

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:03PM on May 22, 2023, in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen
Judy Martinelly
James Schatzle – Remote (Signed off at 3:47PM)
David Schmetterer, PP, AICP

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Ray Bragg, PE

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

Attending in person: Thomas Fritts, John Vincenti,

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. Schmetterer 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 22, 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 1420A, 1420B, 1420C, 1420D, 1420E, by the Committee, Mr. Schmetterer 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 1420A, 1420B, 1420C, 1420D, 1420E;

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1420A, 1420B, 1420C, 1420D, 1420E; 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 1420A, 1420B, 1420C, 1420D, 1420E; 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 Ms. McMullen and passed upon the following vote:

In the affirmative:

Joseph Ettore, PE

James Giannell

Marcy McMullen

David Schmetterer, PP, AICP

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 22, 2023



James Giannell

Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1420A

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Marta Sajdak Block 51 Lot 3.02 Tracy Station Road	Manalapan	MN1067	5-9-23	3	Exempt
Subdivision for Wayside Road, LLC Block 1904 Lot 23 Wayside Road	Neptune Township	N556	5-17-23	2	Exempt
Subdivision for Alessandro & Maria Nascimento Block 17.01 Lot 8 Adams Avenue	Ocean	O623	5-10-23	2	Exempt
Subdivision for RMH Select Properties, LLC Block 76 Lots 28, 29, 30 & 31 Throckmorton Avenue	West Long Branch	WLB325	5-8-23	2	Exempt

SCHEDULE 1420B

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Interfaith Neighbors, Inc. Block 1103 Lots 43 & 44 Atkins Avenue	Asbury Park (Proposed Use – Urban Farm) (Total Area – 0.258 acres) (Impervious – 0.058 acres existing) <u>+0.061 acre proposed</u> 0.120 acres total	APSP10429	5-11-23	County Approval Not Required
Site Plan for Avon Lakeview, LLC Block 3 Lot 5.01 & 5.02 Main Street	Avon-by-the-Sea (Proposed Use – Residential) (Total Site Area – 1.04 acres) (Impervious Area – 0.420 acres existing) <u>+ 0.336 acres proposed</u> 0.756 acres total	ASSP10426	5-9-23	County Approval Not Required
Site Plan for Royalty 19, LLC Block 37 Lot 24.02 Miller Road	Howell (Proposed Use – Storage & Office) (Total Area – 3.0 acres) (Impervious – 3.0 acres existing) <u>0 acres proposed</u> 3.0 acres total	HWSP10428 (Also HWSP8753-CANR)	5-10-23	County Approval Not Required

SCHEDULE 1420B

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for GF United Realty, LLC Block 141 Lot 13.01 & 14 Route 9	Howell	HWSP10430	5-15-23	County Approval Not Required
	(Proposed Use – Auto Repair & Car Rental) (Total Area – 0.96 acres) (Impervious – 0.489 acres existing) <u>+0.304 acres proposed</u> 0.793 acres total			
Site Plan for Diamond Communications, LLC Block 5 Lot 8 Randolph Road	Howell	HWSP10435	5-17-3	County Approval Not Required
	(Proposed Use – Public Utility/Telecommunications) (Total Area – 38.17 acres) (Impervious – 12.73 acres existing) <u>+0.164 acres proposed</u> 12.90 acres total			
Site Plan for 1 Carr Enterprises, LLC Block 10 Lots 3, 4, 5, 6, & 7 Carr Avenue	Keansburg	KSSP10427	5-10-23	County Approval Not Required
	(Proposed Use – Mixed Use/Residential) (Total Area – 0.46 acres) (Impervious – 0.459 acres existing) <u>-0.023 acres proposed</u> 0.435 acres total			

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Site Plan for LM 537 Colts Neck, LLC Block 30 Lot 18 Colts Neck Road (County Route 537)	Colts Neck	CN466 ROW4031	3-8-23	2	Waiver Request/ Request Information
	(Proposed Use – Existing Residential Home to Remain New Vacant Lot Conforming to B-3) (Total Area – 2.98 acres)				

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

1. Address the comments in the memorandum prepared by Jimmy Sierra, dated May 18, 2023.

Mr. Ettore made a motion, seconded by Ms. McMullen to approve the waiver request thus the right-of-way widening will consist of a dedication extending to the front yard setback line, which is located 75 feet from the existing building and an easement that extends from the boundary of the dedication to a distance of 80 feet from the centerline of the Colts Neck Road right-of-way. (Meeting date: March 27, 2023).

Mr. Schatzle recused himself from this application.

Subdivision for Walter Gil DeRubio Block 12 Lot 31 Waterwork Road County Bridge F-18	Freehold Township	FRT656 ROW4033	4-24-23	2	Request Information
	(Proposed Use – Residential) (Total Area – 6.217 acres)				

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 22, 2023.

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Becikoglu Real Estate Investment, LLC Block 135 Lots 10 & 11 First Street (County Route 6)	Keyport	KP301 ROW4032	4-23-23	2	Request Information
	(Proposed Use – Single Family Residential – 1 additional) (Total Area – 0.386 acres)				

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 May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.

Subdivision for Vittorio & Michelle Tartara Block 840 Lot 69.03 Navesink River Road (County Route 12A)	Middletown	MD1488 ROW4035	5-5-23	2	Request Information
	(Proposed Use – Residential) (Total Area – 10.45 acres)				

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 May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 22, 2023.

SCHEDULE 1420C

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Ann Van Hise Block 51 Lot 2.01 Holmes Mill Road (County Route 27)	Upper Freehold	UFT710 ROW4034	5-1-23	2	Request Information

(Proposed Use – Subdivide existing lot creating 2 new conforming lots)
(Total Area – 17.6 acres)

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 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 25, 2023.

