

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 28, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Barris, PP, AICP, CFM – arrived at 2:48PM
Joseph Ettore, PE
James Giannell
Marcy McMullen
David Schmetterer – voting member from 2:08pm-2:48pm
Judy Martinelly
James Schatzle – remote

Members Absent:
None

Alternates Absent:
None

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

Attending in person: Matthew Bersch, Karly Pehnlner, John Cortell, Anthony Storrow, Jay Battesh, John Ploskonka, Fred Mosesman, Jennifer Krimko, Steve S, Carl S., Justin Taylor

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.

There being no further business, a motion was made by Ms. McMullen and seconded by Mr. Ettore to adjourn the meeting at 3:37PM. 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 28, 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 Schedules 1444A, 1444B, 1444C, 1444D, 1444E 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 1444A, 1444B, 1444C, 1444D, 1444E .

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1444A, 1444B, 1444C, 1444D, 1444E 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 1444A, 1444B, 1444C, 1444D, 1444E 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:
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 28, 2024.


James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1444A

Monmouth County Development Review Committee
Monday, May 28, 2024

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 1444B

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
AC Power 22, LLC Block 91 Lots 51, 52, 53, & 54 Burke Road	Freehold Township (Proposed Use – Landfill – Solar Facilities) (Total Area 110.51 acres) (Impervious – 0)	FRTSP10544	5-21-24	County Approval Not Required

SCHEDULE 1444C

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for John Fitzpatrick Block 105 Lot 42 Jackson Mills Road (County Route 23)	Freehold Township	FRTSB865	5-3-24	2	Conditional Final Approval
	(Proposed Use – Residential) (Total Area – 2.71 acres)				

Conditions:

1. Receipt of a deed of dedication for the widening of the Jackson Mills Road (County Route 23) 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						
Joseph Ettore		X	X			
James Giannell			X			
Marcy McMullen	X		X			
Dave Schmetterer						
Judy Martinelly			X			
James Schatzle						

Subdivision for CCG Real Estate, LLC Block 49 Lot 7 Wood Ave. (County Route 522)	Manalapan	MNSB866	5-3-24	3	Request Information
	(Proposed Use – Single Family Residential) (Total Area – 3.76 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 Michael Brusca, dated May 28, 2024.

SCHEDULE 1444D

Monmouth County Development Review Committee
Monday, May 28, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Eatontown Monmouth Mall, LLC Eatontown Block 2201/2202 Lots 1.01, 1.02, 2, 3, 4, & 5/1 Wyckoff Road (County Route 547)		ETMJ851	5-23-24	10	Conditional Preliminary Approval

(Proposed Use – Retail, Entertainment, Medical & Residential)
(Total Area – 104 acres)

1. Receipt of the cross-access agreement/easement permitting access between the lots resulting from this subdivision.

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

Subdivision for Wadsworth Development LLC Block 3 Lot 25 Ramtown-Greenville Road	Howell	HWMJ796	4-26-24	10	Amended Preliminary Approval
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(Proposed Use – Single Family Residential)
(Total Area – 19.91 acres)

Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable device or emailed to devreview@co.monmouth.nj.us. CD's will not be accepted.

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

SCHEDULE 1444D

Monmouth County Development Review Committee
Monday, May 28, 2024

Major Subdivision
Four (4) or more lots

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Joseph Zagari Block 183 Lot 15 County Route 520	Marlboro	MRMJ675	5-2-24	4	Amended Final Approval
	(Proposed Use – Residential) (Total Area – 2.490 acres)				

The applicant seeks Amended Final Approval for proposed revisions to site grading and the overall stormwater management plan. During build out of the subdivision, it was found that the initially approved subdivision plans were based on inaccurate topography, which led to soil erosion and runoff impacts to the county road. 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 28, 2024.

Subdivision for JKCH of New Jersey, LLC Block 364 Lots 63.01 – 63.09 Ruffians Run	Marlboro	MRMJ857	3-25-24	7 Lots	Conditional Preliminary Approval
	(Proposed Use – Residential) (Total Area – 23.3 acres)				

Conditions:

1. Receipt of a letter requesting the Development Review Committee to rescind approval for File No. MRMJ589, which was granted Final Approval on May 18, 2017.
- Prior to final approval, the applicant shall submit the final plat, the final plat fee (\$100.00), and an AutoCAD drawing (.dxf format) of the approved final subdivision plat. The AutoCAD drawing shall be submitted via a USB portable device or emailed to devreview@co.monmouth.nj.us. CD's will not be accepted.

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

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Glassworks Redevelopment Block 155 Lot 1 Cliffwood Avenue (County Route 6A)	Aberdeen (Proposed – Mixed Use (Total Site Area – 51.24 acres) (Impervious Area – 35.87 acres existing - <u>3.42 acres proposed</u> 32.45 acres total)	ABTSP9344	5-20-24	Conditional Approval

The applicant will need to submit a site plan application for that proposed change.

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated May 28, 2024.
 2. Receipt of an updated phasing plan indicating the sequence of proposed development at the site.
 3. The original bond estimate was updated pursuant to §5.01-5 of the county's development regulations. Accordingly, a performance guarantee in the amount of **\$369,297.50** to assure the satisfactory installation of improvements within the Cliffwood Avenue (County Route 6A) right-of-way is required. Ten percent, or **\$36,929.75**, is required to be in the form of a bank/certified check. The remaining amount of **\$332,367.75** may be in the form of a surety 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.
- The inspection fee (**\$7,385.95**) must be submitted prior to the inspection of installed improvements.

