

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08PM on May 13, 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
Marcy McMullen - left meeting at 3:35PM
Judy Martinelly – voting member at 3:35PM
James Schatzle – remote

Members Absent:
None

Alternates Absent:
David Schmetterer

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

Attending in person: Andrew Jafolla, Wayne Birchler, Michael Gallaher, Tracy Siebold, Sal Alfieri, Jay Battesh, James Ward, Mat Wilder, Mark Jarema, Michael Chagis

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.

A 5-minute recess was taken from 3:11PM to 3:16PM

There being no further business, a motion was made by Mr. Ettore and seconded by Ms. Martinelly to adjourn the meeting at 3:48PM. 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 13, 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 Schedule 1443A, 1443B, 1443C, 1443D, 1443E 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 1443A, 1443B, 1443C, 1443D, 1443E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1443A, 1443B, 1443C, 1443D, 1443E 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 1443A, 1443B, 1443C, 1443D, 1443E 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

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 May 13, 2024



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1443A

Monmouth County Development Review Committee
 Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Chick-Fil-A Block 192 Lot 4.03 Hwy 35	Hazlet (Proposed Use – Restaurant) (Total Area – 15.51 acres)	HZSB862	5-6-24	2	Exempt
Subdivision for Avrohom Weinman Block 16 Lot 1 & 2.01 Larrabee Boulevard	Howell (Proposed Use – Residential) (Total Area – 0.90 acres)	HWSB864	4-26-24	2	Exempt
Subdivision for Vincent Tornatore Block 339 Lot 12.01 Saupe Drive	Manalapan (Proposed Use – Residential) (Total Area – 1.23 acres)	MNSB863	4-23-24	2	Exempt

SCHEDULE 1443B

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Monroe Avenue Realty, LLC Block 2503 Lots 1,2,3,4,5 Monroe Avenue	Asbury Park (Proposed Use – Mixed-Use) (Total Area – 0.34ac) (Impervious – 0.16 acres existing) <u>+0.15 acres proposed</u> 0.31 acres total	APSP10535	4-30-24	County Approval Not Required
Site Plan for Hazlet Properties, LLC Block 32 Lots 9,10,11,12,13,14,15 Cavern Avenue & Route 36	Hazlet (Proposed Use – Dunkin Drive Thru, Retail, Multi-Family Residential) (Total Area – 1.14 acres) (Impervious – 0.20 acres existing) <u>+0.59 acres proposed</u> 0.79 acres total	HZSP10538	5-3-24	County Approval
Site Plan for 1805 US 9, LLC Block 144 Lot 73.01 US HWY 9	Howell (Proposed Use – Retail, Storage, Carwash) (Total Area – 5.35 acres) (Impervious – 2.83 acres existing) <u>+0.16 acres proposed</u> 2.99 acres total	HWSP10533	4-23-24	County Approval Not Required

SCHEDULE 1443B

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Brighton Property, LLC Block 121 Lot 2 Brighton Avenue	Long Branch (Proposed Use – Commercial & Above Apartments) (Total Area – 0.38 acres) (Impervious – 0.326 acres existing) <u>-0.004 acres proposed</u> 0.322 acres total	LBSP10528	4-23-24	County Approval Not Required
Site Plan for Bekir Karaosman Block 269 Lot 13.02 US HWY 9	Marlboro (Proposed Use – Restaurant) (Total Area – 2.84 acres) (Impervious – 1.21 acres existing) <u>+0.01 acres proposed</u> 1.22 acres total	MRSP10536	5-1-24	County Approval Not Required

SCHEDULE 1443C

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Cannon Hill, LLC Block 13 Lots 16.05 & 21 Main Street (County Route 520)	Holmdel	HL429 ROW4023	4-23-24	2	Conditional Final Approval
	(Proposed Use – Office) (Total Area – 2.46 acres)				

Mr. Ettore made a motion seconded by Ms. McMullen to grant the waiver to allow the proposed 24-foot driveway to be within the 10-foot offset from the adjacent property line. Motion passed unanimously.