Site Plan for Michael Gittleman Block 248.01 Lot 17 Belmar Blvd (County Route 18)	Wall	W1424 ROW4030	5-4-23	2	Request Information
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(Proposed Use – Single Family)
(Total Area – 0.975)

The following 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 22, 2023.

Mr. Aikins recused himself from this application.

SCHEDULE 1420D

Monmouth County Development Review Committee
Monday, May 22, 2023

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Rene Rofe Block 9 Lot 10 Park Avenue	Ocean	OMJ836	4-24-23	10	Preliminary Approval
(Proposed Use – Single Family Residential) (Total Area 14.8 Acres)					

- Prior to final approval, the applicant shall submit the final plat, final plat fee (\$100.00) and a CD containing an AutoCAD drawing (.dxf format) of the approved final subdivision plat.

	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 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for CentraState Healthcare System Block 86 Lots 5.01, 8, 8.03 W. Main Street (County Route 537)	Freehold Township (Proposed – Improvements to CentraState Hospital) (Total Site Area – 76.95 acres) (Impervious Area – 2.031 existing + <u>0.062 acres proposed</u> 2.94 acres total)	FRTSP8118E	5-10-23	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 May 19, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated May 18, 2023.

Site Plan for 8-10 Paragon, LLC Block 72.11 Lots 1.05, 1.06 Halls Mill Road (County Route 55) Bridge # F24, F25	Freehold Township (Proposed Use – Warehouse) (Total Site Area – 10.10 acres) (Impervious Area – 4.143 acres new proposed)	FRTSP8221A (Also – FRTSP8221)	5-8-23	Request Information
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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 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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	4-27-23	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 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 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.

Site Plan for Richard Sieb Block 49 Lots 24 & 24.01 Lakewood-Farmingdale Road (County Route 524)	Howell Township	HWSP10118	05-11-23	Conditional Approval
	(Proposed Use – Change of use from residential to commercial office & storage) (Total Site Area – 4.677 acres) (Impervious Area – 0.260 acres existing - <u>0.015 acres proposed</u>)			

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated May 18, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated May 17, 2023.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Lakewood-Farmingdale Road (County Route 524) 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 will be referred to Engineering for the preparation of a bond estimate upon submission of satisfactory plans.

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

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 2 Carr Enterprises, LLC Block 13 Lots 2.2, 3, 4, 5.01, 5.03, 7 & 8 Carr Avenue	Keansburg	KSSP10419 (Also – KSSP10427)	4-26-23	Final Approval
	(Proposed Use – Retail & Residential) (Total Area – 1.06 acres) (Impervious – 0.925 acres existing) <u>+ 0.075 acres proposed</u> 1.00 acres total			

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			
James Giannell			x			
Marcy McMullen		x	x			
Dave Schmetterer	x		x			
Ray Bragg						x
Judy Martinelly						
James Schatzle						

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for The Marina at Oceanport Block 104 Lot 1 Oceanport Ave. (County Route 11)	Oceanport	OPSP10422	5-3-23	Conditional Approval

(Proposed Use – Marina & Restaurant)
(Total Area – 4.100 acres)
(Impervious – 1.646 acres existing)
0 acres proposed
1.646 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.
3. Receipt of a deed of dedication for the widening of the Oceanport Avenue (County Route 11) right-of-way to a distance of 30 feet from the centerline of the right-of-way, including a 25-foot corner radius. 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 sight triangle easement at the intersection of Oceanport (County Route 11) and Riverside Avenues. 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.
5. Receipt of the deed for the bridge maintenance and reconstruction easement for County Structure E13. 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.
6. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Oceanport Avenue (County Route 11) 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. The application has been referred to Engineering for preparation of a bond estimate.

	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 Martinely						
James Schatzle						

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Plug Naturals, LLC Block 6 Lot 20 West Front Street (County Route 10)	Red Bank	RBSP10424	5-8-23	Request Information
	(Proposed Use – Cannabis Dispensary) (Total Area – 0.158 acres) (Impervious – 0.111 acres existing) <u>+0.011 acres proposed</u> 0.122 acres total			

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 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 21, 2023.

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 800 Shrewsbury Avenue Block 21 Lot 5 Shrewsbury Avenue (County Route 13)	Tinton Falls	TFSP10425	5-9-23	Conditional Approval

(Proposed Use – Retail Sales & Services)
(Total Area – 2.15 acres)
(Impervious – 1.728 acres existing)
+ 0.318 acres proposed
2.47 acres total

Conditions:

1. Address the comments in the memorandum prepared by Vince Cardone, dated May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the Shrewsbury Avenue (County Route 13) 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. The application has been referred to Engineering for preparation of a bond estimate.

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

SCHEDULE 1420E

Monmouth County Development Review Committee
Monday, May 22, 2023

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for AAESUF Property LLC Block 26 Lots 1, 2, 3 Old York Road (County Route 524)	Upper Freehold (Proposed Use – Warehouse/Industrial) (Total Area – 54.62 acres) (Impervious – 0.155 acres existing) + 22.84 acres proposed 22.99 acres total	UFTSP10421	5-3-23	Request Information
Site Plan for William Kurtz Block 819 Lots 14.01, 14.02 Atlantic Ave. (County Route 524 SPUR)	Wall (Proposed Use – Office) (Total Site Area – 0.66 acres) (Impervious – 0.32 acres new proposed)	WSP10418	4-24-23	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 May 18, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated May 20, 2023.

SCHEDULE 1420F

Monmouth County Development Review Committee
Monday, May 22, 2023

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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