

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01PM on April 24, 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
David Schmetterer, PP, AICP (Arrived at 2:03PM)

Members Absent:
None

Alternates Absent:
Ray Bragg, PE
James Schatzle

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

Attending in person: Salvatore Alfieri

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 Ms. McMullen and seconded by Mr. Barris to adjourn the meeting at 2:34PM. 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 APRIL 24, 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 1418A, 1418B, 1418C, 1418D, 1418E, 1418F 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 1418A, 1418B, 1418C, 1418D, 1418E, 1418F

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1418A, 1418B, 1418C, 1418D, 1418E, 1418F 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 1418A, 1418B, 1418C, 1418D, 1418E, 1418F 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

In the Negative:

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 24, 2023



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1418A

Monmouth County Development Review Committee
Monday, April 24, 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 1418B

Monmouth County Development Review Committee
Monday, April 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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SCHEDULE 1418C

Monmouth County Development Review Committee
 Monday, April 24, 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 Tennent Road (County Route 3) County Bridge MN-69	Manalapan (Proposed Use – Single Family Residential) (Total Area – 9.263 acres)	MN1064 ROW4001	3-30-23	2	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 Vince Cardone, dated April 21, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated April 21, 2023.

SCHEDULE 1418D

Monmouth County Development Review Committee
Monday, April 24, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1418E

Monmouth County Development Review Committee
Monday, April 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for City of Asbury Park Block 608 Lot 1 Memorial Drive (County Route 40A)	Asbury Park (Proposed Use – Municipal Fire House) (Total Site Area – 0.955 acres) (Impervious Area – 0.913 acres existing) <u>-0.065 acres proposed</u> 0.848 acres total	APSP10347	3-29-23	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 Vincent Cardone, dated April 24, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated April 24, 2023.

Site Plan for Kalian Management, LLC Block 101 Lot 4.01 1st Avenue (County Route 8)	Atlantic Highlands (Proposed Use – 4 Story Mixed Use Building) (Total Site Area – 0.457 acres) (Impervious Area – 0.436 acres existing) <u>+ 0.019 acres proposed</u> 0.455 acres total	AHSP10412	3-30-23	Request Information
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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 April 21, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated April 21, 2023.

SCHEDULE 1418E

Monmouth County Development Review Committee
Monday, April 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CT-95-CT07 200 Park LLC DT95-DT07 200 Park LLC Block 117 Lot 21 West Main Street (County Route 537)	Freehold Borough	FRSP10411	3-29-23	Conditional Approval
	(Proposed Use – Multi-Family Residential Building) (Total Site Area – 1.47 acres) (Impervious Area – 0.581 acres existing) <u>+ 0.521 acres proposed</u> 1.102 acres total			

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated April 21, 2023.
2. Address the comments in the memorandum prepared by Thomas Lombardi, dated April 21, 2023.
3. Receipt of a deed of easement for the widening of the West Main Street (County Route 537) 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.
4. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the West Main Street (County Route 537) 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 on the Division of Planning webpage at www.visitmonmouth.com. This application has been referred to Engineering for preparation of a bond estimate.

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

SCHEDULE 1418E

Monmouth County Development Review Committee
Monday, April 24, 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 Main Street (County Route 3)	Manalapan (Proposed Use – Self Storage) (Total Area – 6.66 acres) (Impervious – 1.34 acres new proposed)	MNSP10360	4-4-23	Conditional Approval

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Main Street (County Route 3) 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			
James Glannell			x			
Marcy McMullen		x	x			
Dave Schmetterer						
Ray Bragg						x
Judy Martinelly						
James Schatzle						x

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant the waiver request to allow a 20-foot-wide emergency access driveway whereas the county's development regulations permit a maximum width of 15 feet. Motion passed unanimously.

SCHEDULE 1418E

Monmouth County Development Review Committee
Monday, April 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mastropiero Plumbing & Heating Corp. Block 176 Lot 113 Newman Springs Road (County Route 520	Marlboro	MRSP10288	04-06-23	Conditional Approval
	(Proposed – Minor Site Improvements – Office with storage) (Total Site Area – 1.01 acres) (Impervious Area – 0.128 acres existing <u>+ 0.044 acres proposed</u> 0.172 acres total)			

Conditions:

1. Address Comments 3, 4 and 5 in the memorandum prepared by Victorino Zabat, dated March 21, 2023
 2. Receipt of a dedication for the widening of the Newman Springs Road (County Route 520) right-of-way to a distance of 40 feet from the centerline. 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. Following approval, submit the executed deed directly to this office for filing with the Monmouth County Clerk.
- If and when the cumulative impervious area on the site equals or exceeds one (1) acre, beginning with the impervious area proposed under the current application (MRSP10288), a stormwater analysis shall be submitted pursuant to the county's development regulations. This analysis may result in an assessment toward county bridge reconstruction and replacement.

	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						x
Judy Martinelly						
James Schatzle						x

A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant a waiver from the prior condition requiring the applicant to widen Newman Springs Road (County Route 520) to provide a 12-foot travel lane and an 8-foot shoulder. Motion passed unanimously.

SCHEDULE 1418E

Monmouth County Development Review Committee
Monday, April 24, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Frank Matthews Block 14 Lot 9 1st Avenue (County Route 49)	Sea Girt	SGSP10337	4-4-23	Conditional Approval
	(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			

Conditions:

1. Receipt of a hold harmless agreement to allow the existing retaining wall and stairway to remain within the First Avenue (County Route 49) right-of-way. The applicant shall submit the required hold harmless agreement preparation fee; \$500.00.

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

Site Plan for 5150 Hurley Pond Road, LLC Block 917 Lots 72 & 120 West Hurley Pond Road	Wall	WSP10413	4-5-23	Request Information
	(Proposed Use – Industrial) (Total Site Area – 25.767 acres) (Impervious Area – 2.375 acres new proposed)			

The following item 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 April 24, 2023.

SCHEDULE 1418F

Monmouth County Development Review Committee
Monday, April 24, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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