

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 27,2023 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

Members Absent: None

Alternates Absent: Ray Bragg, PE, James Schatzle, David Schmetterer, PP, AICP

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

Attending in person: Sal Alfieri, Danielle Lesclinier, Joseph Visci, Christopher Bednarski, Dave Shropshire

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.

A motion was made by Ms. McMullen and seconded by Mr. Ettore to nominate Mr. Giannell as Chairman for the Development Review Committee of the 2023 calendar year. A motion was made by Ms. McMullen and seconded by Mr. Barris to close nominations for Chairman. Motion passed unanimously.

A motion was made by Mr. Ettore and seconded by Mr. Barris to nominate Ms. McMullen as Vice Chair for the Development Review Committee of the 2023 calendar year. A motion was made by Mr. Ettore and seconded by Ms. McMullen to close nominations for Vice Chair. Motion passed unanimously.

The Committee entered into recess at 2:50PM and returned at 2:55PM.

Mr. Aikins left the meeting at 3:33PM

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Ettore to adjourn the meeting at 3:36PM. 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 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 1416A, 1416B, 1416C, 1416D, 1416E, 1416F 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 1416A, 1416B, 1416C 1416D, 1416E, 1416F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1416A, 1416B, 1416C, 1416D, 1416E, 1416F 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 1416A, 1416B, 1416C 1416D, 1416E, 1416F 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

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 27, 2023



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1416A

Monmouth County Development Review Committee
Monday, March 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 Somerset Asbury Park Urban Renewal, LLC Block 4105 Lots 1, 3 and 4 Fourth Ave, Ocean Ave, Fifth Ave	Asbury Park	AP394 (Also APSP10397)	2-28-23	2	Exempt
Subdivision for Gustavo Bontempo Block 605 Lot 28 Magnolia Lane	Middletown	MD1487	3-16-23	2	Exempt
Subdivision for Raffaella Pagano Block 5405 Lot 7 Prospect Avenue	Neptune	N555	3-16-23	2	Exempt

SCHEDULE 1416B

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for M & D Ventures, LLC Block 33.01 Lot 1 NJSH Route 71	Brielle	BRSP10408 (Also BRSP8922)	3-16-23	County Approval Not Required
(Proposed Use – Building Expansion for Restaurant) (Total Area – 1.50 acres) (Impervious – 1.16 acres existing) $\begin{array}{r} \text{---} 0.02 \text{ acres proposed} \\ \hline 1.14 \text{ acres total} \end{array}$				
Site Plan for GF 620 Park LLC & Goldfinch Retail NJ LLC Block 110 Lot 9.02	Freehold Borough	FRSP10407	3-15-23	County Approval Not Required
(Proposed Use – Cannabis Dispensary) (Total Area – 1.05 acres) (Impervious – 0.73 acres existing) $\begin{array}{r} \text{+ } 0.22 \text{ acres proposed} \\ \hline 0.95 \text{ acres total} \end{array}$				
Site Plan for RCHP Affordable Housing Corporation Block 241 Lot 8 Broadway	Long Branch	LBSP10405	3-14-23	County Approval Not Required
(Proposed Use – Affordable Senior Housing) (Total Area – 0.53 acres) (Impervious – 0.33 acres existing) $\begin{array}{r} \text{+ } 0.06 \text{ acres proposed} \\ \hline 0.39 \text{ acres total} \end{array}$				

SCHEDULE 1416B

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Continental Land Developers, LLC Block 34 Lot 8 Poplar Road	Ocean	OSP10406	3-14-23	County Approval Not Required
	(Proposed Use – Landmark Continental Gardens Amenities Area) (Total Area – 36.68 acres) (Impervious – 0.61 acres existing) <u>-0.12 acres proposed</u> 0.49 acres total			
Site Plan for LMMP Partners, LLC Block 14.02 Lot 17.05 Apple Street	Tinton Falls	TFSP10404	3-14-23	County Approval Not Required
	(Proposed Use- Office) (Total Area – 0.33 acres) (Impervious – 0.18 acres new proposed)			

SCHEDULE 1416C

Monmouth County Development Review Committee
Monday, March 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 LM 537 Colts Neck, LLC Block 30 Lot 18 Colts Neck Road (County Route 537)	Colts Neck	CN466 ROW4031	3-8-23	2	Request Information
(Proposed Use – Existing Residential Home to Remain New Vacant Lot Conforming to B-3) (Total Area – 2.98 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 Vince Cardone, dated March 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 23, 2023.

A motion was made by Mr. Ettore and seconded by Ms. McMullen to allow the right-of-way widening to consist of a partial dedication and partial easement. Motion passed unanimously.

Site Plan for 271 Adelpia, LLC Block 157 Lots 1, 2, 3, 4 & 5 Adelpia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HW1439 ROW4029 (Also: HWSP9889A, HWSP9889)	3-6-23	2	Request Information
(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 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 Vince Cardone, dated March 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 23, 2023.
3. The applicant shall submit a letter requesting the Development Review Committee to rescind the prior approval for site plan application HWSP9889.

