

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 April 8, 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
David Schmetterer
Judy Martinelly

Members Absent:
Marcy McMullen

Alternates Absent:
James Schatzle

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

Attending in person: Michael Fisher

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 Mr. Barris and seconded by Mr. Ettore to adjourn the meeting at 2:55PM. 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 APRIL 8, 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 1441A, 1441B, 1441C, 1441D, 1441E 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 1441A, 1441B, 1441C, 1441D, 1441E .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1441A, 1441B, 1441C, 1441D, 1441E 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 1441A, 1441B, 1441C, 1441D, 1441E 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 Ms. Martinelly and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM
Joseph Ettore, PE
James Giannell
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 April 8, 2024



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1441A

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Manasquan Shores Properties, LLC Block 47.01 Lot 6 Fisk Avenue	Brielle (Proposed Use – Residential) (Total Area – 0.344 acres)	BRSB859	3-28-24	2	Exempt
Subdivision for Manasquan Shores Properties, LLC Block 47.01 Lot 7 Fisk Avenue	Brielle (Proposed Use – Residential) (Total Area – 0.344 acres)	BRSB861	4-5-24	2	Exempt
Subdivision for Thomas & Kerin Caliendo Block 97 Lot 7 Atlantic Street	Keyport (Proposed Use- Residential) (Total Area – 0.38 acres)	KPSB858	3-27-24	2	Exempt
Subdivision for Not Your Average Joe, LLC Block 701 Lot 4 Lenni Lenape Trail	Wall (Proposed Use – Single Family Residential) (Total Area – 0.57 acres)	WSB860	4-2-24	2	Exempt

SCHEDULE 1441B

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for New Jersey Natural Gas Company Block 120 Lots 27 & 28 South Holly Avenue & Helfrich Lane	Hazlet (Proposed Use – Public Utility) (Total Area – 6.95 acres (Impervious – 1.33 acres existing <u>-0.65 acres proposed</u> 0.68 total)	HZSP10525 (Also: HZSP9945- CANR)	4-2-24	County Approval Not Required
Site Plan for Ken Gardens Apartments Block 220 Lots 4, 5, 6 Matawan Avenue	Aberdeen (Proposed Use – Apartments) (Total Area – 17.81 acres) (Impervious – 0.69 acres new proposed)	ABTSP10527	4-4-24	County Approval Not Required

SCHEDULE 1441C

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Neil & Monica Slattery Block 225 Lot 7 Belmar Boulevard (County Routes 524/547)	Howell	HW1444 ROW4045	3-14-24	2	Request Information

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

- Comments in the memorandum prepared by Michael T. Brusca, dated April 8, 2024.

Subdivision for Old Mill Partners, LLC Block 270 Lots 12,14,15,22-24,54,67-70 18th Avenue (County Route 30)	Wall	WSB856	3-14-24	3	Conditional Final Approval
	(Proposed Use – Industrial & Residential) (Total Area 45.06 acres)				

Conditions:

- Receipt of a deed of dedication to widen the Eighteenth Avenue (County Route 30) 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 and description shall be submitted to the Division of Planning for review and 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
Dave Schmetterer						
Ray Bragg						
Judy Martinelly		x	x			
James Schatzle						x

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 260 Industrial Way, LLC Block 3502 Lot 5.01 & Access Easement Over Lot 6 Industrial Way West	Eatontown (Proposed Use – Warehouse) (Total Area - 7.754 acres) (Impervious – 5.133 acres existing) <u>-0.132 acres proposed</u> 5.001 acres total	ETSP10515	3-14-24	Final Approval

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

Site Plan for Tuscan Gold, LLC (Lot 11) HDI, LLC (Lot 10.01) Block 25 Lots 10.01 & 11 River Road (County Route 10)	Fair Haven (Proposed Use – Office, Warehouse, Fish Market) (Total Area – 0.41 acres) (Impervious – 0.619 acres existing) <u>-0.004 acres proposed</u> 0.615 acres total	FHSP10520	3-22-24	Request Information
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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 April 8, 2024.

