

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:05 PM on June 12, 2023, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen (Remote)
Judy Martinelly
David Schmetterer, PP, AICP

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
Ray Bragg, PE
James Schatzle

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

Attending in person: Steven Cattani, Mitchell Newman, Justin Taylor, Michael Summer, John Sarto Esq., Dan Disario Richard Orriss, Kip Cherry,

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. Ettore to adjourn the meeting at 3:28PM. 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 JUNE 12, 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 1421A, 1421B, 1421C, 1421D, 1421E 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 1421A, 1421B, 1421C, 1421D, 1421E;

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1421A, 1421B, 1421C, 1421D, 1421E; 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 1421A, 1421B, 1421C, 1421D, 1421E; 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 Ettore, PE

James Giannell

Marcy McMullen (Remote)

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 June 12, 2023



James Giannell
Chairman

Monmouth County Planning Board Development Review Committee

SCHEDULE 1421A

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--------------|--------|------------|-----------|--------|
| Subdivision for Paul Edelson Block 25.24 Lot 4 Pinecrest Road | Ocean | O624 | 6-5-23 | 2 | Exempt |
| Subdivision for Cambridge Custom Homes, LLC Block 12 Lot 10 New Street | Sea Bright | SB225 | 6-6-23 | 2 | Exempt |
| Subdivision for Richard & Sharon Pisegna Block 799 Lots 47 & 63 Hidden Brook Drive & Tiltens Corner Road | Wall | W1425 | 6-5-23 | 2 | Exempt |
| Subdivision for Hyde Associates, LLC Block 2 Lots 15, 16, 17 & 18 Curtis Avenue | Wall | W1426 | 6-8-23 | 3 | Exempt |

SCHEDULE 1421B

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-------------------------------|------------|---------------------------------|
| Site Plan for MA 917 3 rd Avenue Block 302 Lot 11 3 rd Avenue | Asbury Park | APSP10437 | 5-24-23 | County Approval Not Required |
| (Proposed Use – Reconstruct Buildings, Construct New Parking, Landscaping & Lighting) (Total Area – 0.327 acres) (Impervious – 0.311 acres existing) <u>-0.004 acres proposed</u> 0.307 acres total | | | | |
| Site Plan for JMZ Realty Assoc., LLC Block 109 Lot 2 Hwy 70 | Brielle | BRSP10439 | 6-2-23 | County Approval Not Required |
| (Proposed Use – Dunkin restaurant w/drive -thru pick up window & Automobile Service Station) (Total Area – 0.5156 acres) (Impervious – 0.358 acres existing) <u>-0.036 acres proposed</u> 0.321 acres total | | | | |
| Site Plan for US Tank Painting Inc. Block 16 Lot 9.06 Rike Drive | Millstone | MSSP9791A (MSSP9791 -CANR) | 6-8-23 | County Approval Not Required |
| (Proposed Use – Second Story Addition to Office Building With 5 additional parking spaces) (Total Area – 2.984 acres) (Impervious – 1.065 acres existing) <u>0 acres proposed</u> 1.065 acres total | | | | |

SCHEDULE 1421C

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|-------------|--------------|--------|------------|--------------|--------|
|-------------|--------------|--------|------------|--------------|--------|

SCHEDULE 1421D

Monmouth County Development Review Committee
Monday, June 12, 2023

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) | 5-15-23 | 157 | Conditional Preliminary Approval |

(Proposed Use – Mixed Use- Retail & Residential)
(Total Area – 59.92 acres)

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 8, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within 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 traffic and stormwater/road design conditions.
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 | | | |
| Ray Bragg | | | | | | x |
| Judy Martinelly | | | | | | |
| James Schatzle | | | | | | x |

Mr. Ettore made a motion, seconded by Mr. Schmetterer to grant a waiver to allow right in/right out access along Hope Road, subject to the submittal of a conforming driveway design that provides a wider driveway throat and a larger curb radius to accommodate the posted speed limit along Hope Road. Motion passed unanimously.