SCHEDULE 1416C

Monmouth County Development Review Committee
Monday, March 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 Michael Gittleman Block 248.01 Lot 17 Belmar Blvd (County Route 18)	Wall	W1424 ROW4030	3-7-23	2	Request Information
	(Proposed Use – Single Family) (Total Area – 0.975)				

The following 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 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 25, 2023.

Mr. Aikins recused himself from this application.

SCHEDULE 1416D

Monmouth County Development Review Committee
Monday, March 27, 2023

Major Subdivision
Four (4) or more lots

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

SCHEDULE 1416E

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Somerset Asbury Park Urban Renewal Block 4105 Lots 1, 3 and 4 Fourth Ave., Ocean Ave. Fifth Ave.	Asbury Park	APSP10397	2-28-23	Final Approval
(Proposed Use – Residential/Commercial) (Total Area – 1.85 acres) (Impervious – 1.16 acres to be removed 1.85 acres new proposed)				

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			
Joseph Ettore	x		x			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						
Judy Martinelly						
James Schatzle						

Site Plan for 271 Adelphia, LLC Block 157 Lots 1, 2, 3, 4, & 5 Adelphia Road Squankum Yellow Brook Road (County Routes 524 & 524A)	Howell	HWSP9889A (Also: HWSP9889) (Also: HW1439 ROW4029)	3-6-23	Request Information
(Proposed Use – Warehouse/Industrial) (Total Area – 17.49 acres) (Impervious – 8.81 acres new proposed)				

The following 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 23, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 23, 2023.
3. The applicant shall submit a letter requesting the Development Review Committee to rescind the prior approval for site plan application HWSP9889.

SCHEDULE 1416E

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Atlantic Club Block 215 Lots 3 & 5.01 Ocean Blvd. (County Route 57)	Long Branch	LBSP10271	3-6-23	Conditional Approval

(Proposed Use – New 8-story Residential Building with 154 Units)
(Total Site Area – 3.68 acres)
(Impervious Area – 2.53 acres proposed)

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated March 27, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated March 24, 2023.
3. Prior to final approval, a developer agreement shall be executed to ensure the satisfactory installation of the proposed HAWK signal along Ocean Boulevard. The developer agreement shall address the design, construction details and schedule for the installation of the signal, as well as a performance guarantee for the overall scope of county right-of-way improvements.
4. Receipt of a deed of dedication to widen the Ocean Boulevard right-of-way to a distance of 50 feet from the centerline, including a 25-foot corner radius. 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						
Ray Bragg						
Judy Martinelly						
James Schatzle						

SCHEDULE 1416E

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CSH Marlboro, LLC Block 213 Lots 3 & 4 North Main Street	Marlboro Township (Proposed – 83-unit assisted living facility) (Total Site Area – 3.86 acres) (Impervious Area – 1.83 acres new proposed)	MRSP10230	3-21-23	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 Vince Cardone, dated March 24, 2023.
2. The Development Review Committee directed the applicant's professionals to meet with the DRC staff to discuss the proposed access to the site.

SCHEDULE 1416E

Monmouth County Development Review Committee
Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
-------------	--------------	--------	------------	--------

Site Plan for
AMDDB
Block 51
Lots 1 & 2
New Brunswick Ave.
(County Route 516)

Matawan

MTSP10402

3-2-23

Conditional
Approval

(Proposed Use – Convenience Store with Fuel)
(Total Area – 0.46 acres)
(Impervious – 0.32 acres existing)
0.04 acres proposed
0.36 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated March 24, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated March 25, 2023.
3. Receipt of a deed of dedication for the widening of the New Brunswick Avenue (County Route 516) right-of-way to a distance of 30 feet from the centerline including the 25-foot corner radius at the intersection of New Brunswick Avenue and State Highway 79. The only format acceptable to the County 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.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements within the New Brunswick (County Route 516) right-of-way. The performance guarantee shall be in the form of a surety bond, letter of credit or bank/certified check. Templates for bonds or letters or credit are available at the Development Review webpage at www.visitmonmouth.com. A bond estimate will be prepared upon receipt of a site plan that satisfactorily addresses Conditions 1 and 2.

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

SCHEDULE 1416E

Monmouth County Development Review Committee
 Monday, March 27, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Proposed Self-Storage Facility Block 113.02 Lot 5.03 Wayside Road (County Route 38)	Tinton Falls	TFSP10399	3-1-23	Request Information
(Proposed Use – Self-Storage Facility) (Total Area – 10.21 acres) (Impervious – 2.91 acres new proposed)				

SCHEDULE 1416F

Monmouth County Development Review Committee
Monday, March 27, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
-------------	--------------	--------	------------	--------------------