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Level 10 Development Block 49 Lot 1.01 Halls Mill Road (County Route 55)	Freehold Township	FRTSP10299 (Also FRTSP8527)	3-27-24	Conditional Approval
	(Proposed Use – Building) (Total Site Area – 13.34 acres) (Impervious Area – 3.2 acres new proposed)			

The applicant requested a waiver from the §5.2-3.1J-4, which provides that vehicles turning into or out of a driveway do not cross the centerline of the new driveway or cross the centerline of the county road or encroach on an adjacent traffic lane. The applicant's engineer stated the presence of flood hazard areas and regulated wetlands, as well as the establishment of a conservation easement at the site, do not allow for any alternatives to the proposed driveway layout. Turning diagrams submitted by the applicant show vehicles entering and leaving the site will not cross into opposing traffic lanes. Based on that information, the Development Review Committee voted to grant the waiver.

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 8, 2024.
 2. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Halls Mills Road (County Route 55) 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 will be referred to Engineering for the preparation of a bond estimate upon the submission of satisfactory plans.
 3. Receipt of a deed of dedication for the widening of the Halls Mills Road (County Route 55) right-of-way to a distance of 50 feet from the centerline of the right-of-way, and to include the 25-foot corner radius at Turf Drive. 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.
- Right-of-way along Turf Drive will be determined by Freehold Township at a later date. The 25-foot corner radius shown on the current plan may need to be modified based on Freehold Township's determination.

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

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Barclay Square at Holmdel, LLC Block 52 Lots 17 & 18 Palmer Avenue (County Route 7)	Holmdel (Proposed Use – 60-unit multi-family residential) (Total Site Area – 6.74 acres) (Impervious Area – 1.06 acres proposed)	HLSP10069	3-18-24	Conditional Approval

Conditions:

1. Address the comments in the memorandum prepared by Michael Brusca, dated April 8, 2024.
2. Receipt of a performance guarantee to assure the satisfactory installation of improvements within the Palmer Avenue (County Route 7) 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 Palmer Avenue (County Route 7) 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 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
Dave Schmetterer						
Judy Martinelly		x	x			
James Schatzle						x

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth University Block 70 Lots 1,2,3,02,20&21 Cedar Avenue (County Route 25) Norwood Avenue	Long Branch	LBSP10517	3-20-24	Request Information
	(Proposed Use – Museum) (Total Site Area – 4.719 acres) (Impervious Area – 2.170 acres existing) <u>-0.047 acres proposed</u> 2.123 acres total			

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 April 8, 2024.

Site Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	3-11-24	Request Information
	(Proposed Use – Warehouse/Office) (Total Area – 10.88 acres) (Impervious – 5.763 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 Michael Brusca, dated April 8, 2024.

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 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 Rod (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 April 8, 2024.

Site Plan for 301 Commerce Holdings (Formerly Donato Realty Management Block 144 Lot 5.01 Shafto Road (County Route 547)	Tinton Falls (Proposed – 35,400 sq. ft. Light Industrial/flex space) (Total Site Area – 3.79 acres) (Impervious Area – 1.94 acres proposed)	TFSP10249	3-19-24	Request Information
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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 April 8, 2024.

SCHEDULE 1441E

Monmouth County Development Review Committee
Monday, April 8, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for Next Step Forward, LLC Block 825 Lot 4 Atlantic Avenue (County Route 524 SPUR)	Wall	WSP10516	3-14-24	Request Information
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(Proposed Use – Retail/Residential/Dance Studio)
(Total Area 0.728 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 April 8, 2024.

Site Plan for PJs Car Wash Block 154 Lots 1 & 3 Allaire Road (County Route 524) Warren Avenue (County Route 47)	Wall	WSP10518	3-21-24	Conditional Approval
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(Proposed Use – Car Wash)
(Total Area – 2.095)
(Impervious – 1.32 acres existing)
0 acres proposed
1.32 acres total

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated April 8, 2024.

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

SCHEDULE 1441F

Monmouth County Development Review Committee
Monday, April 8, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE	INCOMPLETE
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