

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:01PM on June 24, 2024, in the offices of the Monmouth County Planning Board. Committee members in attendance were:

Joseph Ettore, PE
James Giannell
Marcy McMullen
David Schmetterer
Judy Martinelly

Members Absent:
Joseph Barris, PP, AICP, CFM

Alternates Absent:
James Schatzle

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

Attending in person: Justin Taylor, Wayne Birchler, Jim Bash

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 2:39PM. 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 24, 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 1446A, 1446B, 1446C, 1446D, 1446E 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 1446A, 1446B, 1446C, 1446D, 1446E

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1446A, 1446B, 1446C, 1446D, 1446E 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 1446A, 1446B, 1446C, 1446D, 1446E 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
David Schmetterer

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 24, 2024



James Giannell
Chairman
Monmouth County Planning Board Development Review Committee

SCHEDULE 1446A

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Scott & Lidsay Coar Block 35 Lot 31 Parker Avenue	Fair Haven (Proposed Use – Single Family Residential) (Total Area – 0.32 acres)	FHSB875	6-13-24	2	Exempt
Subdivision for Lawrence & Mary Langan Block 119 Lot 1.01 Cedar Avenue	Manasquan (Proposed Use – Single Family Residential) (Total Area – 0.23 acres)	MQSB877	6-18-24	2	Exempt
Subdivision for Blocks 51/52 Lots 11/ 16 & 17 Monmouth Beach	Monmouth Beach (Proposed Use – Single Family Residential) (Total Area – 2.05 acres)	MBSB876	6-17-24	3	Exempt

SCHEDULE 1446B

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Tong Zhang Block 61 Lots 13.01 & 40.01	Manasquan (Proposed Use – Residential/Retail) (Total Area – 0.94 acres) (Impervious – 0.76 acres existing) <u>-0.01 acres proposed</u> 0.74 acres total	MQSP10556	6-20-24	County Approval Not Required
Site Plan for Fair View Cemetery Block 865 Lot 136 Oak Hill Road	Middletown (Proposed Use – Cemetery) (Total Area – 20.764 acres) (Impervious – 0.25 acres new proposed)	MDSP10555	6-14-24	County Approval Not Required
Subdivision for Downtown Metro, LLC Joseph Colasuonno Block 6, Lot 4 Block 7, Lot 3 East Fourth Avenue	Wall (Proposed Use – Existing Residential Renovations/Proposed Retail) (Total Area – 2.20 acres) (Impervious – 0.71 acres existing) <u>+0.23 acres proposed</u> 0.94 acres total	WSP10554 (Also – WSB874)	6-12-24	County Approval Not Required

SCHEDULE 1446C

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE 1446D

Monmouth County Development Review Committee
 Monday, June 24, 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 (Proposed Use – Retail & Residential) (Total Area – 59.92 acres)	ETMJ837 (Also ETSP10431)	6-24-24	157	Amended Conditional Preliminary Approval

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver to allow right in/right out access along Hope Road (County Route 51). Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 10, 2024.
2. Address the comments in the memorandum prepared by Michael Brusca, dated June 28, 2024.
3. Receipt of a fair share contribution in the amount of **\$371,500.00**, for the required improvements along and within the Hope Road (County Route 51) right-of-way, and the intersection of Hope Road and Pinebrook Drive. The applicant shall be responsible for 100% of the cost for the required improvements along the site frontage, in the amount of **\$177,800.00**. In addition, the applicant shall be responsible for 16.6% of the cost for the intersection improvements, in the amount of **\$193,700.00**. The fair share contribution may be in the form of a letter of credit, or bank/certified check. Sample formats for letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com.
4. Receipt of a developer agreement that addresses the timeline and responsibility of the applicant for the installation of improvements related to the county improvement project and interim signage and striping plan, located along and within the Hope Road (County Route 51) right-of-way. The preparation fee of **\$750.00** must be submitted prior to the preparation of the agreement.
5. 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.
6. Receipt of a deed of dedication for the widening of the Hope Road (County Route 51) 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						x

SCHEDULE 1446E

Monmouth County Development Review Committee
Monday, June 24, 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 (Proposed – Additional Parking for existing Commercial Use) (Total Area – 0.34 acres) (Impervious – 0.24 acres existing) <u>+0.03 acres proposed</u> 0.27 acres total	ATSP10530	6-7-24	Withdrawn Waiver/ Request Information

The Development Review Committee meeting, the committee discussed two waiver requests. The waivers included relief from providing 5-foot driveway flares at the site driveway, in addition to relief from providing the \$300.00 revision fee. After discussion regarding the necessity of the driveway flares as they pertain to the change of use of the site, the applicant requested to withdraw both waiver requests.

