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 March 24, 2025 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
Marcy McMullen
Judy Martinelly
David Schmetterer
Charles Casagrande (Remote)

Members Absent:
None

Alternates Absent:
Jim Schatzle

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca (left the meeting at 2:35pm)

Attending in person: Charles Surmonte, Douglas Clelland, Marc Leber, Anthony Storrow, Nick Verderese

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.

Mr. Barris stated that the Development Review Regulations Volume I was approved and moving forward.

There being no further business, a motion was made by Mr. Ettore and seconded by Mr. Barris to adjourn the meeting at 3:34PM. 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 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 Hall of Records	**January 30, 2025**
MONMOUTH COUNTY PLANNING BOARD BULLETIN BOARD & WEBSITE Hall of Records Annex	**January 30, 2025**

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1464A, 1464B, 1464C, 1464D, 1464E, 146EF 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 1464A, 1464B, 1464C, 1464D, 1464E, 146EF.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1464A, 1464B, 1464C, 1464D, 1464E, 146EF 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 1464A, 1464B, 1464C, 1464D, 1464E, 146EF 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
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 March 24, 2025.

Marcy McMullen
Chairwoman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1464A

Monmouth County Development Review Committee
Monday, March 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 John & Kathleen Martin Block 149 Lot 5 Georgia Tavern Road	Howell (Proposed Use – Residential) (Total Area – 4.75 acres)	HWSB932	3-20-25	2	Exempt
Subdivision for Robert Horzepa Block 43 Lot 11.01 Forman Road	Millstone (Proposed Use – Agricultural and Residential) (Total Area – 15.56 acres)	MSSB930	3-17-25	2	Exempt
Subdivision for John Strevens Block 31 Lot 7 Neptune Place	Sea Girt (Proposed Use – Residential) (Total Area – 0.34 acres)	SGSB928	3-17-25	2	Exempt

SCHEDULE 1464B

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ryal Holding, LLC Block 3001 Lot 6 Hwy. 33	Neptune Township	NSP10689	3-12-25	County Approval Not Required
	(Proposed Use – Lawn Care Co./Contractors Yard) (Total Area – 1.6 acres) (Impervious – 0.97 acres existing) -0.12 acres proposed 0.85 acres total			

SCHEDULE 1464C

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Maureen L. Cliff Block 5.02 Lot 27 **W. Park Ave.** **(County Route 14)**	Ocean	OSB911	2-8-25	2	Conditional Final Approval
	(Proposed Use – 2 Lot Residential Subdivision) (Total Area – 1.08 acres)				

A motion was made by Mr. Ettore and seconded by Mr. Barris to grant the following waiver request:

§5.2-3.1l requires a minimum distance of 25 feet between the closest edges of driveways, whereas a distance of 10 feet is proposed to the neighboring driveway. This design maximizes the usage of the narrow site frontage and proposes an improvement to the existing conditions. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated March 24, 2025.
2. Receipt of a deed of dedication for the widening of the West Park Avenue (County Route 14) right-of-way to a distance of 40 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 description was deemed satisfactory. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
3. Receipt of a performance guarantee to ensure the satisfactory installation of the required improvements along and within the West Park Avenue (County Route 14) 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			
Marcy McMullen			x			
Judy Martinelly		x	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						

SCHEDULE 1464D

Monmouth County Development Review Committee
Monday, March 24, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shared Equities Co, LLC Block 501 Lots 1 & 2 **Asbury Avenue** **(County Route 16)**	Asbury Park (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed)	APSP10443	2-26-25	Conditional Approval

Conditions:

1. Comments in the memorandum prepared by Michael Brusca, dated March 24, 2025.
2. Comments in the memorandum prepared by Ellias Sarrinikolaou, dated March 24, 2025.
3. Receipt of a copy of the adopted city ordinance establishing on-street parking along the Asbury Avenue site frontage.
4. Receipt of an executed developer's agreement that defines the applicant's responsibilities for the following items. The preparation fee (**$750.00**) shall be submitted prior to the preparation of the agreement.
   a) Design and reconstruction of traffic signal upgrades at the intersections of Asbury Avenue (County Route 16) with Comstock and Langford Streets. A bond estimate will be prepared and included as part of this agreement.
   b) Maintenance of all landscaping plants and materials proposed within the Asbury Avenue right-of-way.
   c) Ownership and maintenance of bike racks located within the Asbury Avenue right-of-way.

