

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:02PM on May 12, 2025 in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM
Marcy McMullen
David Schmetterer
Michael Nei
Charles Casagrande

Members Absent:
Joseph Ettore, PE
Judy Martinelly

Alternates Absent:
Jim Schatzle

Staff present included: Mark Aikins, Esq, Victor Furmanec, Kyle DeGroot, Jeannine Smith, Vince Cardone, Thomas Lombardi, Michael Brusca

Attending in person: Stephen Musto

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 February 6, 2025, the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was advertised in The Coast Star. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on February 6, 2025, a copy was emailed to The Asbury Park Press, and on January 30, 2025, 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. Casagrande to adjourn the meeting at 2:31PM. 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 12, 2025 HAS BEEN COMPLIED WITH AS FOLLOWS:

ADVERTISED:

THE COAST STAR: **February 6, 2025**

EMAILED TO:

THE ASBURY PARK PRESS: **February 6, 2025**

POSTED:

COMMISSIONER'S BULLETIN BOARD **January 30, 2025**
Hall of Records

MONMOUTH COUNTY PLANNING **January 30, 2025**
BOARD BULLETIN BOARD & WEBSITE
Hall of Records Annex

2025

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1467A, 1467B, 1467C, 1467D, 1467E, 1467F by the Committee, Mr. Casagrande 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 1467A, 1467B, 1467C, 1467D, 1467E, 1467F.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1467A, 1467B, 1467C, 1467D, 1467E, 1467F 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 1467A, 1467B, 1467C, 1467D, 1467E, 1467F 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. Barris and passed upon the following vote:

In the affirmative:

Joseph Barris, PP, AICP, CFM

Marcy McMullen

Michael Nei

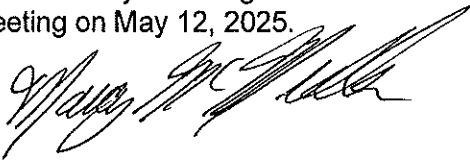
Charles Casagrande

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 12, 2025.



Marcy McMullen

Chairwoman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1467A

Monmouth County Development Review Committee
 Monday, May 12, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jet Red, AP, LLC Block 2604 Lots 13 & 14 Sewall Avenue	Asbury Park	APSB943	5-5-25	2	Exempt
	(Proposed Use – Merging & Subdividing 2 Existing Lots into 2 Equal Sized Lots) (Total Area -0.27 acres)				
Subdivision for Frank Verange Block 1063 Lot 6.01 West Front Street	Middletown	MDSB941	4-30-35	2	Exempt
	(Proposed Use – 2 Lot Subdivision) (Total Area – 4.23 acres)				
Subdivision for Lawrence & Jennifer Schorr Block 44 Lots 2 & 3 Beacon Blvd.	Sea Girt	SGSB942	5-5-25	2	Exempt
	(Proposed Use – Lot Line Adjustment) (Total Area – 0.57 acres)				

SCHEDULE 1467B

Monmouth County Development Review Committee
Monday, May 12, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 700 First Avenue, LLC Block 2602 Lot 6 First Avenue	Asbury Park (Proposed Use – 12 Space Parking Lot) (Total Area – 0.27 acres) (Impervious – 0.14 acres existing) <u>+0.09 acres proposed</u> 0.22 acres total	APSP10707	4-25-25	County Approval Not Required
Site Plan for 6249 US 9, LLC Block 25 Lot 24.03 US HWY 9	Howell (Proposed Use – Two-Story Office Building) (Total Area – 4.17 acres)	HWSP10704	5-5-25	County Approval Not Required
Site Plan for Richard N. Schibell Block 56 Lots 13 & 14 Rustic Drive	Howell (Proposed Use – Office Building) (Total Area – 0.716 acres) (Impervious – 0.21 acres existing) <u>+0.28 acres proposed</u> 0.50 acres total	HWSP10709	4-29-25	County Approval Not Required
Site Plan for Divine Exchange, LLC Block 40 Lot 10 Broad Street	Shrewsbury Borough (Proposed Use – Ski Barn) (Total Area – 1.10 acres) (Impervious - 0.51 acres existing) <u>+0.14 acres proposed</u> 0.65 acres total	SHSP10712	5-5-25	County Approval Not Required

SCHEDULE 1467C

Monmouth County Development Review Committee
Monday, May 12, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Jason Johnson Block 143 Lots 2 & 6 Shafto Road (County Route 547)	Tinton Falls	TFSB940	4-24-25	2	
	(Proposed Use – Single Family Residential) (Total Area – 4.31 acres)				

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca dated May 12, 2025.
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SCHEDULE 1467D

Monmouth County Development Review Committee
Monday, May 12, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan	MNMJ812 (also MNSP10228)	9-16-24	132	Request Information
	(Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Area – 162.34 acres)				

The applicant shall address the following comments:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 12, 2025.