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

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Shared Equities Co, LLC Block 501 Lot 1 & 2 Asbury Avenue (County Route 16)	Asbury Park (Proposed Use – Mixed Use) (Total Area – 1.21 acres) (Impervious – 1.084 acres new proposed)	APSP10443	5-17-24	Request Information

At the April 22, 2024, Development Review Committee (DRC) meeting, the committee voted to grant 3 waivers pertaining to right-of-way and landscaping. They are as follows:

1. Section 5.1-1: waiver from 25-foot corner radii. The DRC voted to grant this waiver in view of the excess width of the right-of-way, which readily accommodates traffic signal improvements if needed in the future.
2. Section 5.3-1: waiver from 20-foot pavement half width. After discussion the DRC agreed to allow an 18.5-foot pavement width which is consistent with current engineering guidelines.
3. Section 5.5-1: waiver from applicable street tree standards. After discussion, the waiver was granted as the proposed tree placement will align with the parallel parking stalls mitigating the chances of having conflicts with car doors hitting the trees. In addition, the tree placement is in keeping with the character of the corridor, more specifically, the offset from the curb lines.

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 28, 2024.

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 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	5-17-24	Conditional Approval
	(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)			

Conditions:

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 28, 2024.
2. 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 has been referred to Engineering for the preparation of a bond estimate.
3. Receipt of a deed of dedication for the widening of the Lakewood-Farmingdale Road (County Route 524) 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	x			
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer						
Judy Martinelly						
James Schatzle						

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Lynx Waste & Recycling Center Solutions, Inc. Block 49 Lot 15 Squankum Yellowbrook Road (County Route 524A)	Howell	HWSP10537	5-3-24	Request Information
	(Proposed Use – Office/Maintenance Building) (Total Site Area – 10.98 acres) (Impervious – 3.10 acres 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 28, 2024.

Site Plan for 37 Burnt Tavern, LLC Block 57 Lots 17.02, 17.03 Burnt Tavern Road	Millstone	MSSP10236	5-8-24	Request Information
	(Proposed Use – Warehouse/Office) (Total Area – 10.88 acres) (Impervious – 5.763 acres new proposed)			

The Development Review Committee voted to grant two waivers.

1. A motion was made by Mr. Ettore and seconded by Ms. McMullen to grant the applicant relief from the relocation of various utility poles along the Trenton-Lakewood Road (County Route 571) right-of-way citing a conflict with an existing residential structure. Motion passed unanimously.
2. A motion was made by Mr. Ettore and seconded by Mr. Barris to included relief from multiple design standards of which require any center left turn lane to be no less than 75-ft in length, and 12-ft wide (see comment T5). The DRC found these proposed improves to be acceptable due to site constraints. Motion passed unanimously.

A third waiver was not acted upon and carried to the next meeting pending the submission of revised plans. The waiver seeks relief from the requirement for a 2% graded area within the full width of the right-of-way. Whereas the applicant proposes a 2% graded area from the face of curb, only 7-ft back towards the edge of the right-of-way.

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 28, 2024.
2. Address the comments in the memorandum prepared by Ellias Sarrinikolaou, dated May 21, 2024.

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Ster Developers, LLC Block 405 Lots 5, 6, 7 Memorial Drive (County Route 40A)	Neptune Township	NSP10436	4-23-24	Conditional Approval

(Proposed Use – Multi-Family Building (Permitted Use)
(Total Area – 1.81 acres)
(Impervious – 0.122 acres existing)
+1.225 acres proposed
1.347 acres total

Mr. Ettore made a motion seconded by Ms. McMullen to grant the waiver to take a right-of-way easement in lieu of a dedication for the widening of the Memorial Drive (County Route 40A) right-of-way. Motion passed unanimously.

Conditions:

1. Receipt of a deed of easement to widen the Memorial Drive (County Route 40A) right-of-way to a distance of 40 feet from the centerline of the right-of-way. The draft deed and deed description are acceptable. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.
2. Receipt for a deed for a sight triangle easement along Memorial Drive. The draft deed and description are acceptable. Submit the executed deed directly to this office for filing with the Monmouth County Clerk.

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

SCHEDULE 1444E

Monmouth County Development Review Committee
Monday, May 28, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Two River Greens, LLC Block 2 Lot 18 Rector Place (County Route 13)	Red Bank (Proposed Use – Cannabis Retailer) (Total Site Area – 0.202 acres) (Impervious – 0.002 acres existing) <u>+0.006 acres proposed</u> 0.008 acres total	RBSP10539	5-9-24	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 28, 2024.

Site Plan for 301 Commerce Holdings Formerly Donato Realty Block 144 Lot 5.01 Shafto Road (County Route 547)	Tinton Falls (Proposed Use – 35,400 sq. ft. Light Industrial/flex space) (Total Site Area – 3.79 acres) (Impervious Area – 1.94 acres proposed)	TFSP10249	5-2-24	Final Approval
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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						
Judy Martinelly						
James Schatzle						

SCHEDULE 1444F

Monmouth County Development Review Committee
Monday, May 28, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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