SCHEDULE 1421D

Monmouth County Development Review Committee
Monday, June 12, 2023

Major Subdivision
Four (4) or more lots

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | # OF LOTS | ACTION |
|--|--------------|--------|------------|-----------|-------------------------|
| Subdivision for LDN Real Estate, LLC Block 54 Lot 7.01 Miller Road | Highlands | HMJ838 | 5-16-23 | 5 | Preliminary Approval |

(Proposed Use – Single Family Dwellings)
(Total Area – 0.305)

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

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|------------------------|-----------|------------|-------------------------|
| Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 Colts Neck Road (County Route 537) | Colts Neck Township | CNSP10160 | 6-7-23 | Conditional Approval |

(Proposed – New 360-unit residential apartments with 698 parking spaces)
(Total Site Area – 39.6 acres)
(Impervious Area – 11.9 acres new proposed)

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 12, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.
3. Receipt of a developer agreement that details the following:
 - a. The Applicant's obligations for the installation of roadway improvements as shown on the June, 2023, site and roadway plans, and revised per comments provided by Vincent Cardone and Victorino Zabat (Conditions 1 and 2).
 - b. Maintenance and jurisdiction of the proposed easterly site driveway and the stormwater basins situated along the site frontage.
 - c. County and Developer obligations to acquire land and easements necessary to construct the proposed access and roadway improvements along Colts Neck Road (County Route 537).
 - d. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within the proposed Colts Neck Road (County Route 537) 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 traffic and stormwater/road design conditions.

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|------------------------|-----------|------------|--------|
| (Cont'd) | | | | |
| Site Plan for Colts Neck Building Associates, LLC Block 22 Lot 18 Colts Neck Road (County Route 537) | Colts Neck Township | CNSP10160 | 6-7-23 | |

4. Receipt of a deed for a maintenance and reconstruction easement for the drainage pipe and outfall along the easterly property line. 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.
5. Receipt of a deed of dedication for the widening of the Colts Neck Road (County Route 537) right-of-way to a distance of 50 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.

The Development Review Committee voted to grant design waivers as follows: 1) a waiver from §5.3-11 of the county's development regulations, which requires the area behind the curb or edge of pavement and within the county right-of-way to be graded at a two percent incline or decline. The proposed slope of the area within 10 feet of the curb conforms to this standard, whereas the slope within 10 feet of the right-of-way line is proposed to exceed two percent in front of proposed drainage basins, but will be protected by guide rail; and, 2) a waiver from §5.3-2 of the county's development regulations, which requires through lanes without shoulders to be 15 feet wide, whereas sections of Colts Neck Road (County Route 537) are proposed to have 14-foot outside lanes due to right-of-way constraints. The narrower width is consistent with AASHTO requirements. Mr. Ettore made a motion seconded by Mr. Schmetterer to approve both waiver requests. Motion passed unanimously.

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

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------------------------|------------|----------------------|
| US Home, LLC Blocks 601 & 701 Lots 1 & 1 Hope Road (County Route 51) | Eatontown | ETSP10431 (Also ETMJ837) | 5-15-23 | Conditional Approval |

(Proposed Use – Mixed Use – Retail & Residential)
(Total Area – 59-92 acres)
(Impervious – 17.76 acres new proposed)

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 8, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.
3. Receipt of a performance guarantee to assure the satisfactory installation of required improvements along and within 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 traffic and stormwater/road design conditions.
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 | | | |
| Ray Bragg | | | | | | x |
| Judy Martinelly | | | | | | |
| James Schatzle | | | | | | x |

Mr. Ettore made a motion, seconded by Mr. Schmetterer to grant a waiver to allow right in/right out access along Hope Road, subject to the submittal of a conforming driveway design that provides a wider driveway throat and a larger curb radius to accommodate the posted speed limit along Hope Road. Motion passed unanimously.