SCHEDULE 1467D

Monmouth County Development Review Committee
Monday, May 12, 2025

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for 756 Holding, LLC Block 903, Lots 2 & 6 W. Bangs Ave. (County Route 17)	Neptune	NSB906	3-24-25	11	Conditional Preliminary Approval
	(Proposed Use – Single Family Residential) (Total Area – 3.68 acres)				

A motion was made by Mr. Nei and seconded by Mr. Casagrande to grant a waiver from §5.2-2.1, which does not permit individual lots to have separate access to a county road. Individual access to W. Bangs Avenue is permitted for two lots that can't gain access from the proposed street because the layout of the property and the presence of wetlands thereon. Motion passed unanimously.

A motion was made by Mr. Barris and seconded by Mr. Casagrande to grant a waiver from §5.3-12, which requires utility poles to be located at least six feet from the curb/edge of pavement. The existing utility poles will not be located closer to traffic lanes as a result of the proposed development. Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated May 12, 2025.
2. Receipt of a deed for the easement to widen the W. Bangs Avenue (County Route 17) right-of-way to a distance of 30 feet from the right-of-way centerline and including the area of the proposed sanitary sewer easement. 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.
3. Receipt of a performance guarantee to ensure the satisfactory installation of required improvements in the West Bangs Avenue (County Route 17) 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. A bond estimate will be prepared when Condition #1 has been satisfied.

	Offered By	Seconded	Affirmative	Negative	Abstain	Absent
Joe Barris		X	X			
Joseph Ettore						X
Marcy McMullen			X			
Judy Martinelly						X
David Schmetterer						
Michael Nei	X		X			
James Schatzle						X
Charles Casagrande			X			

*Attorney Aikins recused himself from this application.

SCHEDULE 1467E

Monmouth County Development Review Committee
Monday, May 12, 2025

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Michael Margarella Block 47 Lots 2, 3, 5 & 6 Munro Avenue (County Route 7)	Hazlet (Proposed – New professional bldg. – 4,900 sq. ft. commercial with 4 apartments) (Total Site Area – 0.809 acres) (Impervious Area – 0.430 acres new proposed)	HZSP10168	4-21-25	Request Information

The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 12, 2025.

Site Plan for Woodward Estates, Inc. Block 67 Lots 22, 25, 32 & 35.02 Millhurst Road (County Route 527) County Bridge MN-17	Manalapan (Proposed Use – 130 Market Rate Townhomes & 56 Affordable Senior Apartments) (Total Site Area – 162.34 acres) (Impervious Area – 10.35 acres new proposed)	MNSP10228 (also MNMJ812)	9-16-24	Request Information
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The applicant shall address the following:

1. Comments in the memorandum prepared by Michael T. Brusca, dated May 12, 2025.

SCHEDULE 1467F

Monmouth County Development Review Committee
Monday, May 12, 2025

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Laird & Company, Inc. Block 35 Lots 12 & 12.01 Colts Neck Road (County Route 537)	Colts Neck	CNSP10713	5-7-25	Incomplete
	(Proposed Use – Distillery/Bottling Plant) (Total Area – 23.04 acres) (Impervious – 7.39 acres existing) <u>+0.24 acres proposed</u> 7.64 acres total			

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. An application fee in the amount of \$512.00. Your fee was calculated by \$6.00 x 2 (proposed parking spaces) + \$500.00 = \$512.00. Please make check payable to the Treasure of Monmouth County.

Site Plan for Willow Recovery Center, LLC Block 106 Lot 1 Highway 36	Keyport	KPSP10710	5-1-25	Incomplete
	(Proposed Use – Willow Recovery Center)			

An administrative review has determined that the application is incomplete. The application will not be scheduled for formal review and action by the Monmouth County Development Review Committee until the following information is submitted:

1. All applications forms must be filled out in its entirety. The attached application has been mailed back to David B. Himelman, LLC.