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

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Cliff Bebout Block 39 Lot 8.01 **Route 537** **(County Route 537)**	Colts Neck	CNSP10680	3-4-25	Request Information

(Proposed Use – Commercial)
(Total Area – 20.40 acres)
(Impervious – 0.74 acres existing)
-0.50 acres proposed
0.24 acres total

The applicant shall address the following:

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

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 60 Bay Ave. Highlands, LLC Block 42 Lot 1 **Bay Ave.** **(County Route 8)**	Highlands	HSP10591	3-7-25	Request Information

(Proposed Use – Multi-Family – 1 proposed dwelling unit (4 existing)
(Total Area – 0.15 acres)
(Impervious – 0.05 acres existing)
+0.05 acres proposed
0.11 acres total

The Development Review Committee denied the following waiver requests based on a finding that the need for the waivers is created by the applicant's proposed site layout and are not related to the configuration of the property:

- §5.1-1 requires a dedication of additional right-of-way to conform to the Monmouth County Road Plan, whereas the applicant proposes an easement. A. motion was made my Mr. Barris and seconded by Ms. Martinelly to deny the waiver. Motion passed unanimously.
- §5.2-3.1B provides that access to a county road shall not be permitted if the site abuts a municipal road and access to the municipal road can be reasonably provided. The applicant proposes access to the site from Bay Avenue (County Route 8). A motion was made by Mr. Barris and seconded by Mr. Ettore to deny the waiver. Motion passed unanimously.
- §5.2-3.1C provides that driveways shall be designed so that vehicles are not forced to back out into a county road, whereas the driveway along Bay Avenue would require vehicles to back out into the county road. A motion was made my Mr. Barris and seconded by Mr. Ettore to deny the waiver. Motion passed unanimously.
- §5.2-3.1I provides that no portion of a driveway shall be located within ten feet of a side property line, whereas a setback of approximately 3.5 feet is proposed. A motion was made by Mr. Barris and seconded by Ms. Martinelly to deny the waiver. Motion passed unanimously.

The applicant shall address the following:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated March 24, 2025.
- The DRC suggested the applicant should meet with DRC and Borough staff to discuss the intent and requirements of the Bay Avenue Redevelopment Plan relative to this property.

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Arjika Properties, Inc. Block 81 Lot 12 **Bay Avenue** **(County Route 8)**	Highlands (Proposed Use – Mixed-Use) (Total Area – 0.115 acres) (Impervious – 0.11 acres new proposed)	HSP10682	2-28-25	Request Information

A review of the site plan finds that waivers are required from the following County development standards:

- §5.1-1 requires a dedication of additional right-of-way to conform to the Monmouth County Road Plan, whereas a right-of-way widening is not shown on the plan.
- §5.2-3.1J-3 requires a minimum driveway width of 24 feet for multifamily residences, whereas the proposed driveways show a combined width of 20 feet.
- §5.2-3.1J-4 requires a minimum apron flare of five feet on each side of a driveway, whereas the proposed driveways do not provide apron flares.
- §5.2-3.1I provides that no portion of a driveway shall be located within 10 feet of a side property line, whereas the proposed driveways provide no setback to the side property line.

The applicant shall address the following:

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

- The DRC suggested the applicant should meet with DRC and Borough staff to discuss the intent and requirements of the Bay Avenue Redevelopment Plan relative to this property.

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Block 139 Lot 7 Casino Drive & US Highway 9 **Adjacent to County Property**	Howell	HWSP10674	2-25-24	Request Information

(Proposed Use – Natural Gas Regular Station)
(Total Area – 0.29 acres)
(Impervious – 0.29 acres existing)
-0.07 acres proposed
0.22 acres total

The applicant shall address the following comments provided by the Monmouth County Park System:

1) What is the purpose of the split rail fence? It does not protect the regulator station. It is not adjacent to any surrounding use. It is not along the top of bank. It may impede wildlife from accessing the river.
2) We do not understand the purpose of the proposed landscaping plan. What is being buffered by the evergreen screening? Tree replacement requirements would be better served by planting native tree species in the old building footprints.
3) We would recommend planting additional trees in the footprint of the demolished buildings, instead of grass seeding.
4) Since the property is within the Manasquan River Greenway project area, and is bounded by the Manasquan River, we would ask if NJNG would be willing to grant a conservation easement over the areas not being developed for the regulator station.

