

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 May 8, 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 - Remote
Judy Martinelly
James Schatzle - Remote

Members Absent:
None

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

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

Attending in person: John Marmora Esq, Peter Licata, Esq.

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 2:45PM. 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 MAY 8, 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 1419A, 1419B, 1419C, 1419D, 1419E 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 1419A, 1419B, 1419C, 1419D, 1419E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1419A, 1419B, 1419C, 1419D, 1419E 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 1419A, 1419B, 1419C, 1419D, 1419E 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 - Remote

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 May 8, 2023

James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1419A

Monmouth County Development Review Committee
Monday, May 8, 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 1419B

Monmouth County Development Review Committee
Monday, May 8, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Robert & Delores Kowalski Block 229 Lot 6 Megill Road	Howell (Proposed Use- Single Family/Contractors Office) (Total Area – 6.86 acres) (Impervious – 0.576 acres existing) <u>0 acres proposed</u> 0.576 acres total	HWSP10420	4-27-23	County Approval Not Required
Site Plan for APWJ, LLC Block 515 Lot 13 Corlies Avenue	Neptune Township (Proposed Use – Restaurant Business Support Services/ Supply Regional Corporate Office) (Total Area – 0.378 acres) (Impervious – 0.337 acres existing) <u>-0.047 acres proposed</u> 0.29 acres total	NSP10423	5-5-23	County Approval Not Required

SCHEDULE 1419C

Monmouth County Development Review Committee
Monday, May 8, 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 1419D

Monmouth County Development Review Committee
Monday, May 8, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Hearn, LLC Block 31 Lot 23 Dutch Lane Road (County Route 46)	Freehold Township (Proposed Use – Single Family Residential) (Total Area – 6.83 acres)	FRTMJ810	4-17-23	4	Request Information

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 Victorino Zabat, dated May 5, 2023.

Subdivision for Ralph Arbia Block 60.02 Lots 3.02, 11.01-11.06 13, 14.01, 14.02, 19, 22, 23 & 24	Millstone (Proposed Use – Residential) (Total Area – 110.80 acres)	MSMJ835	4-12-23	6	Request Information
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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 Victorino Zabat, dated May 6, 2023.

SCHEDULE 1419E

Monmouth County Development Review Committee
Monday, May 8, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 297 SR 34 LLC c/o Frank Esposito Block 48 Lot 6 State Route 34	Colts Neck (Proposed Use – Car Wash & Commercial Building) (Total Area – 4.220 acres) (Impervious – 1.977 acres new proposed)	CNSP10416	4-10-23	Final Approval

- Access to the site is subject to the State Highway 34 Colts Neck Access Management Plan. The applicant should provide documentation that the Township and NJDOT approved the site plan application for compliance with the Plan.

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

Site Plan for Lidl U.S. Operations, LLC Block 69.01 Lot 18.02 West Main Street (County Route 537)	Freehold Township (Proposed – Shopping Center – Grocery-Retail) (Total Site Area – 42.5 acres) (Impervious – 17.83 acres existing) <u>+ 0.014 acres proposed</u> 17.84 acres total	FRTSP10322	5-3-23	Final Approval
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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						x
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1419E

Monmouth County Development Review Committee
Monday, May 8, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Pioneer at Howell, LLC Block 182 Lots 69, 69.01 & 70 Colts Neck Road (County Route35)	Howell	HWSP9925 (Also: HW101ROW2005)	4-19-23	Request Information
(Proposed – New 11,500 sq. ft. commercial building with 78 spaces) (Total Site Area – 0.92 acres) (Impervious Area – 0.589 acres new proposed)				

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 May 4, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 8, 2023.

Site Plan for U-Haul Co. of Coastal NJ Block 144 Lots 95.01 & 100.01(F.K.A. Lots 100 & 101) US Route 9	Howell	HWSP10417	4-11-23	Final Approval
(Proposed Use – Warehouse) (Total Area – 7.86 acres) (Impervious – 2.25 acres existing) <u>+ 1.49 acres proposed</u> 3.74 acres total				

No further 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						x
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1419E

Monmouth County Development Review Committee
Monday, May 8, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for PV Motel, LLC Block 218 Lots 4, 5, 6 & 8 Ocean Blvd. (County Route 57)	Long Branch	LBSP10302	4-12-13	Request Information
	(Proposed – Hotel) (Total Site Area – 1.719 acres) (Impervious Area – 1.359 acres new proposed)			

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

1. Address the comments in the memorandum prepared by Victorino Zabat, dated May 6, 2023.

Site Plan for Crusal, LLC Block 121 Lot 2.01 Tennent Road (County Route 3)	Marlboro	MRSP10358	4-14-23	Request Information
	(Proposed Use – Commercial & Residential) (Total Site Area – 1.01 acres) (Impervious Area – 0.296 acres existing) <u>+0.188 acres proposed</u> 0.485 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 May 4, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 8, 2023.
3. The applicant shall provide notice to prospective residents that the adjacent right-of-way owned by NJ Transit is currently being used as the Henry Hudson Trail, but that its use may revert to rail service at some point in the future. A draft copy of the notice shall be sent to the Monmouth County Division of Planning for review before being finalized.

SCHEDULE 1419E

Monmouth County Development Review Committee
Monday, May 8, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Matawan Junction Urban Renewal, LLC Block 5 Lots 6, 7, 8 and 9 Main Street (County Route 516)	Matawan	MTSP10319	4-19-23	Request Information
	(Proposed use – Multi-Family and Retail) (Total area – 1.999 acres) (Impervious – 1.30 acres existing) <u>-0.12 acres proposed</u> 1.18 acres total			

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 Vincent Cardone, dated May 4, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 6, 2023.
3. Address the comments in the markup prepared by Jimmy Sierra, dated May 8, 2023.

Site Plan for Deputy Ventures, LLC Block 210 Lots 25 & 26 Union Avenue (County Route 39)	Union Beach	UBSP10179	4-12-23	Request Information
	(Proposed – 6 Unit Residential) (Total Site Area – 0.411 acres) (Impervious Area – 0.321 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 Vincent Cardone, dated May 4, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 8, 2023.

The Development Review Committee (DRC) voted to deny the waiver requests regarding driveway design and stormwater information. The amended site plan is not consistent with the county's development standards for access along a county road, on-site vehicle turnarounds, spacing between driveways, driveway design, and sight line obstructions. The DRC directed the applicant to develop a conforming site plan. A meeting with DRC staff was encouraged.

Mr. Barris made a motion, seconded by Ms. McMullen to deny the waiver request. Motion passed unanimously.

SCHEDULE 1419F

Monmouth County Development Review Committee
Monday, May 8, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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