

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:04PM on April 10, 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
Judy Martinelly
David Schmetterer, PP, AICP

Members Absent:
Marcy McMullen

Alternates Absent:
Ray Bragg, PE
James Schatzle

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

Attending in person: Adam Faiella, Justin Taylor, Dominick Passante, Walter Hopkin, Todd Cohen

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 Ms. Martinelly and seconded by Mr. Barris to adjourn the meeting at 3:09PM. 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 10, 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 1417A, 1417B, 1417C, 1417D, 1417E, 1417F 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 1417A, 1417B, 1417C, 1417D, 1417E, 1417F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1417A, 1417B, 1417C, 1417D, 1417E, 1417F 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 1417A, 1417B, 1417C, 1417D, 1417E, 1417F 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
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 10, 2023



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1417A

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1417B

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
The Hebrew Academy Block 355 Lot 5 School Road East	Marlboro (Proposed Use – Private School) (Total Area – 2.90 acres) (Impervious – 1.401 acres existing) <u>+0.490 acres proposed</u> 1.891 acres total	MRSP10415	04-06-23	County Approval Not Required

SCHEDULE 1417C

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1417D

Monmouth County Development Review Committee
Monday, April 10, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1417E

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monmouth Commerce Center, LLC Block 5 Lots 2 & 3 Randolph Road	Howell	HWSP9986	3-22-23	Request Information
(Proposed Use – New 1,192,500 sq. ft. warehouse/ distribution facility with 558 parking spaces) (Total Site Area – 99.57 acres) (Impervious Area – 50.847 acres new proposed)				

The following item must be address before formal review and action taken by the Development Review Committee:

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

Site Plan for Eagle Oaks Golf Club Block 185 Lot 40.104	Howell	HWSP10380	3-16-23	Request Information
(Propose Use – Golf Club/Country Club) (Total Site Area – 235.3 acres) (Impervious Area – 8.25 acres existing) <u>+1.04 acres proposed</u> 9.29 acres total				

The following 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 9, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated February 11, 2023.

SCHEDULE 1417E

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for MPCC II, LLC Block 127 Lot 4 Eatontown Boulevard (County Route 537)	Oceanport Borough (Proposed – 373 additional parking spaces at existing site) (Total Site Area – 29.23 acres) (Impervious Area – 16.548 acres existing <u>+ 2.720 acres proposed</u> 19.268 acres total)	OPSP10200	11-10-21	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 Vincent Cardone, dated April 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated April 12, 2023.

Site Plan for Victory Park Tavern, LLC Block 28 Lot 4 West River Road (County Route 10)	Rumson (Proposed Use- Tavern – Outdoor Seating) (Total Area – 0.22 acres) (Impervious – 0.207 acres existing) <u>0 proposed</u> 0.207 acres total	RMSP10410	3-24-23	No Action Required
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Mark R. Aikins, Esq., advised the Development Review Committee that since no site improvements are proposed, a site plan application is not required for the proposed outdoor seating. The applicant is required to seek a license from the County for the proposed outdoor seating. County staff will process a refund of the application fee.

Concerns regarding the proposed outdoor seating are summarized in the following:

1. Sight line exhibit prepared by Vincent Cardone.
2. Memorandum prepared by Thomas M. Lombardi, dated April 10, 2023

SCHEDULE 1417E

Monmouth County Development Review Committee
Monday, April 10, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Wall Owner, LLC Block 922 Lot 5 HWY 34	Wall	WSP10409	3-23-23	Request Information
(Proposed Use – Warehousing & Non-Store Retailer) (Total Area – 294.60 acres) (Impervious – 109.968 new proposed)				

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

The plans submitted to the County did not include the roadway improvement plans for W. Hurley Pond Road, whereas the traffic report recommends improvements for the intersection of W. Hurley Pond and Squankum (CR 524) Roads. The applicant shall submit those plans for review.

1. Address the comments in the memorandum prepared by Vincent Cardone, dated April 10, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated April 12, 2023.

SCHEDULE 1417F

Monmouth County Development Review Committee
Monday, April 10, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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