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|---|----------------------|------------|------------|------------------------|
| Site Plan for Mark Freehold, LLC Block 101 Lots 13 & 13.02 Siloam Road (County Route 527) | Freehold Township | FRTSP10353 | 11-14-22 | Request Information |
| (Proposed Use – Wawa Store with Fuel Sales) (Total Site Area – 29.57 acres) (Impervious Area – 0.274 acres existing) <u>+1.396 acres proposed</u> 1.670 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 June 8, 2023.
2. Address the comments in the memorandum prepared by Jimmy Sierra, dated June 12, 2023.
3. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.

| | | | | |
|--|--------|--------------------------------|---------|------------------------|
| Site Plan for Christ Church of Howell, Inc. Block 66 Lot 36.17 Oak Glen Road | Howell | HWSP6643B (Also: HWSP6643A) | 5-18-23 | Request Information |
| (Proposed Use – House of Worship) (Total Area – 27.387 acres) (Impervious – 1.822 acres existing) <u>+1.698 acres proposed</u> 3.520 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 June 8, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 11, 2023.

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|--------------|-----------|------------|------------------------|
| Site Plan for PV Broadway, LLC Blocks 274, 283.01, 311 Lots 1, 1.01, 1.02, 1.01 & 1.02 Liberty Street, Broadway Ave. & Belmont Ave. | Long Branch | LBSP10434 | 5-16-23 | Request Information |
| (Proposed Use – Mixed Use – Commercial & Multi-Family) (Total Area – 8.613 acres) (Impervious – 1.239 acres existing) <u>+5.584 acres proposed</u> 6.824 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 June 8, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.

| | | | | |
|--|--------------|-----------|---------|------------------------|
| Site Plan for 1100 5 th Ave, LLC Block 1 Lot 1 Memorial Drive (County Route 40A) Steiner Avenue (County Route 5) | Neptune City | NCSP10389 | 5-16-23 | Request Information |
| (Proposed Use – Residential) (Total Area – 2 acres) (Impervious – 0.389 acres existing – to be removed) 1.768 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 June 8, 2023.
2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 11, 2023.

SCHEDULE 1421E

Monmouth County Development Review Committee
Monday, June 12, 2023

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

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | ACTION |
|--|---|----------|------------|-------------------------|
| Site Plan for West Congregation of Neptune of Jehovah's Witness, Inc. Block 2601 Lot 33 West Bangs Ave(County Route 17) | Neptune | NSP10432 | 5-16-23 | Conditional Approval |
| | (Proposed Use – House of Worship) (Total Area – 5.387 acres) (Impervious – 1.388 acres existing) <u>+0.121 acres proposed</u> 1.510 acres total | | | |

Conditions:

1. Address the comments in the memorandum prepared by Vincent Cardone, dated June 8, 2023.
 2. Address the comments in the memorandum prepared by Victorino Zabat, dated June 12, 2023.
- If and when one acre of cumulative impervious area is equaled or exceeded at the site, starting with and including the impervious area proposed under the current application, a complete stormwater analysis shall be required. This may result in an assessment for bridge reconstruction and maintenance.

| | 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 | | | | | | x |

| | | | | |
|--|---|------------------------------|---------|------------------------|
| Site Plan for Stavola Realty Company Block 115 Lots 4.02 & 4.03 Centre Plaza | Tinton Falls | TFSP10433 (Also TFSP7196) | 5-16-23 | Request Information |
| | (Proposed Use – Flex Space) (Total Area – 6.25 acres) (Impervious – 3.214 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 June 8, 2023.
2. Submit a letter requesting the DRC to rescind approval for File No. TFSP7196, which was granted Conditional Approval on June 13, 2005.

SCHEDULE 1421F

Monmouth County Development Review Committee
Monday, June 12, 2023

Applications deemed incomplete by staff

| APPLICATION | MUNICIPALITY | FILE # | DATE REC'D | DATE INCOMPLETE |
|---|-------------------|------------|------------|-----------------|
| Site Plan for Jack Saadia Block 49 Lots 46.01 & 46.02 Willow Brook Road | Freehold Township | FRTSP10438 | 5-24-23 | 6-2-23 |

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. Stormwater report addressing the change in 25-year storm runoff and design of storm drainage and stormwater management systems.
2. Drainage area map pursuant to Section 2.4-13 of the *Monmouth County Development Regulations, Volume 2*.
3. One (1) additional copy of the site plan. Three copies are required, two were received.