Conditions:

1. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Main Street (County Route 520) 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.
2. Receipt of a deed of dedication for the widening of the Main Street (County Route 520) 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		x			
Dave Schmetterer					x	
Judy Martinelly						
James Schatzle						

SCHEDULE 1443D

Monmouth County Development Review Committee
Monday, May 13, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for US Home, LLC Blocks 601 & 701 Lots 1 & 1 Hope Road (County Route 51)	Eatontown	ETMJ837 (Also ETSP10431)	4-12-24	157	Conditional Preliminary Approval
	(Proposed Use – Retail & Residential) (Total Area – 59.92 acres)				

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated May 13, 2024.
2. Provide a development phasing plan. Identify which phase of the Development will include the interim improvements along Hope Road (County Route 51).
3. Receipt of a performance guarantee to assure the satisfactory installation of improvements in the Hope Road (County Route 51) 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 upon satisfactorily addressing any outstanding comments.
4. Receipt of a deed for a bridge maintenance and reconstruction easement for County Structures E-4, E-7, and E-25. 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.

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

SCHEDULE 1443D

Monmouth County Development Review Committee
Monday, May 13, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian at Preserve at Freehold, LLC Block 91 Lots 20, 20.01, 22, 23, 24 Monmouth Road (County Route 537) Siloam Road (County Route 527)	Freehold Township	FRTMJ847	4-19-24	171	Request Information
(Proposed Use – Single Family Detached & Duplex Affordable Housing) (Total Area – 128.38 acres)					

At the May 13, 2024, Development Review Committee meeting, the committee carried the multiple design waiver requests to the next meeting pending information provided by the applicant. The waivers are requesting relief from the following design standards:

1. Section 5.2-2.2G-7 provides a left turn lane to enhance safe vehicle movements. Staff indicates that providing a designated left turn lane from both Siloam Road (County Route 527) and Monmouth Road (County Route 537) would improve the overall safety of vehicular access to the site.
2. Section 5.3-13: providing sidewalks along the site frontages on lots 20 and proposed lot 20.02.
3. Section 5.2-3.1P: provides for the installation of crosswalks for pedestrian connectivity and access to the site. It is being requested that the applicant is to provide a crosswalk from the site at the intersection Siloam Road (County Route 527) and Monmouth Road (County Route 537) to the Quick Chek opposite the site.
4. Section 5.2-1.1D provides that no portion of a driveway shall be located within 10 feet of a side property line. The westerly and easterly driveways along Monmouth Road (County Route 537) need to be revised to accommodate this design regulation. If it cannot be met, the applicant must provide and explanation of the hardship.

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 May 13, 2024.

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Jerry LoPresti Block 7 Lot 50 Church Street (County Route 526)	Allentown	ATSP10530	4-16-24	Request Information
	(Proposed Use – Residential/Parking) (Total Area – 0.34 acres) (Impervious – 0.24 acres existing) <u>+0.03 acres proposed</u> 0.27 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 Michael Brusca, dated May 13, 2024.

Site Plan for NJ American Water Company, Inc. Block 35 Lot 6.01 Swimming River Road (County Route 50) County Bridge S-14	Colts Neck	CNSP10534 (Also – CNSP7120B)	4-24-24	Request Information
	(Proposed Use - Small Hypochlorite Treatment Building) (Total Area – 302.50 acres) (Impervious – 3.96 acres existing) <u>0 acres proposed</u> 3.96 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 Michael Brusca, dated May 13, 2024.

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for US Home, LLC Blocks 601 & 701 Lots 1 & 1 Hope Road (County Route 51)	Eatontown (Proposed Use – Mixed Use – Retail & Residential) (Total Area – 59-92 acres) (Impervious – 17.76 acres new proposed)	ETSP10431 (Also ETMJ837)	4-12-24	Conditional Approval

At the May 13, 2024, Development Review Committee meeting, the committee discussed the applicant's fair share contribution for the intersection improvement project at Hope and Pinebrook Roads. The amount will be determined pending the submission of requested information.