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 1446E

Monmouth County Development Review Committee
Monday, June 24, 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)	6-24-24	Amended Conditional Approval

Mr. Ettore made a motion, seconded by Ms. McMullen to grant a waiver to allow right in/right out access along Hope Road (County Route 51). Motion passed unanimously.

Conditions:

1. Address the comments in the memorandum prepared by Victorino Zabat, dated June 10, 2024.
2. Address the comments in the memorandum prepared by Michael Brusca, dated June 28, 2024.
3. Receipt of a fair share contribution in the amount of **\$371,500.00**, for the required improvements along and within the Hope Road (County Route 51) right-of-way, and the intersection of Hope Road and Pinebrook Drive. The applicant shall be responsible for 100% of the cost for the required improvements along the site frontage, in the amount of **\$177,800.00**. In addition, the applicant shall be responsible for 16.6% of the cost for the intersection improvements, in the amount of **\$193,700.00**. The fair share contribution may be in the form of a letter of credit, or bank/certified check. Sample formats for letters of credit acceptable to the County of Monmouth may be found at the Division of Planning webpage at www.visitmonmouth.com.
4. Receipt of a developer agreement that addresses the timeline and responsibility of the applicant for the installation of improvements related to the county improvement project and interim signage and striping plan, located along and within the Hope Road (County Route 51) right-of-way. The preparation fee of **\$750.00** must be submitted prior to the preparation of the agreement.
5. 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.
6. Receipt of a deed of dedication for the widening of the Hope Road (County Route 51) 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.

SCHEDULE 1446E

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Saint Mina Coptic Orthodox Church Corp. Block 17 Lot 12 HWY 34	Holmdel	HLSP10552	6-7-24	Conditional Approval
	(Proposed Use – 64,836 sq. ft Recreational Building) (Total Area – 34.40 acres) (Impervious – 5.73 acres existing) <u>+2.41 acres proposed</u>			

Conditions:

- The applicant shall submit a certified or bank check in the amount of **\$56,895.56** made payable to the County of Monmouth. This amount represents the applicant's proportionate share of the cost of replacing County Drainage Structure H-1, which will accept stormwater runoff from the site. The amount is based upon the percentage of the land area of the development relative to the total upland area tributary to County Drainage Structure H-1. The analysis for determining the proportionate share contribution is attached.

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

Site Plan for Bar Anticipation Block 22 Lot 22, 23, 24 Sixteenth Avenue	Lake Como	LCSP10547	5-30-24	Request Information
	(Proposed Use - 22,215 sq. ft. Bar/Tavern) (Total Area – 3.38 acres) (Impervious - 1.65 acres existing) <u>+0 acres proposed</u> 1.65 acres total			

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

- Address the comments in the memorandum prepared by Michael Brusca, dated June 24, 2024.

SCHEDULE 1446E

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Port Belford Solar Farm, LLC Block 306 Lot 66 MT-7, MT-96 Beverly Way	Middletown	MDSP10526	4-3-24	Final Approval
	(Proposed Use – Solar Panel Field) (Total Area – 228.62 acres) (Impervious Surface – 42.54 existing) <u>+ 0 proposed</u> 42.54 total			

No 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
Joseph Ettore		x	x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer			x			
Judy Martinelly						
James Schatzle						x

Site Plan for Louchuck, LLC Block 35 Lot 4.02 Monmouth Road (County Route 537)	Upper Freehold Township	UFTSP10379	6-3-24	Request Information
	(Proposed Use – 19, 662 sq. ft. Warehouse/Office) (Total Site Area – 2.43 acres) (Impervious Area – 0.25 acre existing) <u>+0.94 acre proposed</u> 1.19acres 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 June 24, 2024.

SCHEDULE 1446E

Monmouth County Development Review Committee
Monday, June 24, 2024

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

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Next Step Forward, LLC Block 825 Lot 4 Atlantic Avenue (County Route 524 SPUR)	Wall	WSP10516	3-14-24	Final Approval

(Proposed Use – 864 sq. ft. Retail/Residential/Dance Studio)
(Total Area 0.728 acres)

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
Joseph Ettore			x			
James Giannell			x			
Marcy McMullen	x		x			
Dave Schmetterer		x	x			
Judy Martinelly						
James Schatzle						x

SCHEDULE 1446F

Monmouth County Development Review Committee
Monday, June 24, 2024

Applications deemed incomplete by staff

APPLICATION	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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