SGSP10337	2-14-23	Request Information
	(Proposed Use– Hotel/Bar) (Total Site Area – 0.4304 acres) (Impervious Area - 0.288 existing) <u>+ 0.005 acres proposed</u> 0.292 acres total			

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 Vincent Cardone, dated March 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 12, 2023.

SCHEDULE 1415E

Monmouth County Development Review Committee  
Monday, March 13, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Bull Bio Enterprise, LLC Block 22.01 Lot 1.04 <b>Imlaystown-Hightstown Road (County Route 43) New Clayton-Stone Tavern Road (County Route 524)</b>	Upper Freehold Township	UFTSP10326	2-14-23	Conditional Approval
(Proposed Use – Commercial Site) (Total Area – 4.674 acres) (Impervious – 0.10 acres existing) <u>+ 1.57 acres proposed</u> 1.67 acres total)				

Condition:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated March 12, 2023.

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

Site Plan for Sea Girt Center II, LLC Block 723 Lots 2 & 9 Route 35 & Ocean Road <b>Bridge # W-24</b>	Wall	WSP10395	2-21-23	Final Approval
(Proposed Use – Commercial) (Total Area – 6.36 acres) (Impervious – 1.939 acres existing) <u>+ 0.392 acres proposed</u> 2.332 acres total				

No County Planning Board Development Review Committee requirements pursuant to N.J.S.A. 40:27-6.6 et seq.

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

SCHEDULE 1415F

Monmouth County Development Review Committee  
Monday, March 13, 2023

Applications deemed incomplete by staff

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APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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