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated May 13, 2024.
2. Provide a development phasing plan. Identify which phase of the Development will include the interim improvements along Hope Road (County Route 51).
3. Receipt of a performance guarantee to assure the satisfactory installation of improvements in the Hope Road (County Route 51) 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 upon satisfactorily addressing any outstanding comments.
4. Receipt of a deed for a bridge maintenance and reconstruction easement for County Structures E-4, E-7, and E-25. 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.

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

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Townhouses at Eagle Oaks, LLC & Winsome Property Holdings, LLC Block 218 Lots 20.12 – 20.41 Cranberry Road	Howell	HWSP9809	4-23-24	Conditional Approval
	(Proposed – 34 Unit Townhomes) (Total Site Area – 8.44 acres) (Impervious Area – 2.785 acres new proposed)			

Conditions:

1. Receipt of a letter requesting the Development Review Committee (DRC) to rescind approval for File No. HWSP9151, which was granted Final Approval on July 23, 2012.
- The deed of dedication for the widening of the Asbury Road (County Route 10) right-of-way was filed with the Monmouth County Clerk on December 8, 2005.

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

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Smith Family Properties, LLC Block 49 Lot 7 Lakewood-Farmingdale Road (County Route 524)	Howell	HWSP9950	4-15-24	Request Information
	(Proposed Use – New 139,550 sq. ft. warehouse/office flex space site) (Total Site Area – 10.03 acres) (Impervious Area – 6.50 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 May 13, 2024.

Site Plan for Kmetz Inc. Block 177 Lot 41 Route 33	Howell	HWSP10357	4-15-24	Final Approval
	(Proposed Use – Office/Warehouse) (Total Site Area – 4.87 acres) (Impervious Area – 1.98 acres new proposed)			

No further 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		x			
Dave Schmetterer					x	
Judy Martinelly						
James Schatzle						

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tony Lassen Block 47.02 Lot 13, 14, 17.02, 17.03 New Brunswick Avenue (County Route 516)	Matawan	MTSP10522	4-19-24	Request Information
	(Proposed Use – Restaurant) (Total Area – 1.065 acres) (Impervious – 0.45 acres existing) <u>-0.01 acres proposed</u> 0.43 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 Michael Brusca, dated May 13, 2024.
2. Provide the municipal approval status of the application.

Site Plan for Hexa Builders Block 11 Lot 19 Perrineville Road (County Route 571)	Millstone	MSSP10259	4-2-24	Request Information
	(Proposed Use – Residential) (Total area – 2.038 acres) (Impervious – 0.768 acres existing) <u>+ 8.656 acres proposed</u> 9.424 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 Michael Brusca, dated May 13, 2024.

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 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 Road (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 acres total	MSSP10504	4-26-24	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 May 13, 2024.

Site Plan for JDE Spring Lake Block 1 Lot 1 Ocean Road (County Bridge W-25)	Spring Lake Heights (Proposed Use – Ceremony Building Addition) (Total Area – 2.23 Acres) (Impervious – 1.67 acres existing) <u>+0.03 acres proposed</u> 1.70 acres total	SLHSP10531 (WSP10532)	4-19-2024	Conditional Approval
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Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated May 13, 2024.

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

SCHEDULE 1443E

Monmouth County Development Review Committee
Monday, May 13, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for JDE Spring Lake Block 723 Lot 4 Old Mill Road (County Bridge W-25)	Wall	WSP10532 (SLHSP10531)	4-19-2024	Conditional Approval
(Proposed Use – Ceremony Building Addition) (Total Area – 2.23 Acres) (Impervious – 1.67 acres existing) <u>+0.03 acres proposed</u> 1.70 acres total				

Conditions:

1. Address the comments in the memorandum prepared by Michael T. Brusca, dated May 13, 2024.

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

SCHEDULE 1443F

Monmouth County Development Review Committee
Monday, May 13, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
Site Plan for Diversified Acquisitions, LLC Block 168 Lot 11.01 State Hwy 33	Howell	HWSP10529	4-12-24	
	(Proposed Use – Industrial) (Total Area – 7.59 acres) (Impervious – 3.78 acres new proposed)			