Site Plan for Parker Willow, LLC Block 58 Lot 1 **Willow Drive** **(County Route 13B)**	Little Silver	LSSP10683	3-3-25	Request Information

(Proposed Use – Addition to Dental Office)
(Total Area – 0.26 acres)
(Impervious – 0.11 acres existing)
+0.01 acres proposed
0.12 acres total

The applicant requested a waiver from the requirement for site plan review and approval. A motion was made by Mr. Ettore and seconded by Ms. Martinelly to deny the request based on a need to review potential stormwater impacts on Willow Avenue (County Route 13B). Motion passed unanimously.

The applicant shall address the following:

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

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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	3-5-25	Request Information

(Proposed Use – Car dealership and Research facility)
(Total Area – 7.26 acres)
(Impervious – 5.25 acres existing)
+ 0.55 acre proposed
5.80 acres total

The Development Review Committee voted to grant the following waivers:

1. §5.1-1: A motion was made by Mr. Ettore and seconded by Mr. Barris to accept an easement instead of a dedication, which would result in additional bulk variances. Motion passed unanimously.
2. §5.2-3.1l: The existing condition will be improved by limiting access to right in /right out traffic. A motion was made by Mr. Ettore and seconded by Ms. Martinelly to accept the waiver. Motion passed unanimously.
3. §5.3-12: A motion was made by Mr. Ettore and seconded by Mr. Barris to allow the existing utility pole to remain in view of proposed traffic safety improvements to the existing driveway along Sycamore Avenue. Motion passed unanimously.

The applicant shall address the following:

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

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Spark Car Wash, LLC Block 1.01 Lots 2.02 & 5 **Newman Springs Road, County Route 520** **Shrewsbury Road, County Route 13**	Tinton Falls	TFSP10512	3-3-25	Request Information

(Proposed Use – 4,841 sq. ft. - Car Wash)
(Total Area – 1.5 acres)
(Impervious – 1.132 acres existing)
-0.267 acre proposed
0.865 acres total

The applicant shall address the following:

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

- Advisory Comment: Monmouth County reserves the right to restrict traffic movements at the intersection of Clifton Place and Newman Springs Road (County Route 520) through future coordination with the Borough of Tinton Falls.

SCHEDULE 1464E

Monmouth County Development Review Committee
Monday, March 24, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AKL Home Management Block 198 Lot 1 **Union Ave.** **(County Route 39)**	Union Beach	UBSP10677	2-19-25	Request Information

(Proposed Use – Mixed Use)
(Total Area – 0.26 acres)
(Impervious – 0.13 acres existing)
+0.04 acres proposed
0.17 acres total

The applicant shall address the following:

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

Site Plan for RBK Real Estate, LLC Block 723 Lots 1 & 10 Route 35	Wall	WSP10563	3-6-25	Amended Final Approval

(Proposed Use – 10,147 sq. ft – Showroom/Service Building)
(Total Area – 5.09 acres)
(Impervious – 4.44 acres existing – to be removed)
-0.11 acre proposed
4.33 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	x			
David Schmetterer						
James Schatzle						x
Charles Casagrande						

SCHEDULE 1463F

Monmouth County Development Review Committee
Monday, March 24, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jemal's Braverman Building, LLC Block 203 Lot 5 Memorial Drive	Asbury Park	APSP10686	3-11-25	Incomplete

(Proposed Use – Residential/Retail)
(Total Area – 1.55 acres)
(Impervious – 1.24 acres new proposed)

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. 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-sized drainage area maps drawn to scale, and full-sized program output.
2. 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.
3. Revise and recalculate all impervious area calculations. Existing impervious coverage shall be calculated to include all undisturbed areas that are to remain. Proposed impervious coverage shall be calculated to include any new and or replaced impervious surface area.

Site Plan for Jersey Shore University Medical Center Block 1201 Lots 1, 2, 4 & 5 Route 33	Neptune Township	NSP10687	3-11-25	Incomplete

(Proposed Use – Parking Garage & Perioperative Expansion East)
(Total Area – 34.59)
(Impervious – 26.08 acres new proposed)

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. 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-sized drainage area maps drawn to scale, and full-sized program output.
2. 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.
3. Revise and recalculate all impervious area calculations. Existing impervious coverage shall be calculated to include all undisturbed areas that are to remain. Proposed impervious coverage shall be calculated to include any new and or replaced impervious surface area.